

Background and Planning Evaluation

Background and Site Context

The 0.05 hectare corner site in the community of Mount Pleasant, is located at the southeast corner of 4 Street NW and 22 Avenue NW. The parcel, approximately 14 metres by 38 metres, is currently developed with a single detached dwelling and a detached garage accessible from the rear lane. Surrounding land uses to the north, south, east, and west are predominately R-C2 with a mix of single detached and semi-detached dwellings. Further to the north is a commercial designated area.

Community Peak Population Table

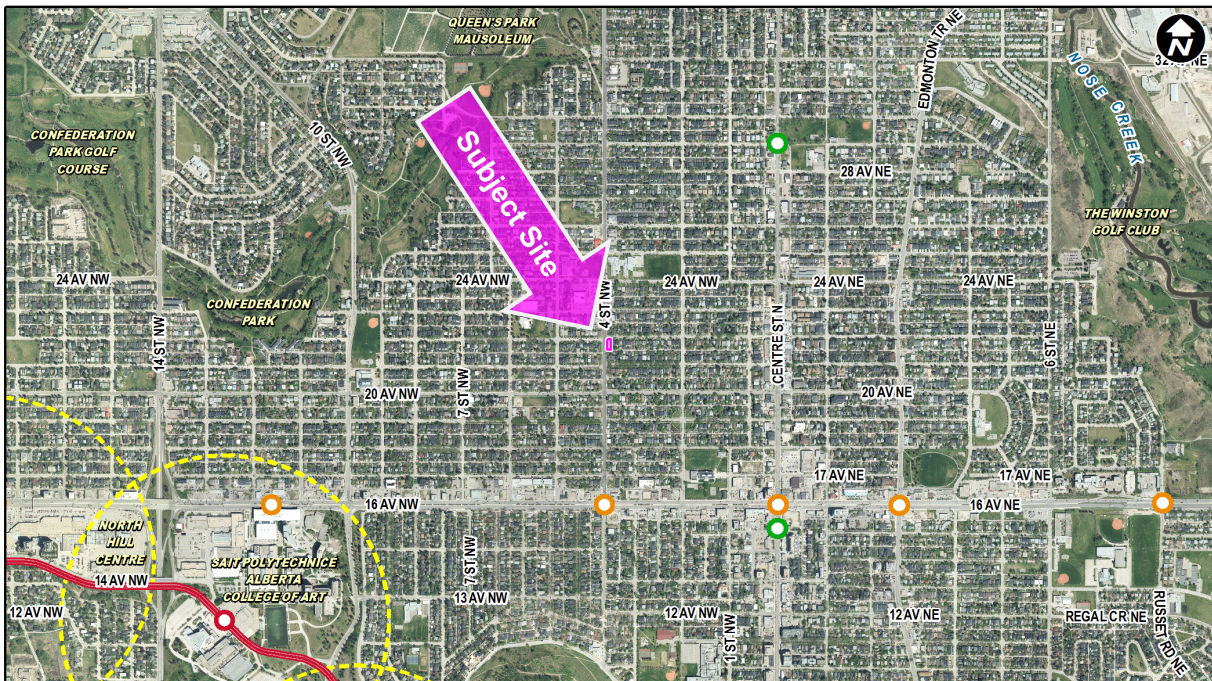
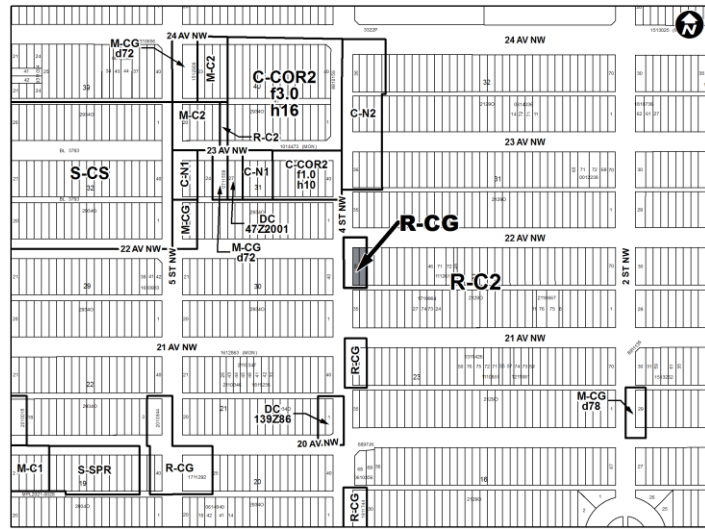
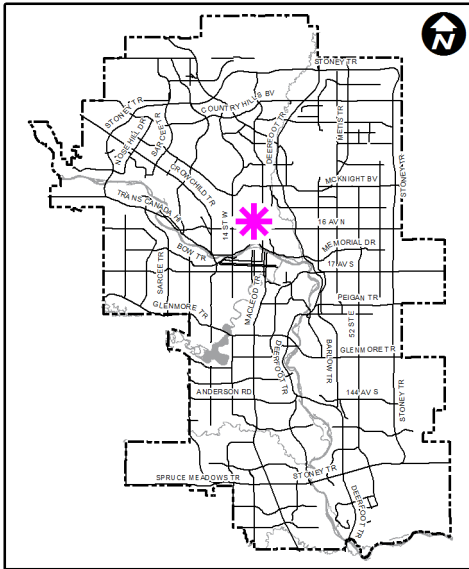
As identified below, the community of Mount Pleasant reached its peak population in 2018.

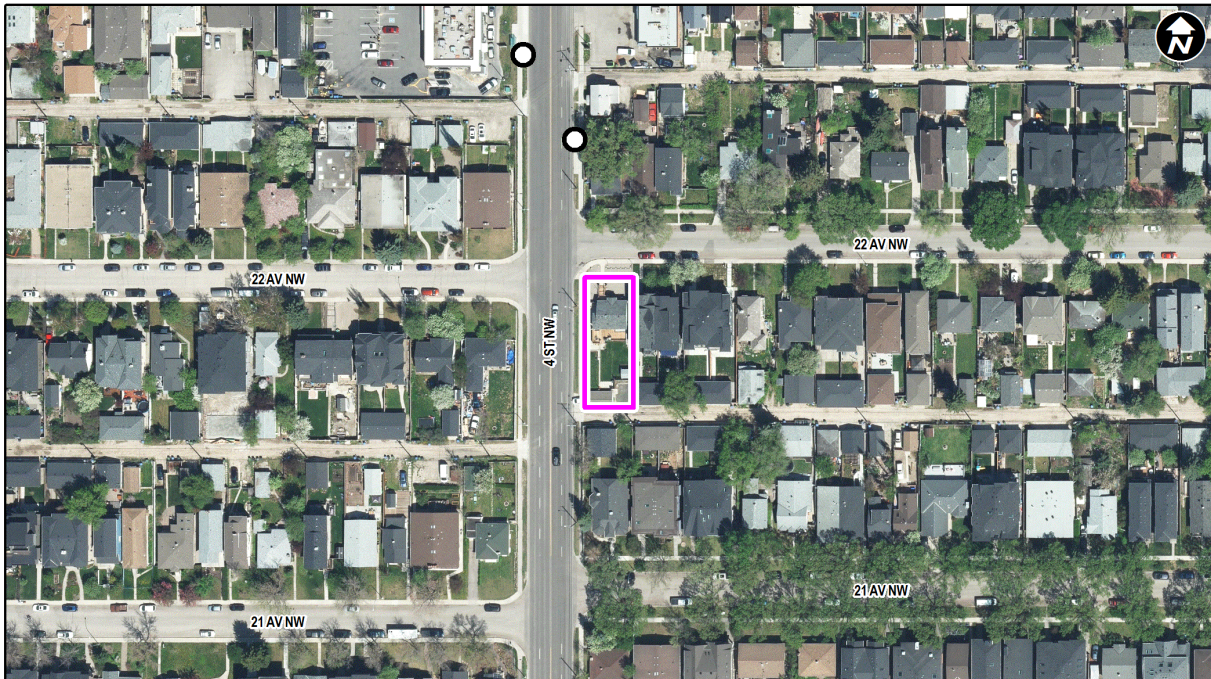
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context and features of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- the exact number and layout of dwelling units and secondary suites;

- ensuring an engaging built interface along both the 22 Avenue NW and 4 Street NW frontages;
- opportunities to preserve mature vegetation; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access is available from 22 Avenue NW and 4 Street NW, as well as the rear lane. Street parking is also available on 22 Avenue NW.

The site is serviced by Calgary Transit (Route 2) with bus stops located along 4 Street NW. The nearest northbound stop is 50 metres from the subject site while the nearest southbound stop is 75 metres away. The nearest primary transit stop (BRT Route 303) is on 16 Avenue NW at 4 Street NW, approximately 700 metres away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available, and can accommodate potential redevelopment of the subject site without the need of off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The subject parcel is also located within the 4 Street NW Neighbourhood Main Street area. Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of both jobs and population over time. Neighbourhood Main Streets are “main streets” for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located within the Neighbourhood – Connector as shown on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses, and feature a broad range and mix housing types, unit structures and forms. The site is also identified within the Low scale on Map 4, which allows for development of up to six storeys. The proposed land use amendment is in alignment with applicable policy of the LAP.

In alignment with the MDP, the LAP also identifies the subject site as within the 4 Street NW Main Street area. The applicable LAP policies encourage the creation of a human-scaled street environment along 4 Street NW through building and site design strategies. These strategies will be evaluated and implemented at time of development permit.