

Background and Planning Evaluation

Background and Site Context

The 0.05 hectare corner site, consisting of a single parcel in the northwest community of Mount Pleasant, is located at the northwest corner of 4 Street NW and 20 Avenue NW. The parcel, approximately 15 metres by 36 metres in area, is currently developed with a single detached dwelling and a parking area accessible from the rear lane.

Surrounding land uses to the north, south, east, and west are predominately designated as Residential – Contextual One / Two Dwelling (R-C2) District with a mix of single detached and semi-detached dwellings. There are a few corner parcels along 4 Street NW that are designated as R-CG District; one of which has been redeveloped as a rowhouse.

Community Peak Population Table

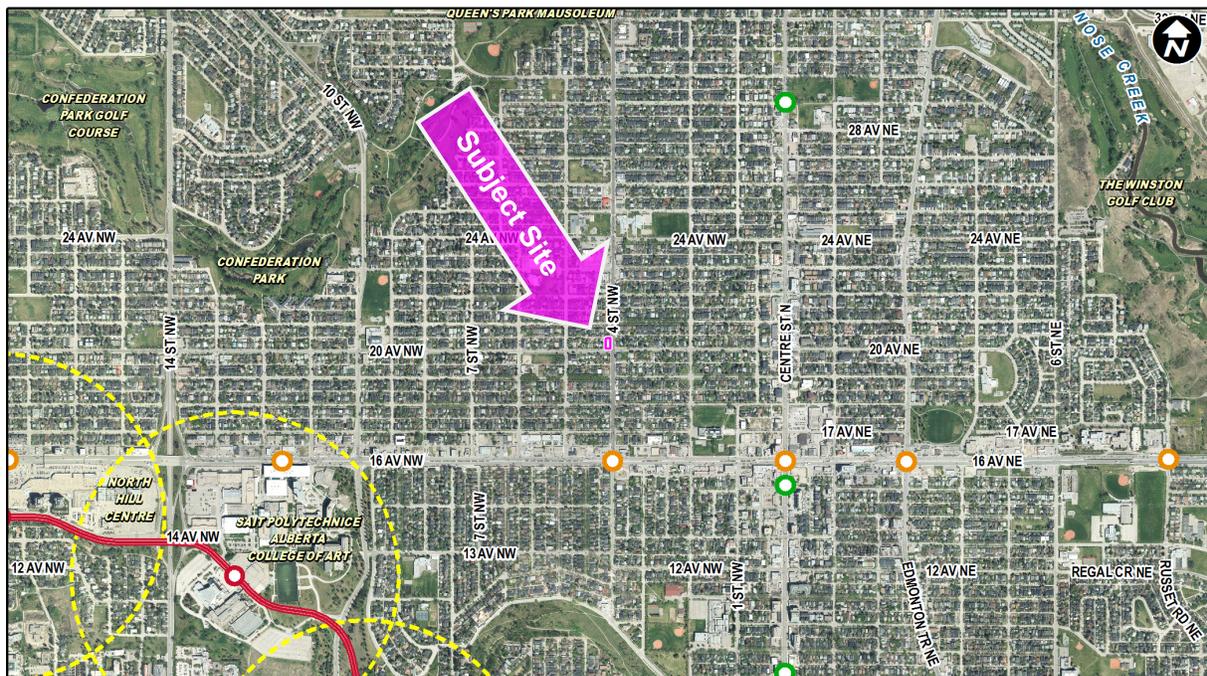
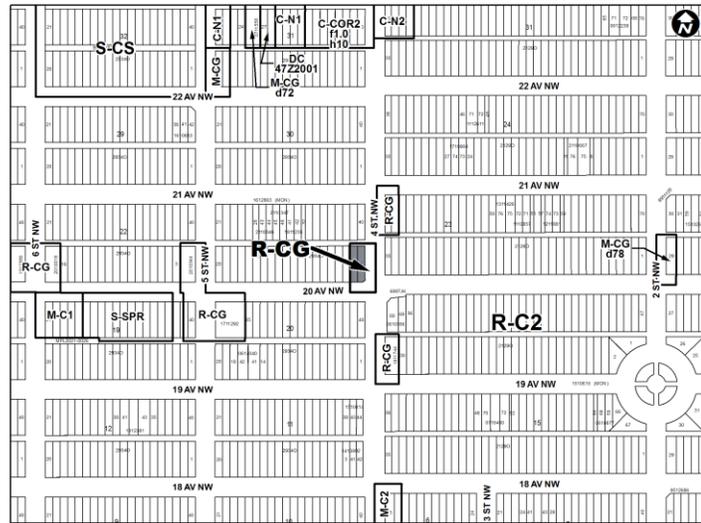
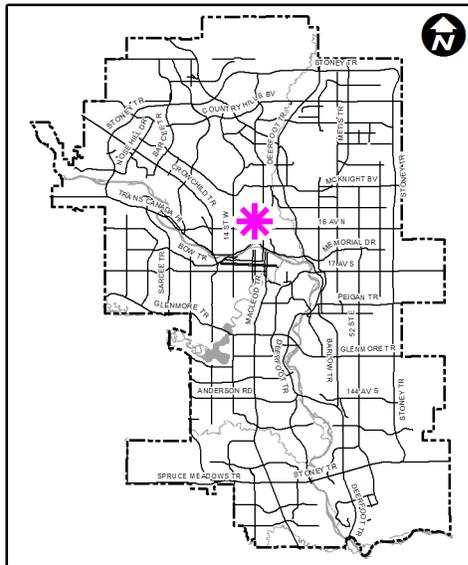
As identified below, the community of Mount Pleasant reached its peak population in 2018.

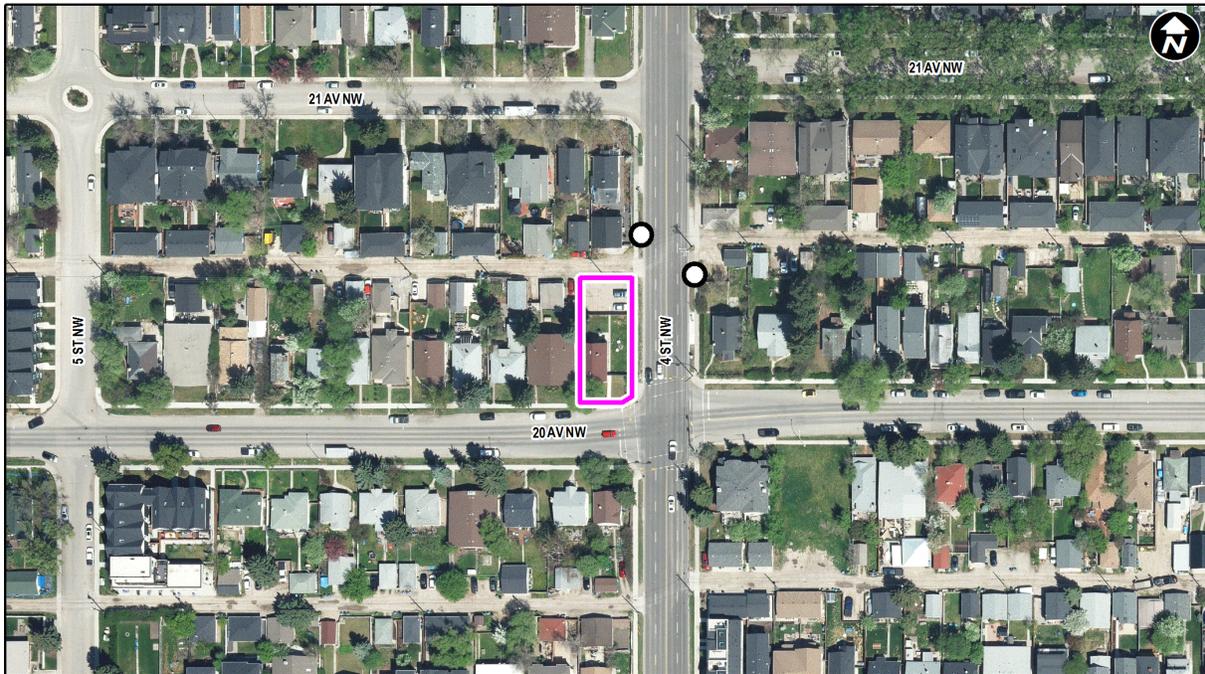
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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 DC District ([Bylaw 139Z86](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80. This district is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings, with the additional discretionary use of a single practitioner medical office as regulated by the DC District. The R-2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites.

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 rules.

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. Give 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:

- number of dwelling units and secondary suites;
- ensuring an engaging built interface along both the 20 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 20 Avenue NW and 4 Street NW as well as the rear lane. Street parking is also available on 20 Avenue NW.

There is a 2.134 metre public realm improvement setback along 4 Street NW as detailed in Land Use Bylaw 1P2007. This public realm setback is intended to accommodate public realm improvements, pedestrian environment improvements, and/or context specific mobility improvements. This setback is in addition to the setback rules of the R-CG District and would be applied at time of development permit.

The site is serviced by Calgary Transit Route 2 (Mount Pleasant/Killarney 17 Avenue SW) with bus stops located along 4 Street NW. The nearest northbound stop is 35 metres from the subject site while the nearest southbound stop is 28 metres away. The nearest primary transit stop (BRT Route 303) is on 16 Avenue NW at 4 Street NW, approximately 500 metres away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Service

Water, sanitary, and storm mains are available, and can accommodate potential redevelopment of the subject site with 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 and 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 Neighbourhood – Connector category of the [North Hill Communities Local Area Plan](#) (LAP). This category is intended to allow for primarily residential development and contemplates a broad range and mix of housing types, unit structures and forms. The building scale modifier for this site is Low. This scale modifier allows for buildings of up to six storeys.

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 N through development that is designed to respond to the adjacent development context. Design strategies include building stepbacks, reduced massing, increased setbacks, and building articulation. These strategies will be evaluated and implemented at time of development permit.