

Background and Planning Evaluation

Background and Site Context

The 0.05 hectare corner parcel is located in the community of Mount Pleasant at the northwest corner of 2 Street NW and 26 Avenue NW. The parcel is approximately 15 metres by 36 metres and contains a single detached dwelling and parking pad with motor vehicle access coming from the rear lane to the north. Surrounding land uses are predominately low density residential in nature with a mix of single detached and semi-detached dwellings, with the R-C2 District as the predominant land use.

The subject site is located approximately 250 metres west of 4 Street NW, a Main Street destination, and 350 metres east of the Primary Transit Network (PTN) along Centre Street North.

A development permit has not been submitted at this time.

Community Peak Population Table

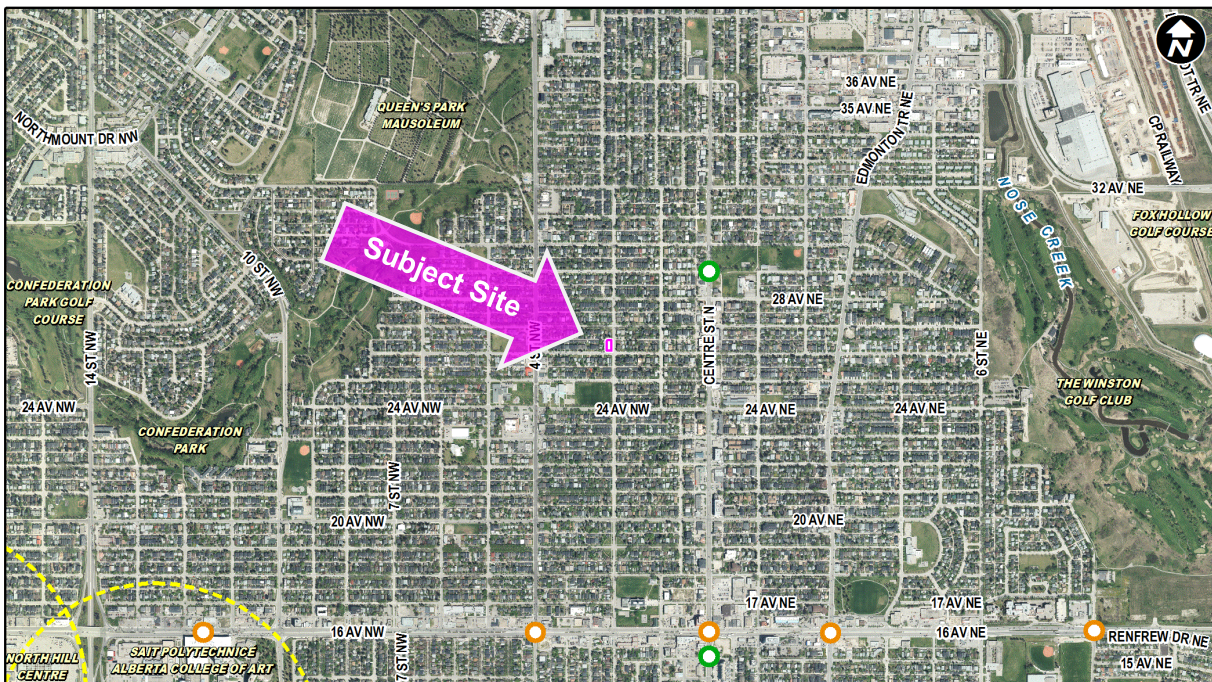
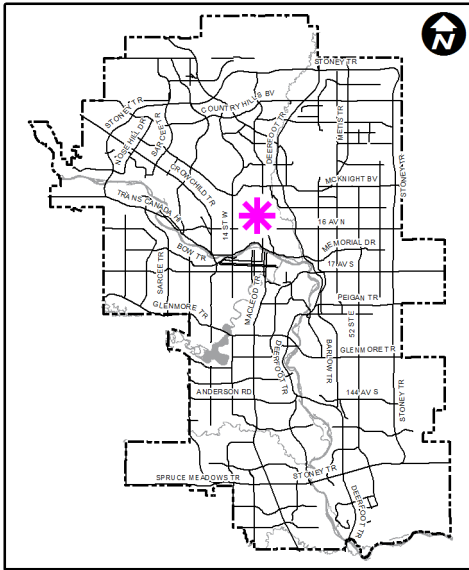
As identified below, the community of Mount Pleasant reached its peak population in 2018.

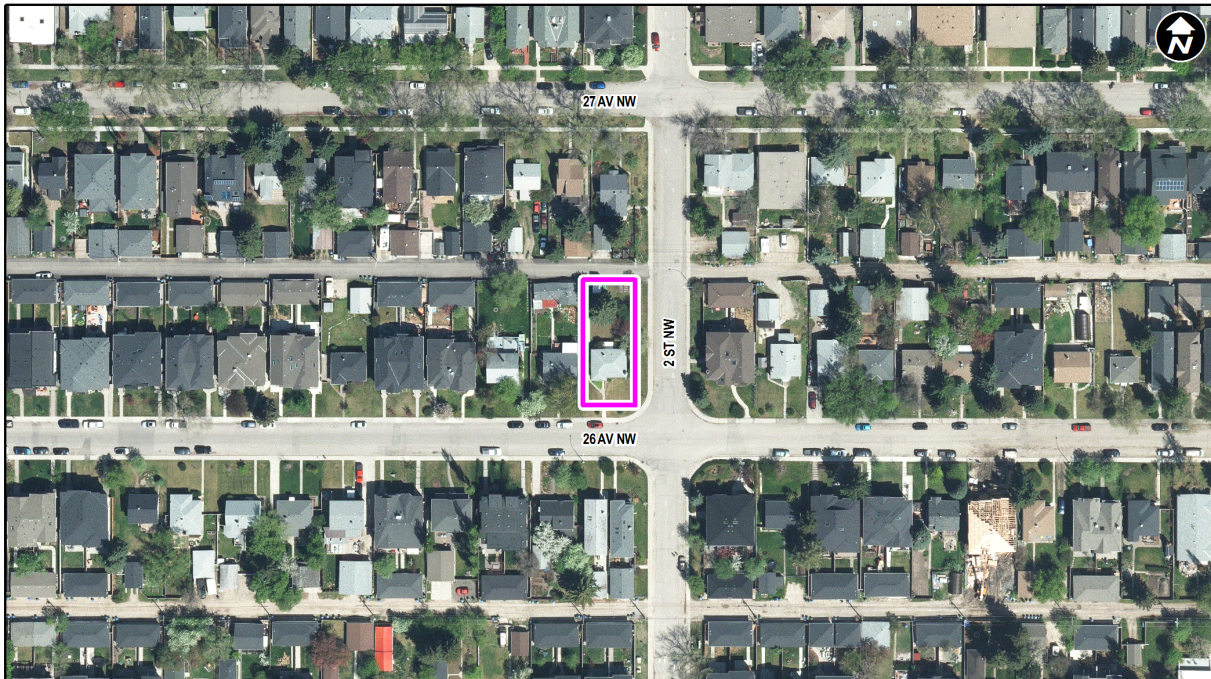
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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 are 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. Secondary suites are a permitted use in the R-C2 District.

The proposed R-CGex District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouse buildings. The R-CGex District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to a maximum four dwelling units on the site in a rowhouse building form where one façade of each dwelling unit must directly face a public street. The R-CGex District specifically does not allow for secondary suites or backyard suites.

Development and Site Design

If approved by Council, the rules of the proposed R-CGex 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 review process include, but are not limited to:

- the layout and configuration of dwelling units;

- ensuring an engaging built interface along both 26 Avenue NW and 2 Street NW frontages;
- access and parking provisions;
- mitigation of shadowing, privacy and visual overlooking; and
- opportunities to preserve mature vegetation.

Transportation

A Transportation Impact Assessment was not required as part of this application. Both 26 Avenue NW and 2 Street NW are classified as residential streets. A pedestrian sidewalk exists along both 26 Avenue NW and 2 Street NW. Vehicular access is available from the rear lane along the northern property line.

The site is serviced by Calgary Transit (Route 2), with bus stops located along 4 Street NW approximately 250 metres (6-minute walk). The site is located approximately 350 metres (9-minute walk) west from the Centre Street North PTN which is serviced by rapid transit service (BRT Route 301).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available nearby the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review stage.

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 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.

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 on 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 Local as shown on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures and built forms. The site is also identified as Limited on Map 4 (Building Scale) which allows for development of up to 3 storeys. The proposed land use amendment is in alignment with the applicable policies of the LAP.