

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant at the southeast corner of 7 Street NW and 23 Avenue NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and has a rear detached garage accessed from 7 Street NW. There is a lane for future vehicle access to the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 District. The Mount Pleasant Community Centre, pool, and sportsplex are located 150 metres (two-minute walk) to the east and the Scandinavian Centre is approximately 260 metres south on 20 Avenue NW (four-minute walk). Confederation Park is located approximately 500 metres to the northwest (six-minute walk). A local transit stop is located on 7 Street NW approximately 15 metres directly south of the subject site across the lane.

Community Peak Population Table

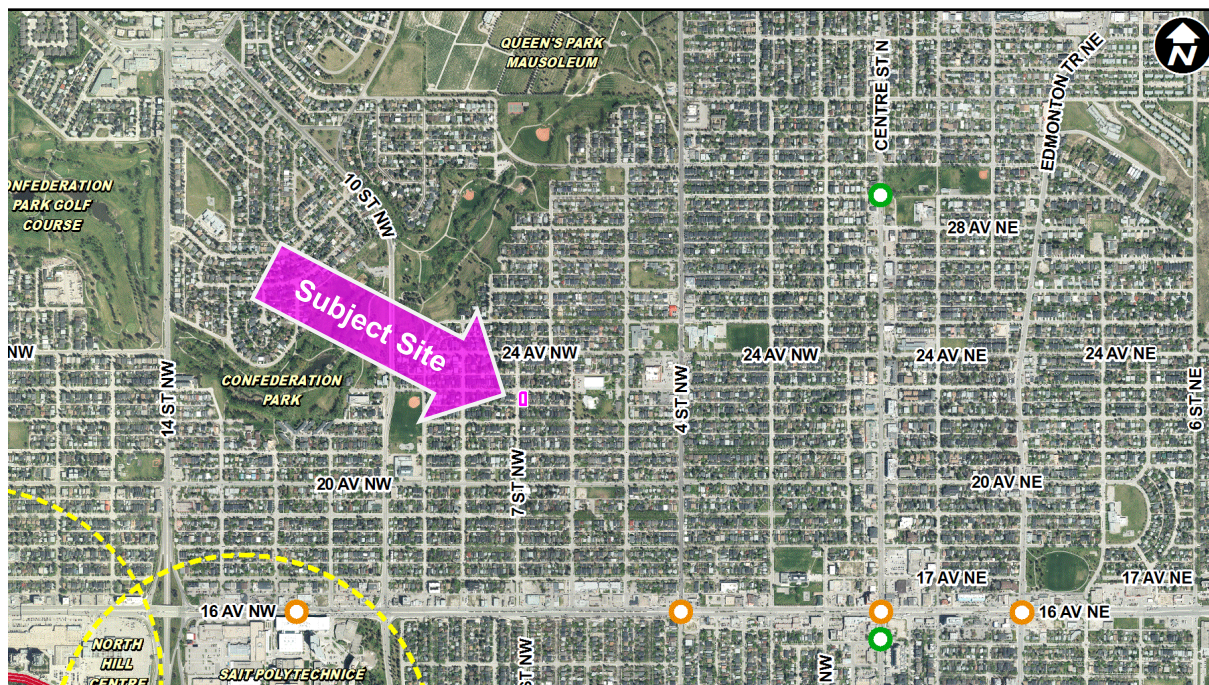
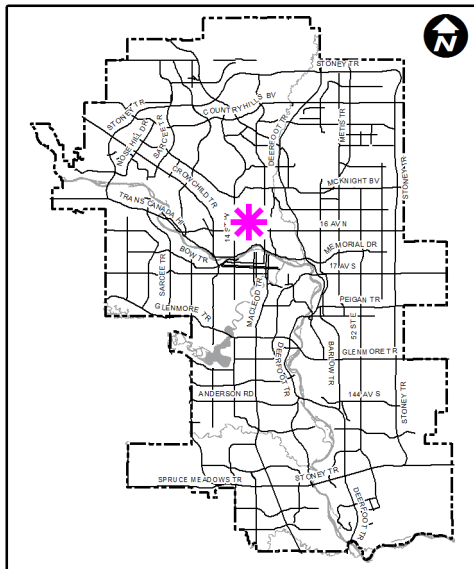
As identified below, the community of Mount Pleasant reached its peak population in 2018.

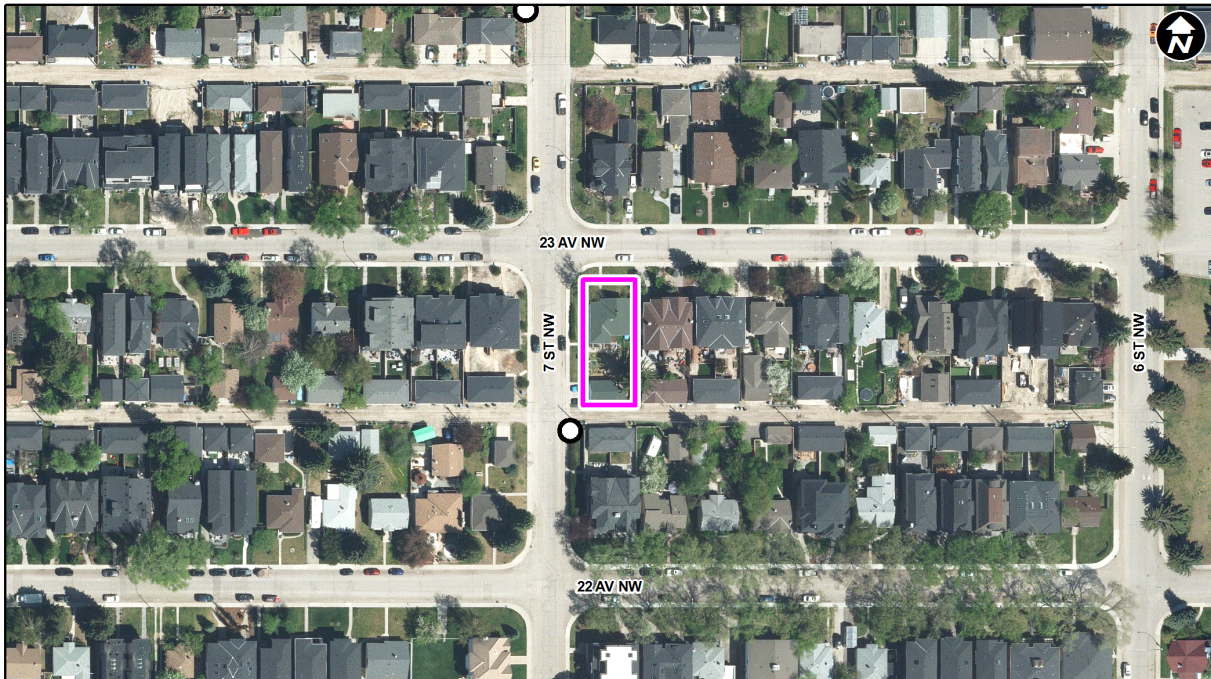
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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 primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

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 the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one 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 rules of the R-CG District.

Development and Site Design

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

- ensuring an engaging interface along both the 23 Avenue NW and 7 Street NW frontages;

- improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is from the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks along 7 Street NW and 23 Avenue NW. Street parking is available on both 7 Street NW and 23 Avenue NW. Future direct vehicular access to the parcel is to be from the lane with the removal of the existing driveway access off 7 Street NW.

A local transit stop is located on 7 Street NW adjacent to the neighbouring parcel to the south across the lane. The nearest primary transit stops are for the MAX Orange route located approximately 1.3 kilometres (13-minute walk) south on 16 Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

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 for off-site improvements at this time. Details of site servicing and appropriate stormwater management would be considered and reviewed as part of a development permit.

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 and sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has committed to providing solar panel and electric vehicle rough-ins with an upgrade option to have full solar panels and/or electric vehicle charging. This supports Program 3: Renewable and Low-Carbon Energy Systems, and Program 4: Electric and Low-Emissions Vehicles of the *Climate Resilience Strategy*.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited scale (Map 4: Building Scale) that allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets, and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.