

Background and Planning Evaluation

Background and Site Context

The 0.06-hectare parcel is located in the northwest community of Mount Pleasant, at the southwest corner of 22 Avenue NW and 8 Street NW. The subject site is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access is provided from the rear lane.

The immediate area is characterized by low-density development (single and semi-detached dwellings) with the R-C2 District as the primary land use within the area. The site is 250 metres (a three-minute walk) from King George School, 400 metres (a five-minute walk) from Confederation Park and 400 metres (a five-minute walk) from the Mount Pleasant Community Association site which includes a sportsplex and outdoor pool. The site is also within walking distance of various commercial services along 20 Avenue NW and 16 Avenue NW.

Community Peak Population Table

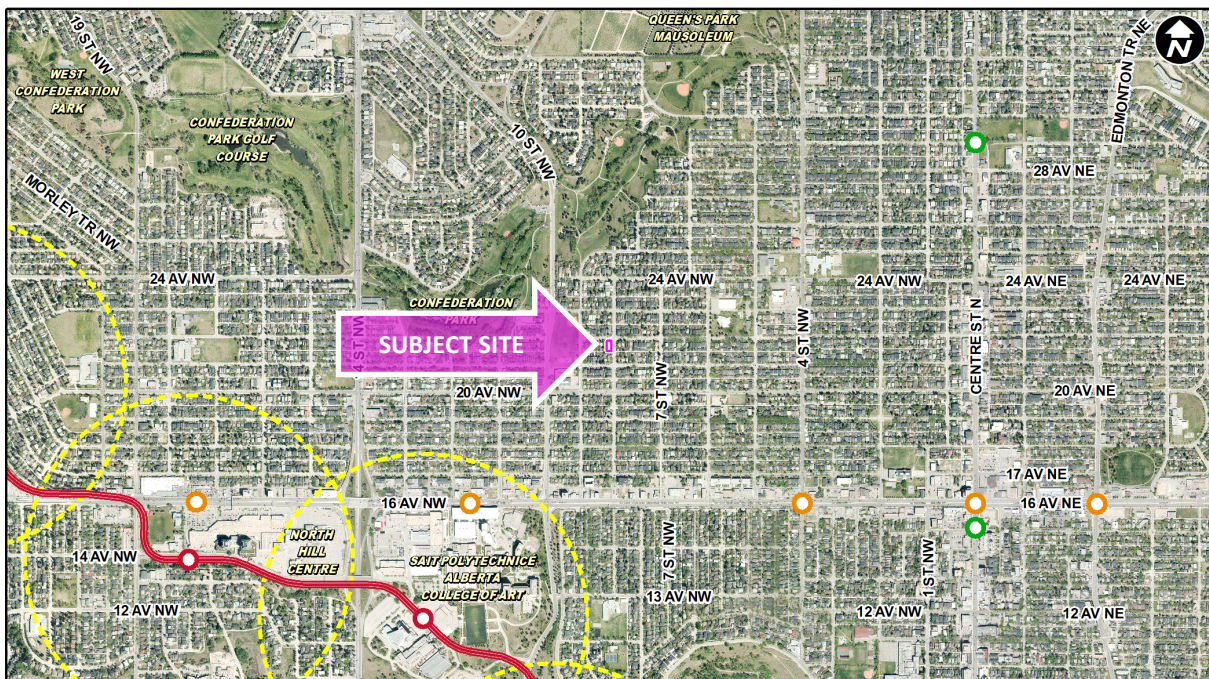
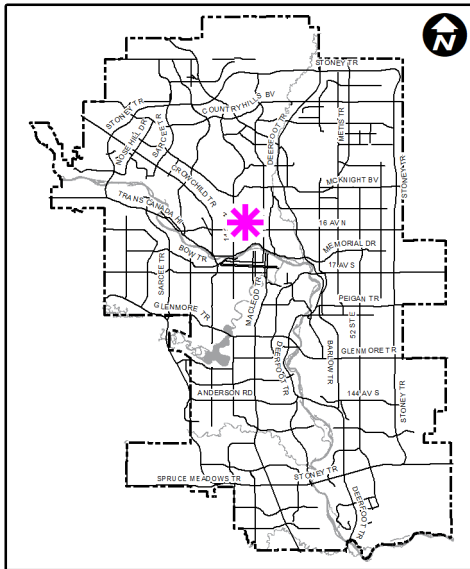
As identified below, the community of Mount Pleasant reached its peak population in 2019.

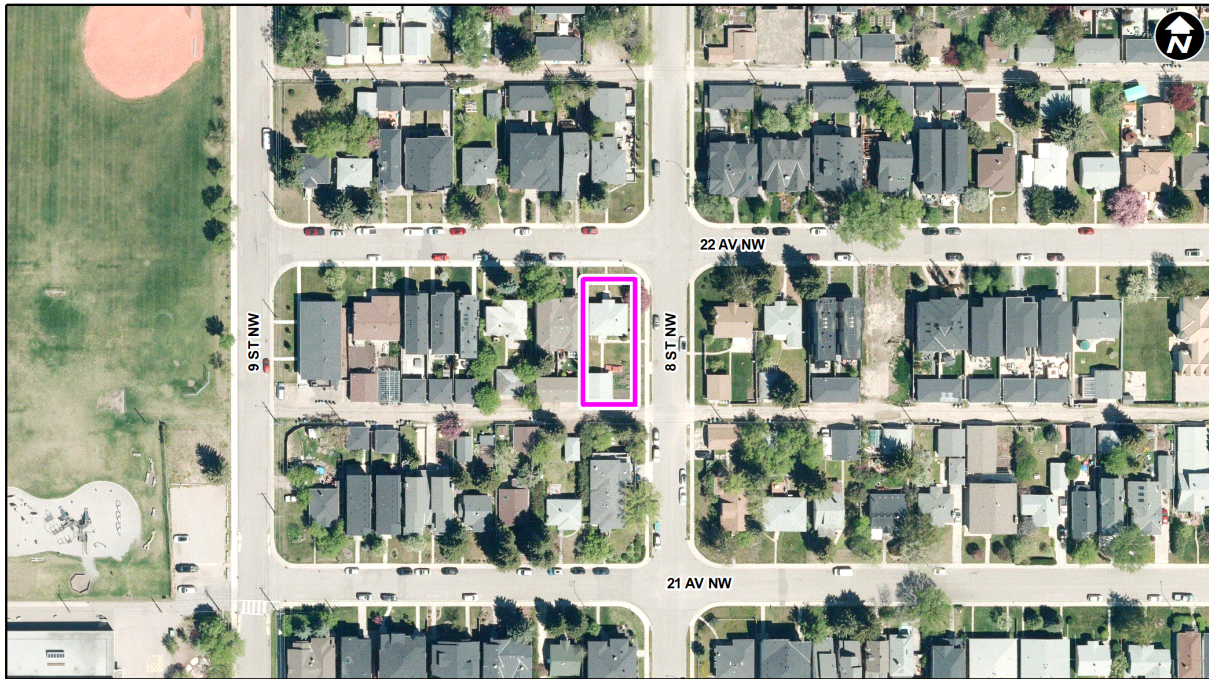
Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes that may include secondary suites. 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 four dwelling units on the subject site.

The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

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 22 Avenue NW and 8 Street NW

- frontages;
- potential to retain mature trees and vegetation; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access is available from 22 Avenue NW and 8 Street NW. Vehicular access will be taken from the rear lane. The site is located approximately 250 metres (a three-minute walk) from a transit stop served by Route 404 (North Hill) which provides express service to downtown and 350 metres (a four-minute walk) from a transit stop that provides access to Routes 4 (Huntington) and 5 (North Haven).

On-street parking is available along 8 Street NW and parking along 22 Avenue NW is regulated by a residential parking permit zone.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Developed – Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities and transit. Such development 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 Strategy (2022)

This application does not include any specific actions that address objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has indicated their intent to pursue Built Green building standards. The specific level of performance to be achieved has not been specified but would be further explored and determined at the development permit stage. Additional opportunities to align development of this site with additional climate strategies will also be encouraged and explored at the development permit stage.

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 note that building forms containing three or more units are supported on parcels near an activity centre, on higher-activity streets or where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with the applicable policies of the LAP.