

Background and Planning Evaluation

Background and Site Context

The site is located at the northeast corner of 7 Street NW and 20 Avenue NW in the community of Mount Pleasant. The site is approximately 0.08 hectares (0.21 acres) in size and is developed with a duplex dwelling and side attached garage. Vehicular access to the site is available from 7 Street NW and also from the rear lane.

The surrounding area is generally characterized by the Residential – Contextual One / Two Dwelling (R-C2) District in the form of single and semi-detached dwellings. The parcel immediately adjacent to the north is designated Residential – Contextual Grade-Oriented (R-CG) District with additional R-CG sites located to the south and east. Parcels designated Multi-Residential – Contextual Low Profile (M-C1) District are also close to the subject site along 20 Avenue NW. A Direct Control District (Bylaw 95D2022) is located directly south and allows for a built form similar to that proposed for the subject site.

Local amenities include the Scandinavian Centre (directly south of the site), St. Joseph off-leash dog park (approximately 220 metres, a three-minute walk) to the east, Mount Pleasant Park, including the community association building and sports-plex (approximately 400 metres, a five-minute walk) to the north, and the King George School and playground (approximately 400 metres, a five-minute walk) to the west. The 16 Avenue NW Urban Main Street is located approximately 400 metres (a five-minute walk) to the south and the 4 Street NW Neighbourhood Main Street is located approximately 500 metres (a six-minute walk) to the east.

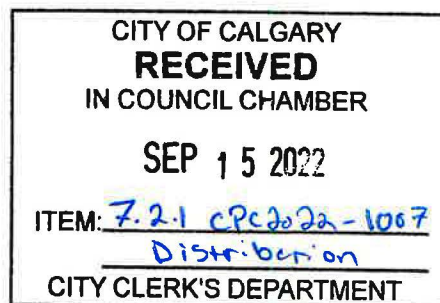
Community Peak Population Table

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

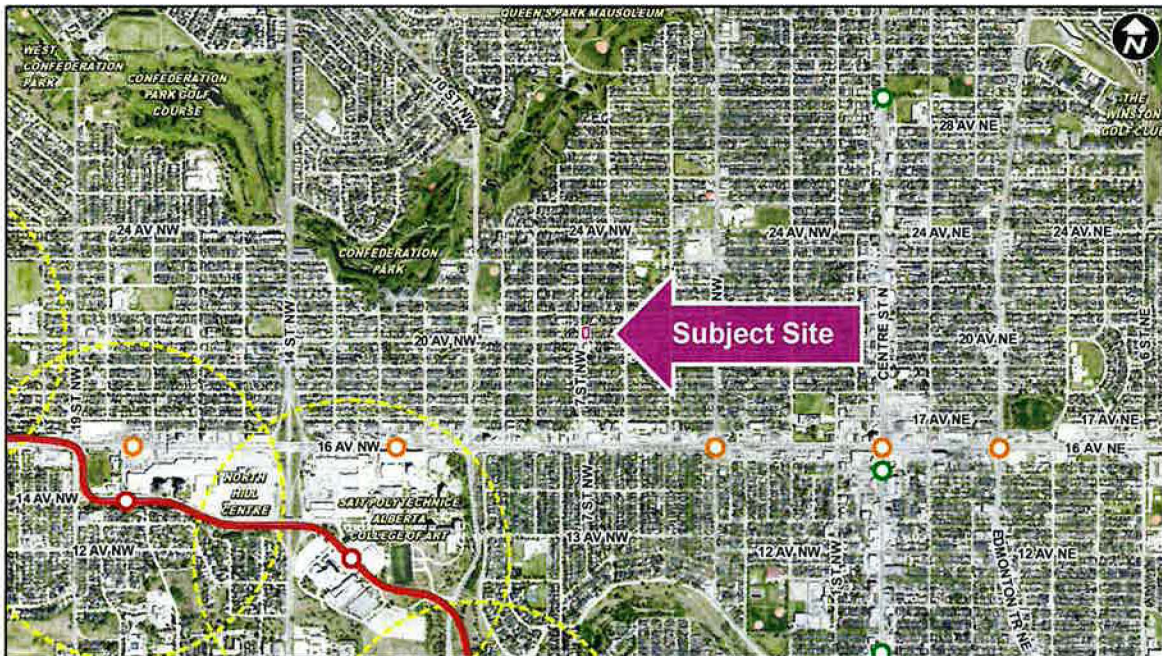
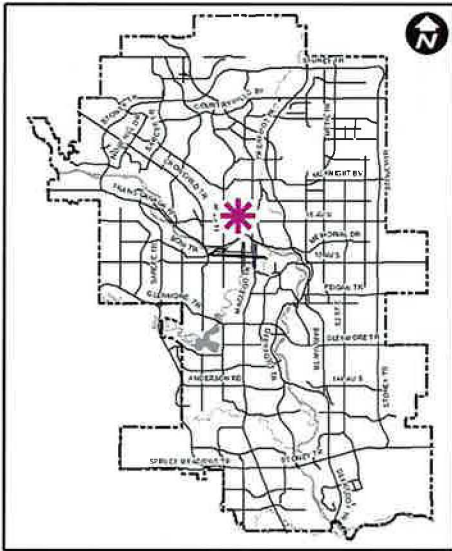
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	- 112
Difference in Population (Percent)	-1.9%

Source: The City of Calgary 2019 Civic Census

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



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density contextually sensitive residential district applied to developed areas with single detached, semi-detached and duplex housing. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two units on a parcel, plus secondary or backyard suites.

The proposed DC District, based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District, would allow for grade-oriented buildings of low height and medium density that are sensitive to neighbouring low-density homes. The proposed DC District maintains rules of the M-CG District such as building height, chamfer and side setback while also allowing for a maximum floor area ratio (FAR) of 1.5. At-grade orientation and street-orientation rules are included to ensure that future development results in a built form that is contextually appropriate. Rules are included for minimum amenity space that meet or exceed that of the base district to allow for a functional common amenity space.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas. This proposal allows for the applicant's intended development while maintaining the M-CG District base to accommodate grade-oriented multi-residential development. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

All other rules in the DC District, such as Motor Vehicle Parking Stall Requirements (Section 17), are specifically excluded from being able to be relaxed as the rules outlined in the DC District are important to ensure proper regulation.

Development and Site Design

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

- minimizing overlooking and privacy for both residents and neighbours;
- high-quality amenity space;
- ensuring utility capacity is available for the development;
- provision of trees and landscaping;
- waste and recycling services;
- number of parking stalls and storage for mobility alternatives; and
- encouraging the closure of the driveway accessing 7 Street NW.

The development permit application proposes 12 units total, with six larger units at grade, and six units below grade which are 45 square metres or less in area. Two buildings are proposed, one fronting 7 Street NW, and the other fronting 20 Avenue NW. Vehicle parking for the larger units is proposed in a garage accessed from the lane. The proposed development also provides Class 1 bicycle parking for the smaller. The development permit is consistent with the rules of the proposed DC District.

Transportation

Pedestrian access to the site is available from existing sidewalks on both 7 Street NW, a residential street, and 20 Avenue NW which is classified as a collector road.

The closest transit stop is located adjacent to the site on 7 Street NW (Route 404 Mount Pleasant). Additional stops are located 400 metres (a five-minute walk) from the site (Route 4 Huntington; Route 5 North Haven; Route 19 16 AV N). The site is also located approximately 600 metres (a seven-minute walk) from primary transit (MAX Orange) located on 16 Avenue NW

Vehicular access to the site is proposed to be provided solely from the lane and is under review through the development permit. A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary and storm deep utilities are available to the site. Development servicing requirements are being determined through review of the 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.

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 site is located within the Developed Residential – Inner City area, as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Policy for the site encourages modest intensification of existing communities to make more efficient use of infrastructure, public amenities and transit service. Development is to proceed in a manner that respects the scale and character of the surrounding area.

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

Calgary Climate Strategy – Pathways to 2050 (2022)

This application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate resilience strategies are being explored and encouraged through consideration of the Development Permit application (DP2022-03733).

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located on 20 Avenue NW which is identified in the Neighbourhood Connector urban form category in the [North Hill Communities Local Area Plan](#) (LAP). The LAP includes the site in the **Low-Modified building scale of up to four storeys**.

The Neighbourhood Connector areas are meant to support a range of residential uses in a broad range of types and forms. The Low building scale indicator in this context is typically characterized by apartments, stacked townhouses, and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policies of the LAP.