

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant at the northeast corner of 20 Avenue NW and 9 Street NW. The parcel is approximately 0.04 hectares in size and is approximately 11 metres wide by 37 metres deep. The parcel is currently developed with a one-storey single detached dwelling with a detached garage accessed from 9 Street NW; however, it has a rear lane for future vehicular access to the site.

Surrounding development is characterized by a mix of residential development including detached, semi-detached and rowhouse building forms. The predominant land use is the Residential – Contextual One / Two Dwelling (R-C2) District, with a handful of R-CG and Multi-Residential – Contextual Low Profile (M-C1) parcels located along 20 Avenue NW. Confederation Park is approximately 400 metres to the north (a five-minute walk) and King George School is directly west of the site. The Southern Alberta Institute of Technology, MAX Orange BRT line, and commercial amenities along the 16 Avenue NW Urban Main Street are within 600 metres, or an eight-minute walk from the site.

Community Peak Population Table

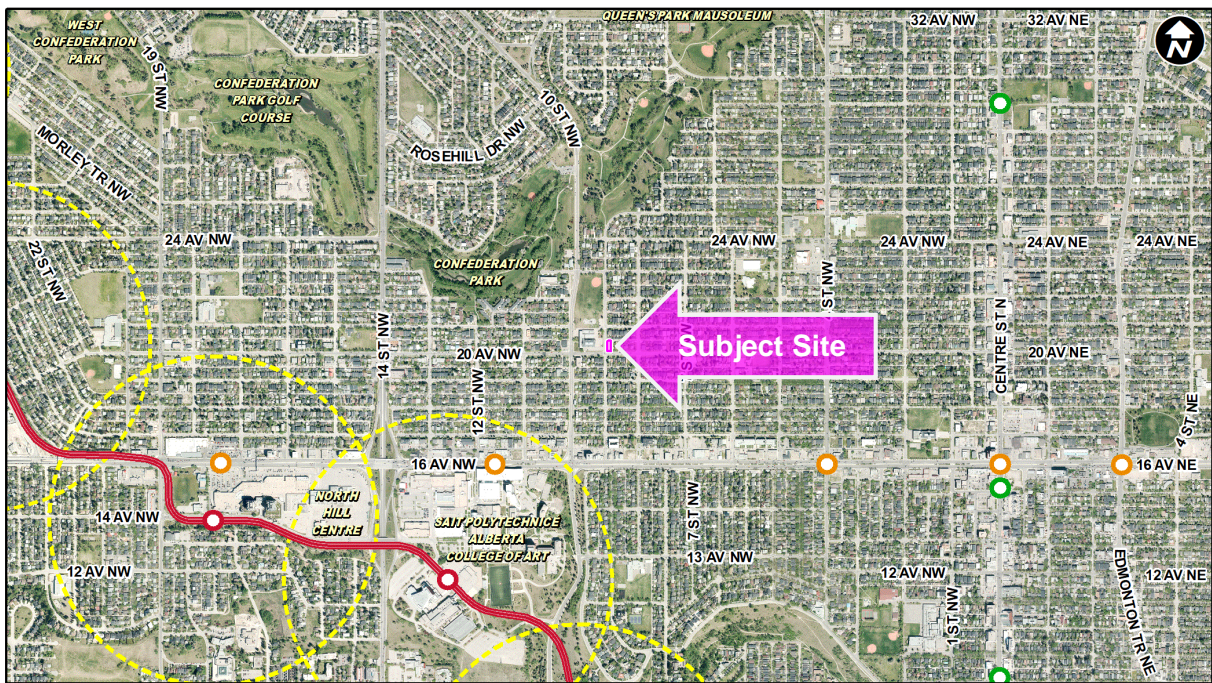
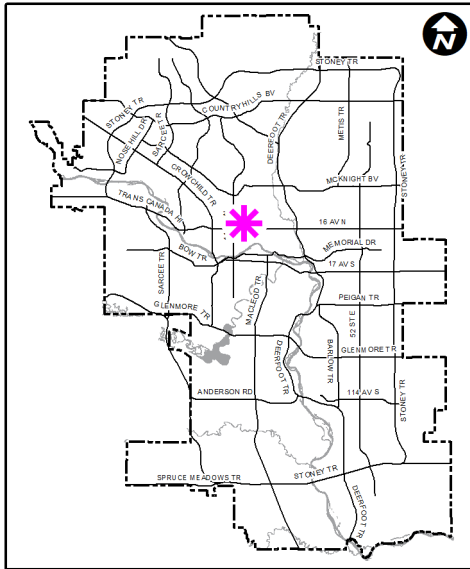
As identified below, the community of Mount Pleasant reached its peak population in 2018.

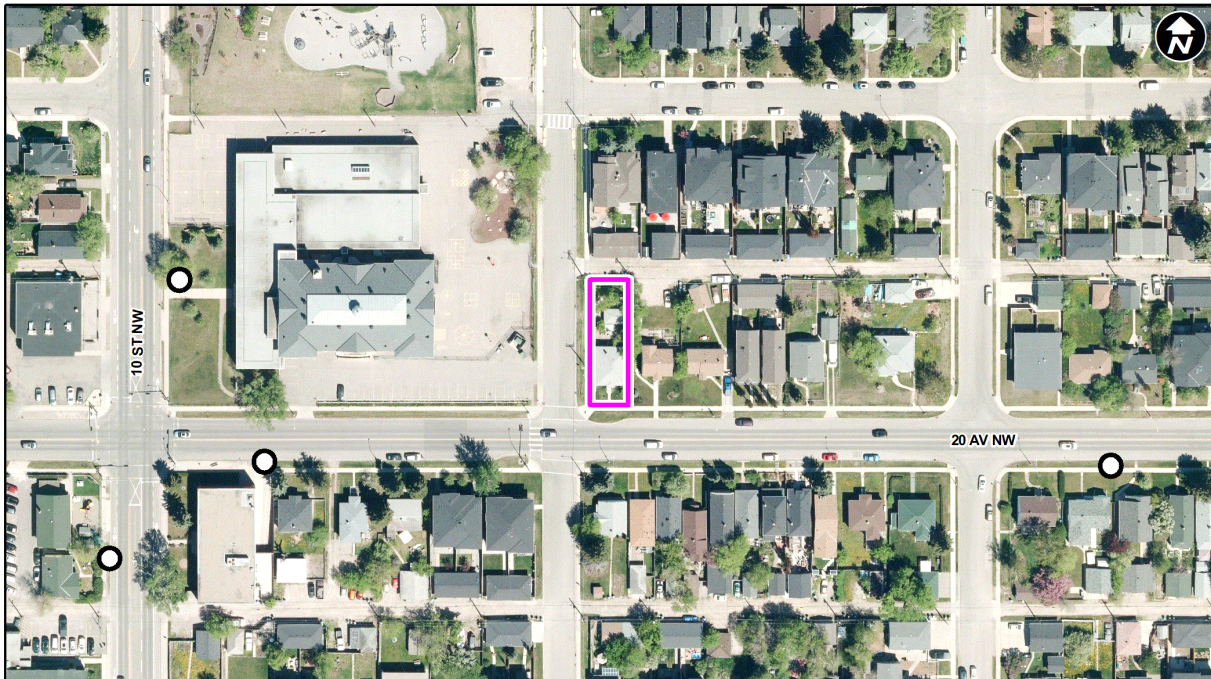
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.87%

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 three dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546 of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will 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 are being considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging interface along both 20 Avenue NW and 9 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and overlooking; and
- appropriate location of landscaping and amenity space.

The development permit application (DP2022-05398) proposes a three-unit rowhouse building with three secondary suites and a rear detached garage. Alternative mobility storage space is proposed for each secondary suite.

Transportation

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW and 9 Street NW. Residential permit parking is available on the east side of 9 Street NW. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent residential lane. The cycle track is located 130 metres west of the site on 10 Street NW.

The nearest transit service is along 20 Avenue NW with eastbound service located approximately 150 metres, or a two-minute walk from the site (Route 404 – North Hill). Routes 4 (Huntington) and 5 (North Haven) are available on 10 St NW, about 170 metres (a two-minute walk) from the site. The MAX Orange line runs along 16 Avenue NW, with the nearest stop about 610 metres (an eight-minute walk) from the site.

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 services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed with the 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.

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 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 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 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 the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through review of the development permit.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject parcel is located within the Neighbourhood Connector urban form category as identified 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 of housing types, unit structures, and built forms, but may also accommodate small-scale commercial uses. The site is also identified as Low-Modified scale on Map 4 (Building Scale) which allows for development up to four storeys. Development in Neighbourhood Connector areas should support a higher frequency of units and entrances facing the street. The proposed land use amendment is in alignment with the applicable policies of the LAP.