

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mount Pleasant on the northwest corner of 21 Avenue NW and 8 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. It is currently developed with a single detached dwelling and attached garage, which is accessed from 8 Street NW.

Surrounding development consists of a mix of single, semi-detached, rowhouses, educational and commercial development designated as one of the following districts:

- Residential – Contextual One / Two Dwelling (R-C2) District;
- Residential – Grade-Oriented Infill (R-CG) District;
- Commercial – Neighbourhood 1 (C-N1) District;
- Commercial – Neighbourhood 2 (C-N2) District; and
- Special Purpose – Community Service (S-CS) District.

There are two Main Streets in close proximity to the site providing commercial and institutional services and convenient transit access. 16 Avenue NW, an Urban Main Street, is located 500 metres (eight-minute walk) to the south. 4 Street NW, a Neighbourhood Main Street, is located 700 metres (12-minute walk) to the east.

There are four schools in close proximity to the site:

- King George School (Kindergarten to grade five) is located 100 metres (one-minute walk) to the west;
- St. Joseph School (Kindergarten to grade nine) is located 850 metres (14-minute walk) to the northeast;
- École de la Rose sauvage (grade seven to grade 12) is located one kilometre (17-minute walk) to the northeast; and
- Southern Alberta Institute of Technology is located 800 metres (13-minute walk) to the southwest.

The following Park and amenity spaces are in close proximity to the site:

- Confederation Park is located 400 metres (seven-minute walk) to the north;
- Mount Pleasant Park, outdoor pool, community sportsplex and community association is located 450 metres (eight-minute walk) to the east;
- St. Joseph Off Leash Dog Park is located 450 metres (eight-minute walk) to the east; and
- North Mount Pleasant Arts Centre is located one kilometre (16-minute walk) to the northeast.

Community Peak Population Table

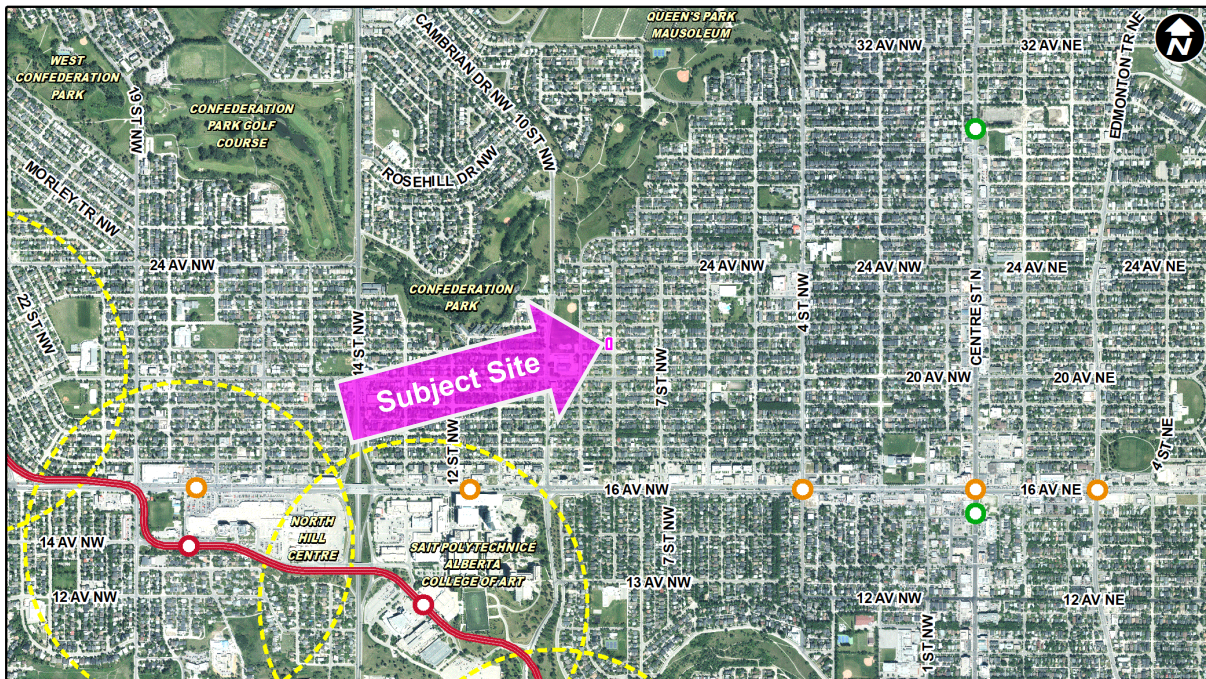
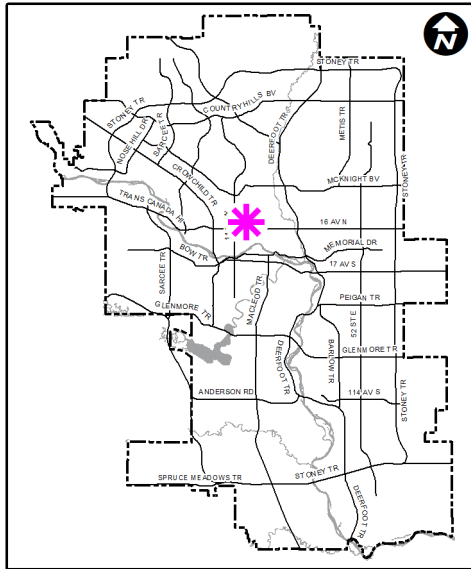
As identified below, the community of Mount Pleasant reached its peak population in 2018.

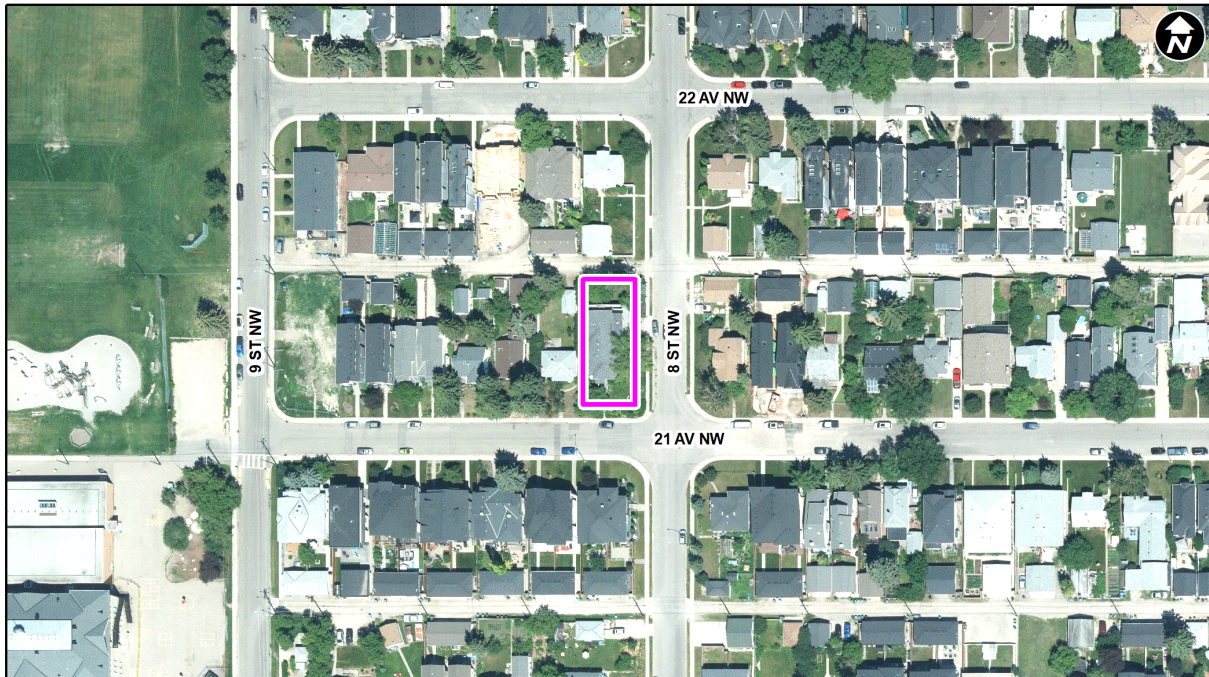
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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, townhouses 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 and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;

- access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 21 Avenue NW and 8 Street NW.

There is an On-Street Bikeway along 9 Avenue NW and 19 Street NW, providing connections to the larger pathway network.

The area is well served by Calgary Transit providing north, south, east, and west-bound travel. The transit options include:

- Route 4 (Huntington), Route 5 (North Haven) and Route 404 (North Hill) have stops located 300 metres (five-minute walk) to the northeast, providing north, south, east and west-bound travel;
- Route 2 (Mount Pleasant/Killarney 17 Av SW) has stops located 700 metres (12-minute walk) to the east, providing north, south, and west-bound travel; and
- Route 19 (16 Ave N) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops located one kilometre (16-minute walk) to the southwest on 16 Avenue NW, providing north, east, and west-bound travel.

There is unrestricted street parking adjacent to the site on 21 Avenue NW and the west side of 8 Street NW. There is two-hour street parking on the east side of 8 Street NW and 19 Avenue NW.

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

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm, and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

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 by Administration in this report 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). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed R-CG 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 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory - 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site on Map 3: Urban Form as being part of the Neighbourhood Local category with a Limited building scale modifier identified on Map 4: Building Scale, which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas.

The proposed land use amendment is in alignment with the applicable policies of the LAP.