

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Mount Pleasant, midblock at the western end of 24 Avenue NW, west of 9 Street NW and just before 24 Avenue NW terminates in a cul-de-sac. The site is approximately 0.07 hectares in size (0.18 acres) and is approximately 13 metres wide by 55 metres deep. The site fronts onto 24 Avenue NW and a lane exists along its western (side) and southern (rear) property lines, providing access to the site.

Surrounding development is characterized by low density residential development in the Residential – Contextual One / Two Dwelling (R-C2) District, with a range of styles and age of residential development.

The site is ideally located to take advantage of several local amenities. A convenience retail location (7-Eleven) is 730 metres (12-minute walk) to the east along 24 Avenue NW. Mount Pleasant Sportsplex is 577 metres east of the site (nine-minute walk). Local schools include St. Joseph Elementary and Junior High, 680 metres to the east (11-minute walk) and King George Elementary, 420 metres to the south (seven-minute walk). King George school fields extend north from the school with the closest point 145 metres south of the site (two-minute walk). Confederation Park lies 65 metres to the north and west of the site (one-minute walk), with footpath access from 25 Avenue NW. St Giles Presbyterian Church is 200 metres west, opposite on 10 Street NW (a three-minute walk).

## Community Peak Population Table

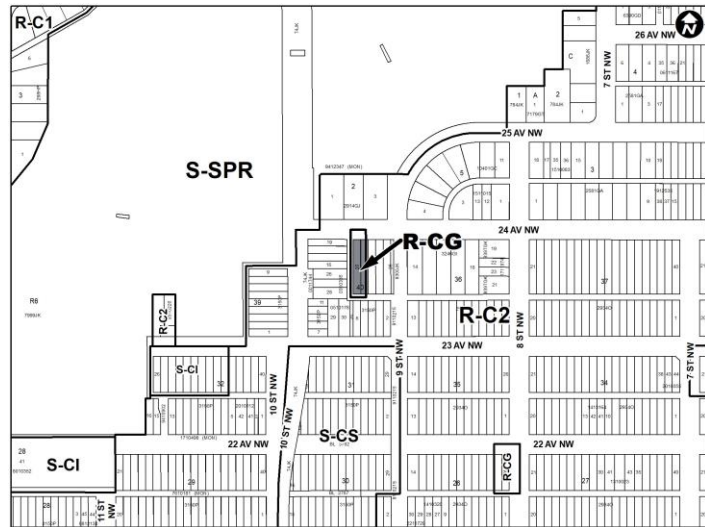
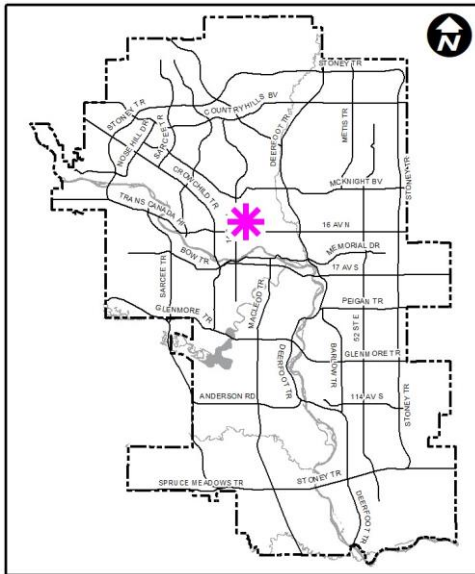
As identified below, the community of Mount Pleasant reached its peak population in 2018.

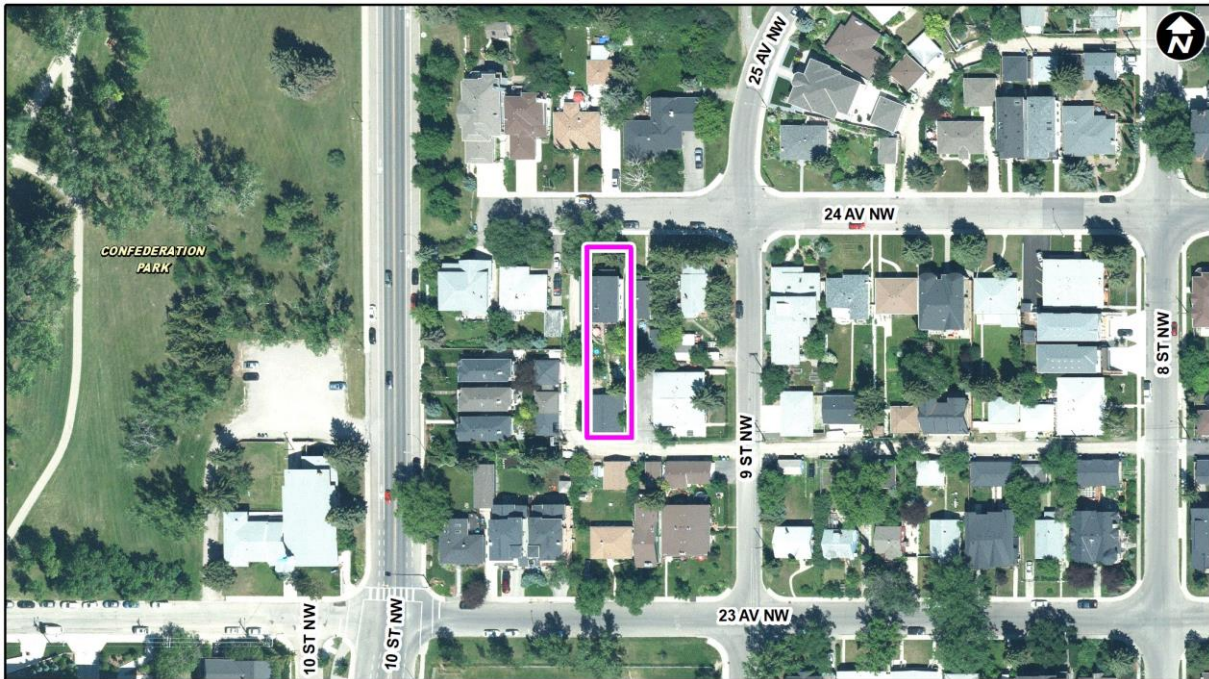
<b>Mount Pleasant</b>	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.87%

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, 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 parcel area, this would allow up to five 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

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 site, additional items that will be considered through the development permit process include, but are not limited to:

- interface with existing neighbouring properties;

- landscaping;
- interface with the lane on the western boundary;
- provision of mobility storage lockers; and
- implementation of Net Zero building design components.

### **Transportation**

Pedestrian access to the site is available via the sidewalk on the south side of 24 Avenue NW. Vehicular access is provided via the lane. The site lies in residential Parking Permit Zone F with no on-street parking except by permit on 24 Avenue NW.

Bus route 5 (North Haven) has stops available on both sides of 10 Street NW, approximately 190 metres (three-minute walk) from the site. There is also a bus stop for route 404 (North Hill) on the south side of 24 Avenue NW, approximately 340 metres east of the site (six-minute walk).

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm sewer and sanitary sewer mains are available to service the site. Development servicing requirements will be determined through the review of DP2023-04954.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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)**

Administration's 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 site is located within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure of the [Municipal Development Plan](#) (MDP)). This application complies with the relevant land use policies that recognize the predominantly low-density residential character within the community and support modest intensification in a form and nature that respects the scale and character of the neighbourhood.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy - Pathways to 2050](#) programs and actions. The applicant has committed to pursuing the Canadian Home Builders Net Zero program and energy modelling for this development is currently underway by a qualified Net Zero Emissions builder to ensure air tightness

requirements, minimum insulation levels, solar ready construction, cooling requirements, and annual energy consumption of 0GJ/yr.

This represents a step towards the goal of accelerating the implementation of new zero emissions buildings (Program Pathway A). Additionally, this project demonstrates that significant energy savings may be achieved and committed to by individual builders without compromising on the project quality of design and housing affordability levels.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being within the Neighbourhood Local category (Map 3: Urban Form) with a Limited scale (Map 4: Building Scale), which allows up to 3 storeys. The LAP speaks primarily to 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 and 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.