

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant, midblock on the north side of 30 Avenue NW between 4 Street NW and 2 Street NW. The site is approximately 0.08 hectares (0.20 acres) in size and is approximately 23 metres wide by 37 metres long. While the site has rear lane access, it currently contains a single detached dwelling and detached garage with front driveway access on 30 Avenue NW.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District. A land use amendment to Housing – Grade Oriented (H-GO) District for a parcel located at the northeast corner of 4 Street NW and 29 Avenue NW was approved 2023 July 25. There is a strip mall with commercial uses, including a liquor store and a restaurant, located approximately 75 metres (one-minute walk) directly west of the site, designated as Commercial – Neighbourhood 1 (C-N1) District and the Commercial – Neighbourhood 2 (C-N2) District.

The subject site is close to several parks and amenities: Queens Park Cemetery is approximately 250 metres (four-minute walk) to the southeast; Horsy Park/Mount Pleasant Playground is 350 metres (six-minute walk) to the southwest; Trentuno Park is 350 metres (six-minute walk) to northeast; and Confederation Park is approximately 600 metres (10-minute walk) to the southwest.

The site is located approximately 150 metres (three-minute walk) from a transit stop on 4 Street NW, which is classified as a Neighbourhood Main Street. Centre Street N, an Urban Main Street on the City's Primary Transit Network, is located approximately 475 metres (eight-minute walk) east of the site.

Community Peak Population Table

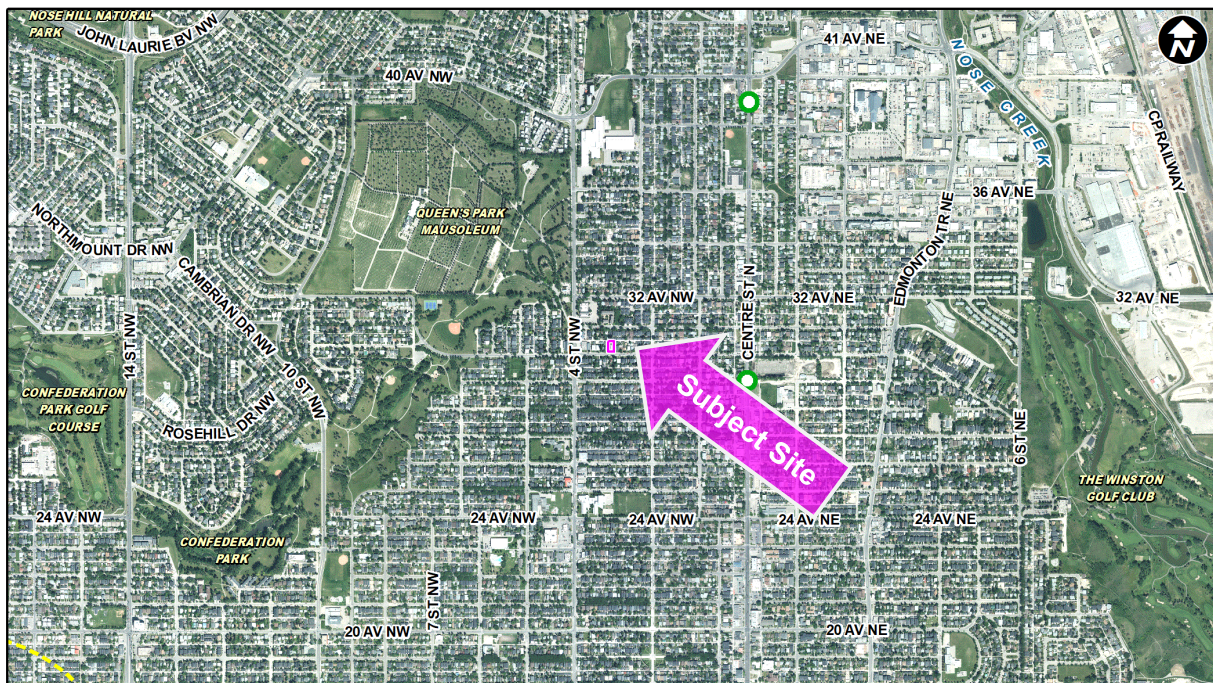
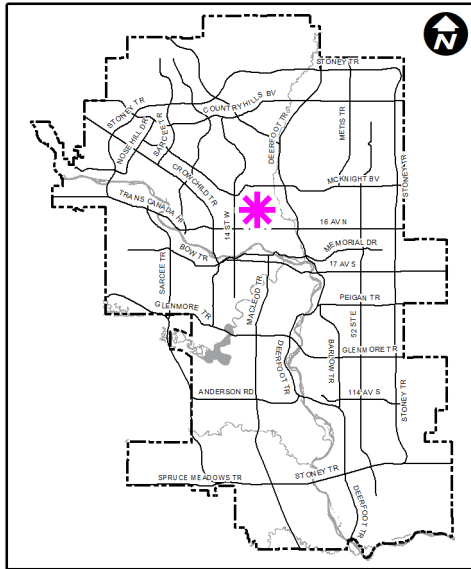
As identified below, the community of Mount Pleasant reached its peak population in 2018.

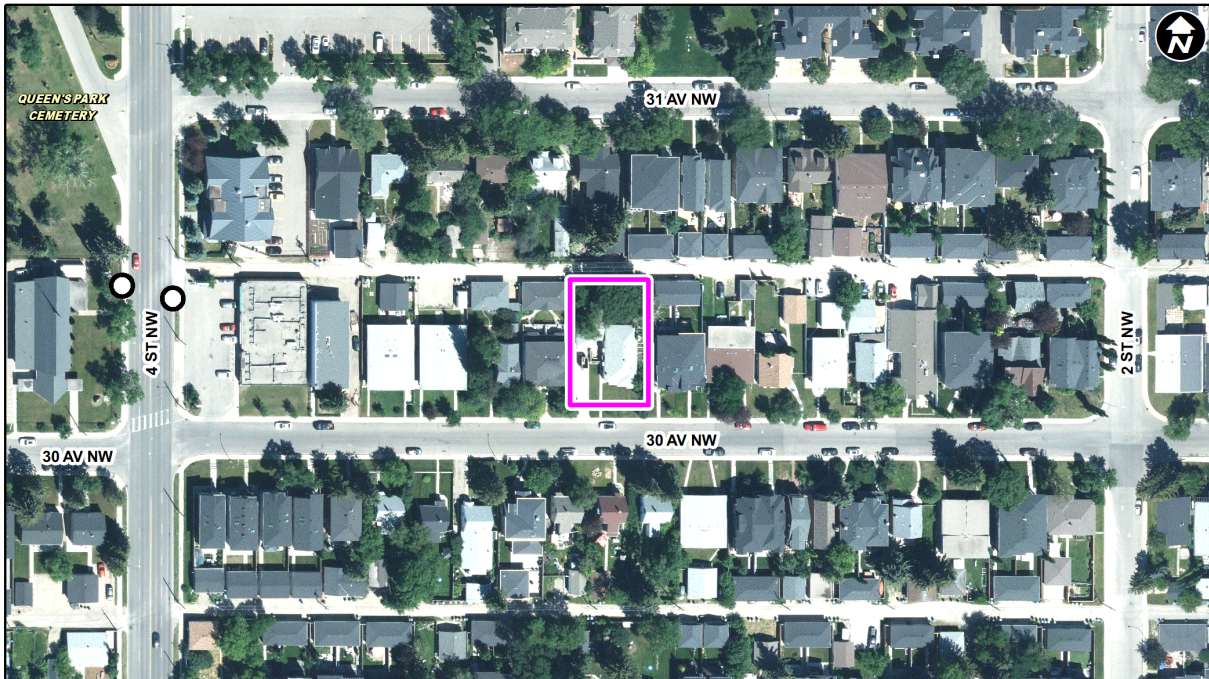
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	- 112
Difference in Population (Percent)	-1.9%

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 site area, this would allow a maximum of six dwelling units on the subject parcel.

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

- ensuring an engaging built interface along 30 Avenue NW;
- the site plan, lot coverage, setbacks and layout of dwelling units;
- mitigating shadowing, overlooking and privacy concerns; and
- protection of existing mature trees.

The application was initially submitted with a concept plan proposing the development of two courtyard-style buildings, each containing three dwelling units, and a rear detached garage for six vehicles. The applicant revised their development intent and is now proposing a maximum of four dwelling units with rear detached garage parking for four vehicles. No development permit application has been submitted yet and there is no certainty of the proposed development outcome.

Transportation

Pedestrian access to the site is available from existing sidewalks on 30 Avenue NW, which is classified as a Residential Street in the Calgary Transportation Plan. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 2 Street NW, half-a-block east of the site. In addition, both 4 Street NW and 30 Avenue NW are recommended on-street bikeway priority routes and future 5A Network, supporting access to and from the site by alternative transportation modes.

The area is served by Calgary Transit Route 2 (Killarney/17 Avenue – Mount Pleasant) with a bus stop located less than 100 metres (two-minute walk) from the site on 4 Street NW. Route 2 provides transit service every 20 minutes during the peak hours. Bus Rapid Transit (BRT) service is available approximately 660 meters (11-minute walk) from the site via Route 300 (BRT Airport/City Centre) and Route 301 (BRT North). The site is also within 600 metres (10-minute walk) radius of the future Greenline LRT Station on Centre Street. Unrestricted on-street residential parking is available along 30 Avenue NW.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service the site from 30 Avenue NW. Storm sewer is not currently located adjacent to the site and a main extension at the developer's expense may be required. Details of site servicing and stormwater management will be reviewed in further details at the development permit stage.

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 subject parcel is located within the 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. 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 residential district that provides for 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 as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (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. The Limited building scale policies within the Neighbourhood Local category notes 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 applicable policies of the LAP.