

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant at the southwest corner of 20 Avenue NW and 8 Street NW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a one-storey single detached dwelling with a detached garage accessed from 8 Street NW, however; future vehicle access will be from the existing rear lane to the south.

Surrounding development is characterized by a mix of housing types including single detached, semi-detached, and rowhouse buildings. The predominant land use in the area is the Residential – Contextual One / Two Dwelling (R-C2) District. Several nearby parcels on 20 Avenue NW are also designated Residential – Grade-Oriented Infill (R-CG) District, or have various multi-residential designations. Confederation Park is approximately 550 metres to the north (seven-minute walk). Two schools are within a 10-minute walk of the site: King George School (grades K-5) is approximately 120 metres west of the site (two-minute walk) and Rosedale School (grades K-9) is approximately 700 metres south (nine-minute walk).

The Southern Alberta Institute of Technology (SAIT), the Alberta University of the Arts (AUArts), and various restaurants and commercial businesses are located within approximately 900 metres (12-minute walk) of the site along the 16 Avenue North Urban Main Street and Primary Transit Network (PTN).

Community Peak Population Table

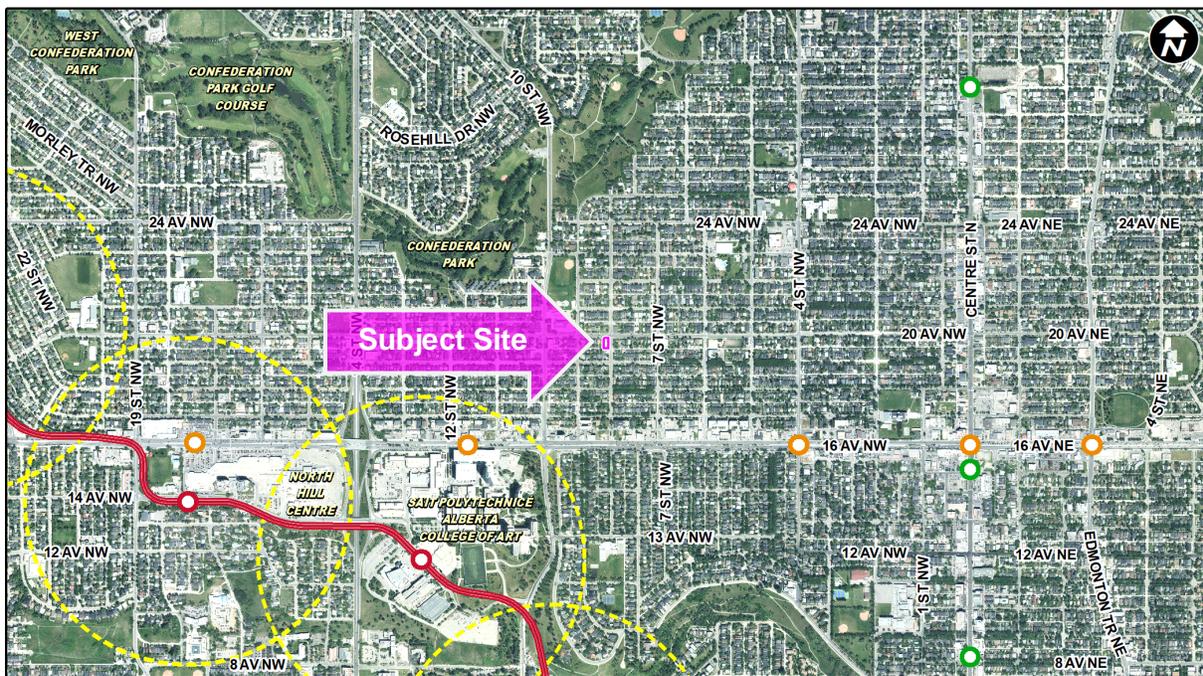
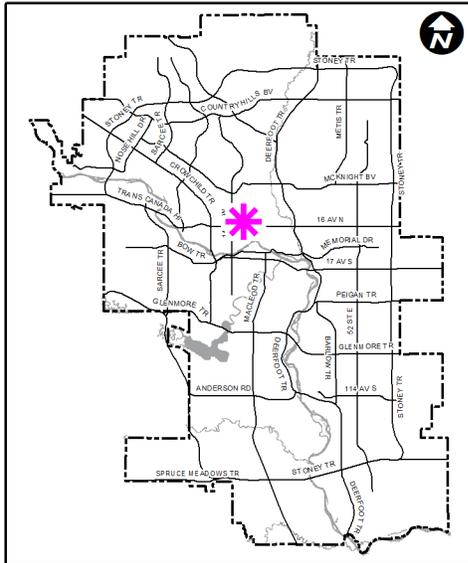
As identified below, the community of Mount Pleasant reached its peak population in 2018.

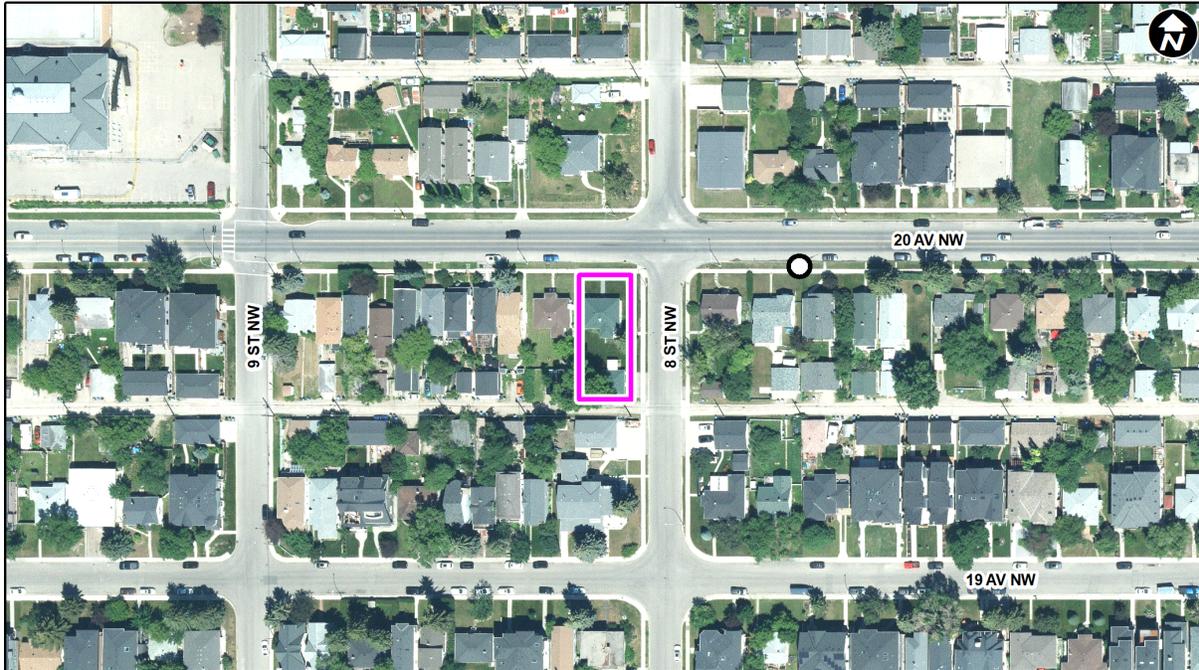
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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

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 corner site, additional items that will be 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 8 Street NW;
- access and parking provision;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 20 Avenue NW and 8 Street NW. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 10 Street NW, two blocks west of the site. In addition, 20 Avenue NW is a recommended on-street bikeway priority route and future piece of the 5A Network, supporting access to and from the site by alternative transportation modes.

The site falls within Residential Parking Permit (RPP) Zone 'F' and on-street parking is available on 8 Street NW. Upon redevelopment of the subject parcel, vehicular access will only be permitted to and from the rear lane.

The nearest transit service is along 20 Avenue NW, with eastbound service located approximately 50 metres (one-minute walk) from the site (Route 404 – North Hill). Routes 4 (Huntington) and 5 (North Haven) are available on 10 Street NW, approximately 260 metres (three-minute walk) from the site. The MAX Orange line runs along 16 Avenue NW, with the nearest stop approximately 900 metres (12-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 will be considered and reviewed as part of any future development permit application.

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 – 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. 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 redesignation does 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 stages.

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 of 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.