

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant, on the northwest corner of 5 Street NW and 25 Avenue NW. The portion of the parcel that is subject to this application, consisting of the two most easterly lots, is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a semi-detached dwelling and an accessory residential building (detached garage) accessed by a rear lane located north of the site. There is also access off 5 Street NW to an attached garage.

The site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which is the predominant residential land use in the community. The surrounding development is characterized by a mix of single detached, semi-detached, commercial and institutional development. The subject site is approximately 180 metres (a three-minute walk) west of 4 Street NW, a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). 4 Street NW is characterized by a variety of commercial and low-density residential land uses, as well as parks and schools. The site is also located 800 metres (a 13-minute walk) west of Centre Street N and approximately 900 metres (a 15-minute walk) north of 16 Avenue NE, which are classified as Urban Main Streets and part of the Primary Transit Network in the MDP.

The site is across the street from St Joseph Elementary Jr High School (Calgary Catholic School District K-12) and 175 metres (a three-minute walk) north of Mount Pleasant Park, a community greenspace with an outdoor pool and a community recreation centre. The site is also located 230 metres (a four-minute walk) north of Montessori Children's House Academy Campus, 180 metres (a three-minute walk) from École de la Rose Sauvage (Public and French-speaking Secondary School 7-12) and 510 metres (a nine-minute walk) from Confederation Park, a large green space with multiple amenities including hiking trails, a toboggan hill, tennis court and baseball field.

Community Peak Population Table

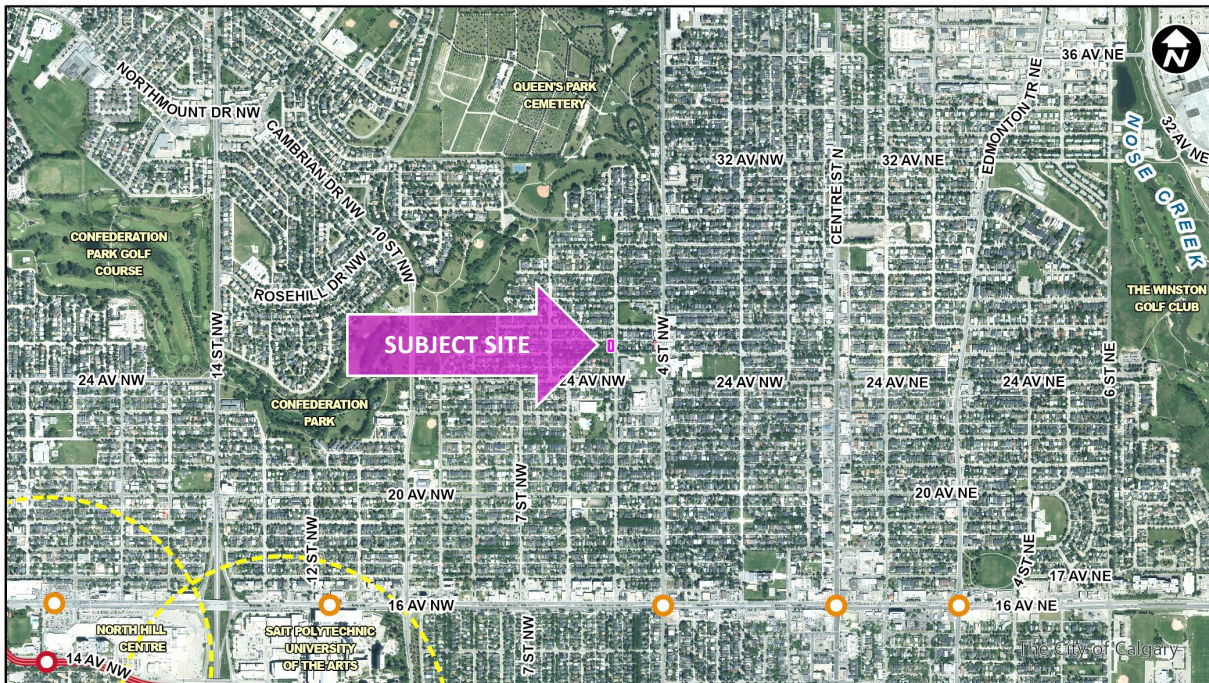
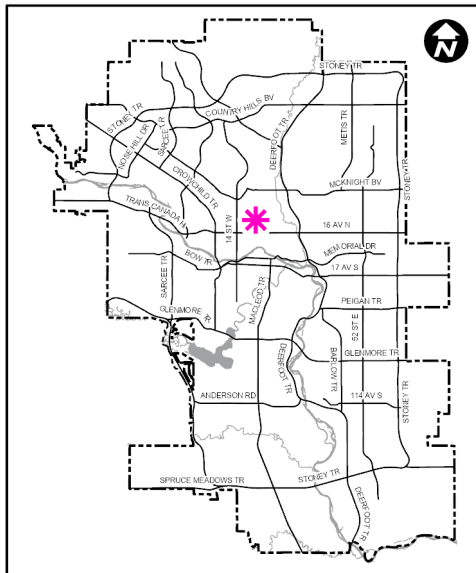
As identified below, the community of Mount Pleasant reached its peak population in 2018.

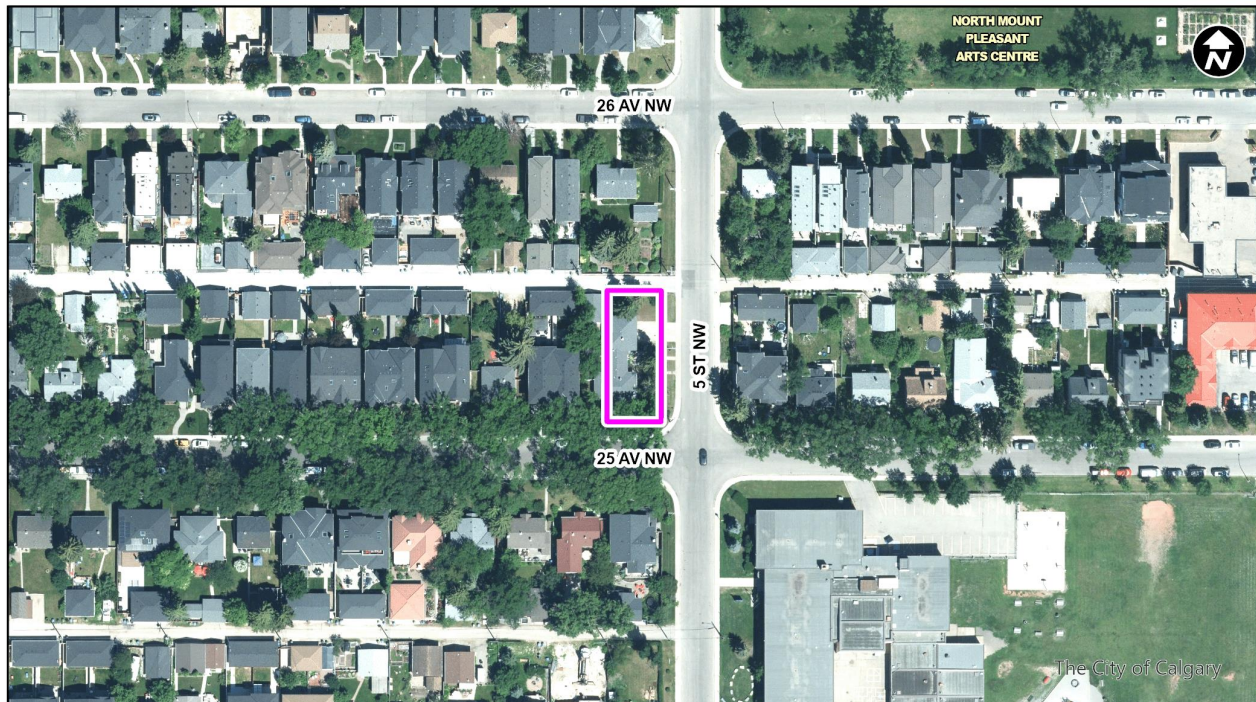
Mount Pleasant	
Peak Population Year	2018
Peak Population	6001
2019 Current Population	5889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.87%

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 a permitted use within the R-C2 District. The minimum parcel width for a single detached dwelling in the R-C2 District is 7.5m. Lot 3, which is not part of the redesignation proposal, is 7.62m and would continue to meet the minimum parcel requirements as a stand-alone parcel.

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 area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and 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 any proposed secondary suites;
- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located approximately 700 metres (a 12-minute walk) east of 10 Street NW and 460 metres (an eight-minute walk) west of 2 Street NW, which are identified as On-Street Bikeways as per the City of Calgary's Always Available for All Ages and Abilities (5A) Network. These bikeways interconnect with other bikeways and LRT Platforms, through access to the regional pathway system at Confederation Park, located approximately 510 metres (a nine-minute walk) from the site.

The subject site is also located near transit stops providing regular service. Route 404 (North Hill) and Route 2 (Mt. Pleasant/Killarney 17 Av SW) transit stops, are located along 4 Street NW which is within 180 metres (a three-minute walk) of the subject site. In addition, Centre Street N located 800 metres (a 13-minute walk) from the site provides access to various bus routes including Routes 300 (BRT Airport/City Centre) and 301 (BRT North/City Centre) which are Bus Rapid Transit routes. Furthermore, 16 Avenue NE, located 900 metres (a 15-minute walk) south of the site provides access to the MAX Orange (Brentwood/Saddletowne) bus route. This vast network of mobility options provides access to jobs, services, educational facilities, and many other destinations across Calgary.

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 and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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 City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City Area as per Map 1: Urban Structure. The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing land, infrastructure, public amenities, transit and to deliver small, incremental benefits to climate resilience. The proposal complies with the 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](#). 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 subject site is located within the boundaries of the [North Hill Communities Local Area Plan](#) (LAP). The LAP supports a broad range and mix of housing types, unit structures and forms. Building forms that contain three or more residential units are encouraged on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community and where the parcel has a lane and parking can be accommodated on site. This site is classified as Neighbourhood Local (Map 3: Urban Form) characterized by a range of housing types and home-based businesses, with the Limited building scale modifier (Map 4: Building Scale), allowing for development up to 3 storeys.

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