

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Mount Pleasant on the southeast corner of 22 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 by 37 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

Surrounding development to the north, east and south of the property is designated Residential – Contextual One / Two Dwelling (R-C2) District and consists primarily of single detached and semi-detached dwellings. The adjacent properties to the west and southwest are designated Residential – Grade-Oriented Infill (R-CG) District.

There are two Main Streets in close proximity to the site providing commercial and institutional services and convenient transit access. The 16 Avenue NW, Urban Main Street, is located approximately 600 metres (a 10-minute walk) to the south of the property. The 4 Street NW, Neighbourhood Main Street, is located approximately 700 metres (an 11-minute walk) to the east of the property. King George Elementary School is approximately 250 metres (a four-minute walk) to the west. The Mount Pleasant Community Association is approximately 550 metres (a nine-minute walk) to the east and the Southern Alberta Institute of Technology is located approximately 950 metres (a 16-minute walk) to the south. Confederation Park is located to the north of the property and Mount Pleasant Park is located to the east. Both parks are approximately 350 metres (a six-minute walk) from the subject site.

## Community Peak Population Table

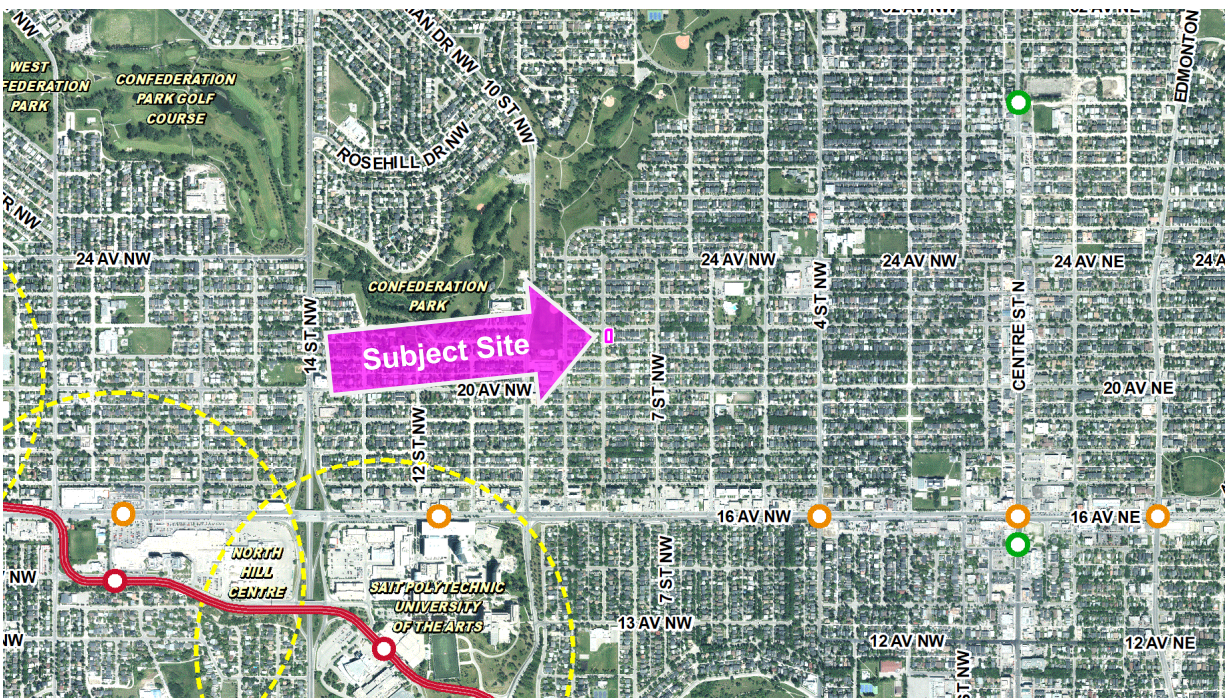
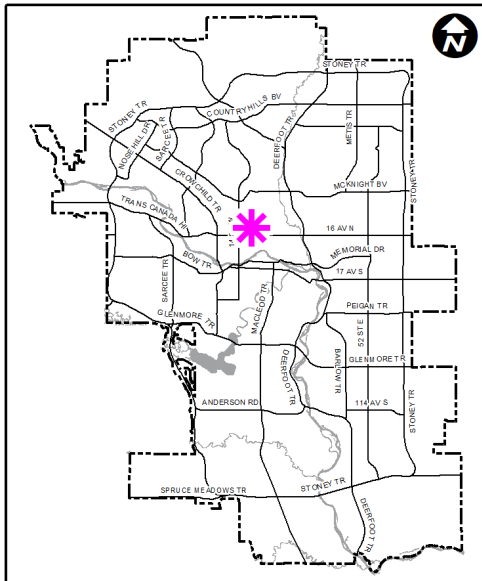
As identified below, the community of Mount Pleasant reached its peak population in 2018.

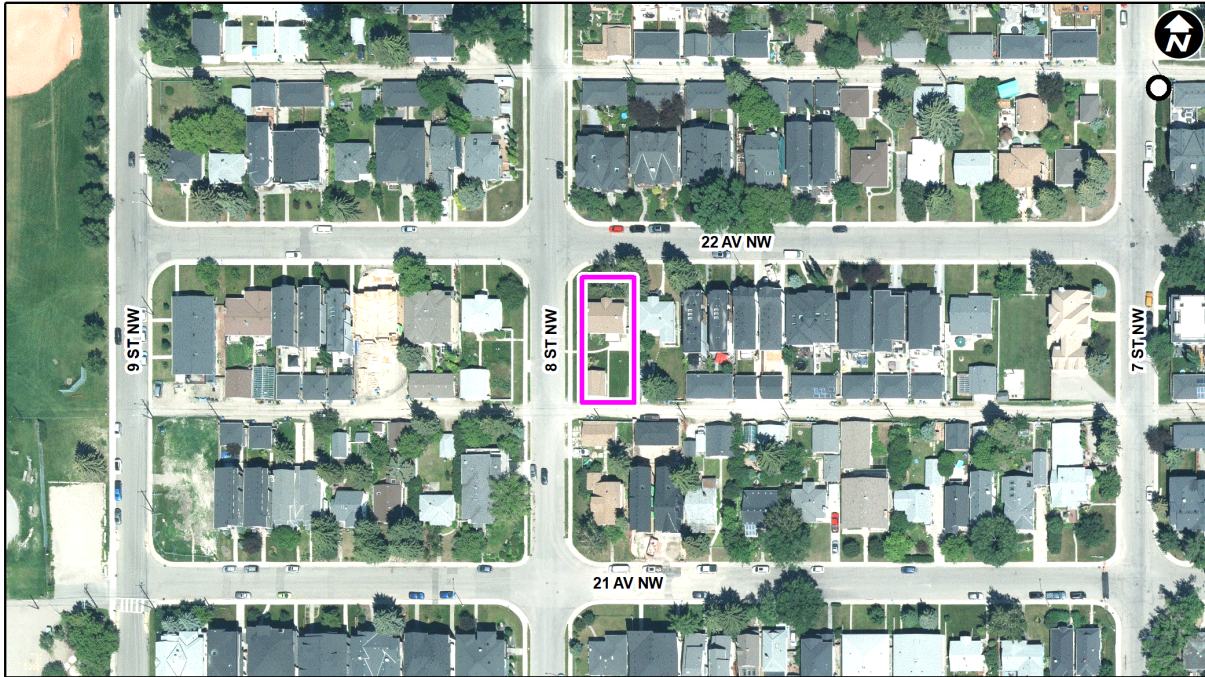
| <b>Mount Pleasant</b>              |       |
|------------------------------------|-------|
| Peak Population Year               | 2018  |
| Peak Population                    | 6,001 |
| 2019 Current Population            | 5,889 |
| Difference in Population (Number)  | -112  |
| Difference in Population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

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 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. Items that would be considered through the development permit review process include, but are not limited to:

- providing an engaging interface on both 8 Street NW and 22 Avenue NW;

- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks, massing and landscaping requirements.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 22 Avenue NW and 8 Street NW. There is an on-street bikeway along 10 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network which connects to a larger pathway network.

On-street parking along 22 Avenue NW and the east side of 8 Street NW is restricted to 2 hours, Monday to Friday from 7:00-18:00. There is unrestricted street parking along the west side of 8 Street NW adjacent to the site.

The area is well served by Calgary Transit, located near transit stops providing regular service. Route 404 (North Hill) is located along 7 Street NW, approximately 300 metres (a five-minute walk), and 20 Avenue NW, approximately 350 metres (a six-minute walk). Route 4 (Huntington) and Route 5 (North Haven) located along 10 Street NW are approximately 350 metres (a six-minute walk) and Route 303 MAX Orange (Brentwood/Saddletowne) is approximately 1.1 kilometres (an 18-minute walk) from the subject 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, 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 subject site is located within the Developed Residential – Inner City area as identified in 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.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District allow for development forms that are low density in nature and are sensitive to the established residential development in terms of building 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 in the Neighbourhood Local area as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and encourages a range of housing types. Building forms containing three or more units are supported in certain areas, such as parcels near transit station areas, an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The site is also identified as Limited Scale on Map 4: Building Scale of the LAP which allows for development up to three storeys.

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