

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mount Pleasant on the southeast corner of 20 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 36 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

Surrounding land uses to the north, east and south of the property are designated Residential – Contextual One / Two Dwelling (R-C2) District and consist primarily of single detached and semi-detached dwellings. The adjacent property to the west is 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 500 metres (an eight-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 200 metres (a three-minute walk) to the west. The Mount Pleasant Community Association and Mount Pleasant Park is approximately 700 metres (an 11-minute walk) to the northeast. Confederation Park is located approximately 600 metres (a 10-minute walk) to the north, and the Southern Alberta Institute of Technology is located approximately 900 metres (a 15-minute walk) from the subject site.

Community Peak Population Table

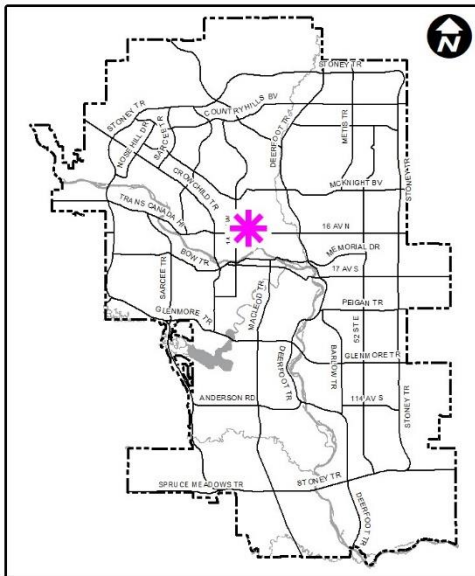
As identified below, the community of Mount Pleasant reached its peak population in 2018.

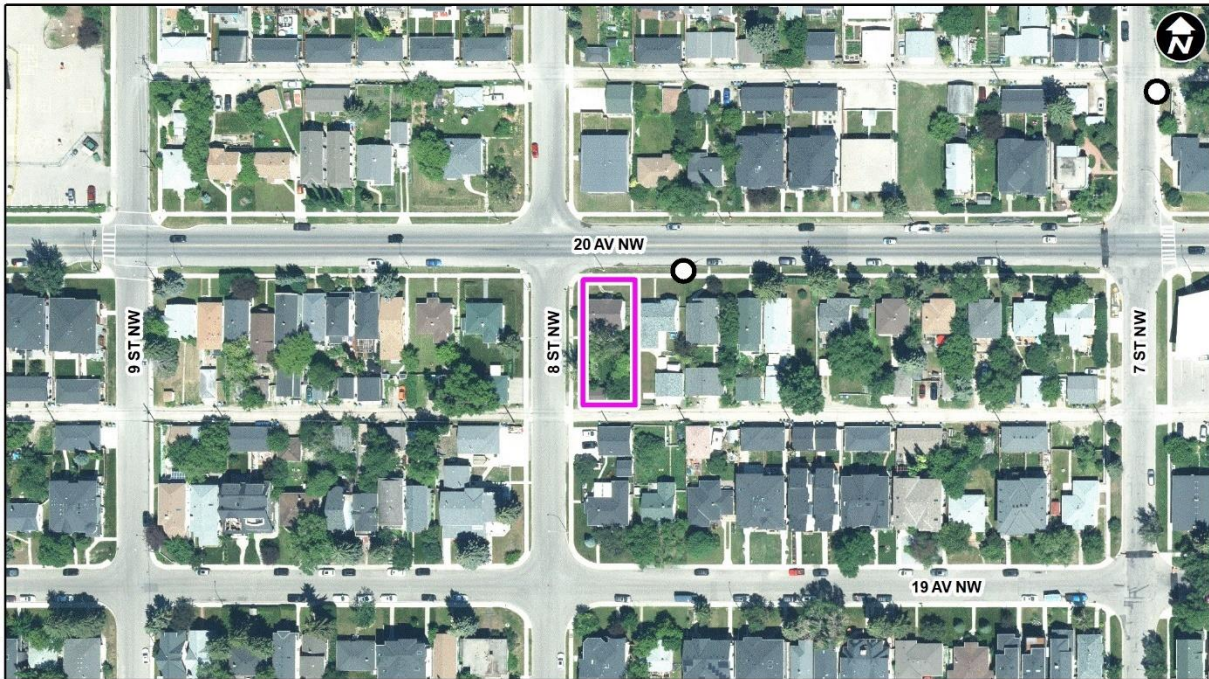
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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 Housing – Grade Oriented (H-GO) District accommodates grade-oriented developments in a range of housing forms where dwelling units may be attached or stacked within shared building or cluster of buildings that also include secondary suites.

The H-GO District also provides rules for:

- a minimum side separation of 3.0 metres between a residential building and a side property line where the building extends beyond the back of the adjacent residential building;
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5; and
- a maximum building height of 12.0 metres.

Section 1386(d) of the Land Use Bylaw 1P2007 provides the location criteria for where the H-GO District may be considered appropriate. The subject site meets the location criteria as it is

within an approved local area plan and is within the Neighbourhood Connector urban form category, as identified on Map 3: Urban Form of the *North Hill Communities Local Area Plan* (LAP). The subject site is consistent with the relevant planning policies for this area.

Development and Site Design

If approved by Council, the rules of the H-GO 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 number and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 20 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.

The area is well served by Calgary Transit, located near transit stops providing regular service. A transit stop for Route 404 (North Hill) is located on 20 Avenue NW, approximately 20 meters (a one-minute walk) from the site. Route 4 (Huntington) and Route 5 (North Haven) are located along 10 Street NW, approximately 300 metres (a five-minute walk) and Route 303 MAX Orange (Brentwood/Saddletown) is approximately 850 metres (a 14-minute walk) from the subject site.

On-street parking along 20 Avenue NW is restricted to 2 hours, Monday to Friday from 7:00 a.m. to 6:00 p.m. On-street residential parking is restricted to permit holders along 8 Street 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 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 deliver small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the rules of the H-GO District allow for development forms that are ground-oriented 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 Connector urban form category as identified in Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for residentially oriented development along higher activity residential streets and areas that surround major parks, open space and recreational facilities. Neighbourhood Connector areas support a higher frequency of street-oriented units, with higher density when located near commercial and transit station areas. The site is also identified as Low-Modified on Map 4: Building Scale of the LAP which allows for development up to four storeys.

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