

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant on 19 Avenue NW. The site is approximately 0.06 hectares (0.14 acres), with a frontage of approximately 15 metres and a lot depth of approximately 36 metres. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding developments consist primarily of a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District with nearby properties designated as Residential – Grade-Oriented Infill (R-CG) District. Several commercial developments are located north of the subject site and are designated Commercial – Neighbourhood 1 (C-N1) District and Commercial Neighbourhood 2 (C-N2) District.

The subject site is located approximately 350 metres (a six-minute walk) from 16 Avenue NW, which is identified by the *Municipal Development Plan* (MDP) as an Urban Main Street. Restaurants and other commercial services are located nearby along 4 Street NW and 16 Avenue NW. North Hill Shopping Centre is the nearest Community Activity Centre (CAC) and is located 1.4 kilometres (a 19-minute walk) to the southwest. The Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts (AUArts) are located approximately 450 metres (an eight-minute walk) to the south of the site. The subject site is also located within a 350 metre radius (a 10 minute walk) of Mount Pleasant Park, Confederation Park and King George School, a French Immersion Calgary Board of Education elementary school.

Community Peak Population Table

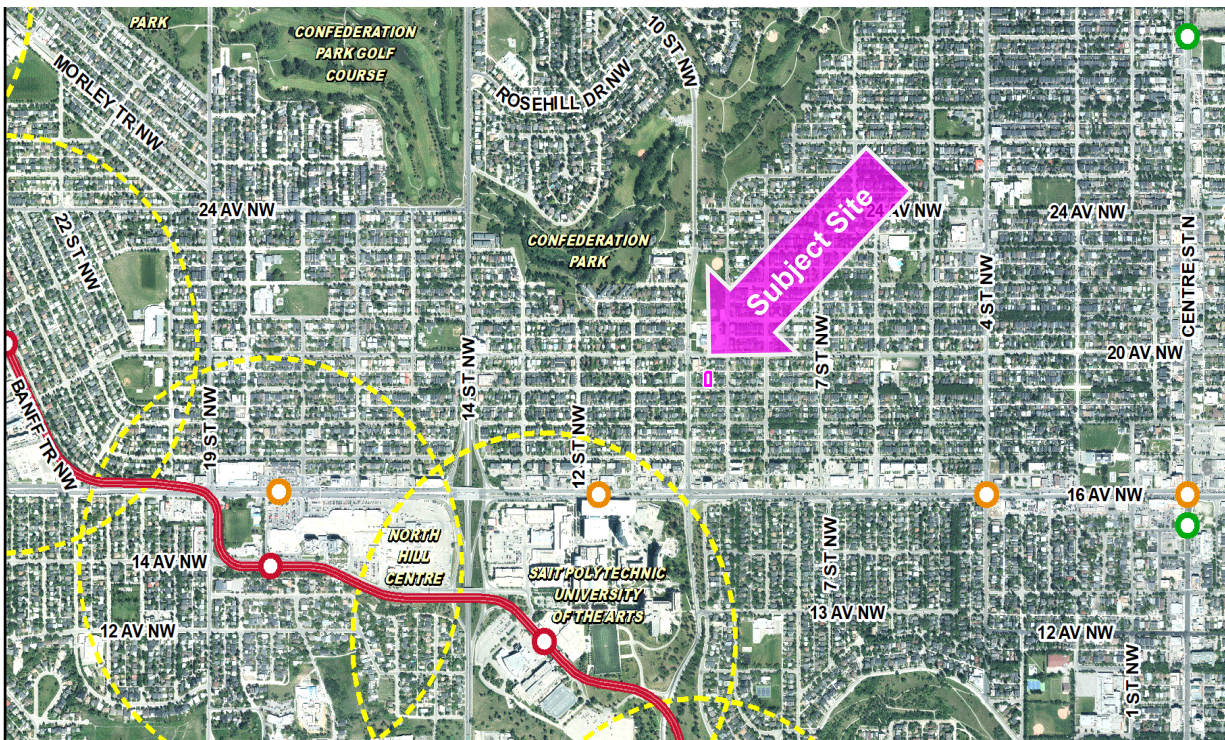
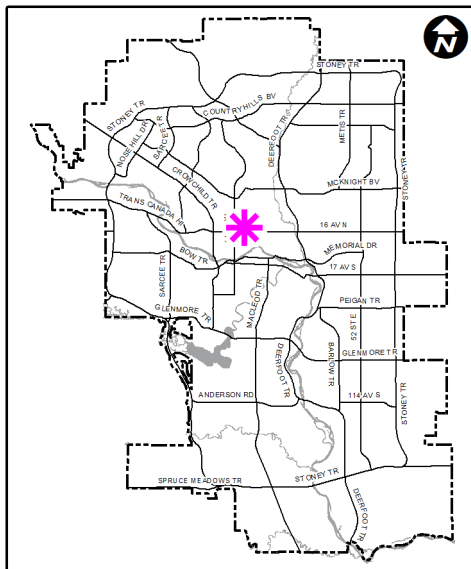
As identified below, the community of Mount Pleasant reached its peak population in 2018.

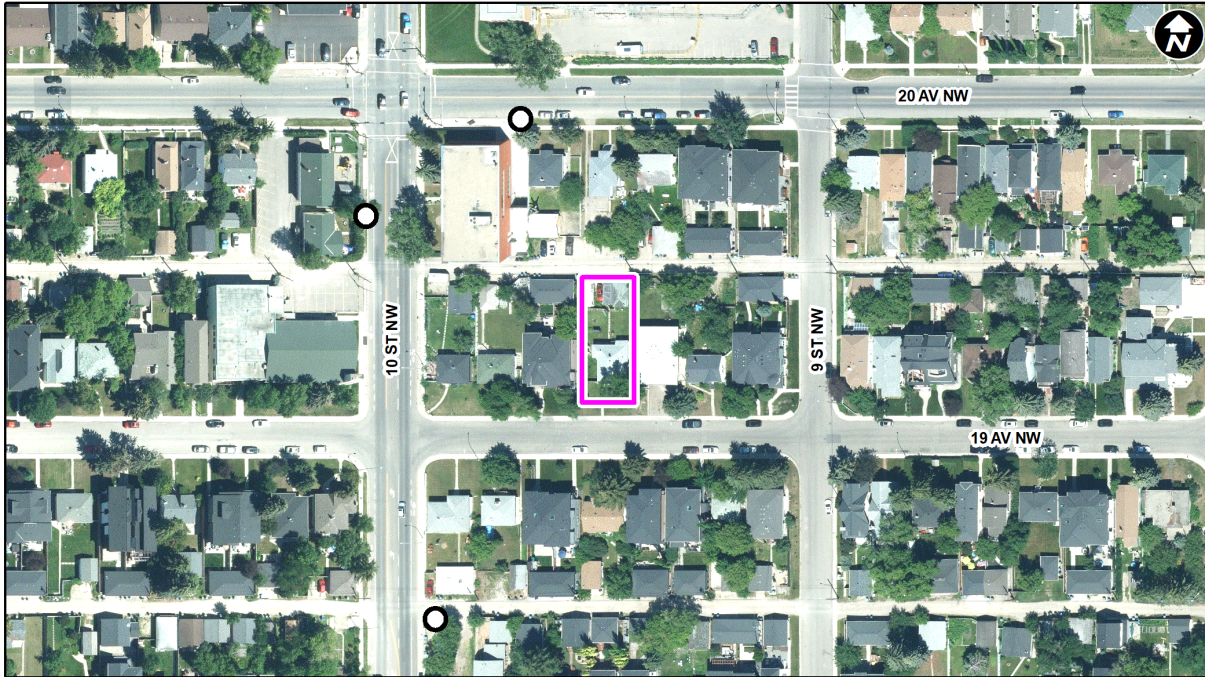
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.87%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Mount Pleasant Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a low-density residential designation applied to developed areas that 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 is a low-density residential designation that is applied to developed areas that allows for a range of 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. This would allow up to four dwelling units based on the parcel area of the subject site.

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 the 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. 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 and secondary suites;
- access and parking provisions; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 19 Avenue NW and 10 and 9 Street NW. The existing on-street bikeway is located on 10 Street NW as indicated in the Always Available for All Ages and Abilities (5A) Network.

The subject site is located approximately 350 metres (a six-minute walk) from the 16 Avenue North Urban Main Street where westbound bus stops are located including Route 303 (MAX Orange Brentwood/Saddletowne), Route 19 (16 Avenue North) and Route 91 (Foothills Medical Centre). The Red Line LRT runs under 16 Avenue NW southwest of the site and stops at SAIT/AUArts/Jubilee Station, approximately 1.2 kilometres (a 17-minute walk) to the southwest and at the Lions Park Station, approximately 1.8 kilometre (a 25-minute walk) to the west.

All future vehicle access for the proposed development will only be permitted from the adjacent lane and will be reviewed in greater detail at the development permit stage. On-street parking is available on 19 Avenue NW.

A Transportation Impact Assessment (TIA) and parking study were not required as a part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for 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 lane 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 on Map 1: Urban Structure of 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, and deliver small and incremental benefits to climate resilience.

The proposal is in keeping with the relevant MDP policies. The application complies with relevant land use policies that recognize the predominately low-density residential nature of the community and support moderate intensification in a form that respects the scale and character of the neighbourhood.

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 – 2022)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for future development of up to three storeys. The LAP anticipates primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas. The Limited building scale policies within the Neighbourhood Local category note that building forms should be designed to complement surrounding context and consider impacts of massing, lot conversation and setbacks.

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