

Background and Planning Evaluation

Background and Site Context

The subject site includes two adjacent parcels located in the northwest community of Mount Pleasant at the corner of 10 Street NW and 19 Avenue NW. Together, the parcels are approximately 0.11 hectares (0.28 acres) in size and are approximately 30 metres wide and 36 metres deep. The parcels are currently developed with single detached dwellings and detached garages, with vehicle access 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. Multiple commercial developments are located north of the subject site.

The subject site is approximately 300 metres (a five-minute walk) from the 16 Avenue N Urban Main Street. Restaurants and other commercial services are located nearby along 4 Street NW and 16 Avenue NW. Other services and amenities include the North Hill Shopping Centre located 1 kilometre (a 17-minute walk) to the southwest and the Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) located approximately 450 metres (an eight-minute walk) to the south of the subject site. Multiple parks are within a 12-minute walk of the site including Mount Pleasant Park and Confederation Park. King George School, a French immersion Calgary Board of Education elementary school is located 140 metres (a two-minute walk) north of the subject site.

Community Peak Population Table

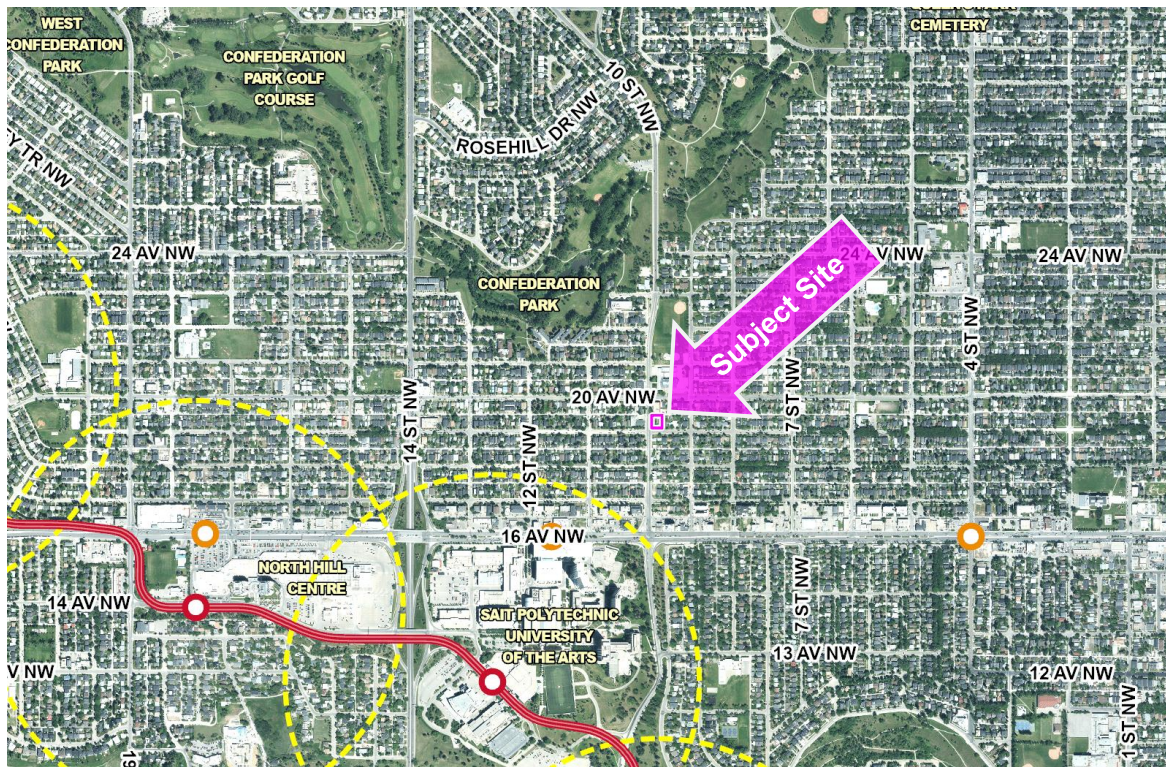
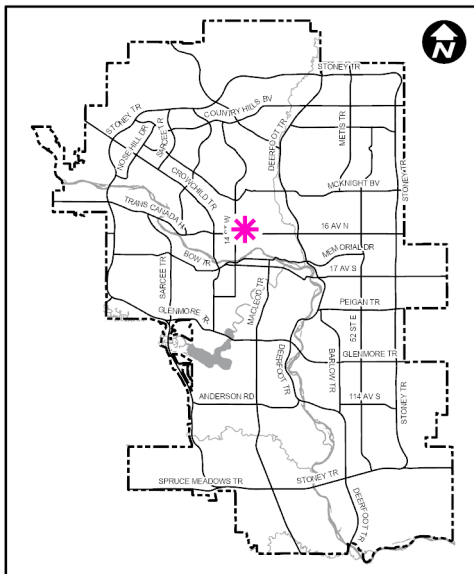
As identified below, the community of Mount Pleasant reached its peak population in 2018.

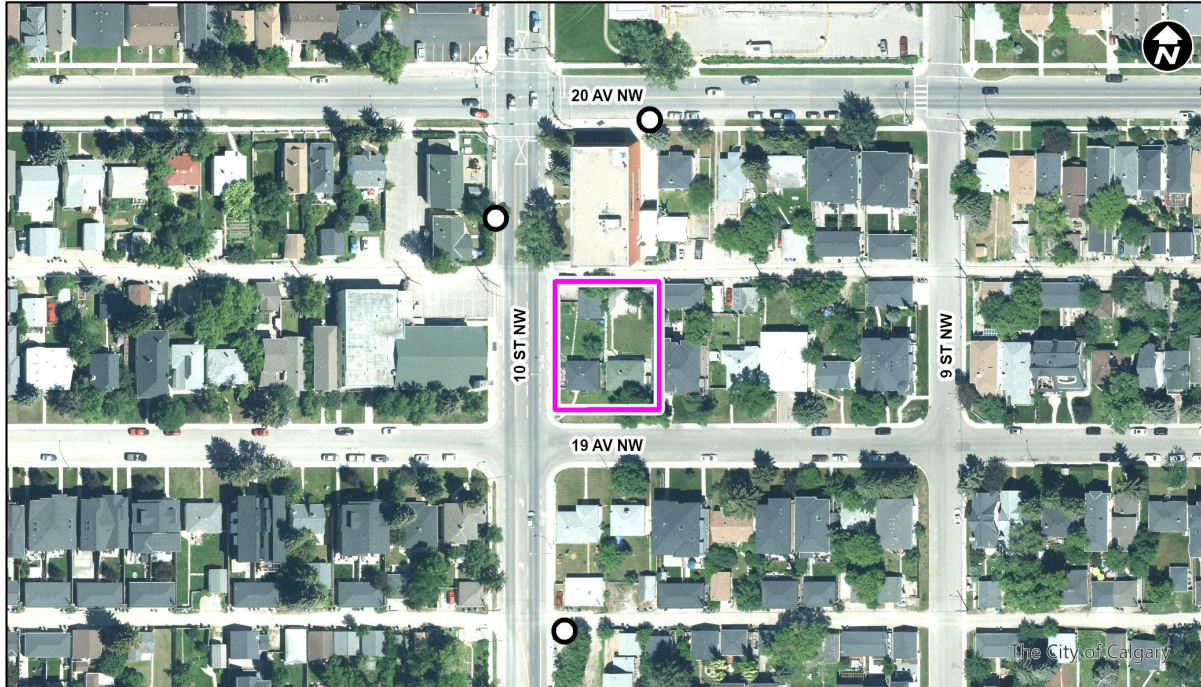
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	1.87%

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 site consists of two adjoining parcels. The existing land use on the west portion of the site is the R-C2 District. The 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 existing land use on the east portion of the site is the R-CG District. The R-CG District is a low-density residential designation that is applied to developed areas. It 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.

The proposed H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse and stacked townhouse units. There is no maximum density regulated under the H-GO District; rather, development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at the front of the parcel and a residential building at the rear of the parcel to ensure functional courtyard amenity space;

- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Only the parcels that meet the site selection criteria located in the purpose statement of the H-GO district in Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that have an approved Local Area Plan, the H-GO District is only intended to be applied to parcels that are part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Category.

The subject site is appropriate for the proposed H-GO District as it is located within the Neighborhood Flex Urban Form Category as outlined in the *North Hill Communities Local Area Plan*.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District would provide guidance for the ongoing redevelopment of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas;
- creating an active and inviting interface with 10 Street NW while implementing the public realm setback requirement of Land Use Bylaw 1P2007; and
- providing appropriate waste and recycling storage.

Transportation

Pedestrian access to the site is available from existing sidewalks along 19 Avenue NW and 10 Street NW. There is also bicycle access to an existing On-Street Bikeway along 10 Street NW. This infrastructure is part of the Always Available for All Ages and Abilities (5A) Network.

The subject site is approximately 300 metres (a five-minute walk) from the 16 Avenue North Urban Main Street where bus stops are located for routes including: Route 303 (MAX Orange Brentwood/Saddletowne), Route 19 (16 Avenue North) and Route 91 (Foothills Medical Centre). The Red Line LRT stop at SAIT/AUArts/Jubilee Station, approximately 1.2 kilometres (a 17-minute walk) to the southwest.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Further details for servicing and waste collection facilities are being reviewed through the development permit.

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 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.

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 – 2022)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Flex areas are characterized by a mix of residential and commercial uses. The Low building scale policies within the Neighbourhood Flex category note that building forms should be designed to reduce the impacts of wind, provide sunlight access to streets and open spaces, and use variation in building height and material to reduce the perceived massing of larger buildings. The proposed land use amendment is in alignment with applicable policies of the LAP.