

Planning & Development Report to
Calgary Planning Commission
2020 November 05

ISC: UNRESTRICTED
Revised CPC2020-1198

**Land Use Amendment in Mount Pleasant (Ward 7) at 615 and 629 - 20 Avenue NW,
LOC2020-0139**

EXECUTIVE SUMMARY

This housekeeping application was initiated by The City of Calgary on 2020 September 24. This application proposes to change the designation of the two properties from Residential – Contextual One / Two Dwelling ([R-C2](#)) District to Special Purpose – School, Park and Community Reserve ([S-SPR](#)) District. The intent is to align the site’s land use designation with the site’s use as a community park and fenced off-leash dog park in the community of Mount Pleasant.

The proposal is in keeping with the *Municipal Development Plan* and *North Hill Area Redevelopment Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.33 hectares ± (0.81 acres ±) located at 615 and 629 - 20 Avenue NW (Plan 2934O, Block 19, lots 26 to 37) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – School, Park, and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 05:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed land use redesignation of 0.33 hectares ± (0.81 acres ±) located at 615 and 629 - 20 Avenue NW (Plan 2934O, Block 19, lots 26 to 37) from Residential – Contextual One / Two Dwelling (R-C2) District to Special Purpose – School, Park, and Community Reserve (S-SPR) District; and
2. Give three readings to **Proposed Bylaw 165D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

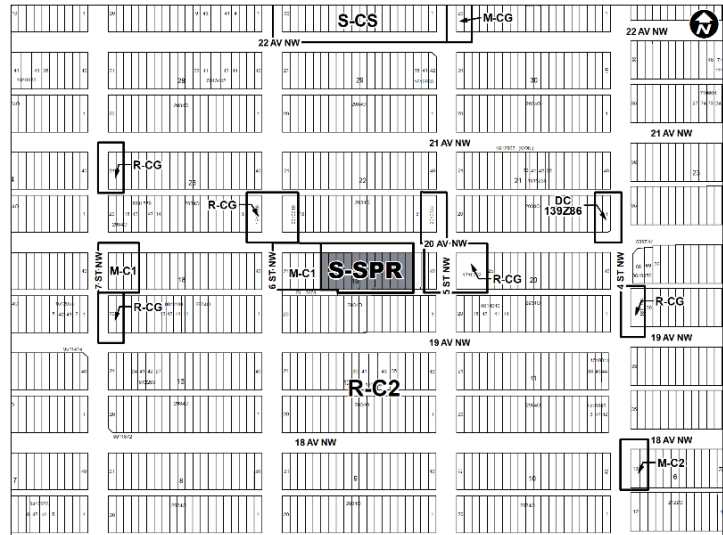
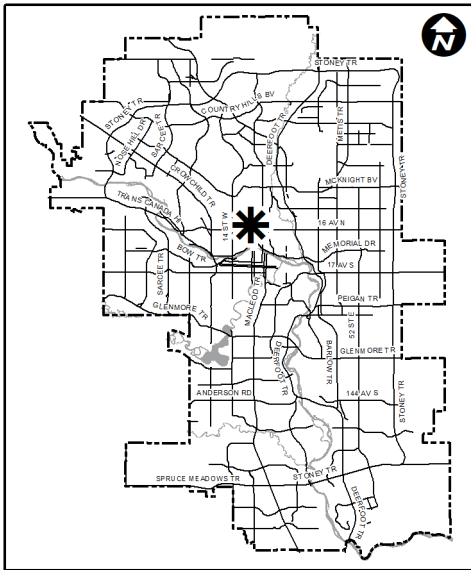
This application was initiated by The City of Calgary on 2020 September 24. As documented in the Applicant Submission (Attachment 1), Calgary Parks has spent considerable time working with the community to turn this portion of the former St. Joseph School site into the newly named St. Joseph Park. The amendment is a housekeeping amendment to reflect the site’s use as a community park and fenced off-leash park, with upgrades completed this summer.

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2020 November 05

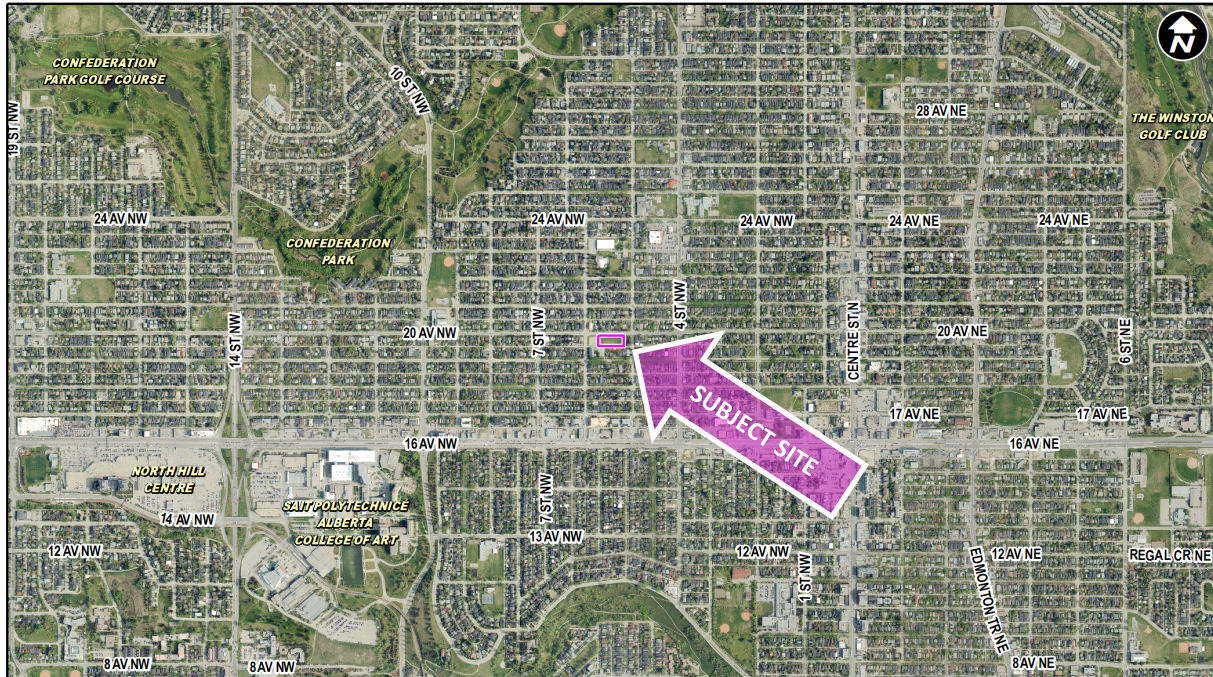
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Location Maps



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Site Context

The subject parcels are located in the community of Mount Pleasant on 20 Avenue NW east of 6 Street NW. The 0.33 hectare (0.81 acre) site is currently developed with a fenced off-leash dog park and a community park. To the west of this site is a recently designated Multi-Residential – Contextual Low Profile (M-C1) District site. Currently undeveloped, Calgary Housing is in the process of developing city-owned and operated non-market housing on the site. That site was redesignated in 2019 (LOC2020-0270). No development permit application has been submitted. To the north, east and south are lands designated Residential – Contextual One / Two ([R-C2](#)) District and developed with either single detached or semi-detached dwellings.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is a housekeeping amendment to reflect the site officially becoming a formalized City park space in Mount Pleasant.

Land Use

The existing Residential – Contextual One / Two Dwelling ([R-C2](#)) District is a low-density residential designation in developed areas that is primarily for development of single or semi-detached dwellings.

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The proposed Special Purpose – School, Park and Community Reserve ([S-SPR](#)) District is intended for schools, parks, open spaces and recreation facilities.

Development and Site Design

Calgary Parks has engaged with the community on the park design. Named after the former St. Joseph school, the site has been developed with a fenced, public off-leash dog park and a community park space.

Environmental Site Considerations

There are no environmental concerns associated with this proposal.

Transportation

No changes to the access to the site will occur as a result of this application. The primary users of this park are expected to live within walking distance to the park space. Therefore no on-site parking was deemed to be required. Unrestricted, on-street parking is available along both sides of 20 Avenue NW. Transit stops are located approximately 290 metres northeast of the site on 4 Street NW.

A Transportation Impact Assessment was not required in support of this application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No concerns were received regarding this application. **The Mount Pleasant Community Association responded in support and their letter is included as Attachment 2.** Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, 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). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage a more compact urban form (Section 2.2). In doing so, Policy 2.2.4.b.vi encourages provision of public spaces, parks and recreation facilities that provide access to nature, cultural events and social gathering areas, and support sports, relaxation and outdoor activities.

Climate Resiliency Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application provides rejuvenated open space to allow citizens to have another active living opportunity within the community.

North Hill Area Redevelopment Plan (Statutory – 2000)

The local area plan for the subject parcels identifies this site for “Park, Community Facility or School”. No amendment to the [North Hill Area Redevelopment Plan](#) is required for approval of this application.

North Hill Communities Local Area Plan (Draft)

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposal is in alignment with the draft local area plan.

Social, Environmental, Economic (External)

The subject parcels are within the Mount Pleasant community, which is experiencing a steady amount of growth and redevelopment. By formalizing this park space for an off-leash dog park and community space, it provides more opportunities for residents to have a local open space to enjoy outside activities.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*. The proposed S-SPR District is appropriate for public parks and will provide assurance to the community that no future development for private uses can be contemplated without first amending the Land Use Bylaw.

ATTACHMENT

1. Applicant's Submission
2. **Community Association Letter**
3. **Proposed Bylaw 165D2020**
4. **Public Submissions**