

Background and Planning Evaluation

Background and Site Context

The subject site is located on the east side of 4 Street NW between 31 Avenue NW and 32 Avenue NW, and is approximately 0.73 hectares (1.81 acres) in size. The west portion of the site fronting 4 Street NW is currently developed with a single-storey funeral home approximately 1,710 square metres in size. The east portion of the site contains a paved parking lot that is used as a vehicle staging area for funeral processions.

Surrounding development is a mix of commercial, residential, institutional and open space uses. Commercial uses are found directly to the south along the 4 Street NW Neighbourhood Main Street. Residential uses are located to the north, east and south throughout the interior of the adjacent neighbourhoods. Queen's Park Cemetery is located to the west across 4 Street NW which ties into the east end of Confederation Park.

Community Peak Population Table

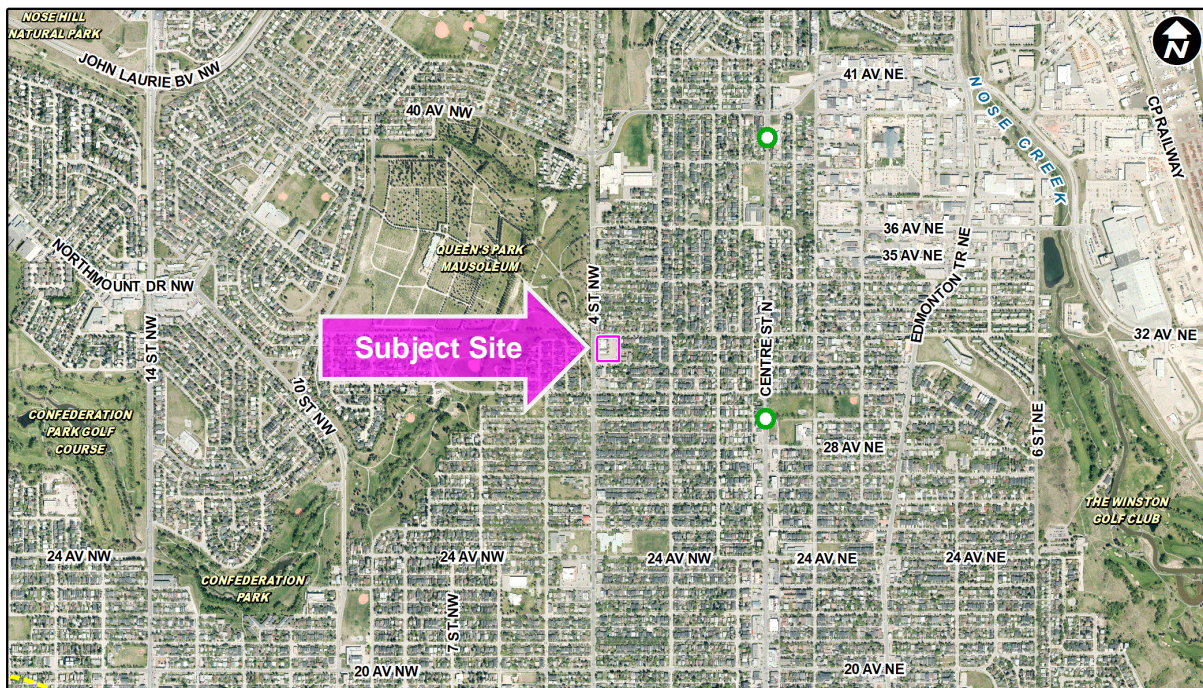
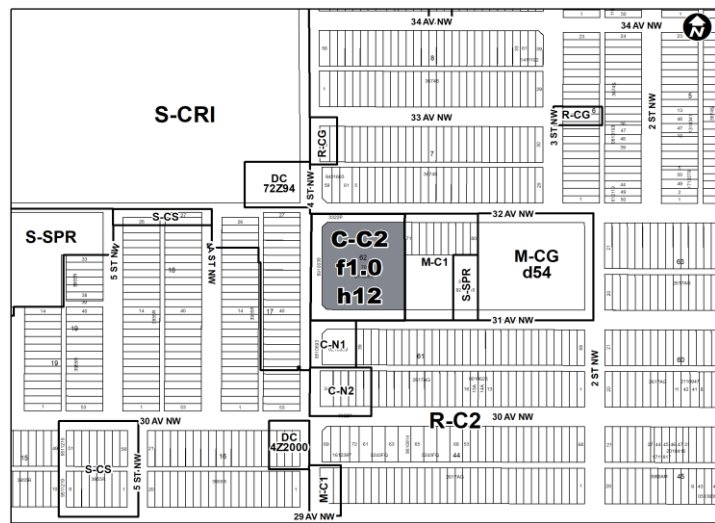
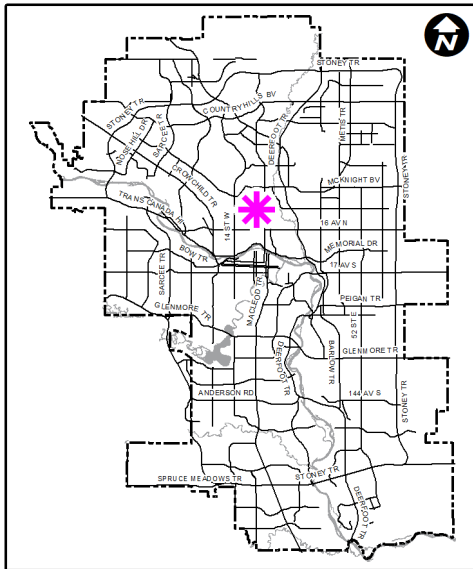
As identified below, the community of Mount Pleasant reached its peak population in 2018.

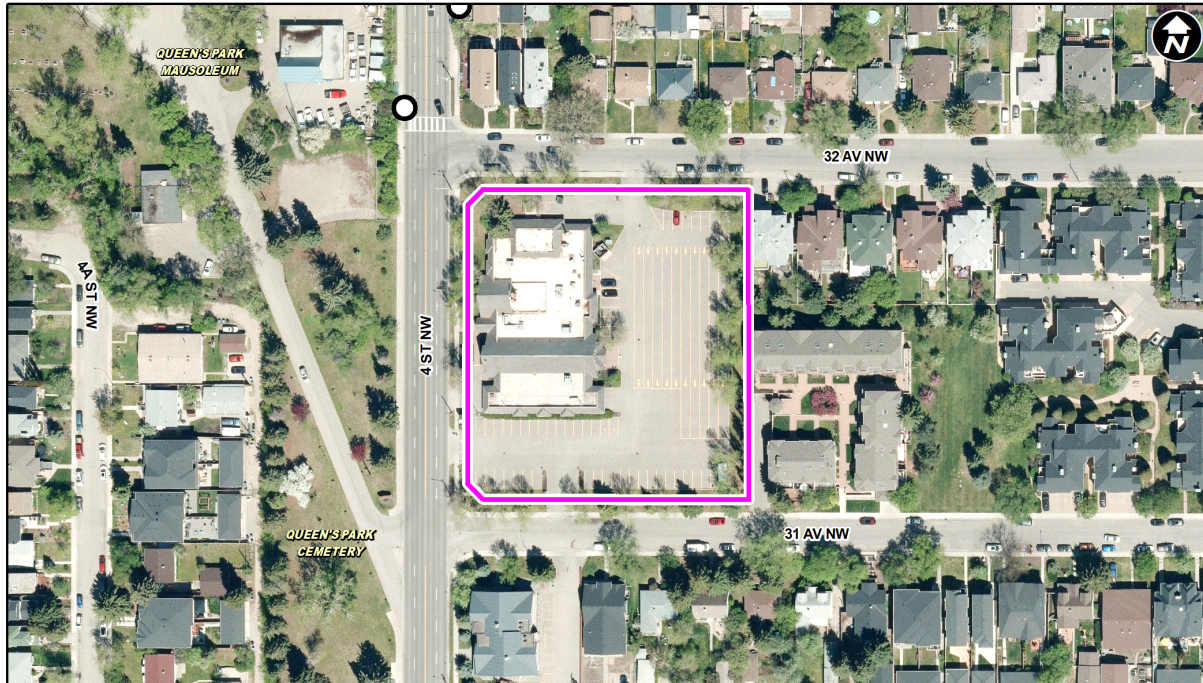
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-0.56%

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 planning evaluation sought to balance the applicant's intent to develop an outdoor pavilion with the long-term vision for the site as per the *North Hill Communities Local Area Plan (LAP)*.

The existing DC District ([35Z90](#)) is intended to accommodate the funeral home which currently operates on the site. The existing DC District also requires that development on the site be contained within the building that existed when the DC District was approved on 1990 April 09.

The proposed Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District is generally intended to encompass large commercial developments on the boundary of several communities, with a range of development uses, sizes and types. Buildings should be appropriately scaled to the surrounding low-density residential context and should be located on parcels with a minimum size of 3.2 hectares; however, smaller sites may still be deemed acceptable.

Multiple districts were considered to determine the most appropriate district for the site. In addition to the C-C2 District, others which list Funeral Home as an allowed use include: Commercial – Corridor 2 (C-COR2), Commercial – Corridor 3 (C-COR3), Commercial – Regional 2 (C-R2), and Commercial – Regional 3 (C-R3). Of these districts, none were found to be more appropriate for the site given its context, the applicant's intent, the development regulations within the district, and the land use vision of the LAP.

The use of a DC District was also considered. It was deemed that the proposed development of an outdoor pavilion did not meet the test of Section 20 of the LUB where DC Districts be used only to address a site's unique characteristics, unusual constraints or to implement innovative ideas.

Specific development regulations including setbacks, height, floor area ratio and listed uses within the C-C2 District were also reviewed and it was determined that they were aligned with the existing development to support the ongoing use of the funeral home use on the site.

Development and Site Design

If approved by Council, the rules of the C-C2 District and the policies of the LAP will provide guidance for the future and ongoing development of the site. The C-C2 District regulations support the owner's immediate intention to develop an outdoor pavilion accessory to the existing funeral home.

The proposed C-C2 District regulations provide guidance for the site's potential future redevelopment as a commercial or mixed-use site. The land use amendment would allow a maximum floor area ratio (FAR) of 1.0 with a maximum building height of 12 metres. This would provide for approximately 7,340 square metres (79,000 square feet) of developable area. These development standards support a moderate intensity of use on the site which is appropriate for the context but does not reach the maximum development potential of the site under the LAP. The C-C2 District also provides opportunities for residential uses to be developed as part of a mixed-use development by providing opportunities for dwelling units and live-work units above the ground floor.

The LAP also includes policy direction intended to support the development of a high-quality pedestrian environment and provide a sensitive transition to the adjacent residential areas. To this end, the development of the proposed pavilion is being reviewed to provide an appropriate interface with 32 Avenue NW and the surrounding residential community that balances activating the street with the intended use of the pavilion.

Transportation

The [Calgary Transportation Plan](#) (CTP) identifies 4 Street NW as a Neighbourhood Boulevard within the Neighbourhood Main Street structure outlined in the MDP. Transit stops for the Route 2 (Mount Pleasant/Killarney 17 Av S) are located approximately 75 metres north (a one-minute walk) along 4 Street NW directly north of 32 Avenue NW. Map 1 of the CTP identifies 4 Street NW and 32 Avenue NW as on-street bikeways, although appropriate infrastructure upgrades are not currently planned or funded.

A Transportation Impact Assessment was not required for this proposal. Vehicular access and parking is important to the current use of the site, as modern funeral processions often take the form of vehicle processions. Vehicular access to the site is provided in three locations, directly from 4 Street NW, from 31 Avenue NW and from 32 Avenue NW. The parking area to the east is generally screened from adjacent roadways and residential areas by street trees and fencing.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Servicing arrangements for future site development shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Water, sanitary sewer and storm sewer are available to service site redevelopment.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is indicated as a Neighbourhood Main Street as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP).

Policy in the MDP directs that Neighbourhood Main Streets should develop over time to a minimum intensity of 100 people and jobs per hectare. They are also to be pedestrian- and transit- oriented, and typically feature street-oriented, at-grade commercial uses to activate the street. Auto-oriented uses are discouraged and a sensitive transition between the main street and adjacent residential areas should be provided.

The MDP provides policy direction to ensure that a well-designed and inviting public realm is realized through consideration of elements such as human-scaled environments, solar exposure, street trees and landscaping.

The proposal aligns with policy direction put forth in the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align redevelopment of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

North Hills Community Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Flex with a Low scale in the [North Hill Communities Local Area Plan](#) (LAP). The Neighbourhood Flex Urban Form category identifies more commercially-oriented areas of the North Hill Communities. The LAP states that Neighbourhood Flex Urban Form is intended for areas that could support either higher intensity commercial or residential redevelopments. Regardless of the uses at-grade, new developments are oriented to the street, provide opportunities for activating the public realm and create a continuous street wall.

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