

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mount Pleasant on the southwest corner of 22 Avenue NW and 4 Street NW. The site is approximately 0.11 hectares (0.27 acres) in size, with dimensions of approximately 30 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling on each parcel with a detached garage on the 507 parcel. Direct lane access is provided along the south side of the site with the existing garage accessed from the lane for vehicles.

Surrounding development consists of a mix of single, semi-detached, rowhouse and commercial development designated as the Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Commercial – Corridor 2 (C-COR2), Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District. Centre Street Main Street is located 650 metres (an eight-minute walk) to the east and the 16 Avenue NW Main Street is located 650 metres (an eight-minute walk) to the south. The three proximate Main Streets provide the community with commercial, institutional, transit and recreational facilities.

There are four schools in close proximity to the site:

- St. Joseph School (Kindergarten to grade nine);
- École de la Rose sauvage (grades seven to twelve) are both 250 metres (a three-minute walk) to the north;
- Balmoral School (grades five to nine) is 700 metres (a nine-minute walk) to the southeast; and
- King George School (Kindergarten to grade five) is 850 metres to the west.

Recreation facilities that are situated in close proximity to the subject site are the following:

- The Mount Pleasant Community Hall, park, community sportsplex and outdoor pool are located 300 metres (a four-minute walk) to the northwest;
- The North Mount Pleasant Arts Centre is located 500 metres (a six-minute walk) to the northwest; and
- The St. Joseph Off-Leash Dog Park is located 350 metres (a four-minute walk) to the southwest.

Community Peak Population Table

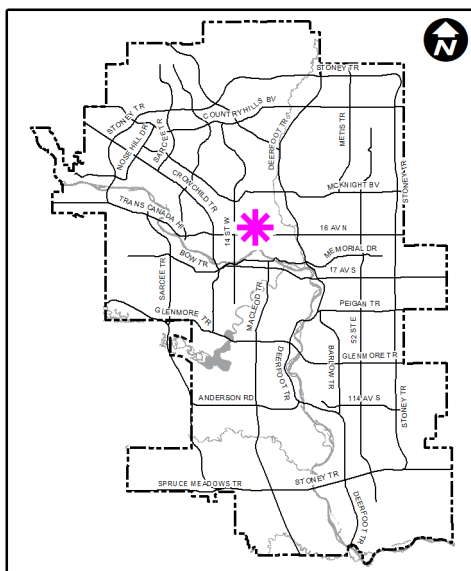
As identified below, the community of Mount Pleasant reached its peak population in 2018, and the population has decreased since then.

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 accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. This district allows for a maximum of two dwellings and a maximum building height of 10 metres.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade oriented development in a range of housing forms and configurations where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides for rules for:

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

This site is appropriate for the proposed H-GO District. In areas that have an approved Local Area Plan, the H-GO District is intended to be designated on parcels identified as Neighbourhood Connector or Neighbourhood Flex land use categories. This site is identified as part of the Neighbourhood Connector area within the *North Hill Communities LAP*.

The original application requested a change to a Direct Control (DC) District based on Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council’s approval of the H-GO District on 2022 October 5, the application was changed to seek the H-GO District. Other ground-oriented districts (including the M-CG and R-CG Districts) were considered but it was deemed that the H-GO District was closest to the regulations of the draft DC at the time of conversion. Further, this change did not materially impact the uses proposed on the site or the site plan that was originally contemplated.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District 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 and being located along the 4 Street NW Priority Main Street, additional items that have been considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 22 Avenue NW and 4 Street NW;

- providing space for public realm enhancements within the bylaw setback to meet modern design standards and support an increased quality of pedestrian experience along 4 Street NW;
- providing appropriate waste management pick-up and storage;
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels; and
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas while supporting all back-of-house functions.

Transportation

4 Street NW adjacent to this site is classified as a Neighbourhood Boulevard within the Neighbourhood Main Street structure outlined in the MDP. The *North Hill Communities LAP* policy supports designing the pedestrian mobility network to be accessible, buffered from busy roadways and wide enough to accommodate the anticipated amount of pedestrian activity.

Transit Route 2 (Mount Pleasant/Killarney 17 Av SW) runs along 4 Street NW with stops for both north and south-bound travel 70 metres (a one-minute walk) to the north. Route 19 (16 Ave N) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops 650 metres (a nine-minute walk) to the south on 16 Avenue NW, providing both east and west-bound travel. Route 3 (Sandstone/Elbow Drive SW) has stops 650 metres (an eight-minute walk) to the east on Centre Street N, providing both north and south-bound travel.

Street parking adjacent to the site is unrestricted on 22 Avenue NW. There is no street parking allowed on 4 Street NW.

The H-GO district includes specific requirements to provide a range of mobility options for residents, including either alternate mobility storage or secure bicycle parking for any units that do not include a dedicated parking stall.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan (DSSP) processes.

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.

Growth Plan (2012)

The 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 proposed application complies with relevant land use policies that recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature 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](#). There are opportunities for working towards these objectives through the Development Permit process.

North Hill Communities Local Area Plan (2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to 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 Low building scale policies within the Neighbourhood Connector category notes 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 policy of the LAP.