

Background and Planning Evaluation

Background and Site Context

The subject site is in the northwest community of Mount Pleasant, along the south side of 17 Avenue NW, west of 4 Street NW. The subject site is comprised of two parcels, that together are approximately 0.11 hectares (0.27 acres) in size and approximately 30 metres wide by 37 metres deep. Each of these mid-block parcels was developed with a single detached dwelling. Parking is available to the parcels off the rear lane in a single detached garage located on each property.

Parcels on the south side of 17 Avenue NW are designated as M-C2 and parcels on the north side of 17 Avenue NW are designated as Residential – Contextual One / Two Dwelling (R-C2) District. A mix of low density residential buildings and multi-residential buildings have been developed along 17 Avenue NW near the site. The parcels adjacent to the west are currently undeveloped and are being used as parking for a pub located across the alley facing 16 Avenue NW. A variety of commercial businesses, services and amenities are located in the community nearby. Saint Joseph Park, an off-leash dog park, is located about 450 metres (six-minute walk) to the north. Balmoral School is located 550 metres (seven-minute walk) to the east. Restaurants, retail options, and transit stops are located along 16 Avenue NW.

Community Peak Population Table

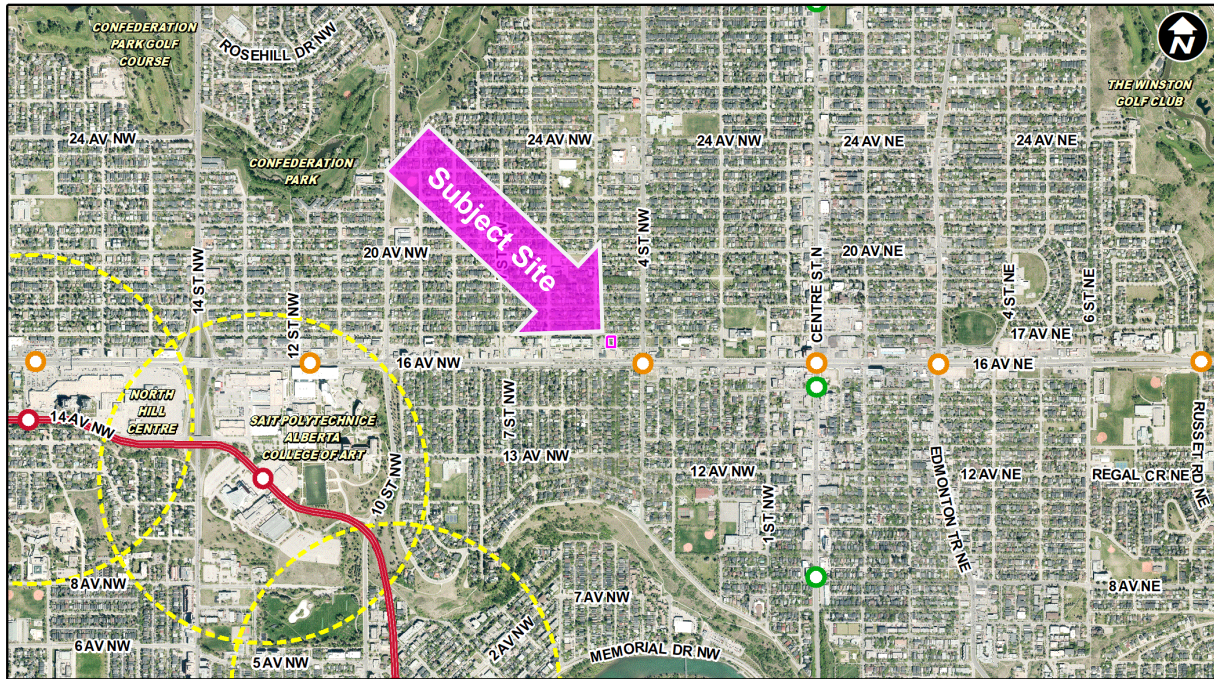
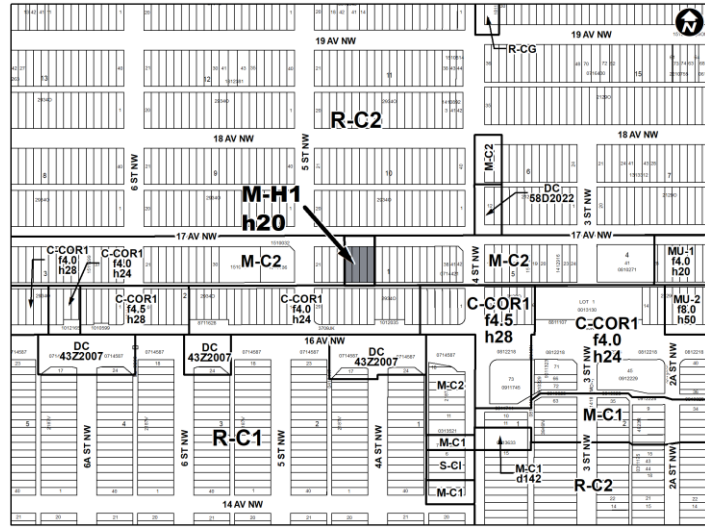
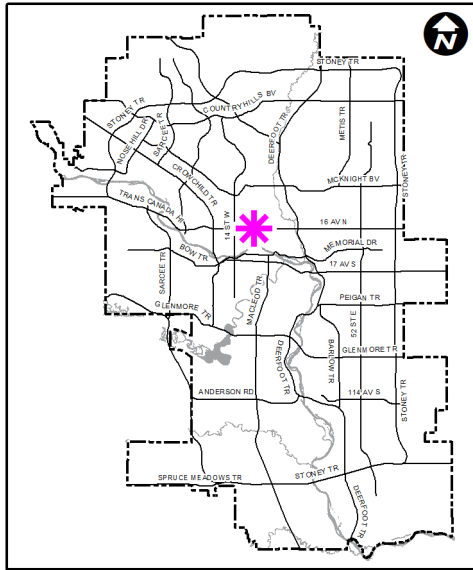
As identified below, the community of Mount Pleasant reached its peak population in 2018.

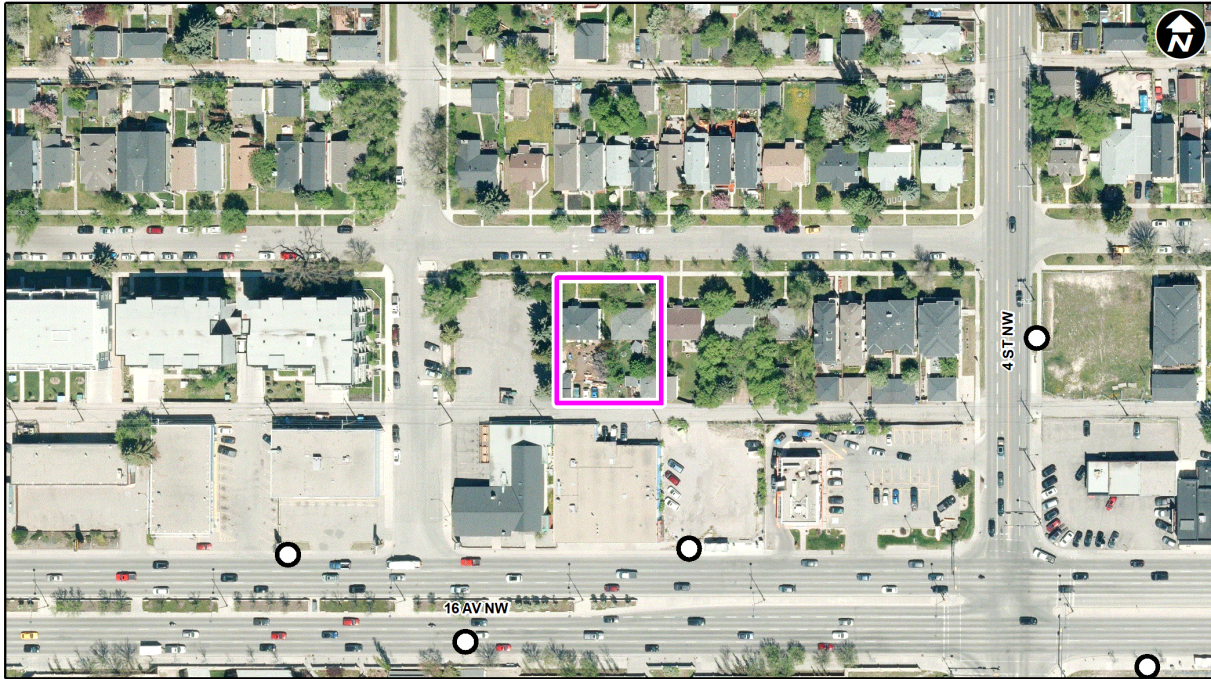
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	- 112
Difference in Population (Percent)	- 1.9%

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 M-C2 District is a multi-residential designation in the developed area that allows for higher numbers of dwelling units with higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum building height of 16 metres, approximately five storeys, and a maximum floor area ratio of 2.5.

The application originally proposed the Mixed Use – General (MU-1f4.0h20) District, which is intended to be located on commercial streets and may support a mix of commercial and residential uses on the ground floor. 17 Avenue NW is not a commercial street at this location, and the site does not meet the location criteria within the purpose statement of the district. This proposal would have allowed for a maximum building height of 20 metres (six storeys) and a maximum floor area ratio of 4.0 (4,400 square metres). The district also contains a large variety of permitted commercial uses, which are not in alignment with the LAP. Administration worked with the applicant to revise the application to the M-H1h20 District to allow for alignment with the LAP.

The proposed M-H1h20 District enables the development of low-rise multi-residential buildings. The M-H1 District is typically located near transportation corridors and nodes, such as 16 Avenue NW. The proposal includes a height modifier of 20 metres which allows for a maximum of 6 storeys. Since no floor-area ratio modifier is proposed, the district allows for a maximum floor-area ratio of 4.0 (4,400 square metres). District rules require buildings over 10 metres tall

to have additional floors above 10 metres step back from the property lines to be further from adjacent lower-density developments, decreasing the overall apparent massing. The district also includes landscaping rules to improve site aesthetics as viewed from nearby parcels. Commercial uses are limited in the district and are discretionary. This allows the Development Authority to refuse uses that are not in alignment with the LAP, which notes these sites should be primarily residential in nature.

Development and Site Design

The rules of the proposed M-H1 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 midblock site, additional items that will be considered through the development permit process include, but are not limited to:

- providing an engaging building design and interface along 17 Avenue NW;
- addressing the interface with the lane, including parkade access;
- ensuring appropriate amenity space for the residents; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 17 Avenue NW. Future direct vehicular access to the parcel is expected to be from the lane, which can be accessed from 5 Street NW or 4 Street NW.

The site is well served by Calgary Transit with stops located on 16 Avenue NW and 4 Street NW. The transit stop on 16 Avenue NW to the south is located about 200 metres away, a three-minute walk, and is serviced by Route 303 (MAX Orange Brentwood), which is a bus rapid transit line, and Route 19 (16 Avenue N). The stop to the east on 4 Street NW is located about 150 metres, a two-minute walk, and is serviced by Route 2 (Killarney / Mount Pleasant). These routes provide service downtown and to both Brentwood station along the Red LRT line to the west and to the Rundle LRT station to the east on the Blue LRT line.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm services are available to service future development of the subject site. A Sanitary Servicing Study in support of this application was reviewed and accepted by Water Resources. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future development permit.

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 (2022)

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 parcel is located within the Residential – Inner City - Established area as identified on Map 1: Urban Structure in 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 delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The site is in close proximity to 16 Avenue NW, which is a Main Street as identified on Map 1. Main Street areas encourage a variety of housing types and a mix of commercial and residential development. The proposal is in keeping with 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 – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local 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, unit structures and forms. The Low building scale typically allows for apartments, stacked townhouses, and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policy of the LAP.