

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Mount Pleasant at the northeast corner of 4 Street NW and 29 Avenue NW. The site is approximately 0.08 hectares (0.19 acres) in size, with dimensions of approximately 21 metres wide and 37 metres long. The site is currently developed with a single detached dwelling and a detached garage accessed from 4 Street NW. Future vehicle access is available from the rear lane along the north side of the site.

Surrounding development consists of a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Two parcels across 4 Street NW on 30 Avenue NW are currently in the process of land use amendment application from existing Direct Control District ([Bylaw 4Z2000](#)) to the H-GO District. There is a strip mall with commercial uses, including a liquor store and a restaurant, located approximately 50 metres to the north of the site, designated as the Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts. A newly constructed rowhouse on a parcel designated as Residential – Grade-Oriented Infill (R-CG) District is about 100 metres to the south.

The subject site is located in close proximity to a number of parks and amenities. Horsy Park is less than 200 metres (a 2-minute walk) to the west; Confederation Park is approximately 800 metres (a 9-minute walk) to the west; North Mount Pleasant Arts Centre is about 250 metres (a 4-minute walk) to the south; and the Mount Pleasant Community Association Centre and the community sportsplex are located approximately 850 metres (a 10-minute walk) to the south. The site is also in walking distance to St. Joseph Elementary Jr High School (a 7-minute walk), Ecole Francophone public Du Nord-Est De Calgary school (a 7-minute walk), and James Fowler High School (9-minute walk).

## Community Peak Population Table

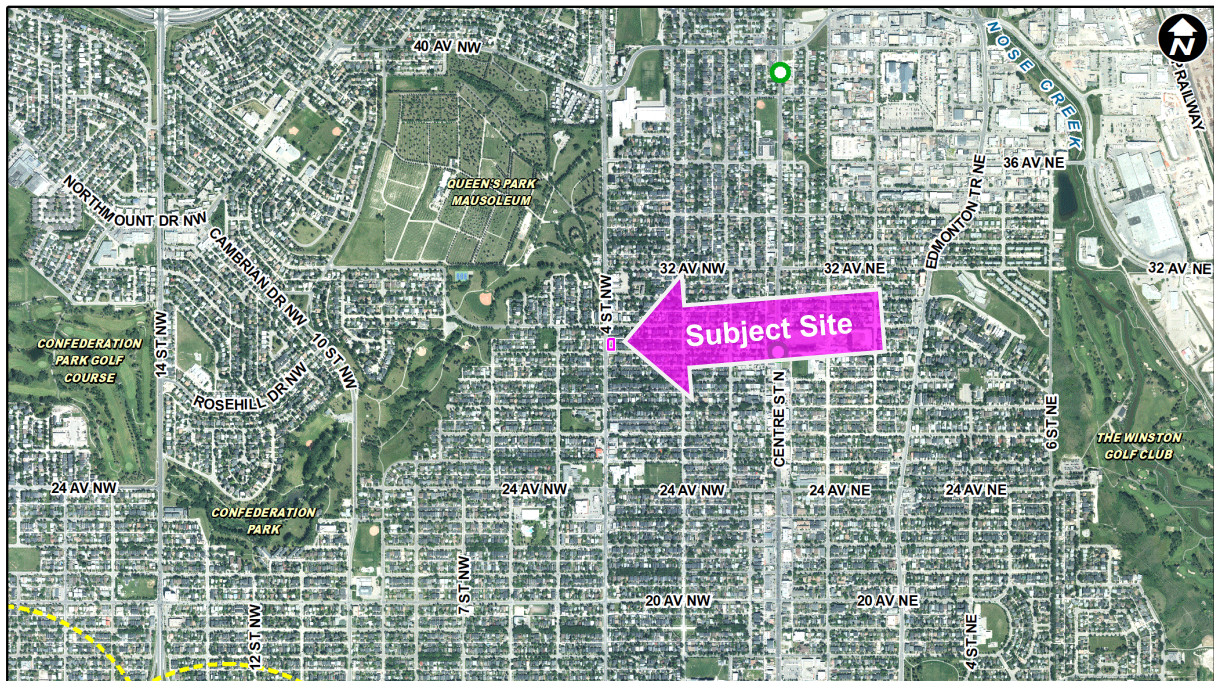
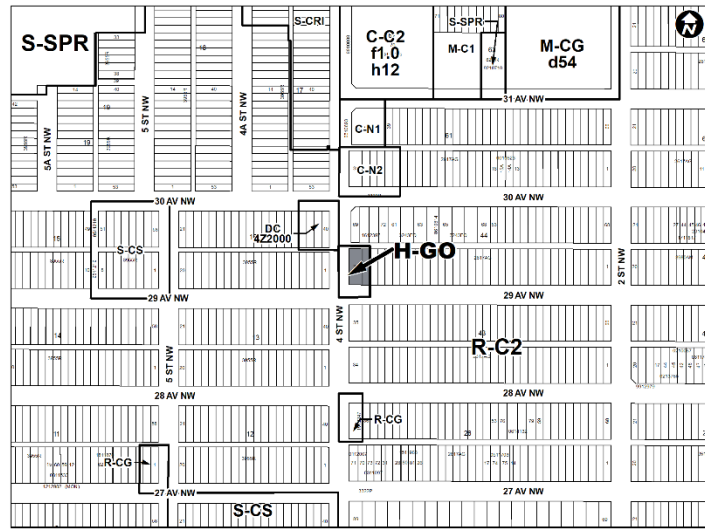
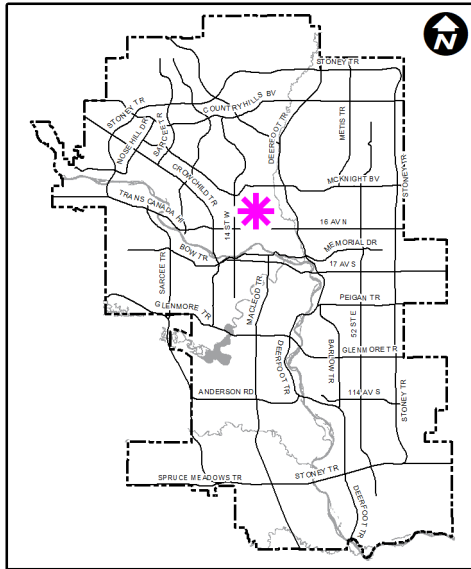
As identified below, the community of Mount Pleasant reached its peak population in 2018.

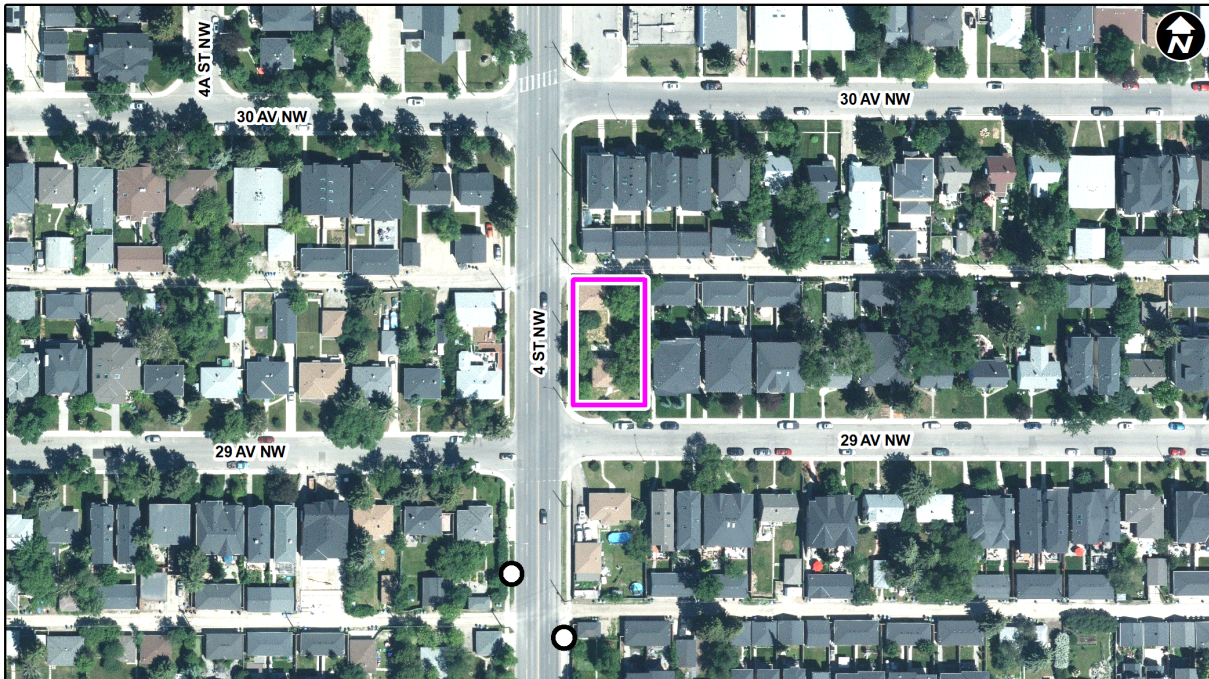
<b>Mount Pleasant</b>	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C1 District accommodates multi-residential developments with higher numbers of dwelling units and traffic generation than low density residential dwellings and lower profile multi-residential land use districts. The M-C1 District allows for a maximum height of 14 metres and a maximum density of 148 units per hectare. Based on the subject site parcel area, this would allow up to eleven dwelling units. The M-C1 District does not require each unit to have individual and direct access at grade, but has specific rules on amenity spaces and requires contextual setbacks.

The proposed H-GO District allows for a diversity of grade-oriented housing in a form and scale that is consistent with low density residential districts. It provides flexible parcel dimensions and building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings. Density in the H-GO District is calculated using maximum Floor Area Ratio (FAR) instead of units per hectare, which allows for flexibility on the possible maximum number of units and their configuration on the parcel. The rules for parcel coverage, setback and height are designed to decrease the massing and shadowing on adjacent parcels. Some distinct rules of H-GO district are highlighted as below:

- all units must provide individual, separate, direct access to grade;

- a maximum FAR of 1.5 which allows for a total developable area of 1,152 square metres (12,400 square feet);
- a maximum height of 12.0 metres;
- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space; 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 district in the Land Use Bylaw 1P2007 have potential to be redesignated to H-GO District. The statement indicates H-GO District is intended to be designated on parcels within Neighbourhood Connector or Neighbourhood Flex Urban Form Categories in areas that have an approved local area plan. The subject parcel is identified as Neighbourhood Connector area in the *North Hill Communities Local Area Plan*, which meets the site selection criteria.

### **Development and Site Design**

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

- the configuration and layout of dwelling units and secondary suites;
- mobility storage requirement if applicable;
- improvements in the public realm setback area;
- building frontage on 4 Street NW and 29 Avenue NW;
- waste management;
- mitigation of shadowing and privacy concern; and
- appropriate design and provision of amenity space.

### **Transportation**

The site is well situated and can take advantage from nearby pathways and cycling facilities. Pedestrian access to the site is available from 29 Avenue NW and 4 Street NW. An existing on-street bike route (signed) is located along 2 Street NW east of the site (approximately 250 metres away) providing a direct connection to downtown. Besides this, there are recommended on-street bikeway priority routes along 4 Street NW immediate to the west and 30 Avenue NW approximately 120 metres to the north of the site.

The area is well serviced by Calgary Transit with local and primary transit location in close proximity. Bus Route 2 (Mount Pleasant/Killarney/17 AV SW) is located within 50 metres (less than 1-minute walk) from the site. Bus Route 3 (Sandstone/Elbow Drive SW), Bus Rapid Transit Routes 300 (BRT Airport/City Centre) and 301 (BRT North) are located approximately 800 metres (a 9-minute walk) away from the parcel. The site is also within 800 metres of the future 28 Avenue NW Green Line LRT station.

Vehicular access to the parcel is currently available from the rear lane and will continue to come from the rear lane for future development.

4 Street NW is a Main Street A 2.134 metre wide public setback is identified along 4 Street NW on both sides. Through the development permit, the public realm setback will be used to

accommodate a wider sidewalk and potential boulevard trees subject to the existing overhead power lines clearance.

The south side of 29 Avenue NW is within the residential parking permit zone “JJ”. Currently there are no parking restrictions along 29 Avenue NW. Parking along 4 Street NW adjacent to the site is not permitted.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water main, sanitary and storm are available and may accommodate future redevelopment on the subject site. Site servicing details and appropriate stormwater management will be detailed and reviewed through the development permit process.

Fire access routes to any proposed rear buildings will be reviewed at the development permit stage.

## **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 [Municipal Development Plan](#) (MDP) identifies the subject site is located within the Inner City Area (Map 1: Urban Structure). The Inner City Area comprises residential communities that were primarily subdivided and developed prior to 1950s. The MDP recognizes the predominately low density residential nature of this area and supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood. The proposed land use amendment aligns with applicable policies in the MDP.

### **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 stage.

### **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 Connector category (Map 3: Urban Form) with a Low scale modifier (Map 4: Building Scale), which allows for up to 6 storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low building scale policies with the

Neighbourhood Connector category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policy of the LAP.