

Background and Planning Evaluation

Background and Site Context

The subject site consists of two contiguous parcels located on the southwest corner of 30 Avenue NW and 4 Street NW in the community of Mount Pleasant. The site has a total area of approximately 0.11 hectares (0.28 acres), with a frontage of approximately 30 metres and a depth of approximately 37 metres. The site is currently developed with two single detached dwellings and two detached rear garages. Site access for both parcels is via the rear lane along the south 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. A land use amendment to Housing - Grade Oriented (H-GO) District for a parcel located across 4 Street NW on 29 Avenue NW was approved 2023 July 25. There is a strip mall with commercial uses, including a liquor store and a restaurant, located approximately 30 metres (less than a one-minute walk) northeast of the site, designated as Commercial – Neighbourhood 1 (C-N1) District and the Commercial – Neighbourhood 2 (C-N2) District. Directly north of the subject is the Our Lady of Peace Catholic Parish Church, designated as R-C2 District.

The subject site is located in close proximity to a number of parks and amenities. Horsy Park is less than 150 metres (2-minute walk) to the west; Confederation Park is approximately 450 metres (six-minute walk) to the west; North Mount Pleasant Arts Centre is approximately 400 metres (five-minute walk) to the south; and the Mount Pleasant Community Association Centre and the community sportsplex are located approximately 850 metres (11-minute walk) to the south. Three school sites are within a 10-minute walk of the site: St. Joseph Elementary Jr High School, Ecole Francophone public Du Nord-Est De Calgary, and James Fowler High School. The subject site is in close proximity to two Main Streets; the 4 Street NW Neighbourhood Main Street runs directly adjacent, and Centre Street N, an Urban Main Street, is located approximately 650 metres (nine-minute walk) east. The Centre Street N Primary Transit Network (PTN) is currently serviced by high frequency bus rapid transit service (BRT).

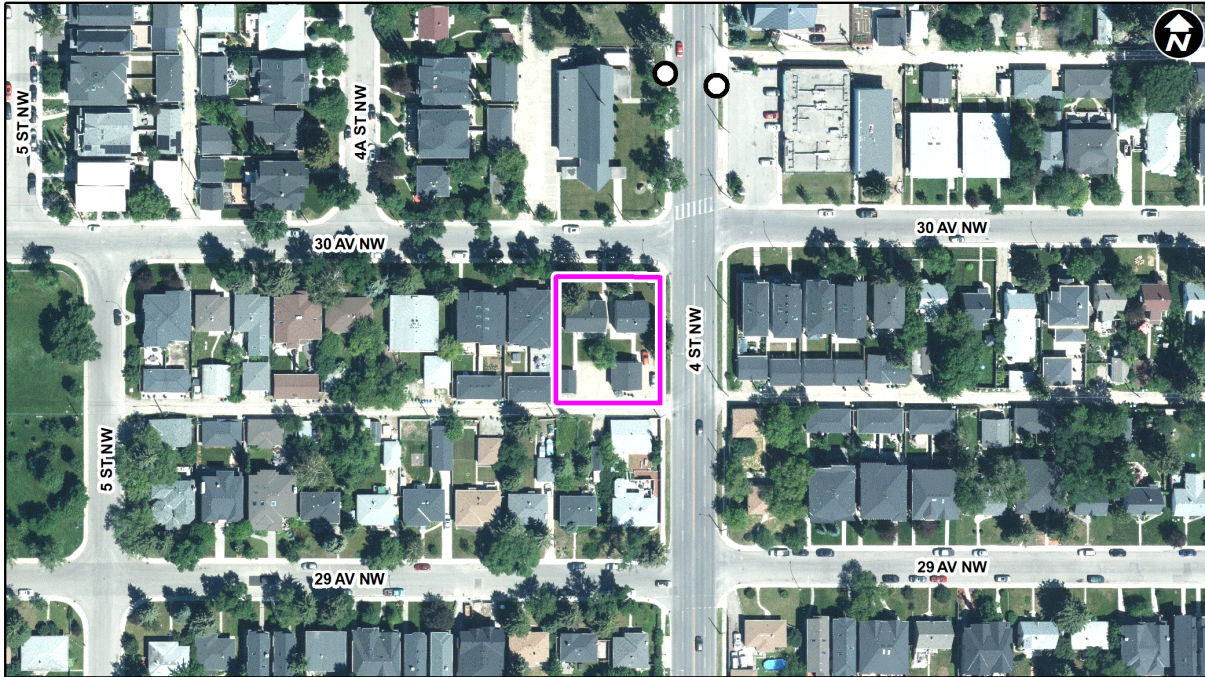
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 4Z2000](#)) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80, and accommodates low density residential development in the form of single-detached, semi-detached and duplex dwellings, with offices listed as an additional discretionary use. This district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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. This allows for flexibility on the possible maximum number of units and their configuration on the parcel. The rules for parcel coverage, building setback and height are designed to decrease the massing and shadowing on adjacent parcels. The H-GO District also includes rules to allow or require:

- 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;

- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of 1,650 square metres (17,760 square feet) on the subject site;
- a maximum building height of 12.0 metres;
- a minimum of 0.5 parking stalls per unit and suite; and
- all units must provide individual, separate, direct access to grade.

Only parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to the H-GO District. In areas that have an approved Local Area Plan, the H-GO District is intended to be designated on parcels identified within the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject parcel falls within the 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:

- building orientation and ensuring an engaging built interface along 30 Avenue NW and 4 Street NW;
- directing all future vehicle access to the rear lane;
- providing appropriate waste & recycling storage for the site;
- supporting public realm enhancements within the 4 Street NW public realm setback area; and
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels.

Transportation

Pedestrian access to the site is available from existing sidewalks on 30 Avenue NW and 4 Street NW. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 2 Street NW, two blocks east of the site. In addition, both 4 Street NW and 30 Avenue NW are recommended on-street bikeway priority routes and future 5A Network, supporting access to and from the site by alternative transportation modes.

Transit stops are available within 50 metres (less than a one-minute walk) on 4 Street NW (Route 2 – Mount Pleasant/Killarney/17 AV SW) or within 900 metres (11-minute walk) on Centre Street N (Route 3 – Sandstone/Elbow DR SW, Route 300 – BRT Airport/City Centre, Route 301 – BRT North, Route 109 – Harvest Hills Express). The site is also within 700 metres (10-minute walk) of the future 28 Avenue NW Green Line LRT station.

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

Street parking adjacent to the site is unrestricted on 30 Avenue NW. There is no street parking allowed on 4 Street NW. There is a 2.134 metre wide public realm setback area identified along both sides of 4 Street NW. Through the development permit, the public realm setback will be used to accommodate a wider sidewalk and potential boulevard trees to enhance the pedestrian experience.

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

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 site is located within the Developed Residential - Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies as the land use amendment provides for modest intensification and increased housing choice along a Neighbourhood Main Street and provides a sensitive transition to existing residential development in terms of height, scale, and massing.

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 urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed land use amendment is in alignment with the applicable policies of the LAP.