

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant on the north side of 16 Avenue NW at the corner of 8 Street NW. The site is comprised of two parcels, one on either side of 8 Street NW. The combined area is approximately 0.30 hectares (0.74 acres) in size with each parcel being approximately 36 metres wide by 38 metres deep. The lands are owned by LaCaille Group, and are currently undeveloped.

Surrounding development is characterized by a mix of commercial uses along 16 Avenue NW, and residential development comprised of single detached dwellings to the north of the parcel. Pockets of redevelopment are emerging near the subject site as a mid-rise multi-residential development has been completed and is located across the rear lane to the north of the parcel located east of 8 Street NW. Vehicular access to 17 Avenue NW is restricted as 8 Street NW has a cul-de-sac configuration.

The site is located near an assortment of Calgary Transit bus stops that provide service to the adjacent community, crosstown and downtown via the primary transit network. A variety of commercial amenities are located within a five minute walk of the site. North Hill Shopping Centre and the Southern Alberta Institute of Technology (SAIT) represent the nearest community activity centre and institutional use within the area, and are both located within a kilometre west of the site.

Community Peak Population Table

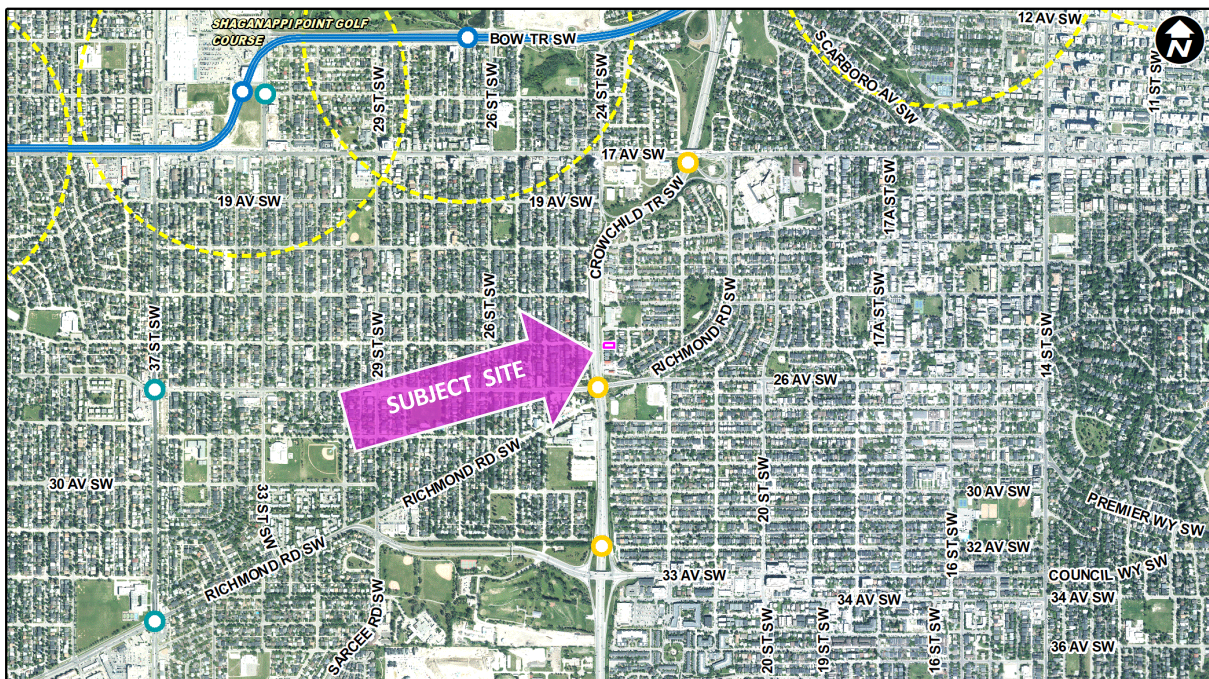
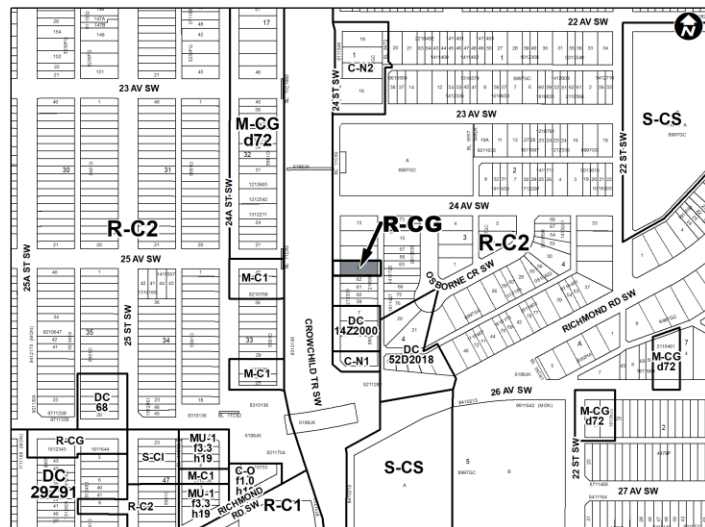
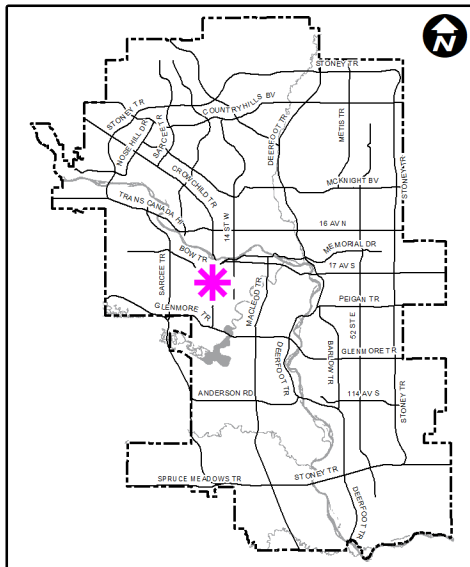
As identified below, the community of Mount Pleasant reached its peak population in 2018.

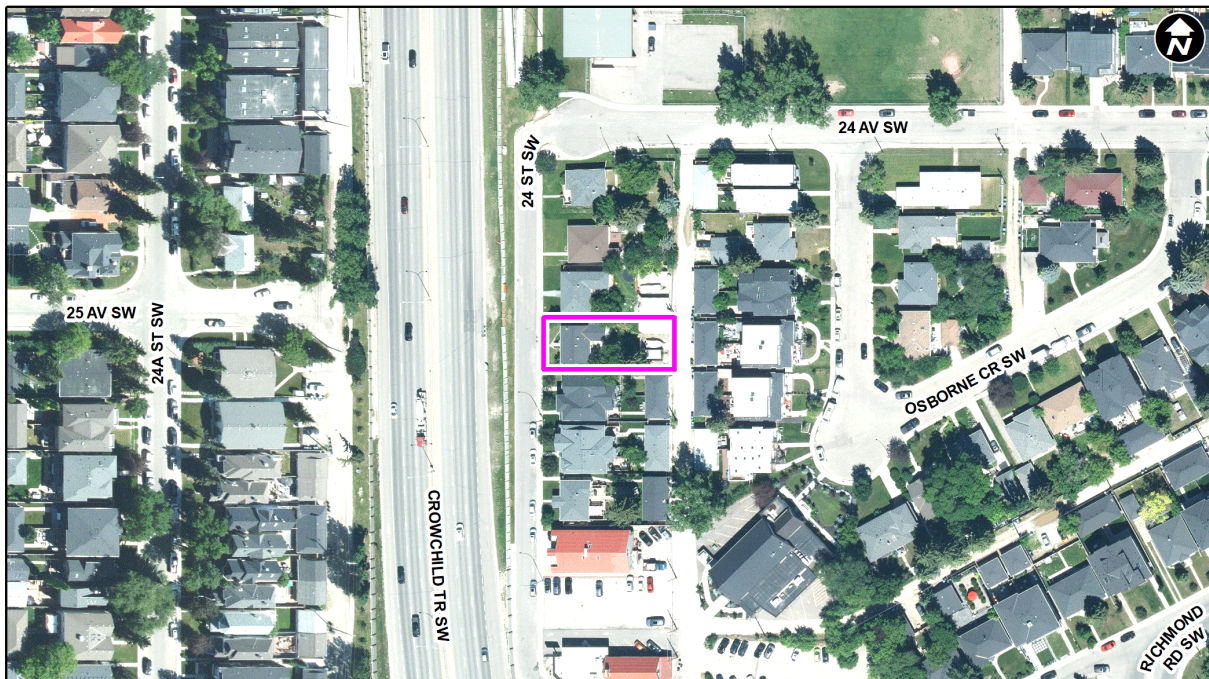
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.9%

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 C-COR1f5.0h32 District is intended to provide opportunities for commercial uses on the ground floor of developments with residential and office uses located on upper floors. This district allows for a range of commercial uses and includes provisions that limit the size of the ground floor uses and the location of uses within buildings. The current district includes a maximum floor area ratio (FAR) of 5.0 and a maximum building height of 32 metres.

The proposed MU-2f7.0h44 District is intended to accommodate street oriented mixed-use developments including a requirement that active commercial uses be located at grade to promote street level activity. The proposed land use will allow for a maximum building height of 44 metres (12 storeys) and floor area of approximately 9,750 square metres through a FAR of 7.0.

The proposed development will require commercial uses on the ground floor that are oriented towards 16 Avenue NW along with residential dwelling units above grade. This will create a continuous block face design and promote a mix of commercial and residential uses within the same building. The height and floor area ratio modifiers being proposed provide design controls that respond to the local context.

Development and Site Design

A Development Permit application (DP2023-04992) has been submitted and is currently under review by Administration. A shadow study has also been submitted in support of the land use and development permit applications. The rules of the proposed MU-2f7.0h44 District will serve as the framework from which this application will be evaluated, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane, including parkade access;
- public realm enhancements within the 2.134 metre bylaw setback for public realm enhancements along 16 Avenue NW in alignment with the Main Streets policies;
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential dwellings;
- building massing and relationship with the residential parcels to the north;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 16 Avenue NW and 8 Street NW. The sidewalk adjacent to the parcel will be upgraded by the applicant and made wider via the existing public realm setback when development occurs. Future direct vehicular access to the parcel is expected to be from the lane, which can be accessed from 8 Street NW.

The site is well served by Calgary Transit, with a stop directly adjacent to the western parcel serving Route 19 (16 Avenue North). Approximately 230 metres west (four-minute walk), at the intersection with 10 Street NW, are stops serving Routes 4 (Huntington) and 5 (North Haven), with service to and from the downtown core. Approximately 400 metres west (seven-minute walk), at 12 Street SW, is a stop serving the Route 303 (MAX Orange BRT), offering cross-town service.

The Always Available for All Ages and Abilities (5A) Network indicates the existing on-street bikeway on 10 Street NW is the closest cycling facility.

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 sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

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)

Administration's 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 parcels are located within the Developed Residential Inner City policy area as well as an Urban Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP's City-wide policies in Section 3 directly speak to this application. Section 3.4 Main Streets provides direction that an Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground oriented housing are encouraged. A walkable pedestrian environment is integral within an Urban Main Street.

Overall, the application supports the objectives and applicable policies of the MDP by proposing a high density development that will encompass an array of uses and enhance the pedestrian realm along 16 Avenue NW.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to ensuring all parking stalls are EV ready and 5% are EV capable at the time of occupancy. This supports Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles of the *Climate Strategy*.

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 Commercial category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows for up to 12 storeys in height. The LAP speaks to development in Neighbourhood Commercial areas being characterized by the widest range of commercial uses compared to other urban form categories. Buildings are to be oriented towards the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above. Commercial frontages have frequent entrances and windows along the street to encourage pedestrian activity. Neighbourhood commercial categories have been applied to areas of the highest commercial activity in the LAP which include 16 Avenue NW.

The LAP also identifies the site as being located within an Urban Main Street. Applicable policy encourages high-density mixed-use development to be located along these corridors in a manner that incorporates a human-scaled street environment. Building design and massing should respond to the adjacent development context.

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