

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant at the southwest corner of 4 Street NW and 29 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size, with the dimensions of approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from 4 Street NW. Future vehicle access would be from the rear lane along the south side of the site.

Surrounding development consists of a mix of residential dwellings including primarily single, and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. Two parcels along 4 Steet NW, one block north of the subject site, are designated as Housing – Grade Oriented (H-GO) District. Commercial uses are located along the 4 Street NW Neighborhood Main Street, including a liquor store and a restaurant, designated as the Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts. One parcel along 4 Street NW, one block south of the site, is designated as Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located in close proximity to a number of parks and amenities. Horsy Park and Mount Pleasant Playground are less than 200 metres (a three-minute walk) to the west. Confederation Park and playground are approximately 400 metres (a seven-minute walk) to the west. North Mount Pleasant Arts Centre is less than 200 metres (a three-minute walk) to the south. The Mount Pleasant Community Association, Sportsplex, and Outdoor Pool are approximately 700 metres (a 12-minute walk) to the south. The subject site is also walking distance to École Francophone Public Du Nord-Est De Calgary School approximately 400 metres (a seven-minute walk) to the south. St. Joseph Elementary Jr. High School approximately 500 metres (an eight-minute walk) to the south. James Fowler High School is approximately 800 metres (a 13-minute walk) to the north.

Community Peak Population Table

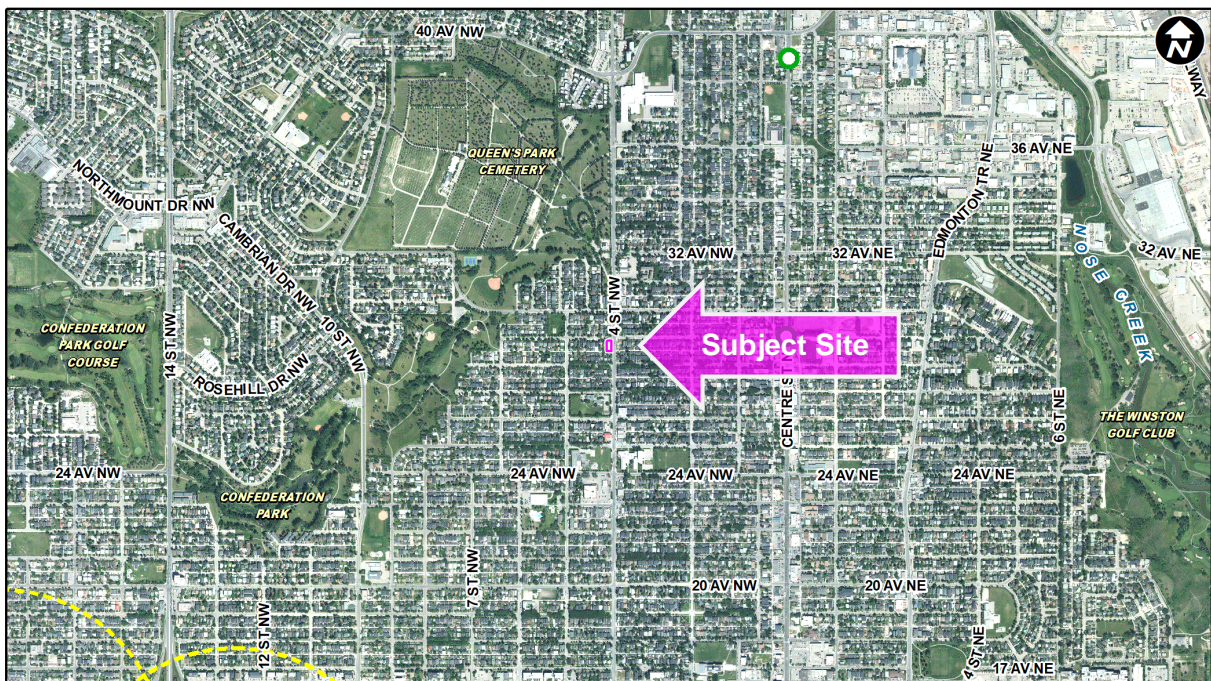
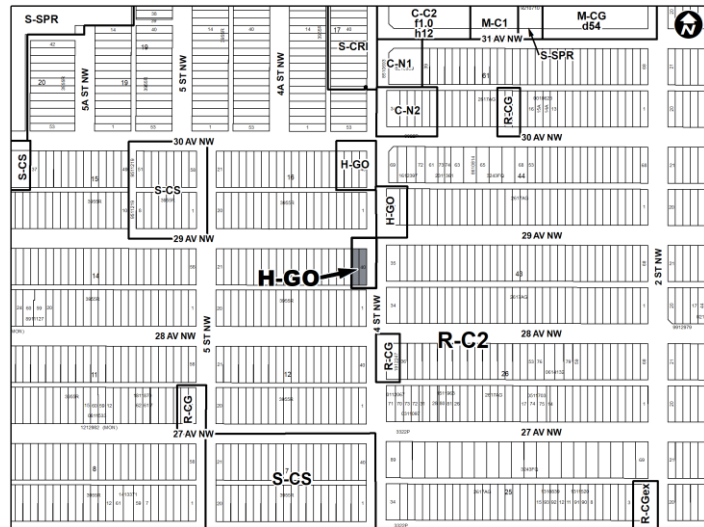
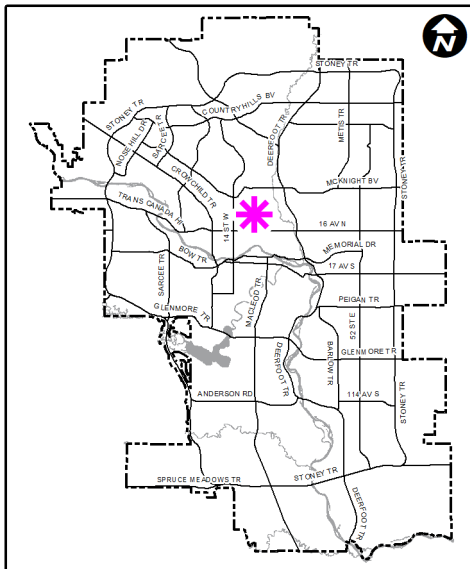
As identified below, the community of Mount Pleasant reached its peak population in 2018.

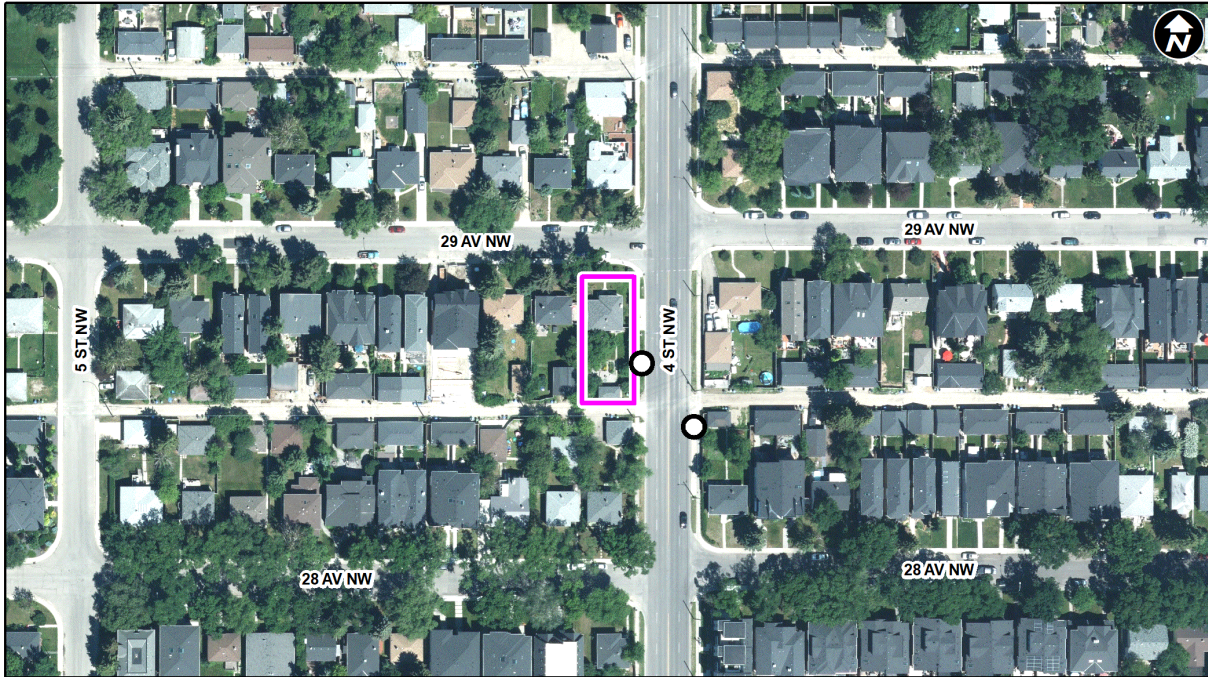
Mount Pleasant	
Peak Population Year	2018
Peak Population	6001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	1.9%

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 R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse and stacked townhouse units. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum Floor Area Ratio (FAR) of 1.5 that allows for a total developable area of 840.55 square metres on this site;
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres;
- a minimum requirement of 0.5 motor vehicle stalls per dwelling unit and per secondary suite; and
- a minimum requirement of 0.5 mobility storage lockers for each unit and suite not provided a motor vehicle parking stall located in a private garage.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in the Land Use Bylaw 1P2007 (LUB). The LUB states that H-GO should only be designated on parcels located within (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located on 4 Street NW, which is designated as the Neighbourhood Connector Urban Form Category in the *North Hill Communities Local Area Plan* (LAP), and is therefore appropriate for redesignation to H-GO District.

Development and Site Design

If approved by Council, the rules of the 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;
- providing an engaging building frontage on 4 Street NW and 29 Avenue NW;
- mitigation of shadowing and privacy concerns;
- appropriate design and provision of amenity space; and
- Implementation aspects associated with the Applicant's climate resilience development intentions.

Transportation

The site is well situated near pathways and cycling facilities. Pedestrian access to the site is available from 29 Avenue NW and 4 Street NW. An existing on-street Always Available All Ages and Abilities (5A) Network bike route (signed) is located along 2 Street NW (approximately 300 metres) to the east of the site, providing a direct connection to downtown. There are recommended on-street bikeway priority routes along 4 Street NW immediately to the east and along 30 Avenue NW (approximately 100 metres) to the north of the site.

The site is well serviced by Calgary Transit with local and primary transit stops in proximity. Bus Route 2 (Killarney/17 Av SW) is located immediately adjacent to the site. Bus Route 3 (Sandstone/Elbow Drive SW), Bus Rapid Transit Routes 300 (BRT Airport/City Centre) and 301 (BRT North/City Centre) are located approximately 800 metres (a 13-minute walk) east of the site on Centre Street N.

Vehicle access to the parcel is currently available from 4 Street NW, and in the future must be from the existing rear lane.

Currently there are no parking restrictions along 29 Avenue NW. Parking along 4 Street NW adjacent to the site is not permitted. A Main Street is identified along 4 Street NW adjacent to the site which requires a 2.134-metre-wide public realm setback identified along both the east and west sides of 4 Street NW. This public realm setback will be used to accommodate a wider sidewalk and potential boulevard trees to enhance the pedestrian experience.

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.

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 [Municipal Development Plan](#) (MDP) identifies the subject site is located within the Neighbourhood Main Streets Area (Map 1: Urban Structure). Neighbourhood Main Streets are typically located along the Primary Transit Network within the Inner City. Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of population over time. Neighbourhood Main Streets are also places to focus different housing types and densities. Land use policies encourage ground-oriented housing, with highest densities in close proximity to Main Streets. 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 delivers small and incremental benefits to climate resilience. The proposed land use amendment aligns with applicable policies in the MDP.

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 providing LEED Gold Certification as part of a future development permit application. This supports Program A: New Buildings of the *Climate Strategy*. The applicant further committed to use mostly permeable pavement, preserve mature trees, install solar panels, and include EV charging as part of a future development permit application. This supports Program K: Natural Infrastructure and Program F: 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 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. 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.