

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mount Pleasant at the northwest corner of 21 Avenue NW and 4 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide by 36 metres deep. It is currently developed with a single detached dwelling and a detached garage with vehicular access from the lane to the north.

Surrounding land uses to the west, south and east are designated Residential – Contextual One / Two Dwelling (R-C2) District and consist primarily of single detached and semi-detached dwellings. The adjacent property to the north is designated Housing – Grade Oriented (H-GO) District and is currently under construction. Two parcels to the northeast and southeast of the site are designated Residential – Grade-Oriented Infill (R-CG) District. Commercial and multi-residential development is located on parcels one block north of the site.

The site is located along the 4 Street NW Neighbourhood Main Street and is near two other Main Streets providing commercial and institutional services and convenient transit access. The 16 Avenue NW Urban Main Street is located approximately 500 metres (an eight-minute walk) to the south, and the Centre Street N Urban Main Street is approximately 650 metres (an 11-minute walk) to the west. The Mount Pleasant Community Association and Mount Pleasant Park are approximately 360 metres (a six-minute walk) to the northwest. École de la Rose sauvage School is approximately 450 metres (a seven-minute walk) to the northeast, and St Joseph Elementary Junior High School is approximately 480 metres (an eight-minute walk) to the northwest. King George Elementary School is approximately 850 metres (a 14-minute walk) to the west. Balmoral Circus Park is approximately 450 metres (a seven-minute walk) to the southeast.

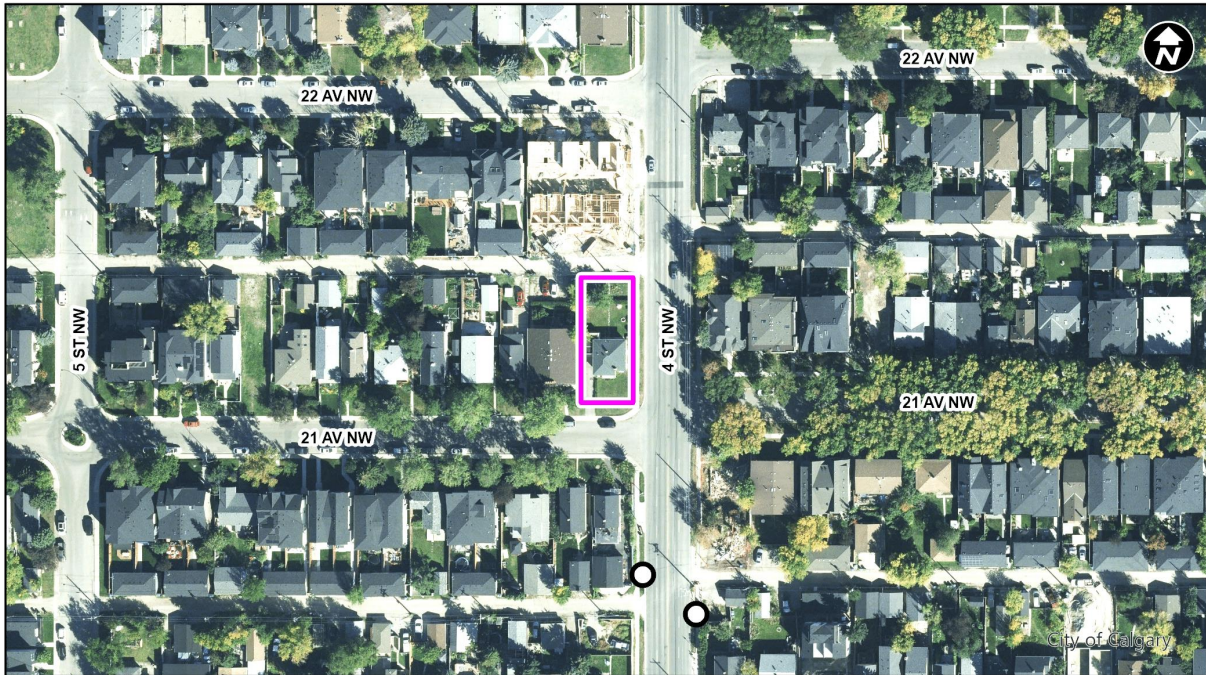
Community Peak Population Table

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)	-1.87%

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 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 accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites.

The H-GO District also provides rules for:

- 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 floor area ratio (FAR) of 1.5 that allows for a total developable area of approximately 836 square metres (8,998 feet squared);
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386 (d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. The subject site meets the location criteria as it is within an approved Local Area Plan and is within the Neighbourhood Connector Urban Form Category, as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). The subject site is consistent with the relevant planning policies for this area.

Development and Site Design

The rules of the H-GO District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include but are not limited to:

- ensuring an engaging interface along 4 Street NW and 21 Avenue NW;
- exploring implementation of climate resilience measures as stated in the Applicant Submission;
- the number and configuration of dwelling units and secondary suites;
- mitigating of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 21 Avenue NW and 4 Street NW. 21 Avenue NW is classified as a Residential Street, and 4 Street NW is classified as a Neighbourhood Boulevard in the [Calgary Transportation Plan](#) (CTP) and a Neighbourhood Main Street in the LAP. There is an existing on-street bikeway, part of the Always Available for All Ages and Abilities (5A) Network, along 2 Street NW, approximately 300 metres (a five-minute walk) east of the site.

The site location along the 4 Street NW Neighbourhood Main Street is well served by Calgary Transit from transit stops providing regular service. Route 2 (Mt. Pleasant/Killarney 17 Ave) and Route 404 (North Hill) provide service along 4 Street NW from a transit stop adjacent to the site. Route 404 (North Hill) provides service along 20 Avenue NW from a transit stop location one block south of the site.

On-street parking along 21 Avenue NW and 4 Street NW is unrestricted.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available to service future development of the subject site. Details of site servicing and stormwater management will be considered and 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)

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 parcel is located within the Developed Residential – Inner City 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.

The proposal is in keeping with relevant MDP policies as the rules of the H-GO District allow for development forms that are ground-oriented in nature and are sensitive to the established residential development in terms of building height, scale and massing.

Calgary Climate Strategy (2022)

The applicant has indicated the project will seek LEED Gold Certification including measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels. These measures will be explored further at the development permit stage, but are aligned with the [Calgary Climate Strategy – Pathways to 2050](#) (Programs D – Renewable Energy & F – Zero Emissions Vehicles).

North Hill Communities Local Area Plan (Statutory – 2021)

The site is located in the Neighbourhood Connector urban form category as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). Neighbourhood Connectors are characterized by a broad range and mix of housing types, unit structures and forms along higher activity, predominantly residential streets. This portion of 4 Street NW is identified as a Neighbourhood Connector to reflect this higher level activity and is also categorized as a Neighbourhood Main Street on Map 2: Community Characteristics and Attributes of the LAP. The design and massing of development along Neighbourhood Main Streets should create a human-scaled street environment that responds to the adjacent development context. The site has a low building scale modifier as identified on Map 4: Building Scale of the LAP which allows for development up to six storeys and is typically characterized by apartments and stacked townhouses.

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