

# Mount Pleasant Redevelopment Survey Results

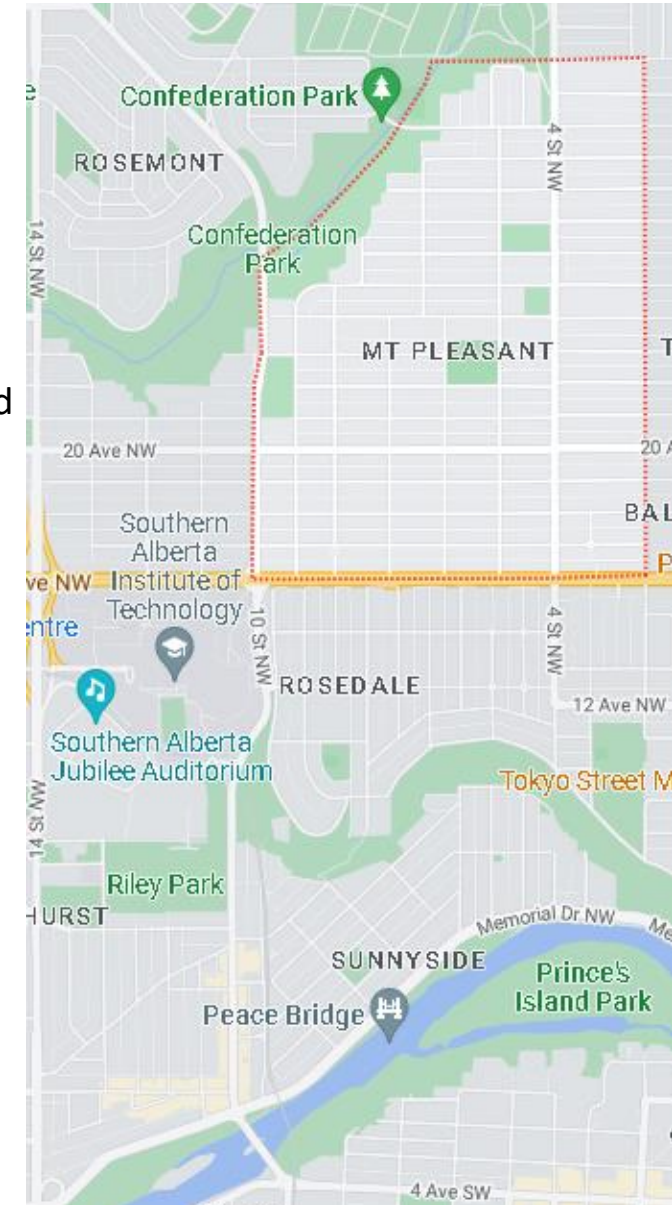
January 03, 2023

## Mount Pleasant Overview

- Bound by 16<sup>th</sup> Avenue North on the south, 32<sup>nd</sup> Avenue North on the north, 10<sup>th</sup> Street NW or Confederation Park on the West and 2 Street NW on the East
- Distance to downtown: 2.0 to 4.0 km
- SAIT is located just outside of the SE boundary of the community
- Fitness amenities: Mount Pleasant Sportsplex (skating rink) and outdoor pool
- Other amenities: North Mount Pleasant Arts Centre
- Schools: St Joseph (K-9) - CCSD, King George (K-5) – CBE French Immersion, La Rose Sauvage (7-12) - FrancoSud
- Transit: single bus route along 4<sup>th</sup> Street NW, single route (2 routes in opposite direction) on 10<sup>th</sup> Street NW, high frequency transit and BRT on 16<sup>th</sup> Avenue North (and very low frequency shuttle within community)
- No groceries / drug stores (only smaller businesses / restaurants on main streets)
- Primarily RC2 community

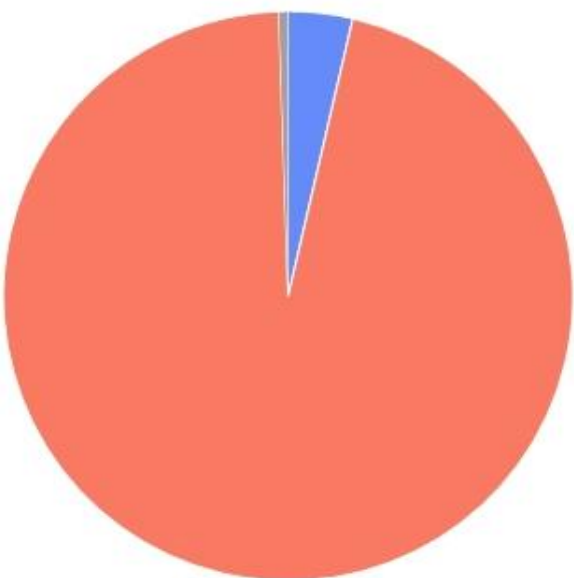
## Survey Overview

- Survey opened for 1 month: Nov / Dec 2022
- Advertised by MPCA (via email distribution list), Facebook, NextDoor and limited mailbox drop offs
- 383 responses
  - 61 duplicate IP addresses (same household) – removed duplicates for sensitivity check
  - 322 different household responses
  - 16 reside outside of Mount Pleasant but considered in analysis to include landlords that might be renting properties or holding properties to redevelop



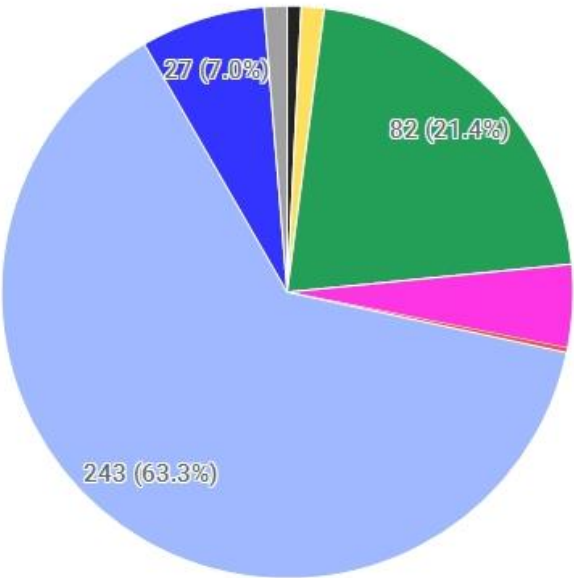
# Demographics

Place of residence



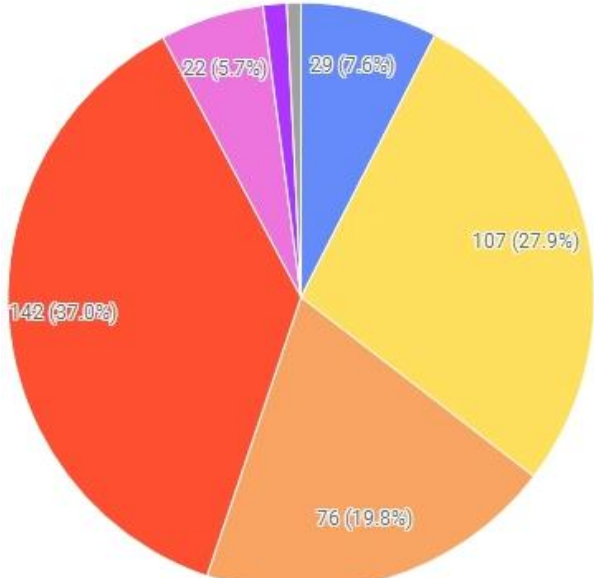
I reside outside of Mount Pleasant	27
In Mount Pleasant	368
(Empty)	1

Current Situation



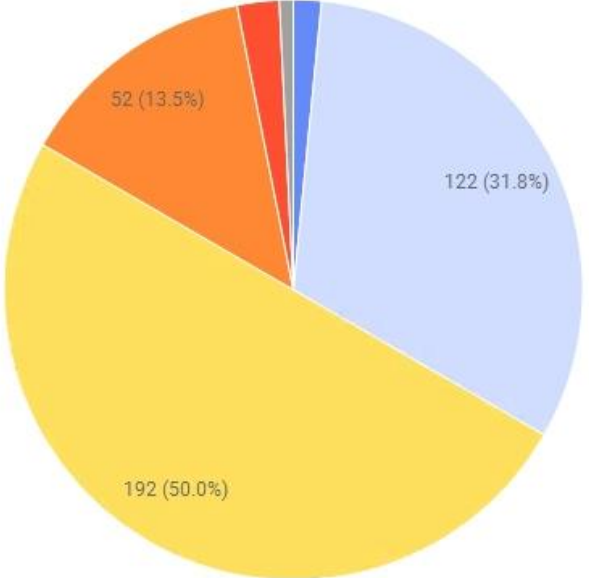
Currently looking for work	5
Other	1
Retired	82
Stay at home parent or caregiver	18
Study full time	1
Work full time	243
Work part time	27
(Empty)	0

Residents per Household



One person	29
Two people	107
Three people	76
Four people	142
Five people	22
Six or more people	5
(Empty)	0

Vehicles per Household

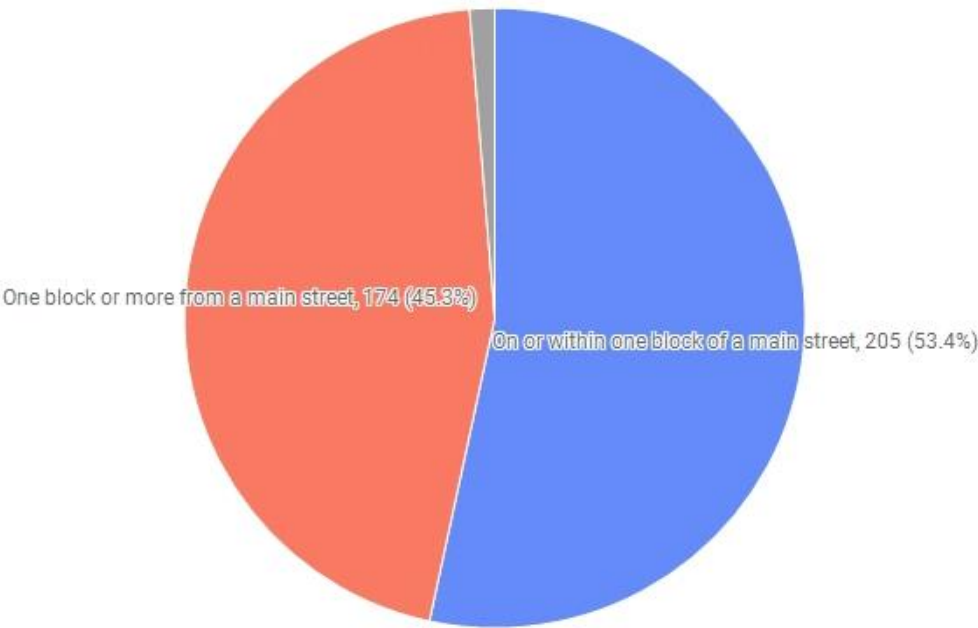


No vehicles	6
One vehicle	122
Two vehicles	192
Three vehicles	52
Four or more vehicles	9
(Empty)	1

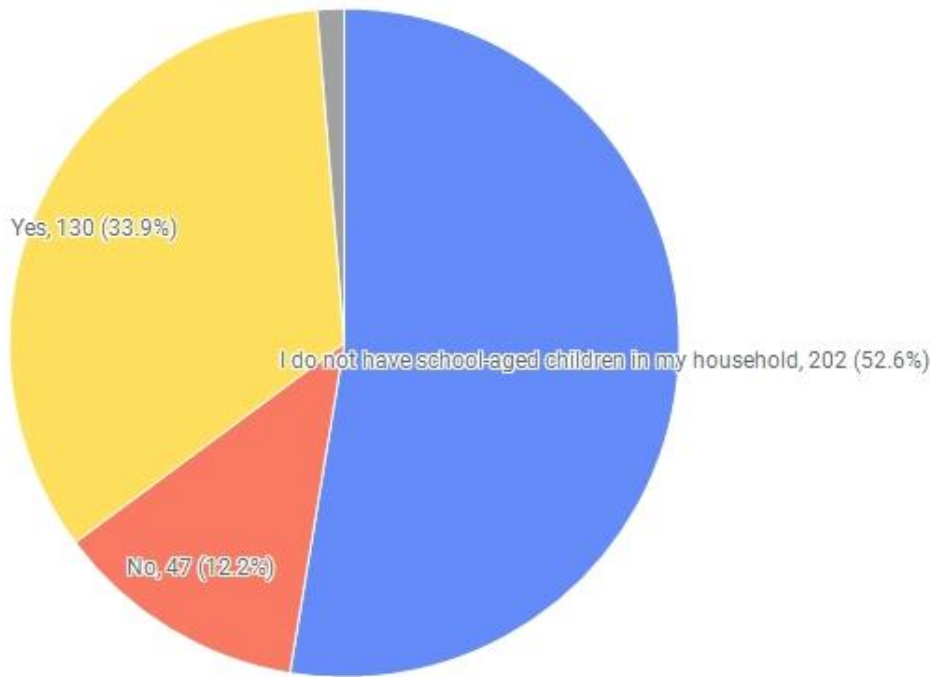
- 98.4% own at least 1 vehicle
- Very few households without vehicle → the 1 single RCG basement suite resident that participated in survey has a vehicle

# Demographics

Location of residence within community



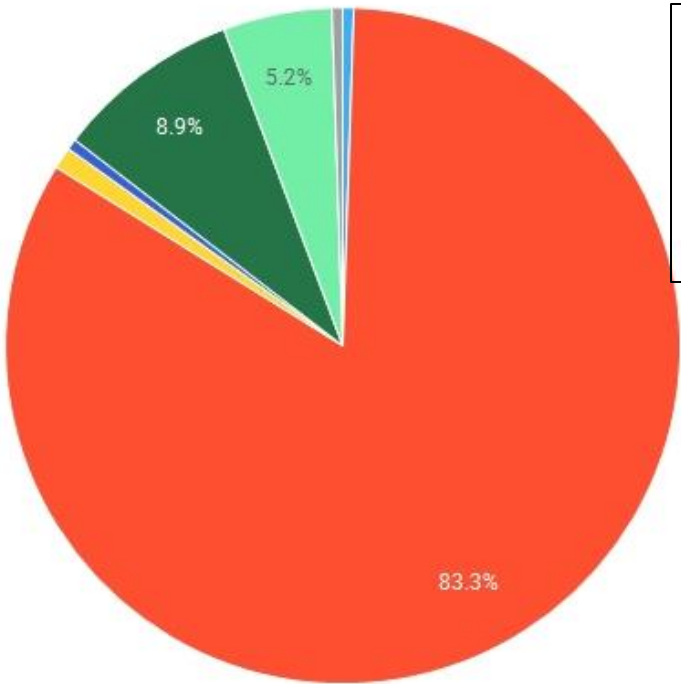
If you have school aged children in the residence, does at least one attend a local school?



73% of households that have school aged children use local schools (within ~2km)

# Transportation

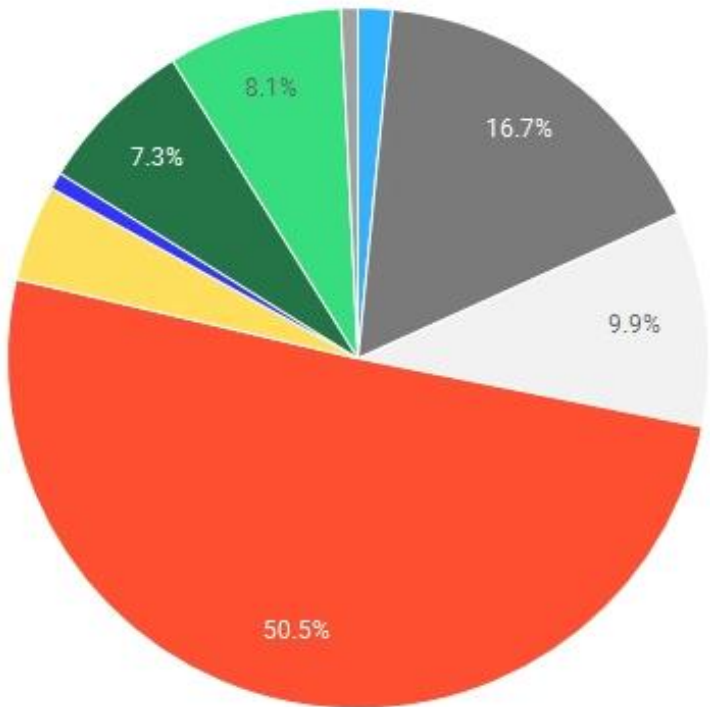
Primary mode of transport for activities not related to work or school



Personal vehicle remains an integral mode of transportation for activities not related to work or study

2	Car sharing / car pooling
320	Personal vehicle
4	Transit
2	Uber / Taxi / Rental / Other
34	Walk and / or bike (in good weather)
20	Walk and / or bike (no matter the weather)
	(Empty)

Primary mode of transport to get to school or work

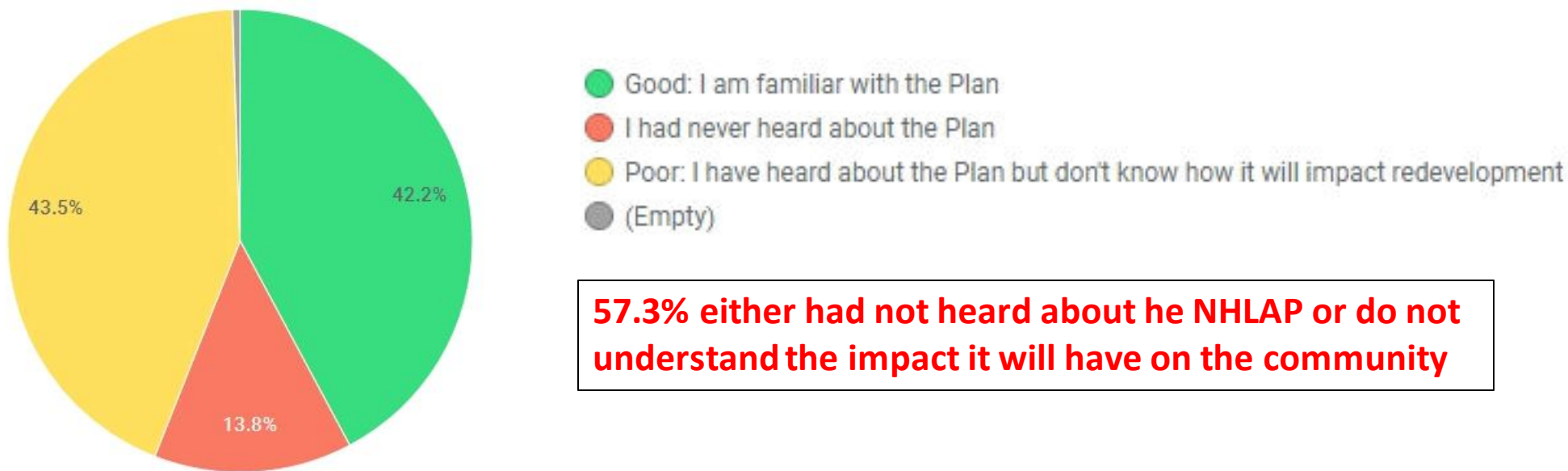


Respondents who work outside of their home

- 6% rely on transit to get to work
- 11% bike or walk year-round to get to work
- 69% rely solely on personal vehicle

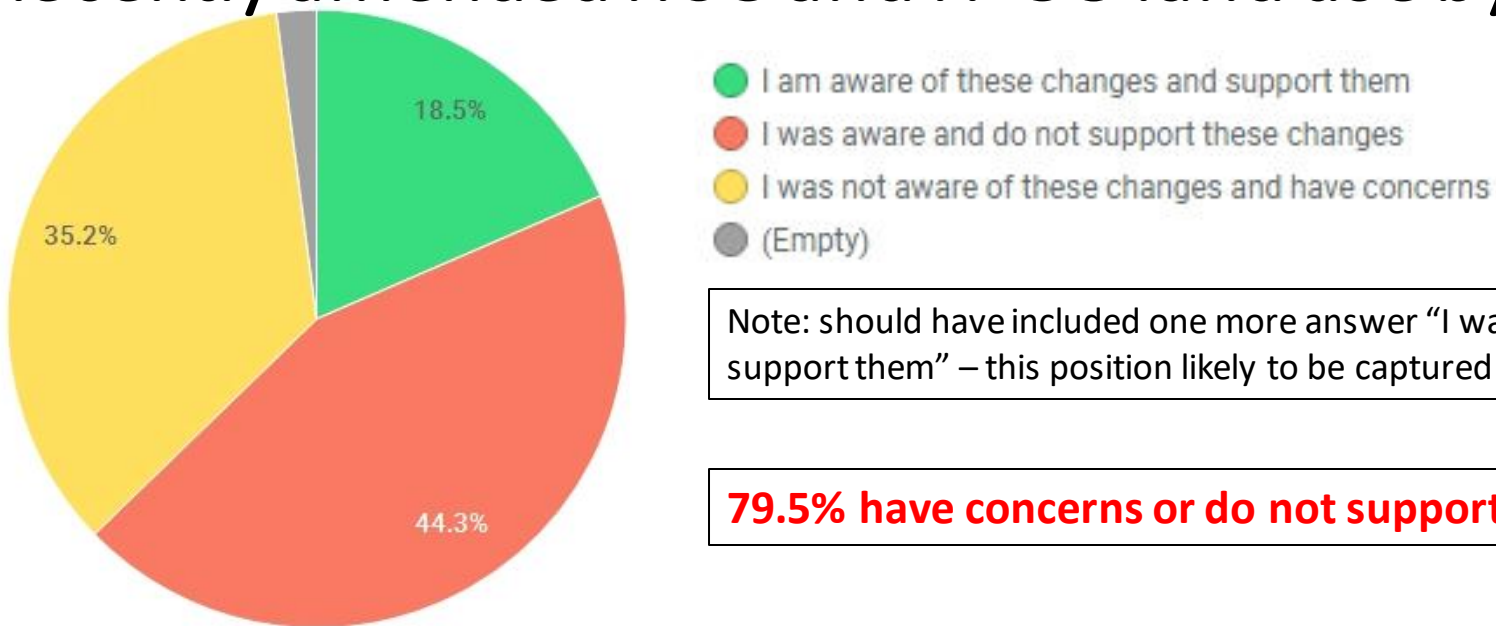
6	Car sharing / Car pooling
64	Does not apply to me (Neither work / study)
38	I work or study from home
194	Personal Vehicle
17	Transit
17	Uber / Taxi / Rental / Other
3	Walk and / or bike but use another method during winters
28	Walk and / or bike year round
31	(Empty)

# NHLAP – How familiar are you with the Plan?



**57.3% either had not heard about the NHLAP or do not understand the impact it will have on the community**

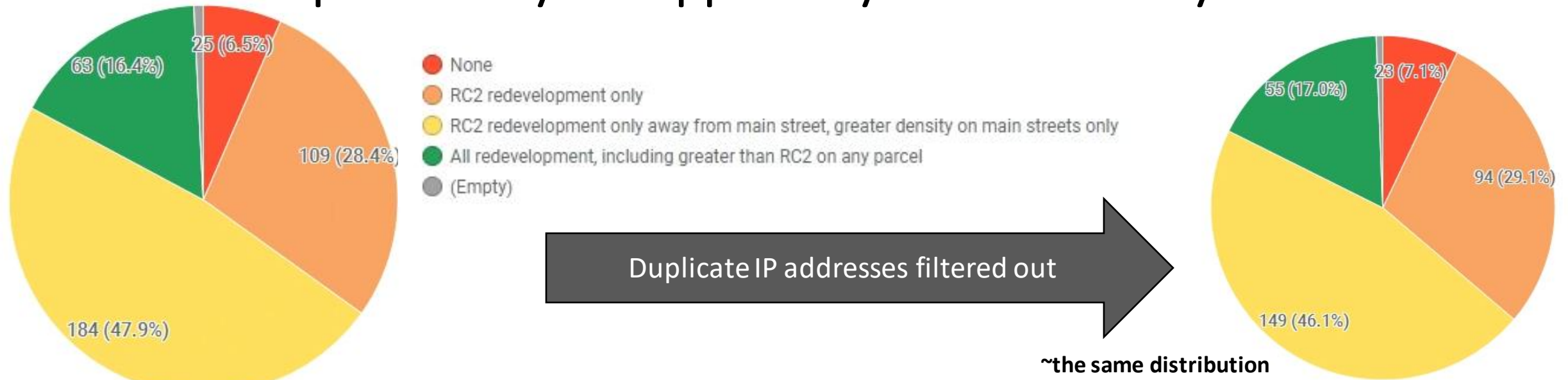
# Recently amended RCG and H-GO land use bylaws



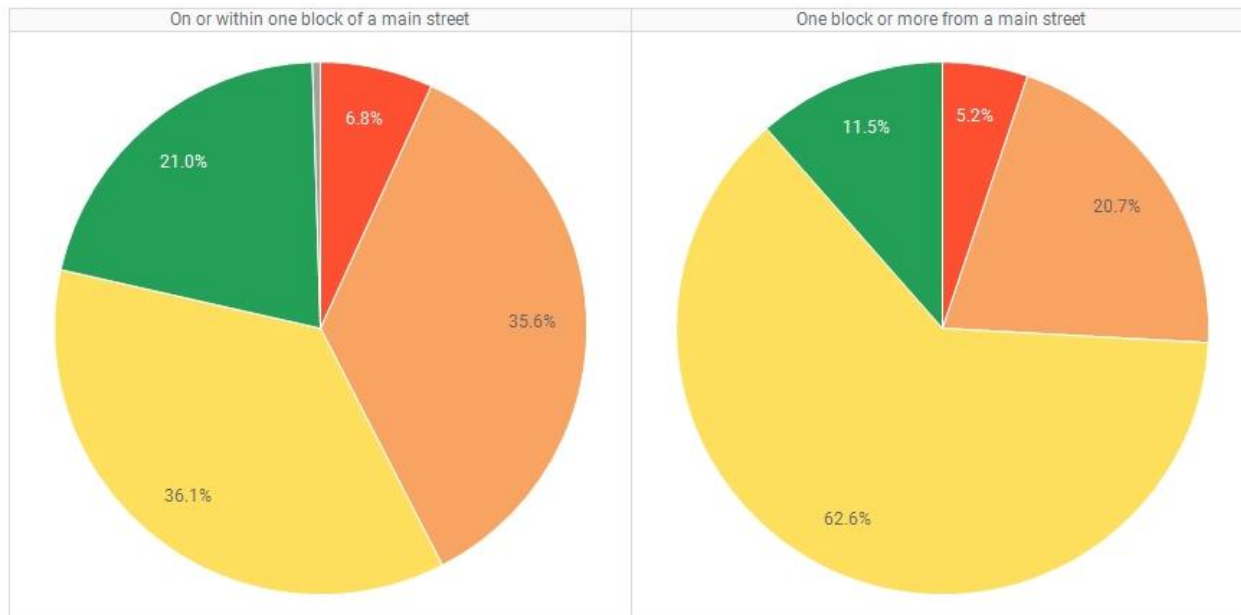
Note: should have included one more answer “I was not aware of these changes but support them” – this position likely to be captured by empty answers

**79.5% have concerns or do not support recent changes**

# What redevelopment do you support in your community?



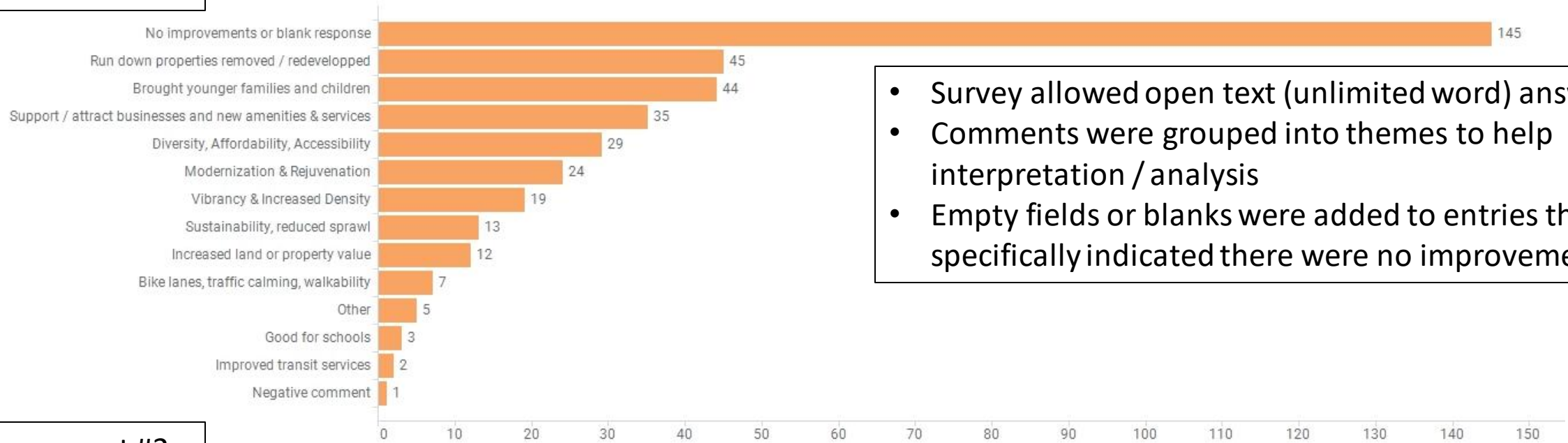
## Support based on property location within the community



- The NHLAP Neighbourhood Local allows for RCG type redevelopment on any parcel and even larger scale on main streets
  - Implies that 83.6% of respondents (or 83% of households) do NOT support the redevelopment allowed under the NHLAP**
- Only 16.4% support the density / redevelopment allowed by the NHLAP
- Those located on or near main streets tend to both
  - Show higher support for all redevelopment
  - Less support higher density development on main streets

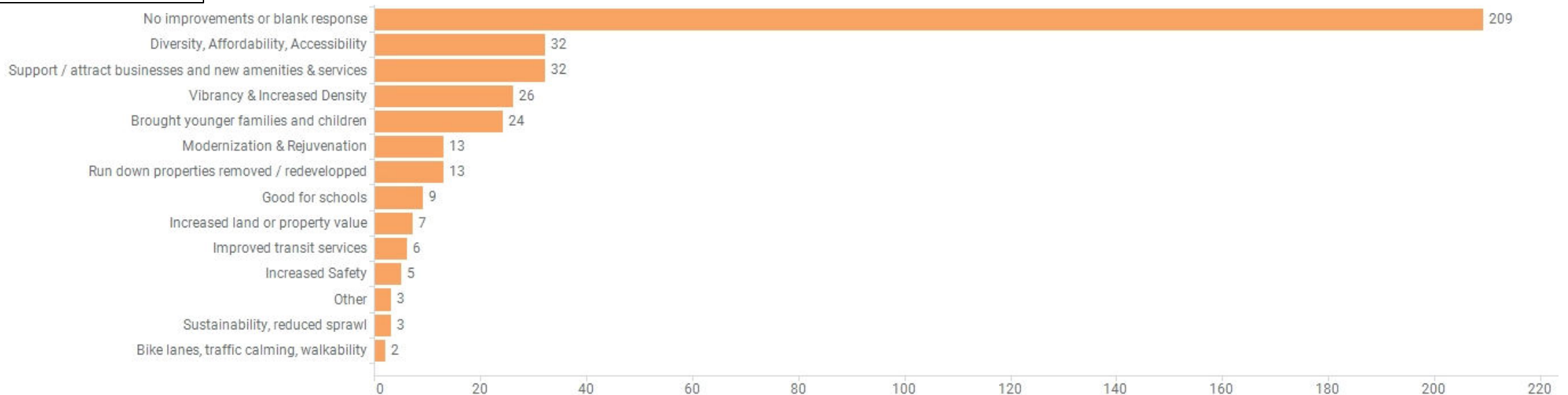
# Best 2 improvement from redevelopment

## Improvement #1



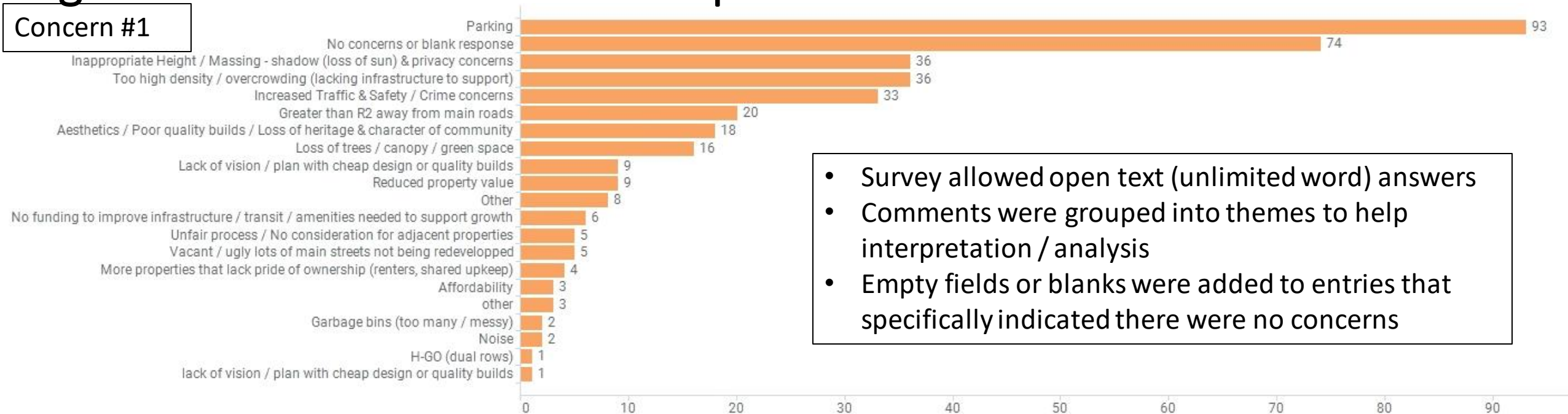
- Survey allowed open text (unlimited word) answers
- Comments were grouped into themes to help interpretation / analysis
- Empty fields or blanks were added to entries that specifically indicated there were no improvements

## Improvement #2



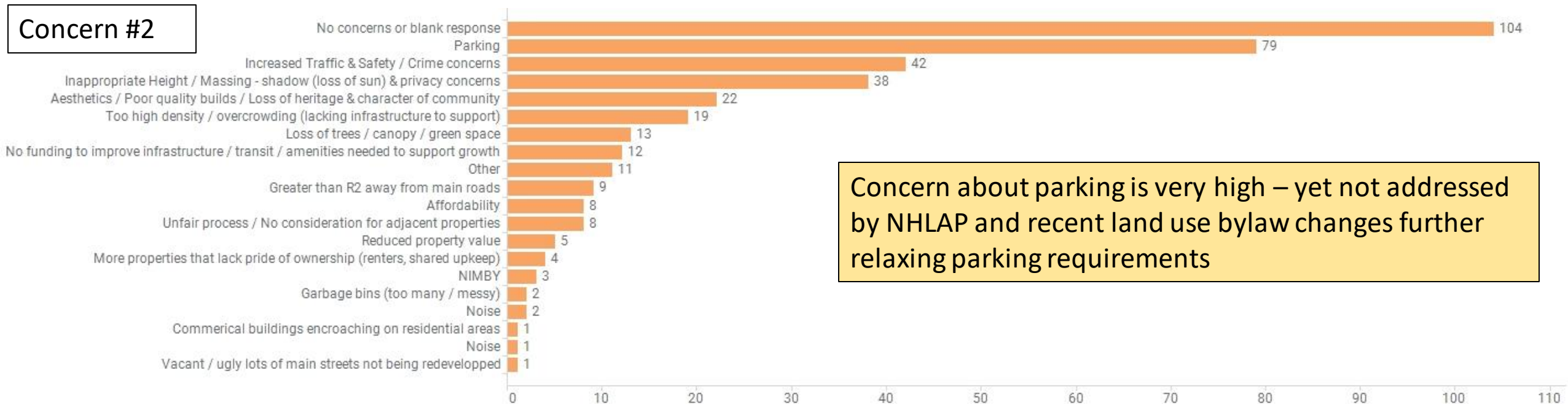
# Highest 2 concerns from redevelopment

## Concern #1



- Survey allowed open text (unlimited word) answers
- Comments were grouped into themes to help interpretation / analysis
- Empty fields or blanks were added to entries that specifically indicated there were no concerns

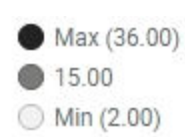
## Concern #2



Concern about parking is very high – yet not addressed by NHLAP and recent land use bylaw changes further relaxing parking requirements

# Open Comments

- Survey allowed open text (unlimited word) answers
- Themes were created to best capture the comments provided - a response could add a “point” to several themes
- Size of the area is proportional to the number of times a theme was referenced in a comment (coloured by frequency of comment) – only showing themes (areas) that were mentioned at least twice



City pushing undesired agenda (density targets too high)	Negative impact to adjacent property (enjoyment / value)	Need to balance density and maintaining character (departing too much from original feel) - architectural controls needed	Benefits builders not community		Traffic: safety concerns with higher traffic & inconvenient closure on 2nd street		Revitalize 16th and 4th Street - need more amenities / businesses first		
			Appreciate survey / opportunity to provide feedback	Need improvements to infrastructure / amenities / park spaces (put new & increasing taxes to improve our area)	Need more affordable / renting options or housing types		Would not buy here again - considering moving		
	No to RCG (higher density) away from main streets (ok on main streets)	Density does not = vibrancy / more livable community					Increased crime / theft - need better plan to address this	Sidewalk / walkability concerns	Don't agree with basement suites (R8)
			No to RCG / higher than RC2						
Parking - don't allow buildings without sufficient parking	Higher densification and diversity is required for sustainability & vibrancy - will make area more desirable	NHLAP or rezoning process unfair to residents (residents are not heard)	Canopy and green space loss		Need to be more inclusive and welcoming & be reasonable with City		Need more amenities (gym, courts, new centre, etc) / renovate pool	LAP / new builds don't properly address climate issues / drain...	Urban sprawl is an issue
					Better transit needed to reduce car ownership (access to U of C)				
							Biased survey	3 story are too high	Need to consider existing & future residen...
								Additional Info would be good	

# Survey Questions

1. Please indicate where you reside
2. Please enter your postal code
3. Please indicate if you rent or own your home
4. What best describes the property in which you reside?
5. In the NHLAP, main streets are 20th Avenue, 16th Avenue, 4th Street and 10th Street. Your property is located:
6. On either side of the property that you own or rent, is there an older property (40+ years old)?
7. How many people reside in your household?
8. Number of vehicles associated with your household
9. How long have you lived in the community?
10. What best describes your current situation
11. What is your primary mode of transportation to get to school and / or work
12. What is your primary mode of transport for activities not related to work or school?
13. If you have school-aged children in your household, does at least one of your child attend a nearby school (within approximately 2Km of your residence)?
14. Where you reside, street parking is
15. Would you support parking restrictions to address street parking concerns?
16. Was zoning an important factor in your decision to live in Mount Pleasant?
17. Before reading this survey, my familiarity with the North Hill Local Area Plan was:
18. Please indicate what redevelopment you support in your community
19. Recent changes to the land-use bylaw allow for: Reduced front set back Increased height Dual set of row houses with basement suites reduced parking requirement of 0.5 onsite parking per unit
20. Recently, more townhouse redevelopments are designed with separate basement suites (stand-alone units). These units do not have assigned off-street parking. Do you support basement suites for townhouse developments?
21. In order of importance, indicate how redevelopment has improved your community (please keep answers short) – OPEN TEXT
22. Please indicate your top concerns regarding redevelopment in your community, in order of importance (please keep answers short) – OPEN TEXT
23. Please provide additional comments you would like to share. Volunteers will be reviewing this survey: short, concise comments are appreciated to facilitate the review – OPEN TEXT

# Additional Information

The following slides are added as information only as some comments asked for additional information – for complete information please consult the City of Calgary’s website and search for the referenced documents

[REALIZE | North Hill Communities Local Growth Planning | Engage \(calgary.ca\)](#)

# Calgary Redevelopment Roadmap (Documents)

## Municipal Development Plan (MDP)

- Sets out Calgary's vision for how to grow and develop over next 60 years
- Approved by Council in 2009 (updated in 2021)

## Guide

- Planning document that the City uses as best practices reference to create Local Area Plans
- New Guide (2021) uses new concepts and terms

## Local Area Plans (LAP)

- New multi-community plans (ie. North Hill Local Area Plan): intended to facilitate growth and change
- Best practices from the Guide become the bylaw when a LAP is approved by Council
- Outlines what development is allowed and where (ie, type of building)

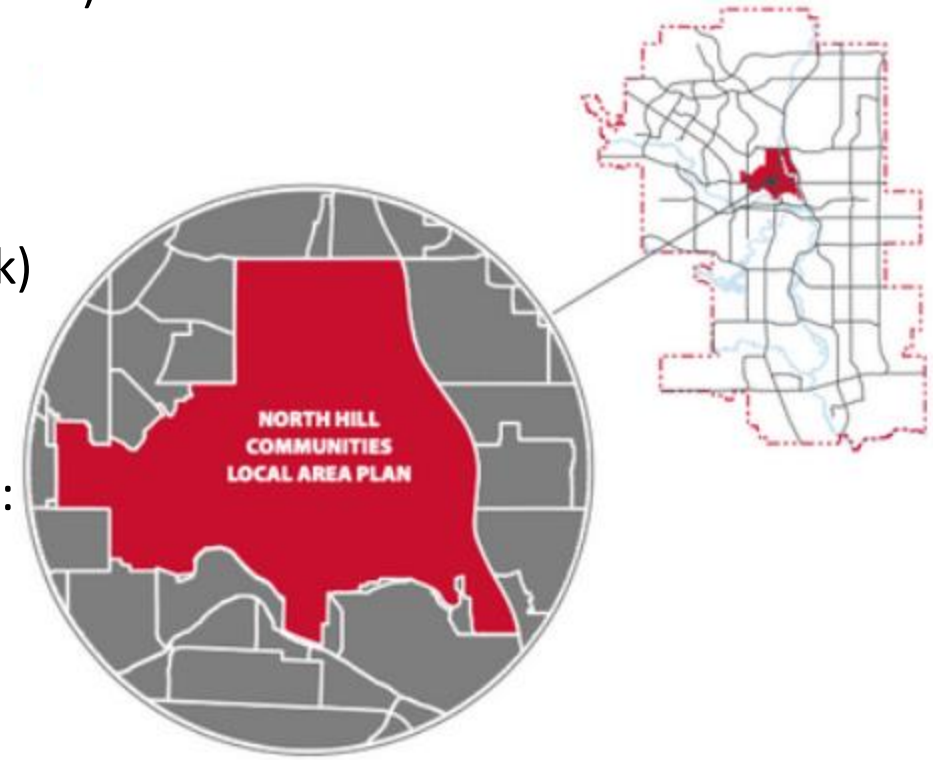
## Land Use ByLaws

- Outlines what rules different types of building must follow: lot coverage, parking allocation, max height, front set-backs, etc

*Other than the Guide, all are legal documents*

# North Hill Local Area Plan (NHLAP)

- First multi-community Local Area Plan (approved by Council in Sep 2021)
- Replaces previous community level Local Area Plans (former Mount Pleasant Plan restricted redevelopment to RC-2 type form)
- Includes 9 communities (Mount Pleasant, Capitol Hill, Tuxedo Park, Winston Heights, Crescent Heights, Renfrew, Rosedale, Highland Park) and the Greenview Industrial Area
- The NHLAP is being used to make future changes to Land Use Bylaw
- Provides guidelines to retain architectural features in Heritage Areas: groupings of heritage homes (~25% of block face)



## Out of Scope

- The plan does not provide details on other amendments needed to support growth (ie. transit, pedestrian safety, new amenities, etc.)

*The NHLAP is over 100 pages long: some highlights only are presented based on our interpretation / understanding of the Plan*

# North Hill Local Area Plan At a Glance

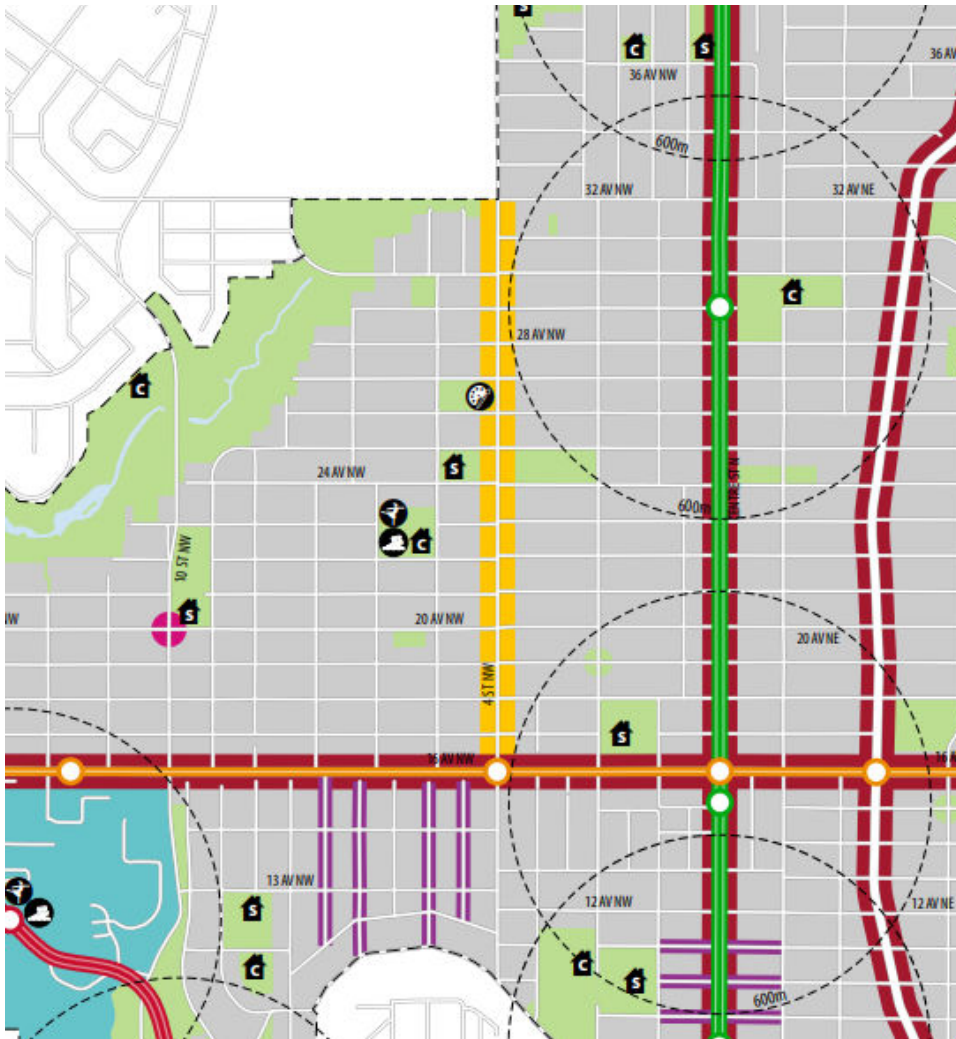
[REALIZE | North Hill Communities Local Growth Planning | Engage \(calgary.ca\)](#)

- Review the City of Calgary website for complete details about the Plan
- Approved on Sep 14, 2021, following 2.5 years of engagement

## Community Characteristics and Attributes

### Legend

- School
- Community Centre
- Arena
- Art Centre
- Swimming Pool
- Red Line LRT
- Future Green Line LRT
- MAX Orange
- Distance From Station
- Heritage Boulevards
- Freight Rail Corridor
- Neighbourhood Main Street
- Urban Main Street
- Community Activity Centre
- Neighbourhood Activity Centre
- Parks, Civic and Recreation

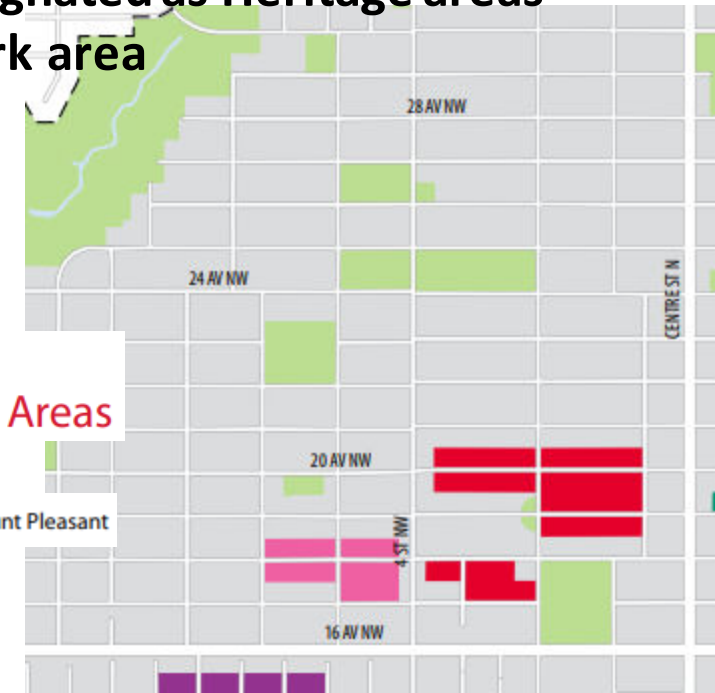


## Mount Pleasant Characteristics:

- 16<sup>th</sup> Avenue: Urban Main Street
- 4<sup>th</sup> Street: Main Street
- Small Activity Centre at 20<sup>th</sup> Avenue / 10<sup>th</sup> Street
- SAIT is closest large Community Activity Centre
- Few streets designated as Heritage areas
- Border Large Park area

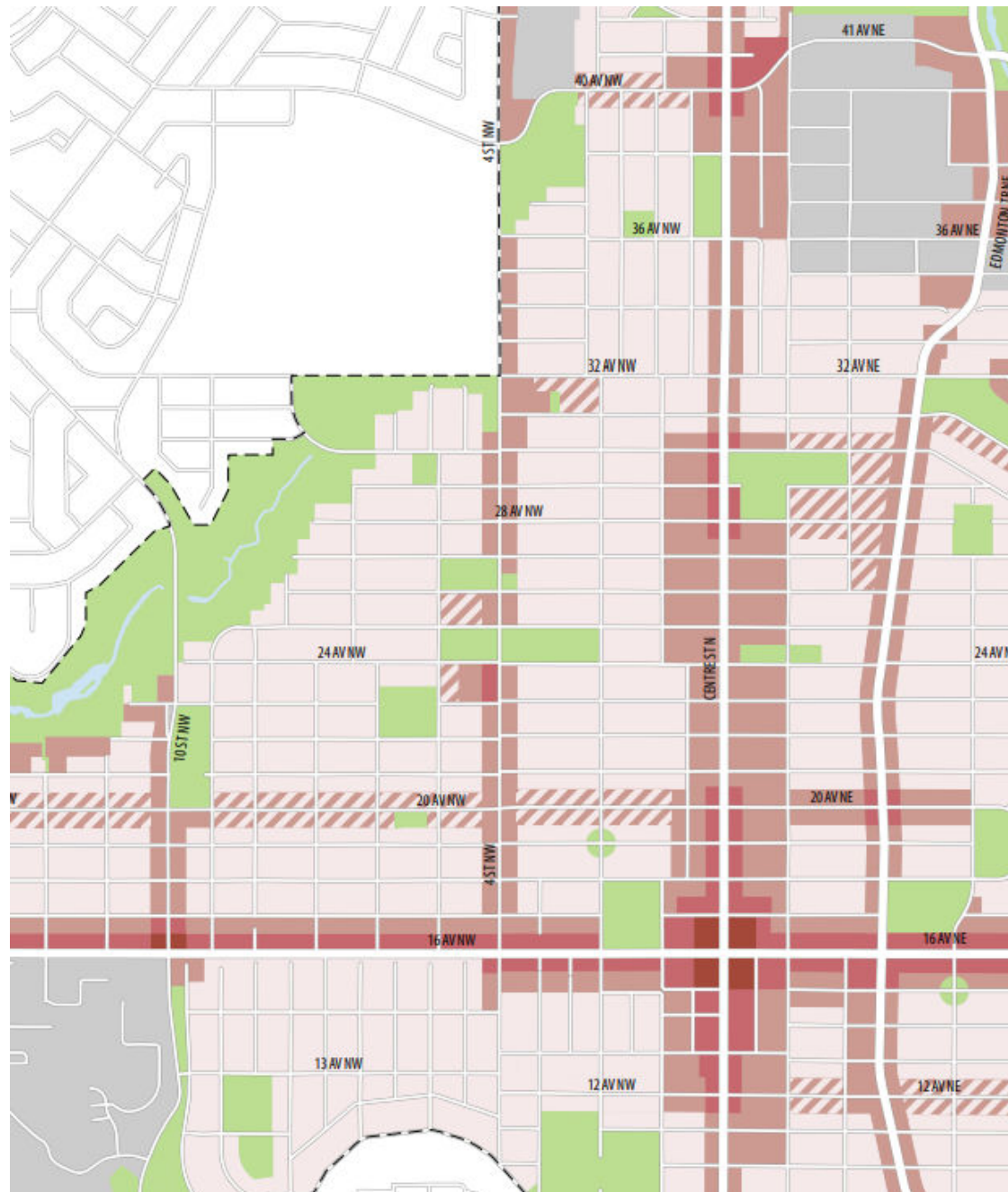
## Heritage Guideline Areas

- Balmoral
- West Mount Pleasant



# Building Scale

## Legend



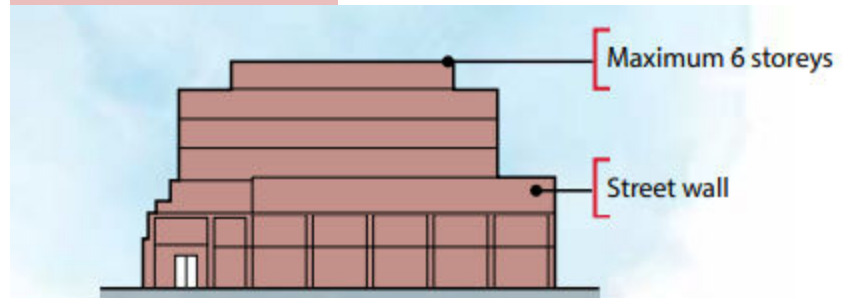
## Enabling Future Growth

- Majority of Mount Pleasant is **LIMITED SCALE** (Up to 3 storeys)
- 20<sup>th</sup> Avenue is **LOW-MODIFIED** (up to 4 storeys)
- 10<sup>th</sup> Street, 4<sup>th</sup> Street and 17<sup>th</sup> Avenue (south) are **LOW** scale (up to 6 storeys)
- 16<sup>th</sup> Avenue and 1 block of 4<sup>th</sup> Street is **MID** (up to 12 storeys)

### Limited Scale



### Low Scale

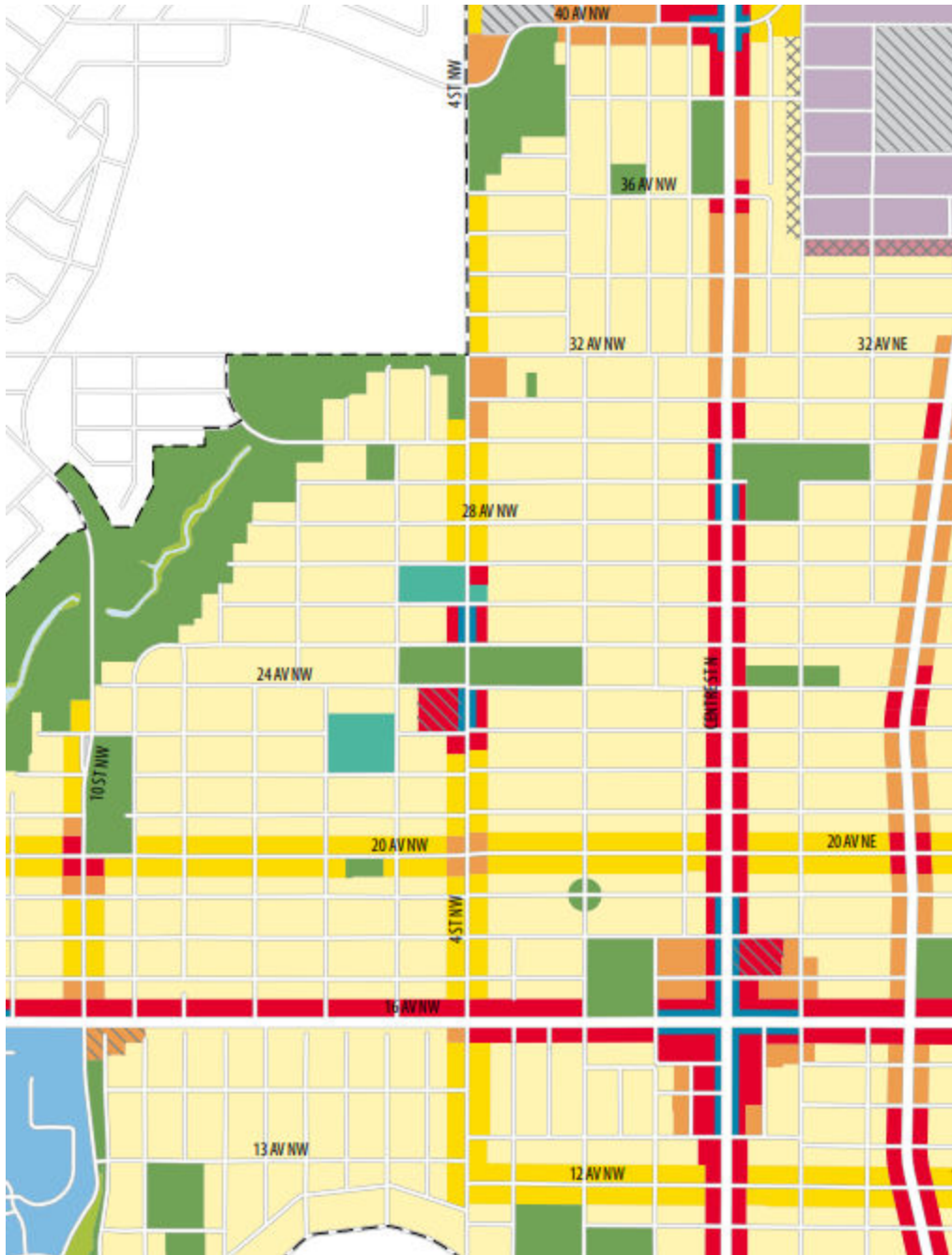


# Urban Form

## Legend

### Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



## Enabling Future Growth

- Majority of Mount Pleasant is **NEIGHBOURHOOD LOCAL** with **LIMITED SCALE** policies
- It is the **LOWEST** form of density applied by the Plan and allows\* on all parcels:
  - Single-detached, semi-detached and rowhouse residential development
  - Secondary suites (which are not considered a unit nor required to have dedicated off-street parking)
- \*Rosedale area is exempt under the “Single-Detached Special Study Area” which restricts redevelopment to single-detached housing

# Development Applications

- All development applications are published by the City of Calgary:

[Development Map \(PDMap\) \(calgary.ca\)](https://calgary.ca/PDMap)

The image shows a screenshot of the City of Calgary's Development Applications website. On the left, a map displays a grid of streets including 5 ST NW, 23 AV NW, 22 AV NW, 21 AV NW, and 4 ST NW. A specific location is highlighted with a red and green checkered pattern. Overlaid on the map is an 'Application Summary' window. This window lists two items: 'Land Use Redesignation - LOC2022-0113' and 'Development Permit - DP2022-04881'. The details for the Development Permit are as follows:

Address:	501 22 AV NW, 507 22 AV NW
File Number:	DP2022-04881
Status:	Under Review
Description:	New: Multi-Residential Development (2 building)
Applicant:	FORMED ALLIANCE ARCHITECTURE STUDIO

Below the details is a 'Copy link' button and a 'Details >' button. To the right of the map is a 'Development Permit' window. It features a navigation bar with 'Summary', 'About', 'Status', and 'Contact Us'. The 'Summary' tab is active, showing the following information:

Application		Meetings
Address(es):	501 22 AV NW	No meetings are scheduled
Community:	MOUNT PLEASANT	
File Number:	DP2022-04881	
Applicant:	FORMED ALLIANCE ARCHITECTURE STUDIO	
Status:	Under Review	

At the bottom of the 'Development Permit' window, there is a red button that says 'Share your comments >' and a grey button that says 'Learn More on how to respond'.

- Select a location on the map to see details (ie. Plans) and provide feedback
- Note: feedback submitted on this website are not heard / discussed at hearings
- Speaking in person (virtual) at hearings is the best / only way to have your feedback be heard