



SOURCE: GOOGLE MAPS

Mount Pleasant

City land at 2020 6 Street N.W. in Mount Pleasant has been allocated to Calgary Housing with a mandate to build a new development of 16 affordable homes on the site.

2020 6 Street N.W.

Current zoning:

Commercial – Residential - Contextual One / Two Dwelling District (RC2)

Proposed rezoning:

Multi-residential – Multi-Residential - Contextual Low Profile District (M-C1)

- 16 units
- Landscaped grounds
- Surface parking



Project milestones

PHASE 1

Led by Bridging Architect

- Project planning
- Land use redesignation
- Project specifications
- Reference concept

Fall 2018

- **Public Community engagement #1**
- Identifying concerns and opportunities

Winter 2018-2019

- **Land use redesignation submission**
- **Public feedback period** for land use redesignation
- **Public Community engagement #2**
- Initial site plan presentation and feedback
- Share amenity area concept and collect feedback

PHASE 2

Led by Design-Build Team with review by Bridging Architect

- Building design completion
- Construction

Spring/ Summer 2019

- **Public Community engagement #3**
- Final site plan presentation
- **Development Permit submission**
- **Public feedback period** for development permit
- **Detail design** of amenity area

Summer/Fall 2019

- **Building Permit submission**
- **Procure contractor** for amenity area work

Fall/Winter 2019

- **Construction start**

Spring/ Summer 2020

- **Construction** on amenity area to commence

What we heard from our last meeting

Feedback was gathered at the public meeting by display/information boards with sticky notes, feedback forms (exit survey), general conversation and an online survey.

The most common response we heard was:

- Consider the impact of housing on parking in the area, particularly for the adjacent church.

Comments in support of the project included:

- Support for Calgary's affordable housing initiatives in general.
- Support for this specific project.
- Feeling that the project represents an improvement to the existing vacant lot.
- The project is good for the community.

The main areas for concern were:

- Concern with parking in the community.
- Concern with impact on property value.
- Concern with location of the housing.
- Concern with increased density.

Other common themes and recommendations:

- Keep the dog park/make it official.
- Increase the footprint of the housing development by reducing the green space.
- Add playground facilities to the site.
- Ensure good design.

Park Enhancements





Site overview

- Sixteen units.
- Nineteen parking stalls: One dedicated resident stall per unit and three visitor stalls.
- Connection from 6th Street to the amenity area increases mobility through site.
- Easily-visible corridors and walkways increase sense of community and security.
- Landscaping and hardscaping throughout the site increases sense of ownership, privacy and community
- Accessible bicycle storage along 6th Street N.W.

Streetscape concept

- Sightlines into and from development contribute to community safety.
- Stairwell to second floor and bicycle storage makes the corner and walkway on 6th street an active, safe and visible point of entry.
- Gable roof line is similar to nearby buildings and breaks up the form, implying a shorter building and integrating into the neighbourhood context.
- Mix of public and private landscaping along 20th Avenue N.W.
- First-floor units include access from the front and back.



View 1



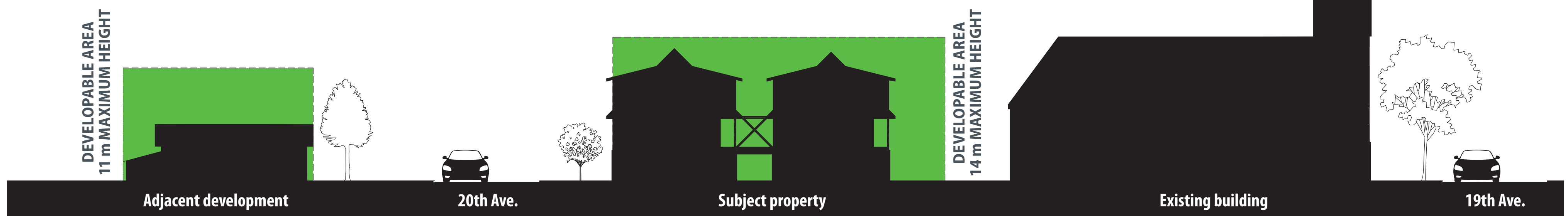
View 2



View 3

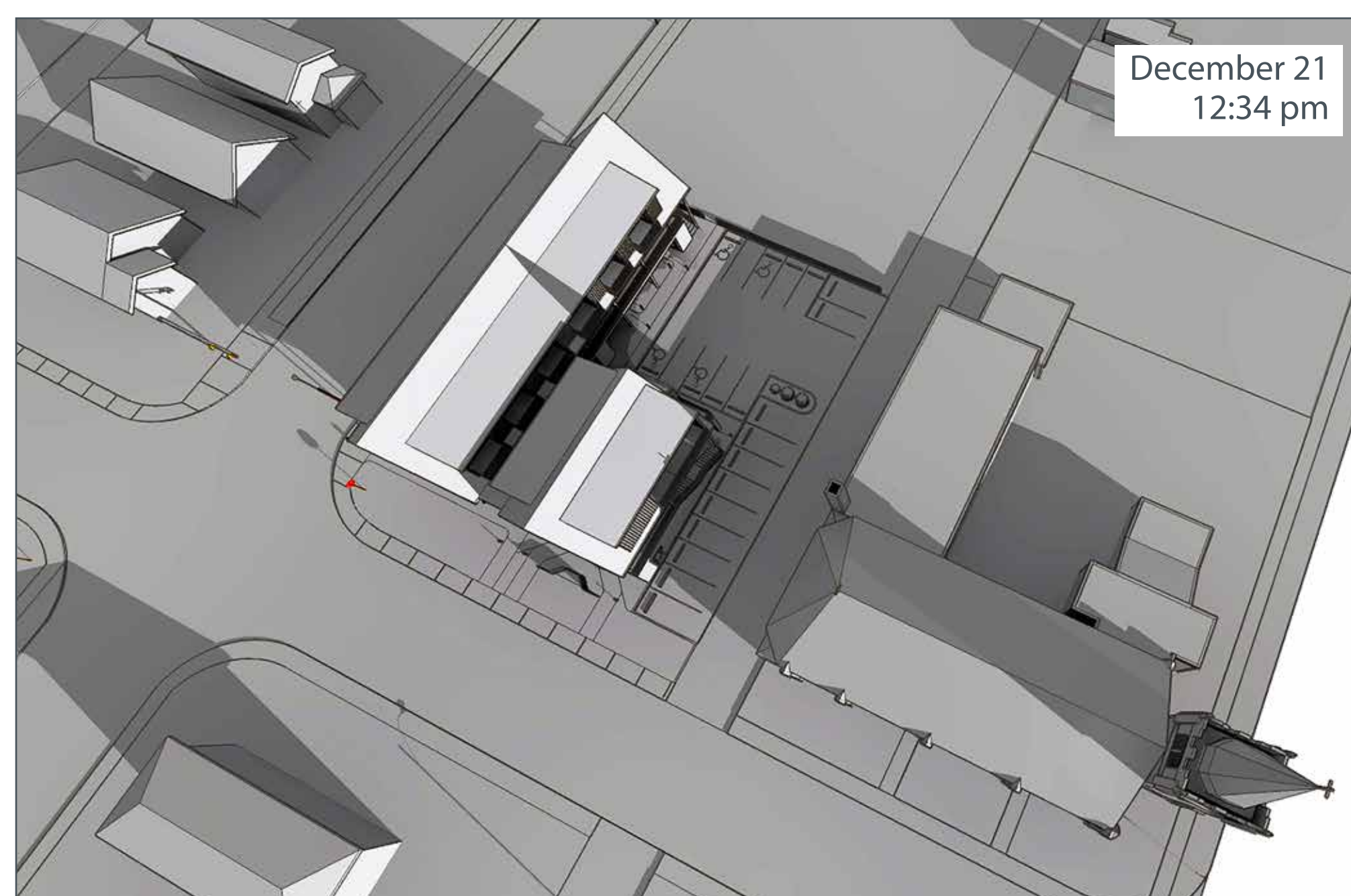
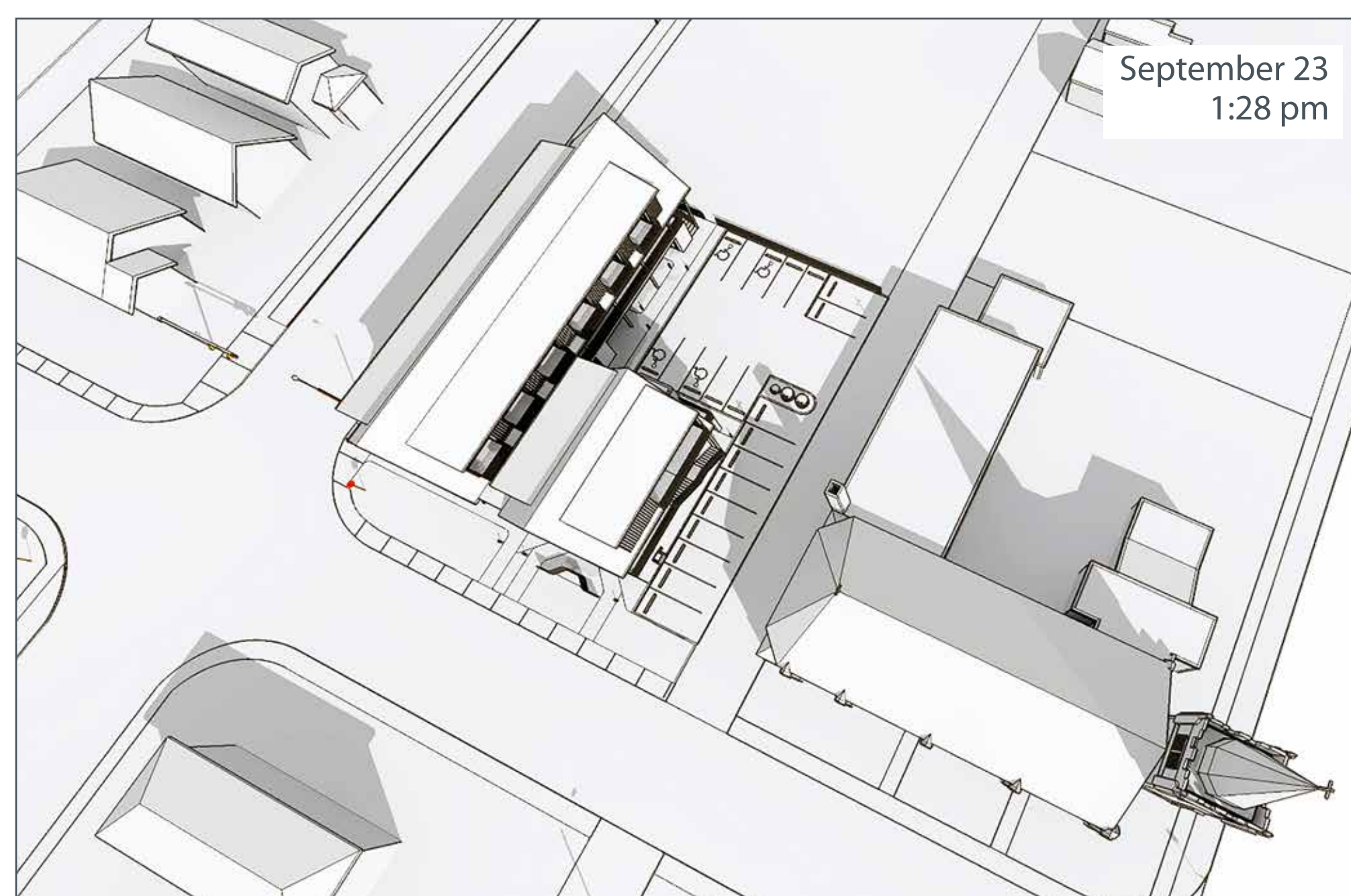
Neighbourhood context

Height is consistent with neighbourhood context.



Shadow study

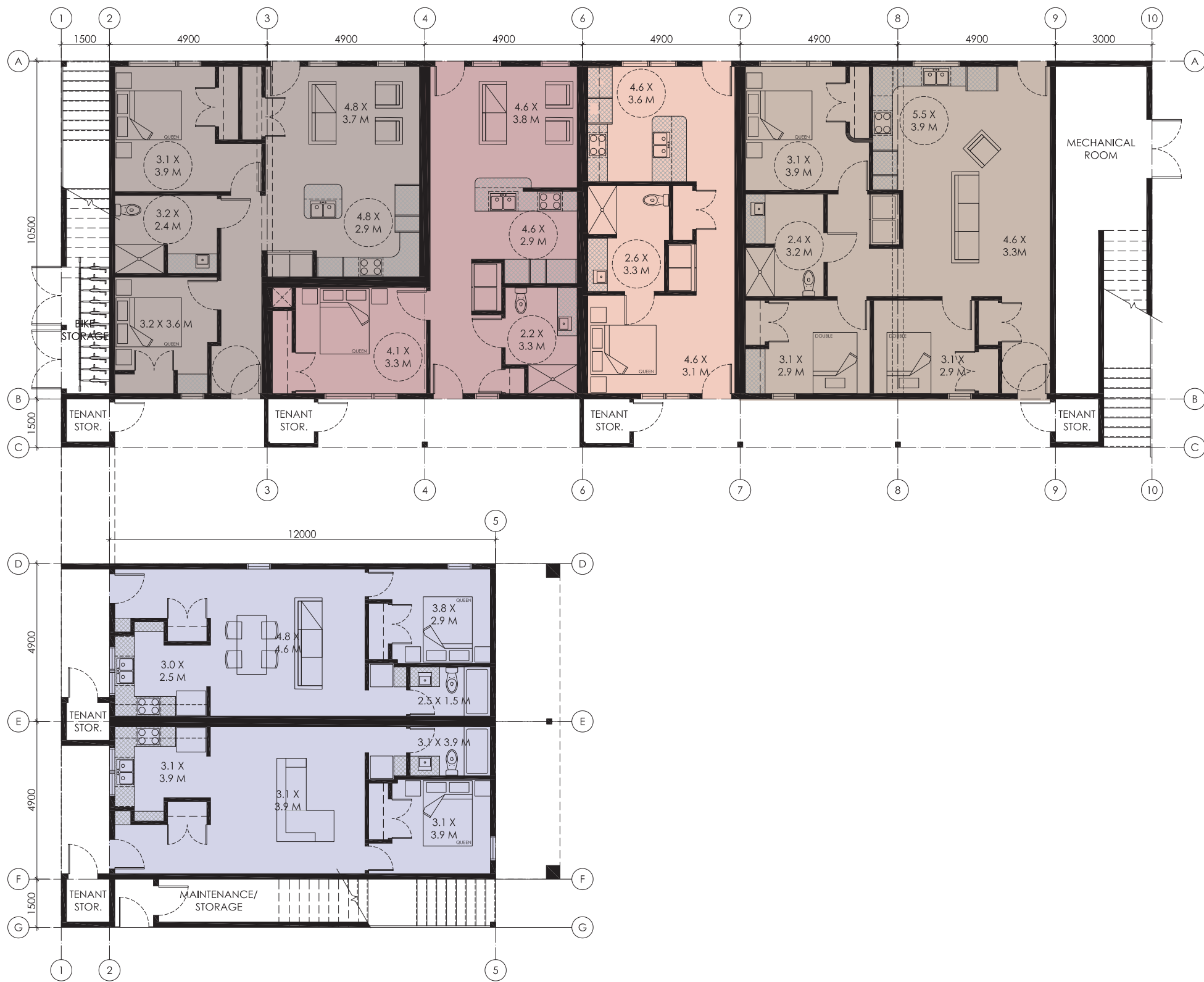
Building designed to
avoid casting shadows on
neighbouring properties.



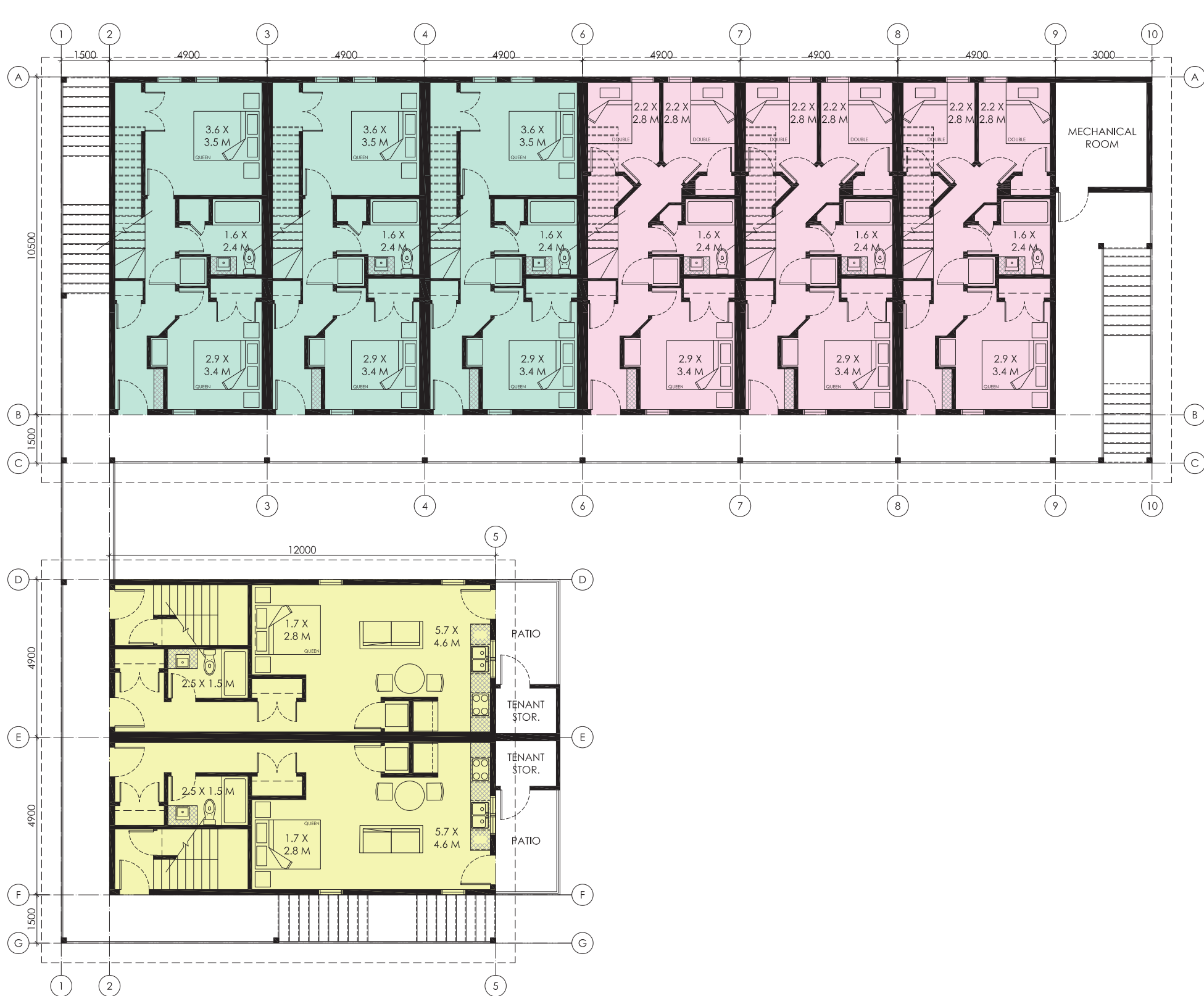
Unit plan concept

Plan includes one-, two- and three-bedroom units, including barrier-free units.

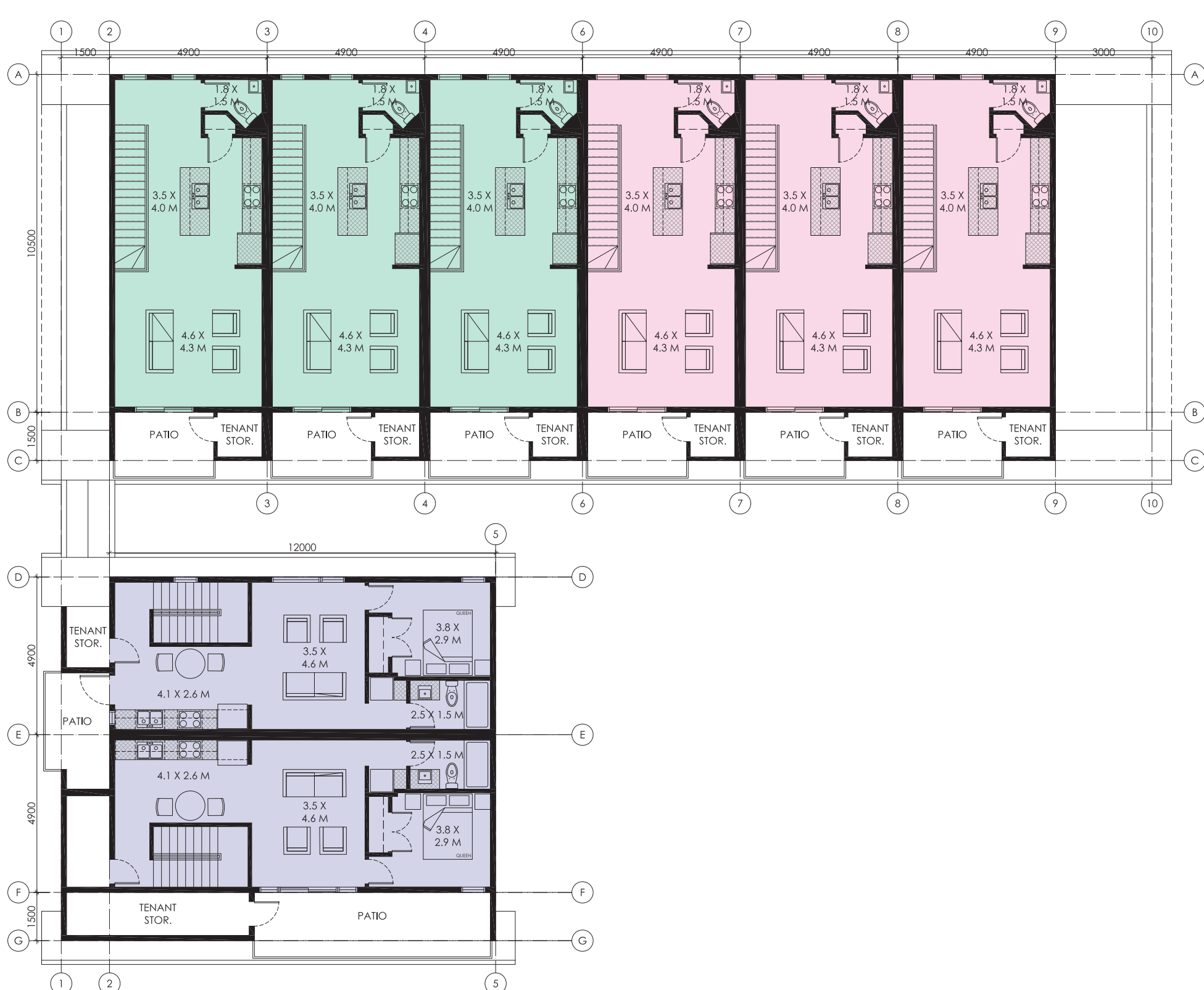
Level 1



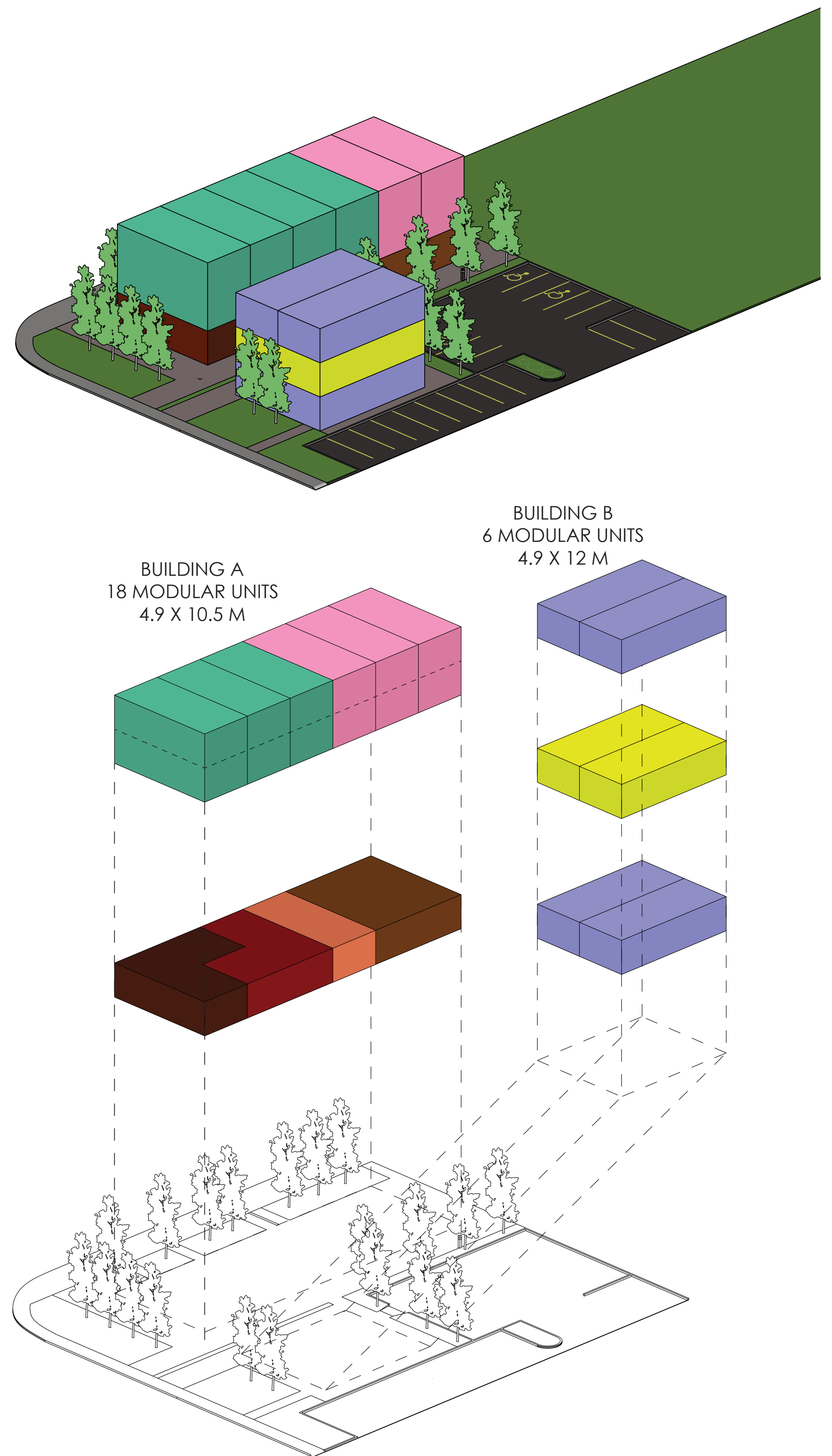
Level 2



Level 3

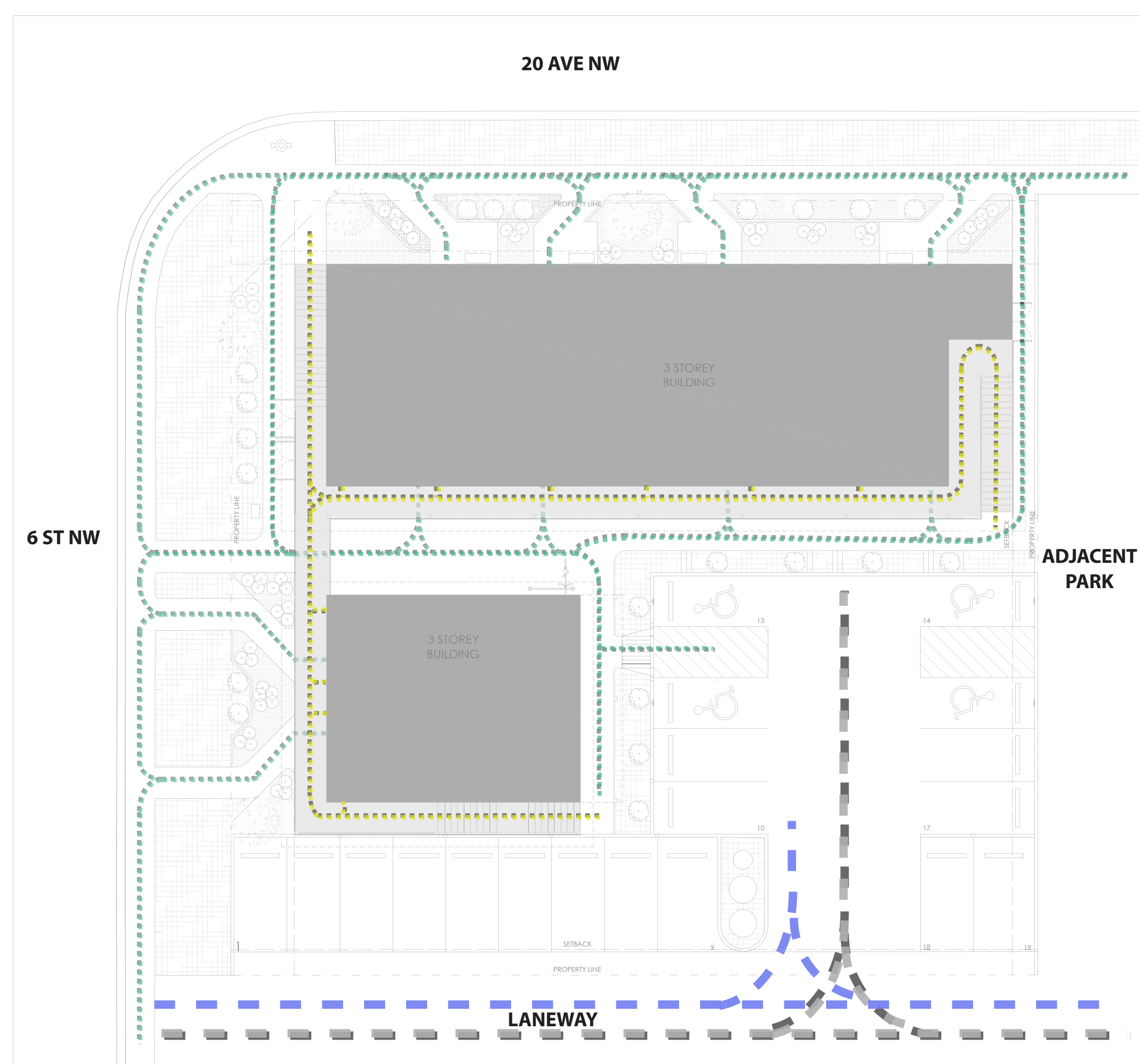
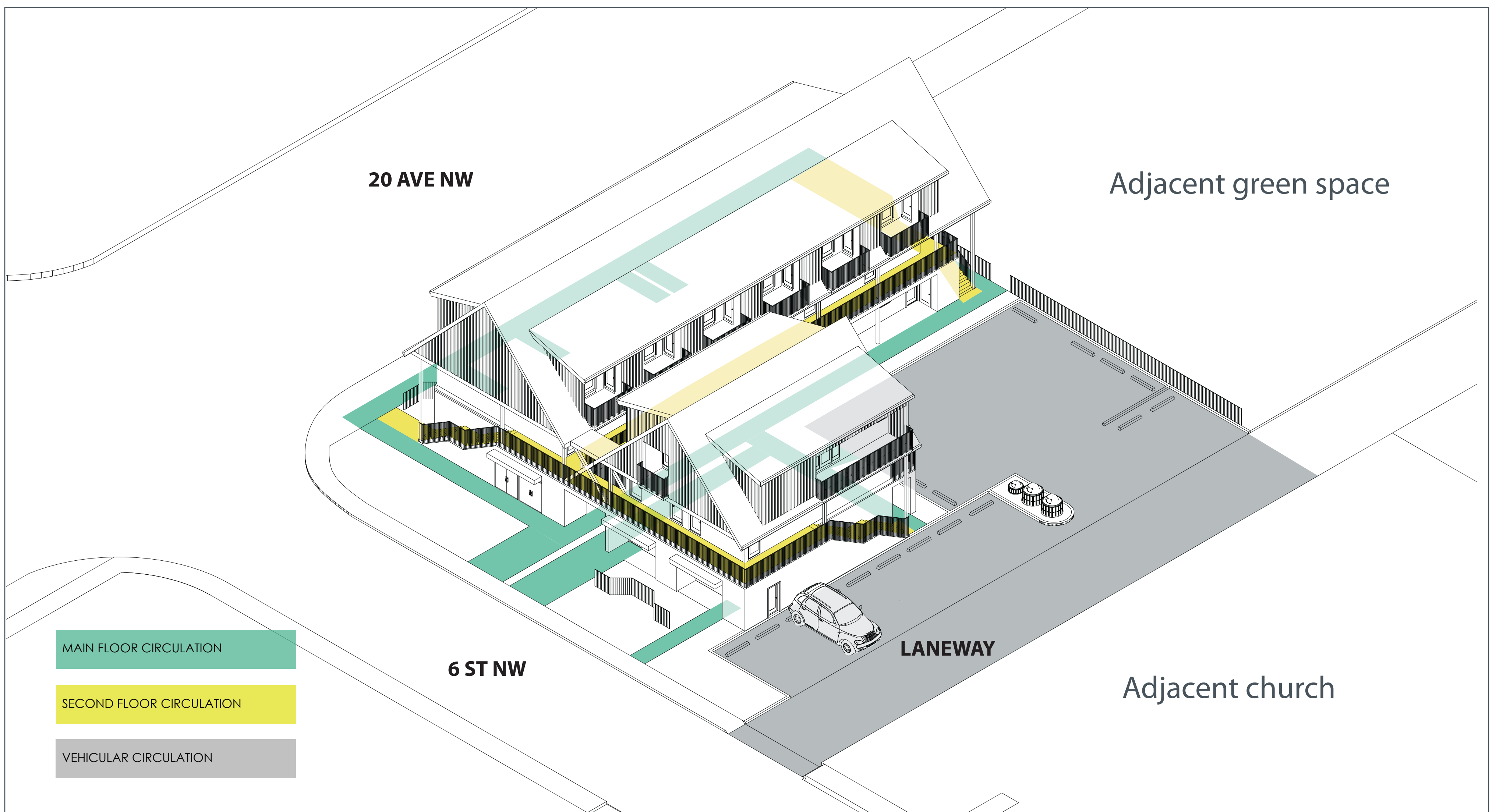


Unit mix



Circulation concept

- Shared walkway space for units allows for more efficient use of space and community-building.



- Vehicle entry/exit to property via 6th Street.
- Pedestrian entry/exit via 6th Street and 20th Avenue.
- Nineteen parking stalls: One dedicated resident stall per unit and three visitor stalls.
- Site plan encourages mobility within and around the site.
- Single point of entry for maintenance

Elevation concept

Conceptual presentation:
Materials, colours and design details may
change through the design-build process.



West elevation – view from 6th Street N.W.



North elevation – view from 20th Avenue N.W.



South elevation – view from alley



East elevation – view from adjacent park

- No restrictions
- Two hour parking
- Two hour parking (Mon-Fri, 8-17)
- Accessibility parking only
- Solid = No parking. Dashed = Loading zone
- Residential permit parking (F)
- Residential permit parking (F, 8-22)



Parking

- Based on feedback we received in the first round of engagement, The City commissioned a third-party technical report to study the impact of sixteen new housing units on street parking in the community.
- The report found that street parking was not required for the housing development as the development provides the number of stalls required by the current Land Use bylaw (19 stalls).
- The report also found that the existing on-street parking is adequate to accommodate vehicles that currently park on the proposed affordable housing site during events at the nearby church.
- Because the adjacent park space is classified as a sub-neighbourhood park, additional parking is not suitable as the park is designed to accommodate adjacent residents.

You can read the report at calgary.ca/mountpleasant



Amenity area: Design process and rationale

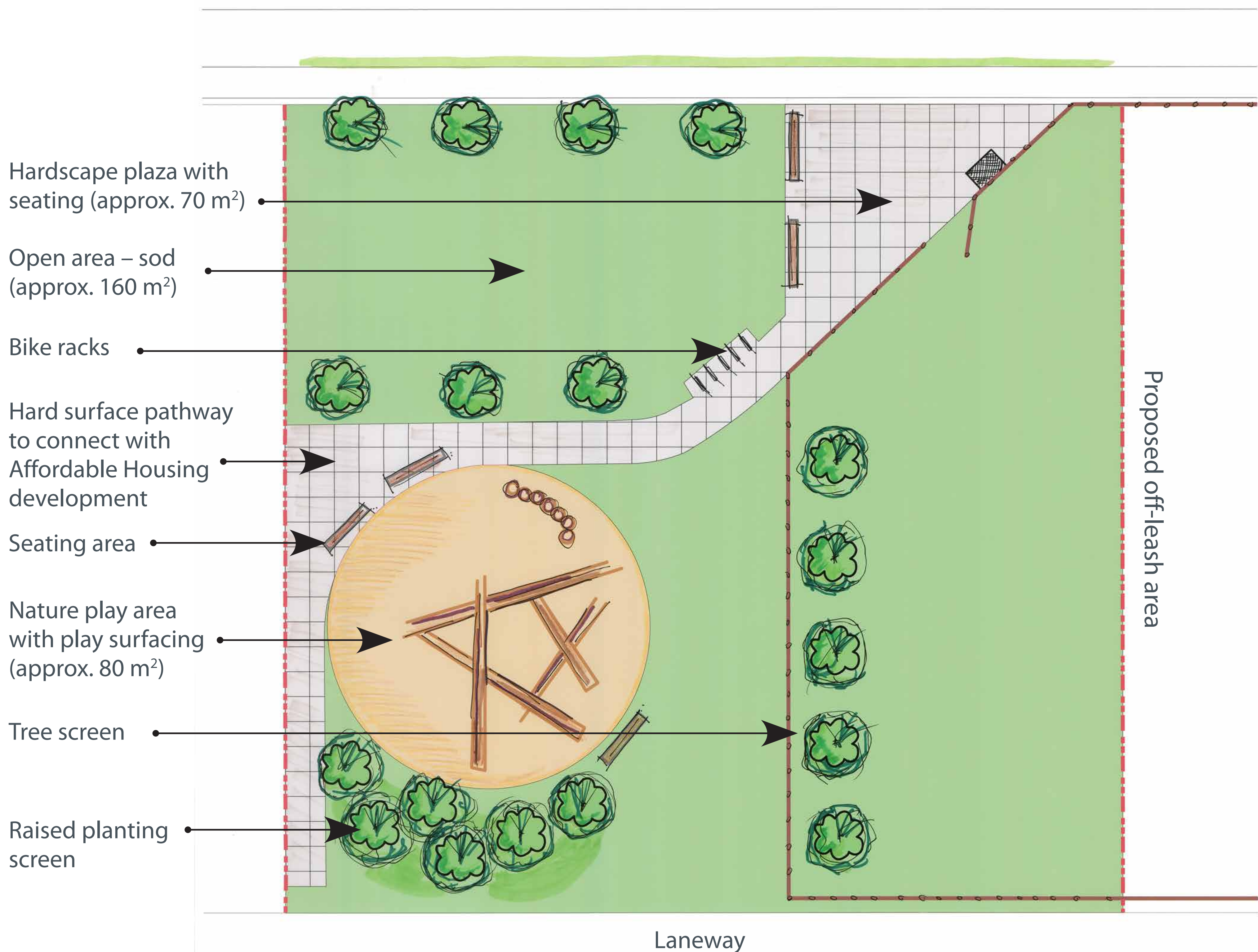
- The proposed amenity upgrades for this park have been selected using the following criteria:
 1. City requirements/guidelines for sub-neighbourhood park development/redevelopment (*Calgary Parks 2018 Development Guidelines*).
 2. Initial input and feedback received from Calgary Housing's Mount Pleasant Engagement and Information session (Nov. 8, 2018).
 3. Available space and funding for implementation of amenities.
 4. Analysis of the surrounding neighbourhood and its current assets.
- Emphasis will be placed accessibility and inclusivity in this park.
- The intention of this session is to share our current plan, explain why and how we came up with it and collect input and feedback from the community to incorporate into our final plan.

Collect initial information

Prepare concept and collect feedback

Refine design, prepare preferred concept and share

Detail design and implementation



Amenity area: Proposed concept

1. Hardscape plaza and formalized pathways

Hard surfaced pathways will provide accessible circulation into and throughout site and a hardscaped plaza will act as an accessible gathering area for community members to use.

2. Seating and site furnishings

The *Calgary Parks 2018 Development Guidelines* require a minimum of one bench and one waste receptacle per site. There was, however, interest by attendees from the Nov. 8, 2018 engagement to include additional seating opportunities on site. Bike racks will also be included.

3. Vegetation (trees and shrubs)

The *Calgary Parks 2018 Development Guidelines* require a minimum of 15 trees to be planted on this site (20-40 trees/acre). 15 m² of shrubs (50-150 m²/ha) is also a requirement.

4. Natural play area

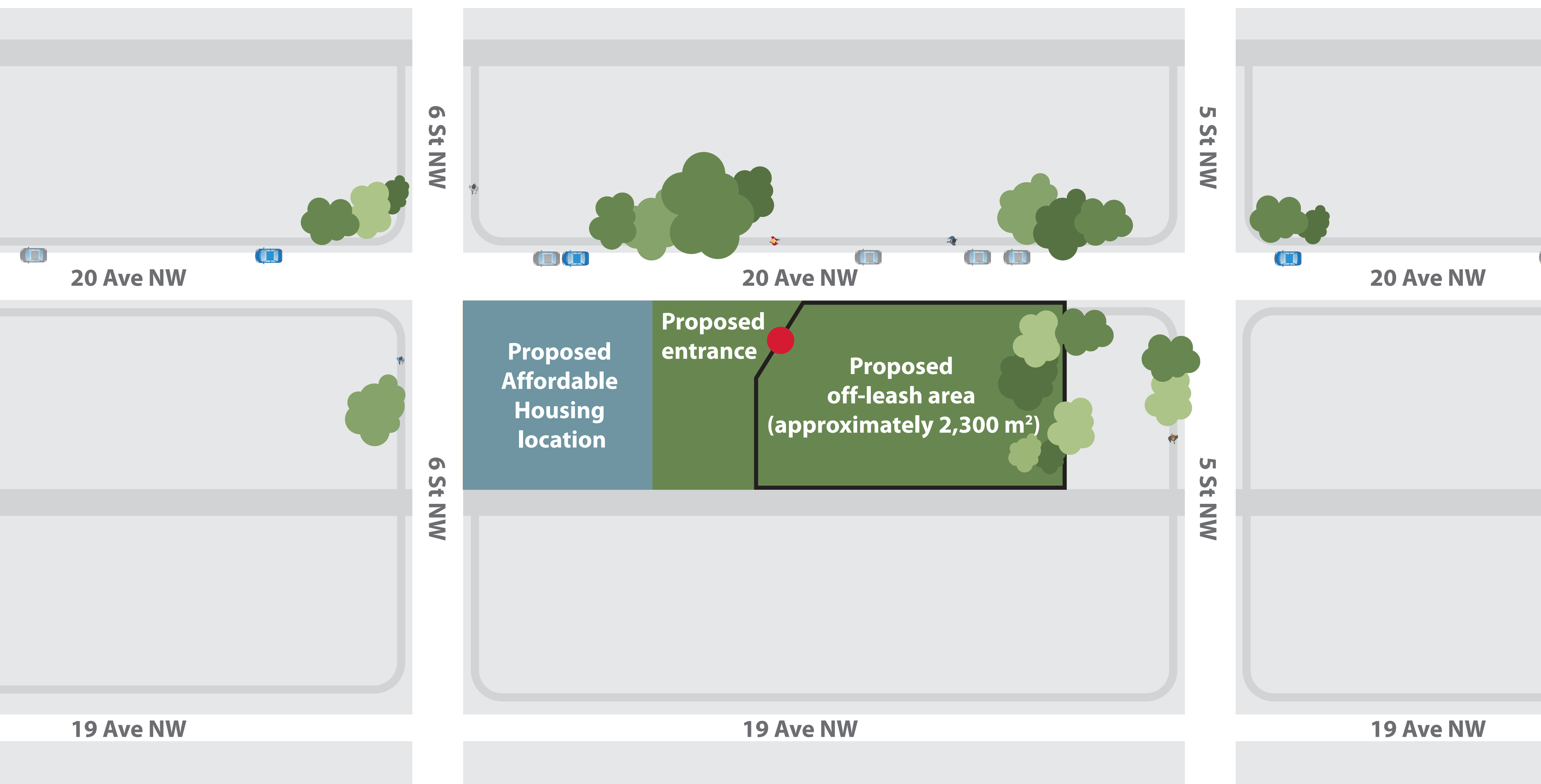
Although playgrounds can be quite costly to install and there are funding and spatial restrictions for this project, The City is proposing the incorporation of a natural play element on site based on significant amounts of interest for play equipment at the Nov. 8, 2018 engagement.



Off-leash area: Review process

- The Mount Pleasant Community Association submitted an off-leash area proposal to The City on October 5, 2018.
- The off-leash area request was reviewed through the internal Calgary Parks screening process and approved by The City on Dec. 20, 2018 for further community engagement.
- The intention of this session is to share our plan and collect input and feedback from the community.





Typical off-leash signage.

Off-leash area: The plan

- Due to its size (under 4.3 ha) and location, this off-leash area would be classified as a neighbourhood off-leash area.
- Neighbourhood off-leash areas are implemented with the intent to service an 800 metre walking distance.
- The planned improvements to the proposed off-leash area are based on requirements to meet adequate levels of service for a standard neighbourhood off-leash area (off-leash area management plan). These improvements also aim to mitigate any concerns that arose during the screening process.
- The City is planning on implementing the following park improvements to this off-leash area:
 1. Fully enclose off-leash area with new four-foot fencing and gate(s) to address traffic safety issues along 20th Avenue and delineate the designated off-leash area from adjacent on-leash park space.
 2. Include adequate signage to inform rules within off-leash area.
 3. Add waste receptacles on site for disposal of dog feces.
 4. Add seating options within the off-leash area for park users.