

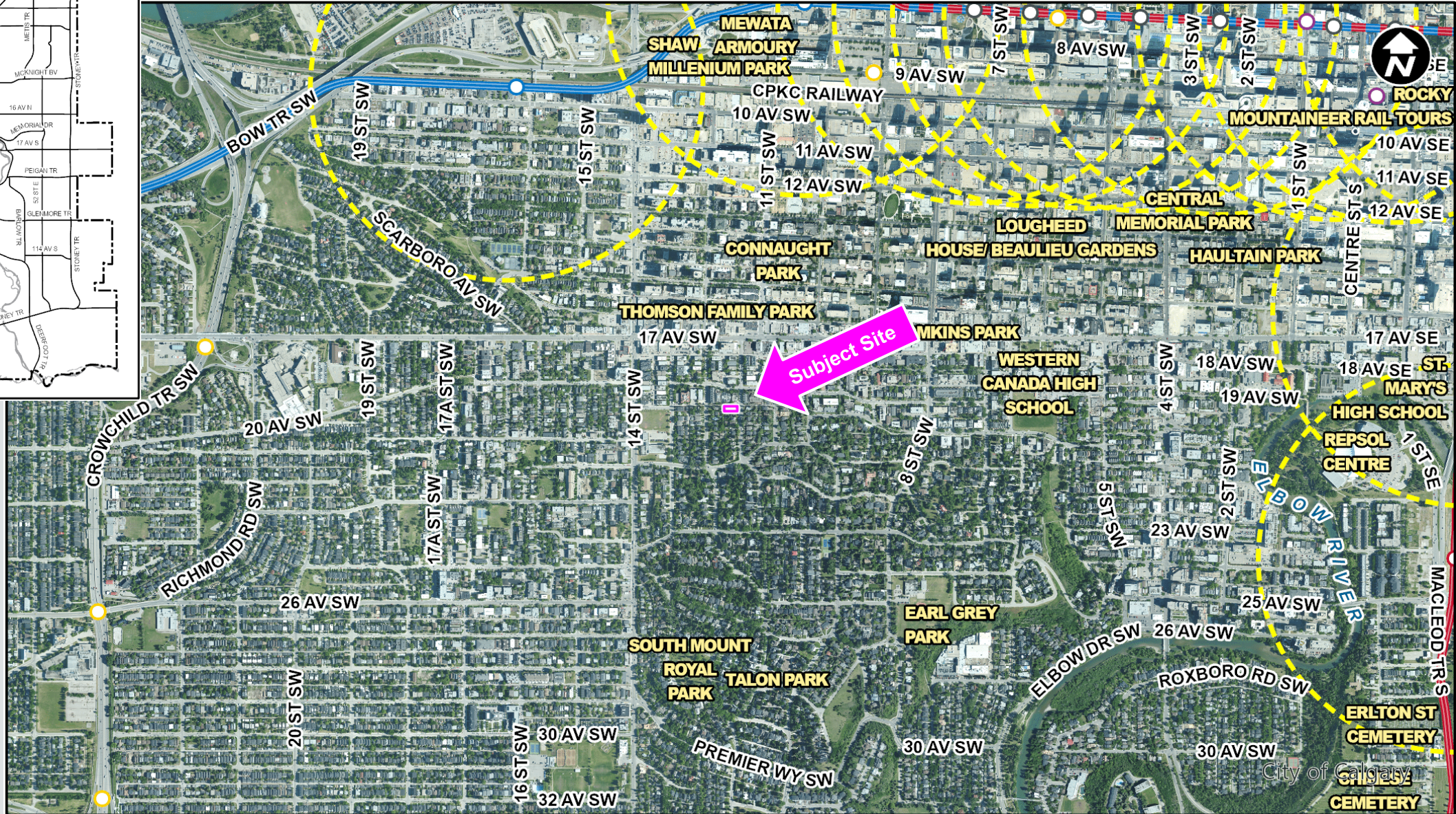
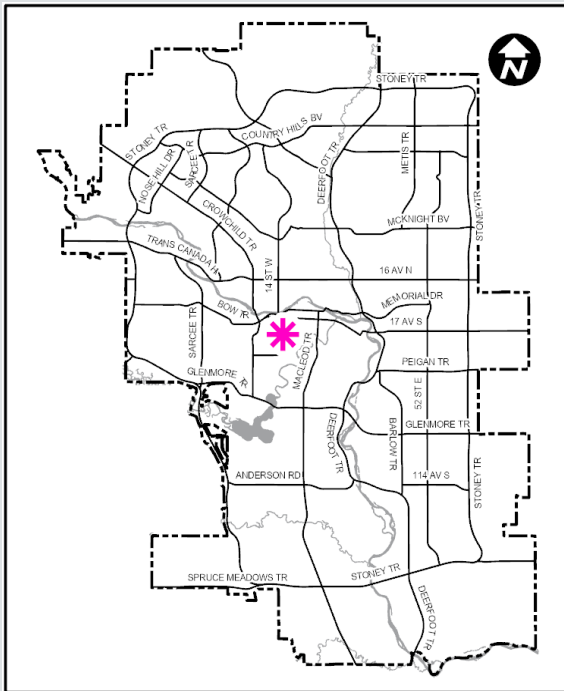
LOC2025-0151 / CPC2026-0204 Land Use Amendment

April 16, 2026

RECOMMENDATION:

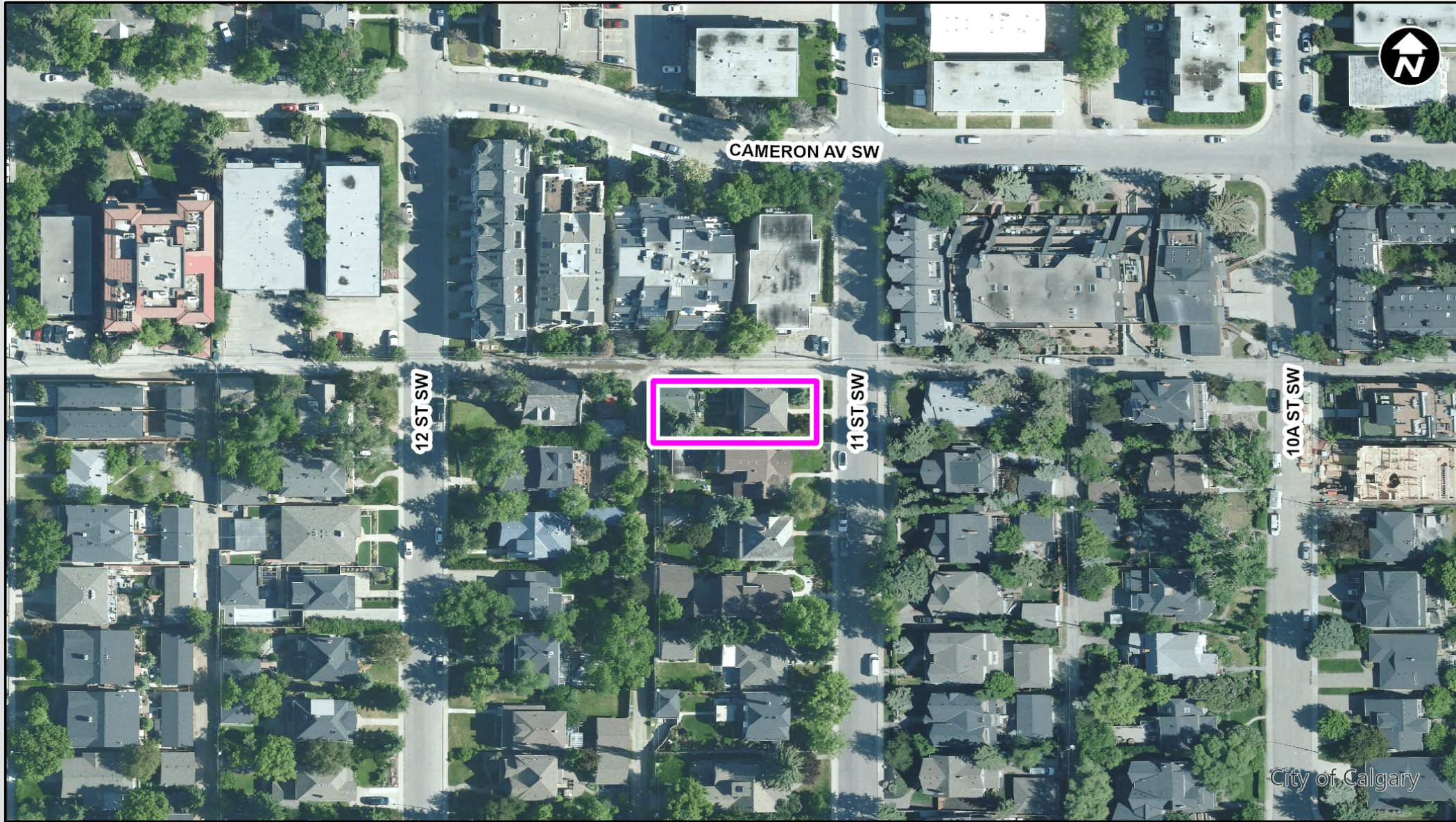
That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1911 – 11 Street SW (Plan 179R, Block 43, Lot 7) from Direct Control (DC) District to Direct Control (DC) District to accommodate two dwellings to be constructed with guidelines (Attachment 2).



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



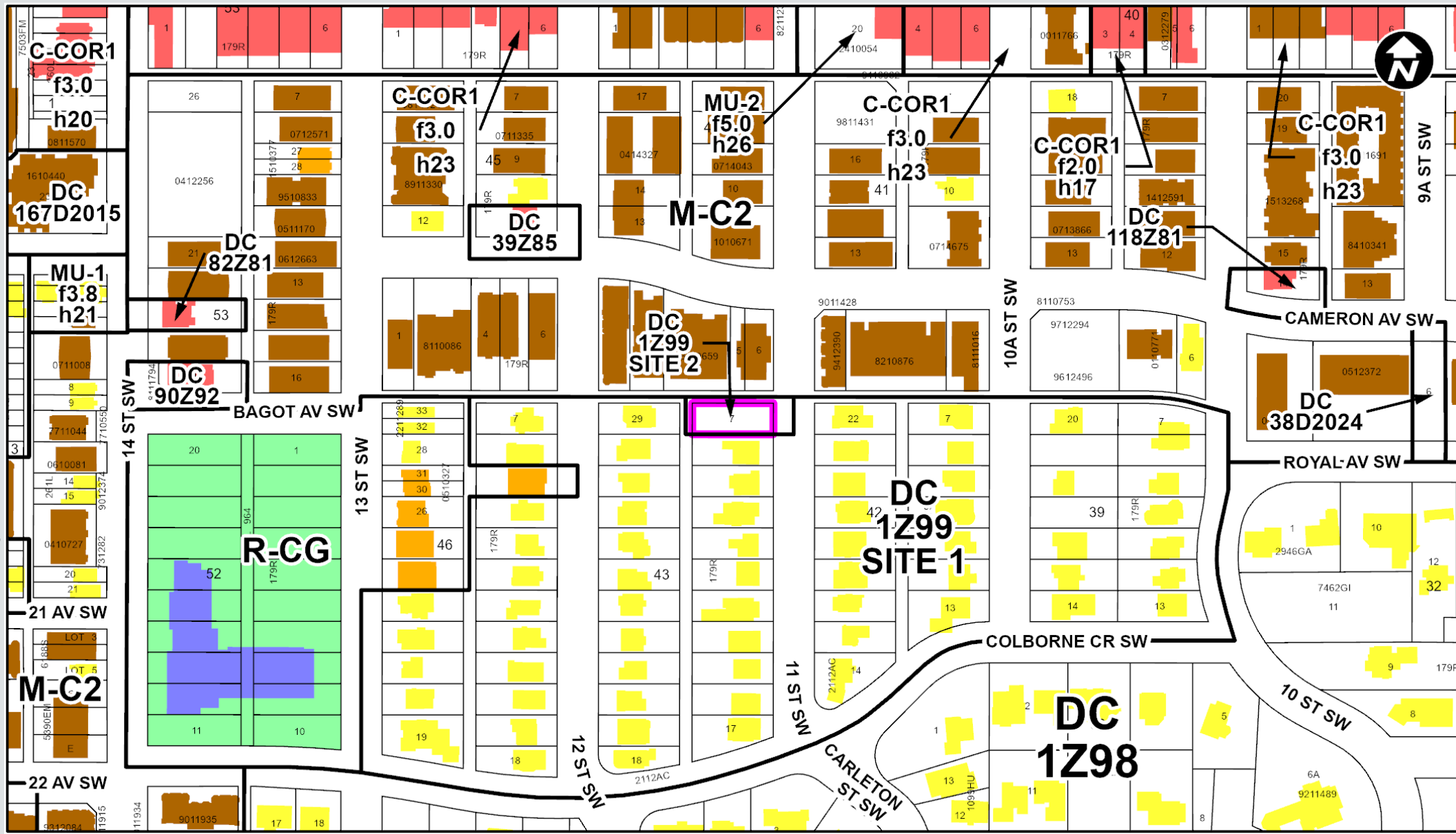
Parcel Size:

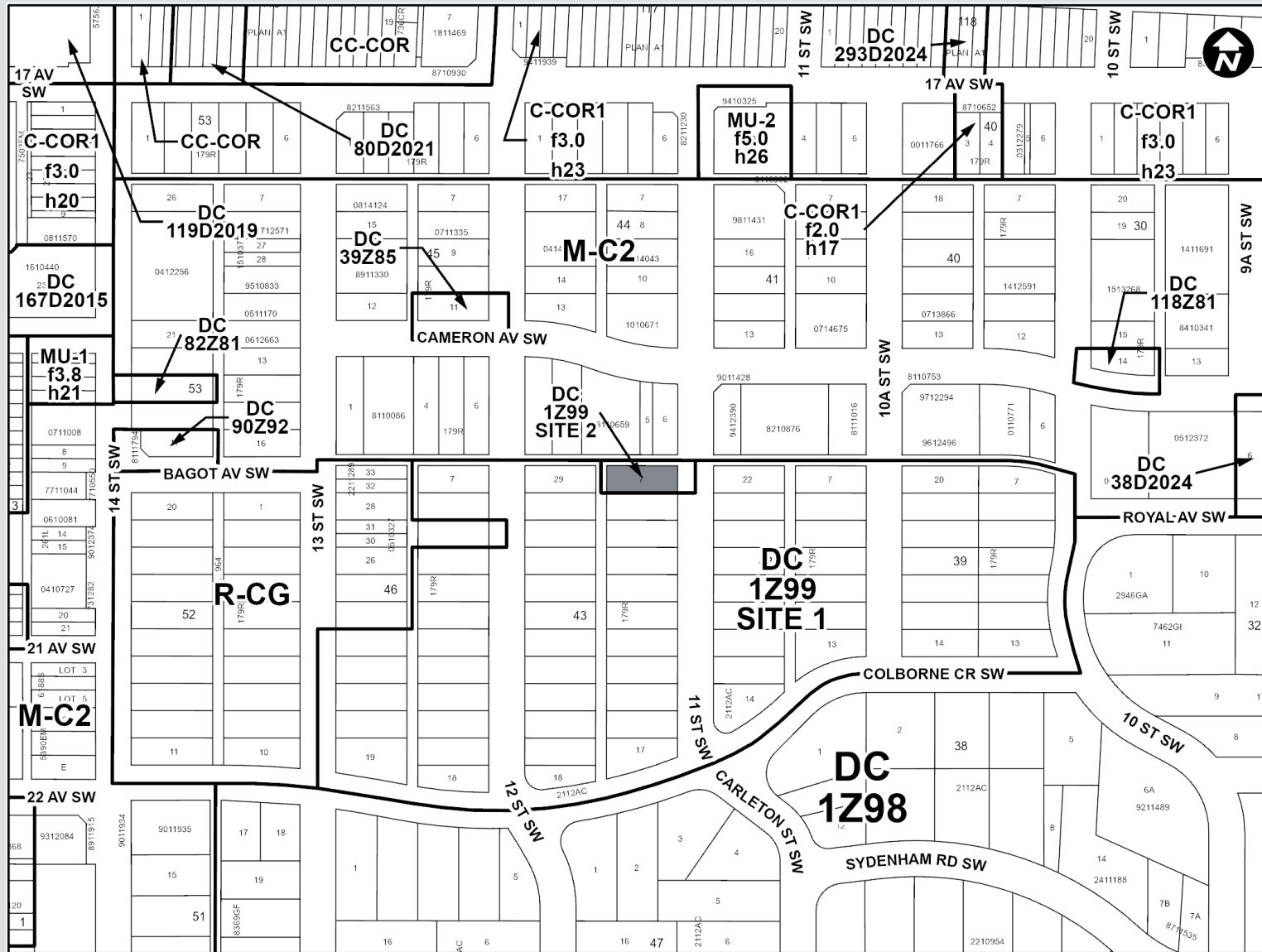
0.06 ha
15 m x 39 m





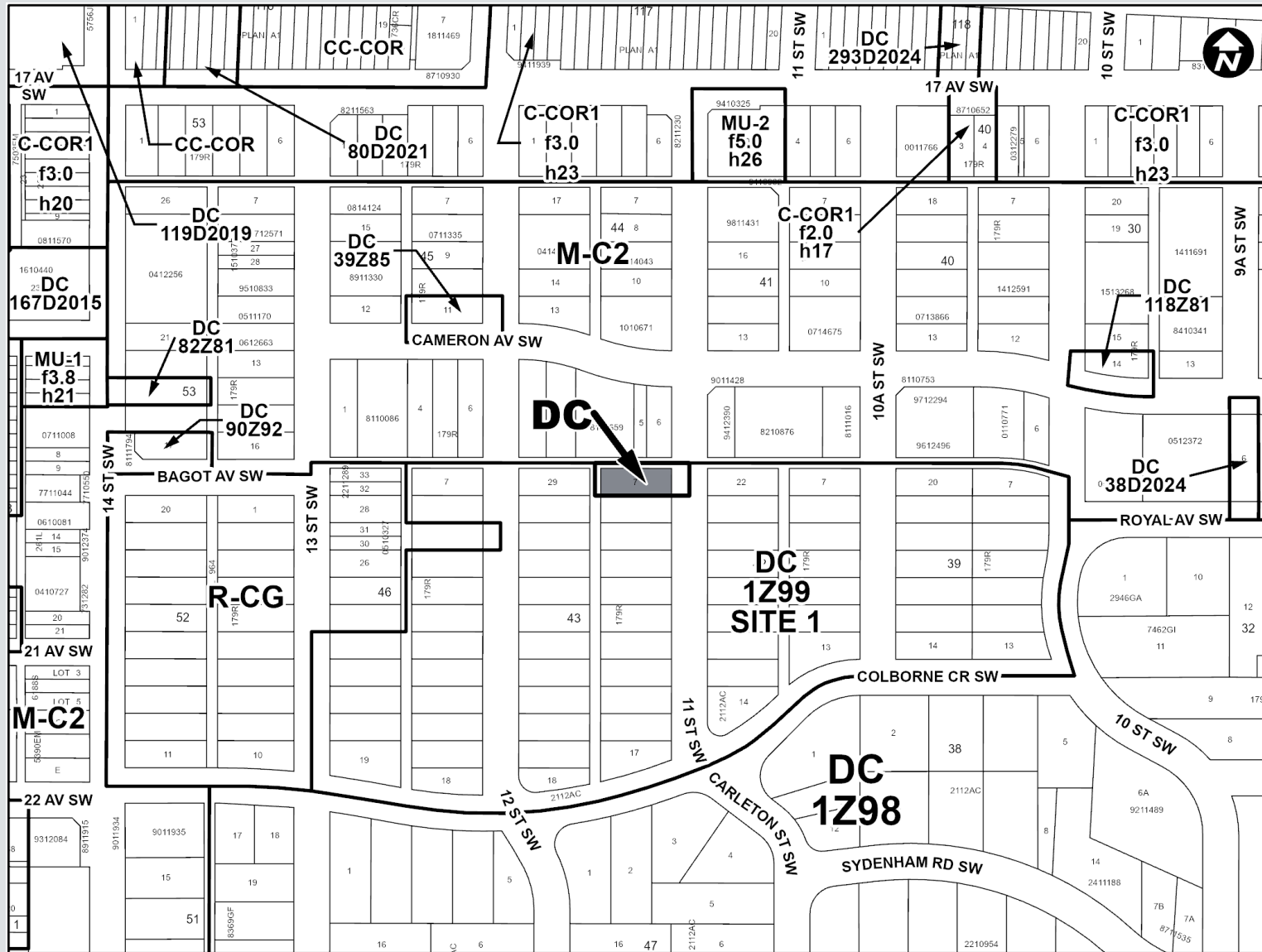
Surrounding Land Use





Existing DC District:

- The purpose of this district is to preserve the unique characteristics of a special area of the city.
- Discretionary uses include Single, semi-detached dwellings, duplex dwellings.
- Minimum parcel width of 15m
- Based on R-2 District of LUB 2P80



Proposed DC District:

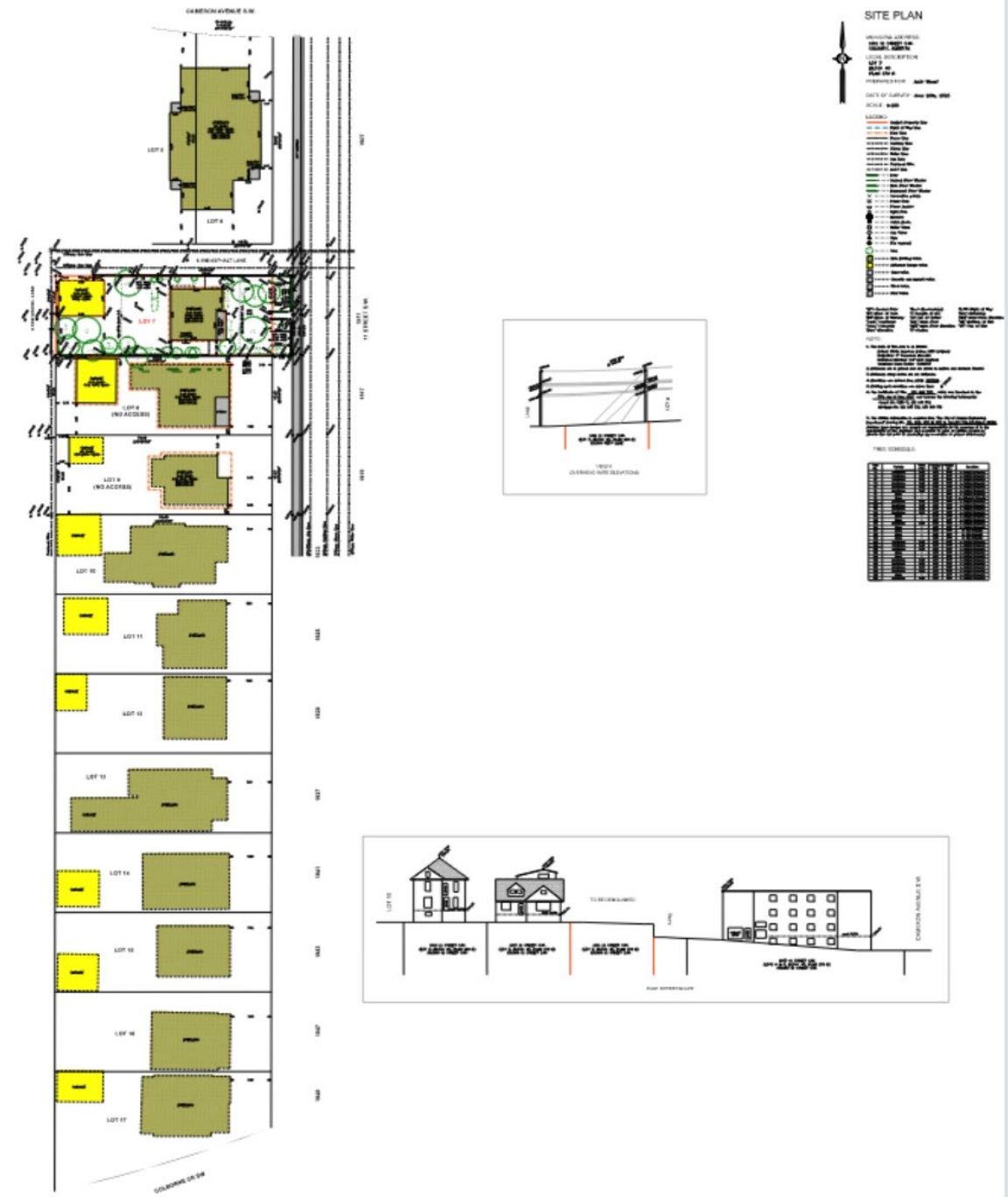
- Intended to establish a maximum parcel width and a minimum building setback
- Permitted uses include semi-detached and single detached dwelling, duplex dwelling
- Maximum parcel width 7.5m
- Minimum building setback from front property line is 7.5m

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1911 – 11 Street SW (Plan 179R, Block 43, Lot 7) from Direct Control (DC) District to Direct Control (DC) District to accommodate two dwellings to be constructed with guidelines (Attachment 2).

Supplementary Slides



Reasons for refusal:

Subject Site is located in Precinct 3 of Map 5: Heritage Guidelines Areas (2.6.2)

- a. Land use redesignations that would allow for development with permitted use dwelling units should not be supported in Heritage Guideline Areas.
- f. Notwithstanding the minimum setback in The City's land use bylaw:
 - i. front yard setbacks should be informed by the existing heritage assets on the block; and,

2) Parcel width reduction to 7.5m allowing for multiple dwellings to be constructed.

3) Restrictive Covenant registered on title would create conflict should a land use amendment be approved to allow for more than one dwelling.

Community Association Response



To: Adam Kaddoura
Adam.Kaddoura@calgary.ca
DP.Circ@calgary.ca
 File Manager
 City of Calgary Planning Department
 Cc: PDC, Cllr. Courtney Walcott

Re: LOC 2025-0151 (1911 – 11 Street SW)

August 27, 2025

Adam,

I am writing on behalf of the Mount Royal Community Association Planning and Development Committee (PDC) regarding the above-mentioned land use redesignation application. The PDC held a very well attended community meeting on Tuesday, August 11, 2025. An agent for the Owner attended the meeting but he was not clear or forthcoming on what the intent of the proposed land use change was intended to achieve. It did "slip" that they wanted to get around the current restrictive covenant registered on the property.

Background – Existing Land Use

1. The existing land use designation for this property is a DC (Direct Control) District. Direct control districts were previously used by the City of Calgary to define parcels or groups of parcels that had distinct characteristics, including potential for increased density if in a transportation corridor, heritage preservation or unique lot configurations for example. With the blanket upzoning that came into effect recently, direct control districts were not affected or changed to the blanket (R-CG) land use designation and as a result, the direct control districts in Mount Royal were not affected.
2. The existing Direct Control District, Amendment No.98/123, Bylaw No.1299 was approved by council in January 1999. The purpose of the district **is to preserve the unique characteristics of a special area of the city**. It is very clear that previous councils agreed that this area of Calgary should be protected. It first adopted the Upper Mount Royal ARP designed to protect the special character of the neighbourhood. More recently, it adopted the West Elbow LAP which also included this area as a special heritage district with very clear guidelines and principles to guide any redevelopment.
3. For this site, referred to as Site 02, The DC District permitted uses include **modest single-detached dwellings, modest duplex dwellings, modest semi-detached dwellings and accessory buildings (garages)**. Discretionary uses include **duplex dwellings, semi-detached dwellings, single detached dwellings, and accessory dwelling units (within principal building)**. Note: the use of modest could now be considered as contextual as outlined in the land use bylaw.

September 1, 2025

Re: LOC2025-0151 (1911 11th St. SW)

Dear Mr. Kaddoura;

I am writing a follow-up note to our Mount Royal Community Association Planning and Development Committee (PDC) response of August 27 to the above noted proposed land use re-designation.

We had talked on the telephone in August and you then forwarded the draft DC that was written by the applicant, Horizon Surveys. I indicated I would review it and offer up my comments as one of "planner to planner." In addition, I would like to include these comments as an addendum to our earlier PDC comments submitted by my co-chair.

There have been a recent number of similar style re-designations that have gone to Council, including three at the July Public Hearing. Horizon has been party to a number of these applications. While others may have proceeded, I wanted to examine this one with fresh eyes, especially as it needs to match Section 29 of the LUB. In my planner mind, it does not meet those criteria and as a result, I have not attempted to edit or modify the present draft DC.

The LUB states that a DC "...must only be used... due to unique characteristics, innovative ideas or unusual site constraints...unavailable in other land use districts." There has been no identification of such limiting factors, and in fact discards the existing DC that did indeed recognize the unique characteristics of the area. It appears the intent of the draft DC is to skirt a restrictive covenant, which is another legal agreement between private parties. I would suggest that such logic does not withstand planning or legal principles.

The LUB also states that a DC "...must not be used: (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result...." The draft DC mimics the RCG District and therefore does not require the special DC approach. The City and Council decided to leave the present DC districts untouched during the blanket upzoning in established areas for an especially important reason; those districts did indeed capture the special characteristics of each of the carefully crafted zones.

The recently approved West Elbow LAP also recognized this area of Mount Royal as having special characteristics associated with its heritage nature and crafted policies that aligned with the previous ARP and indeed support the character of 11th St. This draft DC is at best a crass mechanism to skirt both the restrictive covenant and the guidelines of the LAP. The applicant should request a simple land use change to RCG, which of course, the MRCA would also oppose. However, such a process at least attempts to keep the integrity of the LUB in place.

20.1 RULES FOR MODEST RESIDENTIAL DEVELOPMENT

30P94

- (1) The following rules are to encourage development, redevelopment, and additions thereto, of modest single-detached, semi-detached and duplex dwellings that are reflective of the existing scale and siting of buildings in the Established Communities (except for the Excluded Communities).

(2) APPLICATION

- (a) This section shall apply to modest residential development in the Established Communities (except for the Excluded Communities), Section 20(24).

- (b) *deleted* 5P96, 2P97, 2P99

- (c) Where an existing single-detached, semi-detached or duplex dwelling does not conform to the rules of Section 20.1, but a proposed addition

- (i) complies with the rules of Section 20.1, and
- (ii) does not create a further non-compliance of the existing building with any rule of this Bylaw,

that addition shall be deemed to be a permitted use and shall be issued a permitted use development permit and the building, for the purpose of such permit, shall be deemed to be conforming.

- (d) Where a proposed development under Section 20.1 does not comply with one or more of the rules, it shall not be granted a relaxation to the permitted use rules, but shall be considered a discretionary use and be subject to the rules of the district within which it is located.

- (e) Except for Sections 10(1)(a)(viii) to (xv) inclusive, the requirements of Section 10(1)(a) shall apply to applications for modest residential development.

(3) PERMITTED USE RULES

For sites with a land use district of R-1, R-1A, R-2, RM-2 and DC (for single-detached, semi-detached or duplex dwellings or any combination thereof except where the land use is for a comprehensively designed development or where the development guidelines require comprehensive development plans) in the Established Communities (except for the Excluded Communities), where modest residential development is proposed, the provisions of both Section 20.1 and those of the land use district for which the site is designated, shall apply including the General Rules of Section 20 and, where the rules conflict, the provisions of Section 20.1 shall take precedence.

(a) Front Yard

- (i) A minimum depth of 6 metres except as otherwise identified on the Established Communities Required Front Yard Maps, 2P99
- (ii) Notwithstanding Subsection (3)(a)(i), where a minimum required front yard setback is 8 metres or greater, the first storey of the principal building may encroach into the minimum required front yard a maximum of 10 percent of the minimum required front yard. 2P99

(b) Side Yard

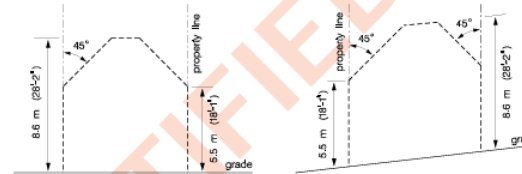
A minimum width of 1.2 metres except a minimum of 3 metres for the street side of a corner site where the lot forms part of a plan of subdivision approved by the Calgary Planning Commission after March 30, 1980.

(c) Rear Yard

- (i) A minimum of 40 percent of the lot depth. 2P99
- (ii) Notwithstanding Subsection (3)(c)(i), where an existing building has a minimum required front yard of 8 metres or greater a first storey addition may encroach into the minimum required rear yard a maximum depth of 2 metres and no greater than 5 square metres in area. 2P99

(d) Building Height

- (i) The height of a principal building shall not exceed the maximum dimensions formed by
- (A) planes extending vertically above each side property line to a point 5.5 metres in height above grade, and
- (B) planes starting from 5.5 metres above grade at the property line then extending inward and upward at an angle of 45 degrees, and intersecting with
- (C) a plane parallel to and 8.6 metres above grade.



- (ii) Notwithstanding (i)(C) above, the maximum height for a building having a pitch less than 4:12 for its primary roof shall be 5.5 metres.
- (iii) No portion of a building facade shall be exposed below the grade line upon which building height is derived in Subsection (d)(i) above except for window wells that shall not exceed 3 metres in total length and 0.6 metres in width.
- (iv) Notwithstanding Section 20.1(3)(d)(i) a dormer may project outside the building height plane provided that 2P99
- (A) there is no more than 1 dormer per side elevation, 2P99
- (B) the dormer does not exceed 3 metres in length, 2P99
- (C) the dormer does not project more than 1.2 metres higher than the building plane, and 2P99
- (D) the portion of the dormer exceeding the building height plane is no more than 3 square metres in area. 2P99

(e) Building Length

A maximum of 16.8 metres for the first storey and a maximum of 15.2 metres for any other storey. 3P99

R-2 RESIDENTIAL LOW DENSITY DISTRICT

(1) PURPOSE

The purpose of this district is to provide for low density residential development in the form of single-detached, semi-detached and duplex dwellings.

(2) PERMITTED USES

Accessory buildings	
Duplex dwellings (not in Established Communities)	9P89, 7P94
Essential public services	
Home occupations - Class 1	8P93
Modest duplex dwellings (in Established Communities except for the Excluded Communities)	30P94
Modest semi-detached dwellings (in Established Communities except for the Excluded Communities)	30P94
Modest single-detached dwellings (in Established Communities except for the Excluded Communities)	30P94
Parks and playgrounds	
Semi-detached dwellings (not in Established Communities)	9P89, 7P94
Single-detached dwellings (not in Established Communities)	9P89, 7P94
Special function tents (recreational)	6P2003
Utilities	

(3) PERMITTED USE RULES

In addition to the General Rules for Residential Districts contained in Section 20, the following rules shall apply, except that for modest residential development within the Established Communities (except for the Excluded Communities), Section 20.1 shall also apply: 30P94

(a) Front Yard

A minimum depth of 3.0 metres. 16P94

(b) Side Yard

(i) Interior Sides of a Site

(A) Laned Subdivision

A minimum width of 1.2 metres.

(B) Laneless Subdivision

A minimum width of 1.2 metres except a minimum width of 3.0 metres on one side of a site or on both sides of a site in the case of a semi-detached dwelling, where no provision is made for a private garage to the front or side of a building. 16P94

(C) Modified Lot Line

A required 3.0 metre side yard may be reduced to less than 3.0 metres where the owner of the adjacent site grants a private access easement which shall 16P94

(I) in combination with the reduced side yard, provide for a separation of 3.0 metres from buildings on the adjacent site, 16P94

(II) be registered by caveat against the title of the site proposed for development and the title of the adjacent site, and

(III) be maintained free of any fences, trees, or other obstructions to vehicular traffic.

(D) Semi-detached dwellings

Subject to Section 23(3)(i), no side yard is required where a party wall is on a side property line. 17P99

(ii) Street Side of a Corner Site

(A) A minimum of 1.2 metres where the lot forms part of a plan of subdivision approved by the Calgary Planning Commission prior to March 31, 1980.

(B) A minimum of 3.0 metres where the lot forms part of a plan of subdivision approved by the Calgary Planning Commission after March 30, 1980, except a minimum of 1.2 metres where 16P94

(I) a corner lot was approved prior to March 31, 1980, and

(II) the lot was designed and intended to accommodate a semi-detached dwelling, and

(III) the lot is further subdivided to provide a separate lot for each unit of a semi-detached dwelling.

(iii) Zero Lot Line

A 1.2 metre required side yard may be reduced to 0 metres where, on the opposite side of the site, a side yard is provided in accordance with Section 23(3)(b)(ii) for a corner site and Section 23(3)(b)(i) for all other sites and where

(A) the owner of the adjacent site grants a 2.4 metre private maintenance easement which shall

(I) be registered by caveat against the title of the site proposed for development and the title of the adjacent site,

(II) include a 600 millimetre eave and footing encroachment easement, and

(B) all roof drainage from the building is directed onto the site by eavestroughs and downspouts. 14P80, 18P81, 12P82

(c) Rear Yard

A minimum depth of 7.5 metres.

d) Building Height

A maximum of 10 metres.

d.1) Lot Mix

(i) With respect to any lot designated R-2 on or after 1993 May 11, and not in an Established Community, no more than 50 percent of the total number of R-2 lots within a tentative plan shall be for single-detached buildings.

(ii) With respect to any lot designated R-2 on or after 1993 May 11, in any area other than an Established Community, single-detached dwellings shall only be constructed on lots approved for single-detached dwellings at the time of approval of the tentative plan. 9P93

e) Lot Width

A minimum as follows:

(i) Single-detached

(A) Areas designated R-2 prior to 1993 May 11, a minimum of 7.5 metres except a minimum of 12 metres for infill development outside of the Established Communities. 17P99

(B) Areas designated R-2 on or after 1993 May 11, in any area other than an Established Community, 9.7 metres, except a minimum of 7.9 metres where no more than 4 contiguous lots are to accommodate single-detached buildings.

(C) Areas designated R-2 on or after 1993 May 11, in an Established Community, a minimum of 7.5 metres, except a minimum of 12 metres for infill development outside of the Established Communities. 9P93, 17P99

(ii) Duplex - 15 metres.

(iii) Semi-detached - 15 metres per building, with a minimum of 6 metres for one of the two dwelling units.

e.1) Lot Depth

6P88

A minimum lot depth of 22.75 metres.

f) Lot Area

A minimum as follows:

(i) Single-detached - 233 square metres

(ii) Duplex - 466 square metres

(iii) Semi-detached - 466 square metres per building, with a minimum of 186 square metres for one of the two dwelling units.

g) Lot Coverage

A maximum of 45 percent which shall be reduced by a minimum area of 18 square metres for each required on-site parking stall except where the required parking stall is provided within a carport or private garage. 7P94

(b) Certainty of Land Use Only (C.U.)

- (i) Where a discretionary use application is for a use also listed as permitted in the land use district for which the site is designated, the application shall not be refused by the Approving Authority on the grounds of use.
- (ii) Where an application is for a use listed as a discretionary use in the land use district for which the site is designated and is followed by the letters "C.U.", the application shall not be refused by the Approving Authority on the grounds of use
 - (A) if the proposed use conforms to an approved area redevelopment or area structure plan, or
 - (B) if the proposed use conforms to the design brief for
 - Hillhurst/Sunnyside 1977
 - Victoria Park East 1977
 - Bowmont 1978
 - Inglewood 1973
 - Crescent Heights/Regal Terrace 1980, or

25

DECISION PROCESS

- (C) where the Approving Authority is satisfied that the proposed use conforms to a design brief for the area approved by Council subsequent to April 1, 1972, or
- (D) if the site is designated CM-2 Central Business Commercial District, or
11P84, 7P94
- (E) if the use is a single-detached dwelling, a semi-detached dwelling or a duplex dwelling and included in the discretionary use listing in an RR-1 Restricted Residential Single-Detached District, R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, RS-1 and RS-2 Residential Small Lot Districts, R-2 Residential Low Density District, or R-2A Residential Low Density District.
7P94

DIRECT CONTROL GUIDELINES - SITE TWO

(1) PURPOSE

The purpose of this district is to preserve the unique characteristics of a special area of the city.

(2) Land Use

(a) Permitted Uses

Accessory buildings
Essential public services
Home occupations - Class 1
Modest duplex dwellings
Modest semi-detached dwellings
Modest single-detached dwellings
Parks and playgrounds
Utilities

(b) Discretionary Uses

Duplex dwellings (C.U.)
Home occupations - Class 2 (N.P.)
Public and quasi-public buildings (N.P.)
Semi-detached dwellings (C.U.)

Signs
Single-detached dwellings (C.U.)
Special care facilities (N.P.)
Accessory dwelling unit (within single detached dwelling only)

For the purpose of this bylaw, "accessory dwelling unit" means a dwelling unit, situated within the principal building, that is secondary to the primary dwelling unit.