

Background and Planning Evaluation

Background and Site Context

The subject site is a parcel located in the southwest community of Lower Mount Royal along 8 Street SW, midblock between 18 Avenue SW and 19 Avenue SW. This parcel is approximately 0.01 hectares (0.3 acres) in size and has dimensions of approximately eight metres wide and 15 metres deep. Development on the site consists of a two-storey single detached dwelling built in 1912. This parcel does not benefit from direct vehicular access from either the street or the lane. The built context surrounding this parcel is a mix of single detached and two to four storey multi-residential development.

This parcel is approximately 160 metres (a three-minute walk) from 17 Avenue SW, a Neighbourhood Main Street. The local area is served by multiple transit stops serving Route 2 (Killarney/17 Avenue SW), Route 7 (Marda Loop), Route 6 (City Centre) and Route 13 (City Centre).

Community Peak Population Table

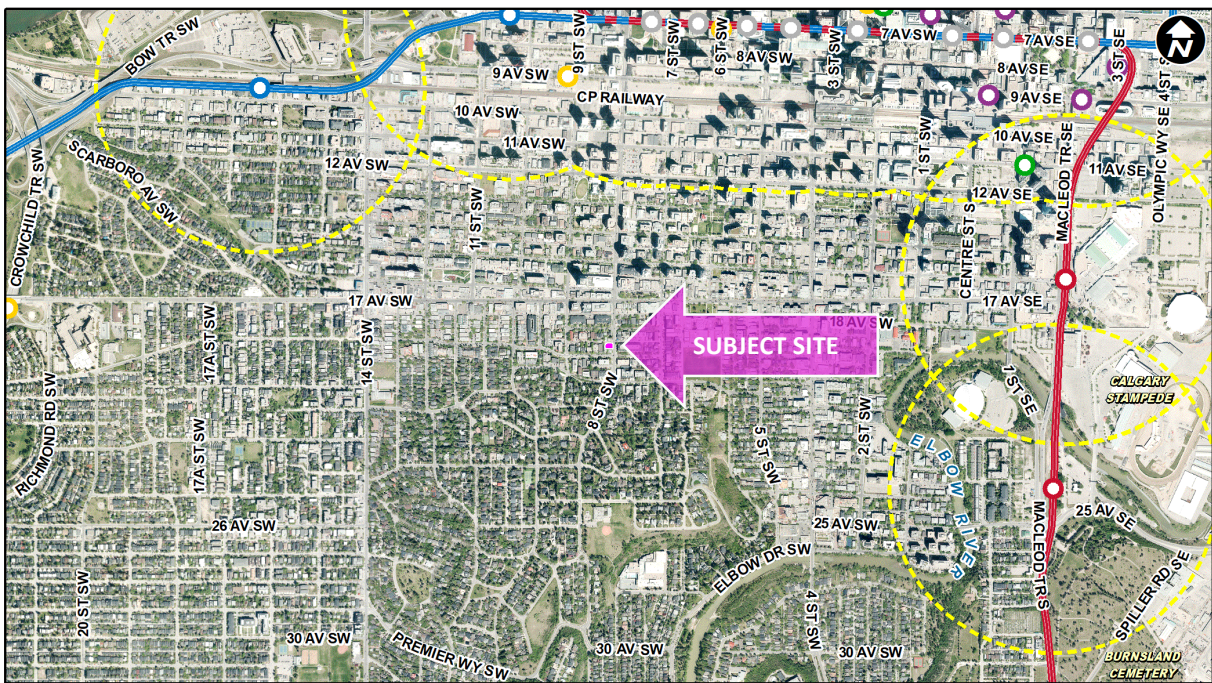
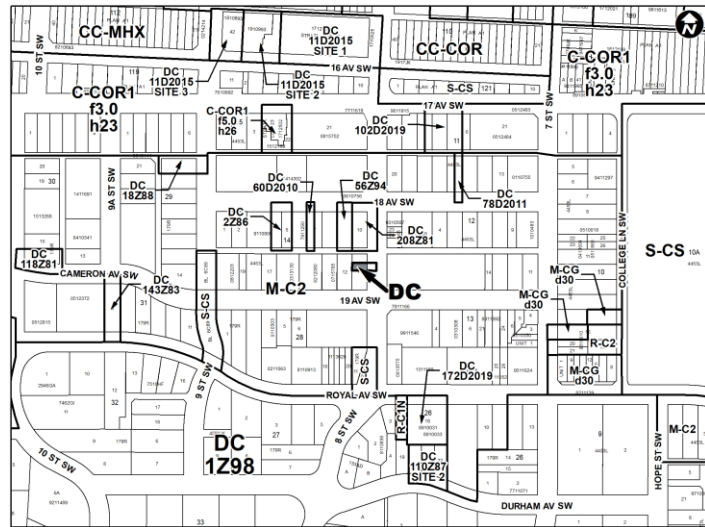
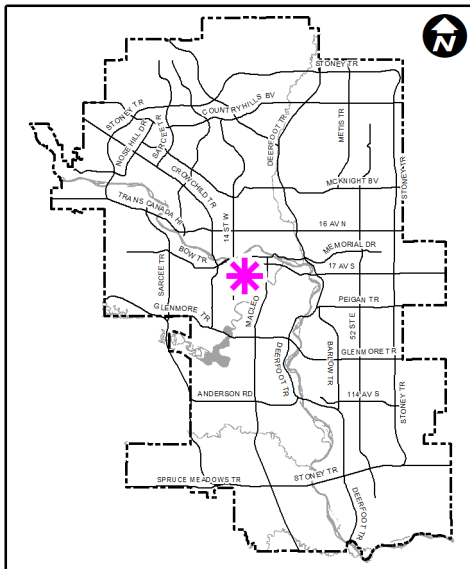
As identified below, the community of Lower Mount Royal reached its peak population in 1970.

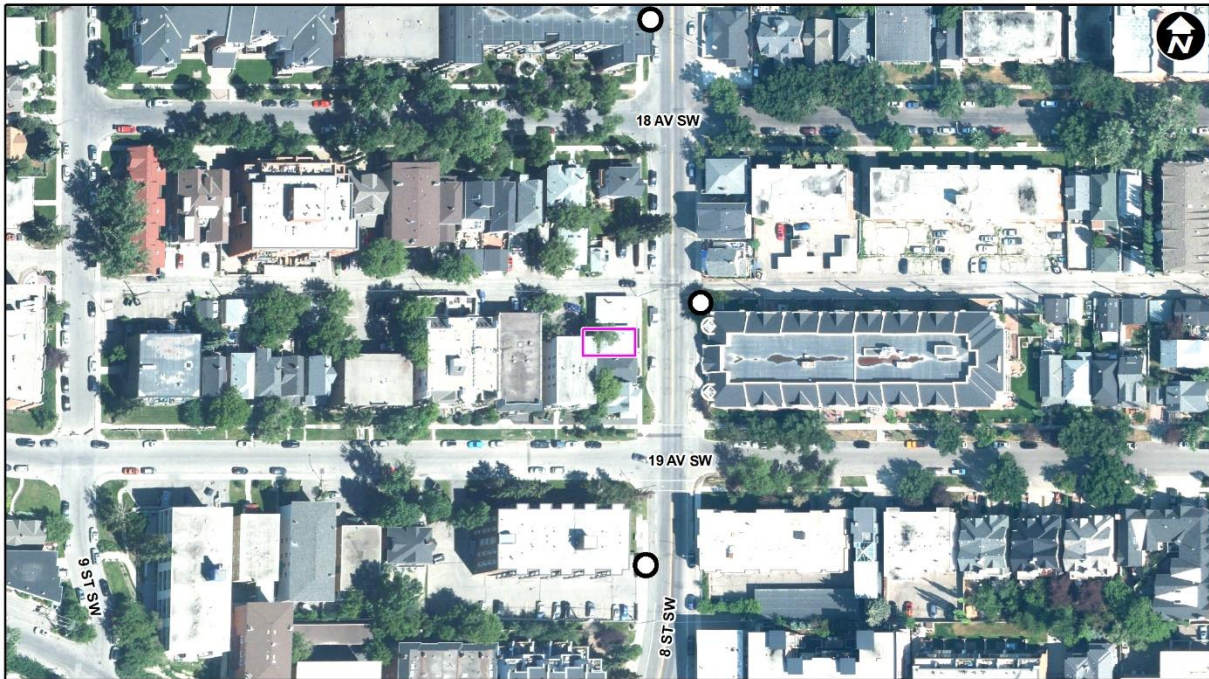
Lower Mount Royal	
Peak Population Year	1970
Peak Population	3,594
2019 Current Population	3,457
Difference in Population (Number)	-137
Difference in Population (Percent)	-3.8%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Lower Mount Royal Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District accommodates multi-residential development of medium height and medium density in a variety of forms that are near or adjacent to low density residential development. The MC-2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16 metres (approximately 4 storeys).

The proposed DC District is based on the M-C2 District and seeks to maintain all its rules while including the additional discretionary use of Tattoo Studio along with rules governing its use.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics and site constraints attributed to this parcel. This proposal allows for the applicant's intended vision to operate a small business (tattoo studio) within an existing single detached dwelling, without significant renovations. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 through 9 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a

standard district, many of these rules can be relaxed if the development meets the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 regulating aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way they would be in a standard district. Site specific rules for minimum required bicycle parking stalls and maximum dimensions for signs are also listed as rules that may be relaxed, subject to Section 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

Development and Site Design

The rules of the proposed DC District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Items to be regulated through the development permit for a tattoo studio include the provision of adequate bicycle parking, appropriate signage and hours of operation.

Transportation

Pedestrian access to the site is available along all public thoroughfares that include 8 Street SW, a neighbourhood collector street.

The site is well served by the City's Always Available for All Ages and Abilities (5A) pathway network. An existing on-street bikeway along 8 Street SW provides bicycling connections to the Greater Downtown Area to the north and communities of Upper Mount Royal and Elbow Park to the south. The minimum required bicycle parking stalls required in the DC District provides opportunities for both employees and patrons of a tattoo studio to take advantage of bicycle infrastructure nearby.

The site is well served by Calgary Transit bus service. This site is directly across a bus stop on 8 Street serving Route 13 (City Centre) and approximately 160 metres (a three-minute walk) from existing bus stops serving Route 2 (Killarney/17 Avenue SW), Route 7 (Marda Loop) and Route 6 (City Centre).

The subject parcel does not benefit from direct vehicular access serving the existing building. For this reason, establishing a minimum requirement for vehicular parking for the tattoo studio use is impractical. The existing supply of both on and off street long and short stay vehicular parking within walking distance (a two-minute walk) allows Administration to conclude that there is sufficient vehicular parking for the tattoo studio within a short walking distance to the site.

Environmental Site Considerations

No environmental considerations were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject parcel. Site servicing, as well as appropriate stormwater management would be reviewed upon comprehensive redevelopment of the subject parcel. However, such details are not necessary to accommodate a tattoo studio within the existing building.

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)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and 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 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 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 policy and land use amendment seeks to accommodate a non-residential use of modest scale within an existing dwelling which is in alignment with applicable MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align redevelopment of this site with applicable climate strategies would be explored and encouraged upon comprehensive redevelopment in the future.

Lower Mount Royal Area Redevelopment Plan (Statutory – 1983)

The subject parcel is governed by the residential land use policies of the [Lower Mount Royal Area Redevelopment Plan](#) (ARP). A low-rise, medium density residential policy applies throughout the residential areas of Lower Mount Royal, envisioning the area to function as a low-rise, multi-dwelling area accommodating a variety of housing types at a medium scale. New development is to complement the original character of the Mount Royal community. Land use policies guiding office conversions also applies to the subject site. The conversion of single detached, semi-detached, duplex dwellings or potential heritage buildings (excluding apartments) to low intensity office uses can be allowed under specific conditions that ensure the residential nature of the area is not significantly compromised. A similar policy that considers conversion of the same buildings to other commercial uses does not exist.

A policy amendment to the ARP is required to support the proposed land use amendment. The policy amendment is applicable to the Low Rise, Medium Density Residential land use policies of the ARP. This amendment introduces site-specific, non-residential land use policies and criteria to accommodate a tattoo studio. The proposed amendment ensures the residential character of the Lower Mount Royal community will remain while supporting a local small business and promoting adaptive reuse of an older building in its existing form.

West Elbow Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities) which includes Lower Mount Royal and surrounding communities is currently planned to launch in Fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.