

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Lower Mount Royal, on 9 Street SW, approximately half a block south of 17 Avenue SW. The site totals approximately 0.05 hectares (0.13 acres) and has dimensions of 15 metres wide by 35 metres deep. It is currently occupied by a two-storey, single-detached dwelling, known as the [Jackson Residence](#), that was built in 1911 and is a municipally designated historic resource.

Surrounding development is characterized primarily by residential development in the form of single-detached dwellings and low-rise apartment buildings ranging from two to four storeys in height. There is smaller scale commercial development to the north of the site, along 17 Avenue SW.

This parcel is approximately 175 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), Route 13 (City Centre) and Route 90 (Bridgeland/University of Calgary).

Community Peak Population Table

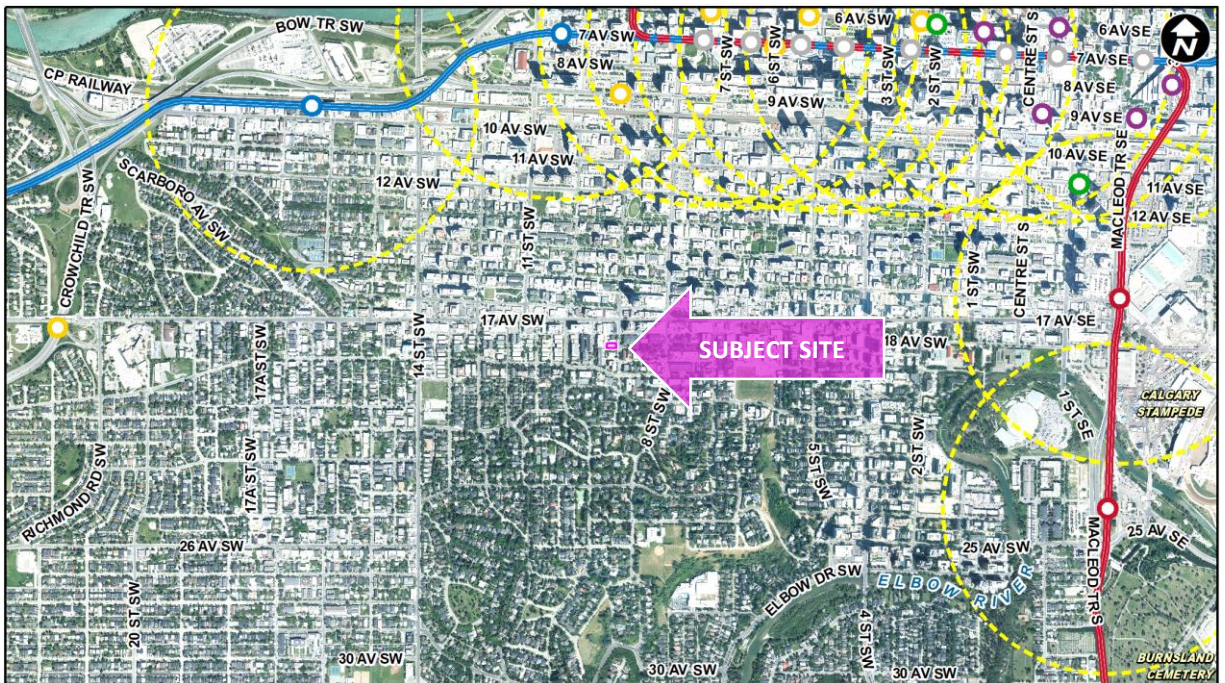
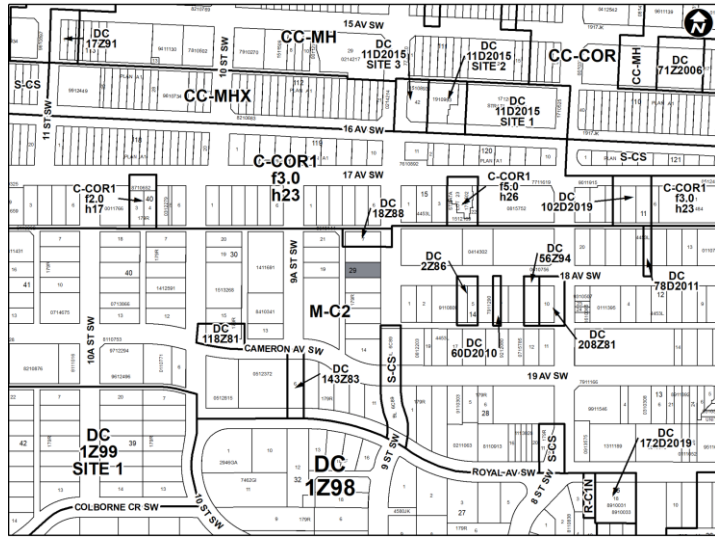
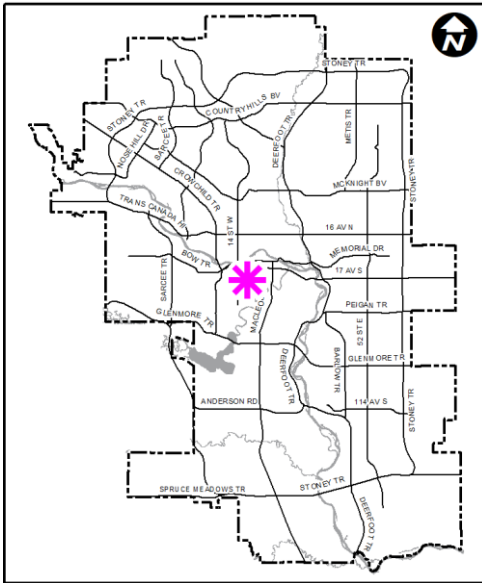
As identified below, Lower Mount Royal reached its peak population in 1970.

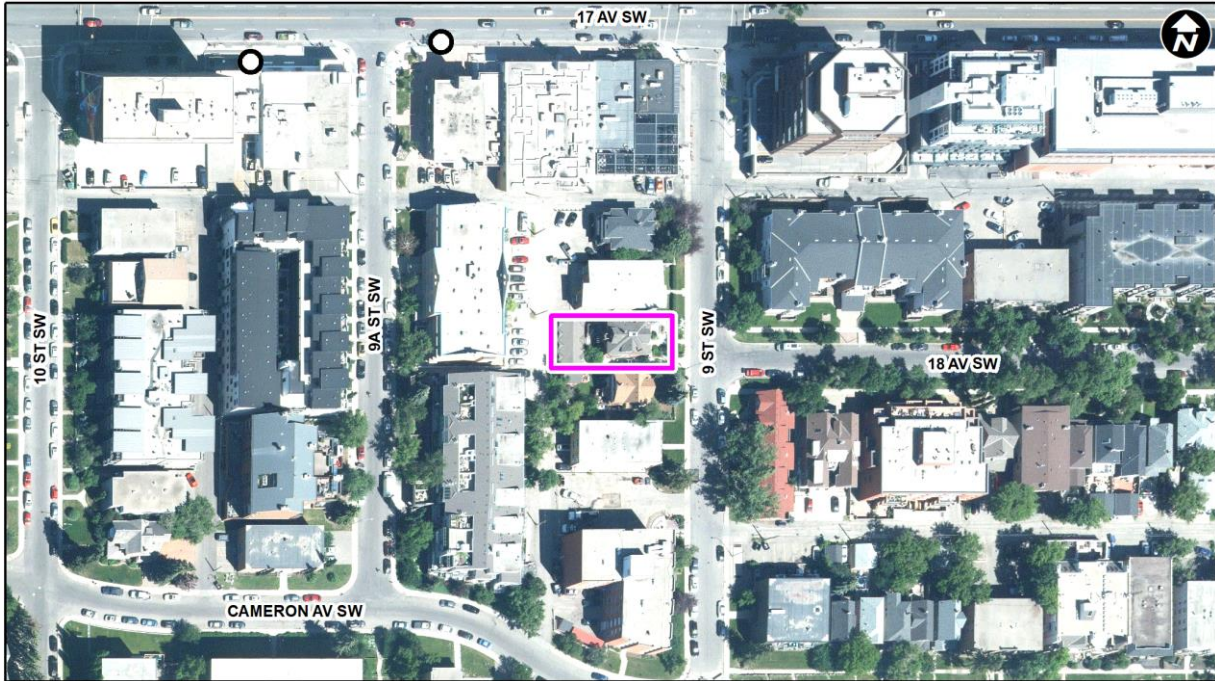
Lower Mount Royal	
Peak Population Year	1970
Peak Population	3,594
2019 Current Population	3,457
Difference in Population (Number)	-137
Difference in Population (Percent)	-3.8%

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 M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16 metres (approximately 4 storeys).

The proposed Direct Control (DC) District is based on the M-C2 District and maintains all rules of this district while including the additional discretionary use of wellness and arts centre. The definition of this use is intended to include a broad range of artistic, therapeutic, counselling or other wellness-related activities. The DC District also includes rules that govern the use of a wellness and arts centre.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics of the intended use of a wellness and arts centre that will be operating on the site 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 and 8 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 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 wellness and arts centre include the provision of adequate bicycle parking and appropriate signage.

Transportation

Pedestrian access to the site is available along 9 Street SW, a residential street. The site is well served by the City's Always Available for All Ages and Abilities (5A) pathway network. There is an existing on-street bikeway along 8 Street SW, providing 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 in the DC District provides opportunities for the patrons of a wellness and arts centre to take advantage of bicycle infrastructure nearby.

The site is well served by Calgary Transit bus service, as follows:

- bus stops for Route 2 (Mount Pleasant / Killarney – 17 Avenue) are located 175 metres (3-minute walk) from the subject parcel;
- bus stops for Route 6 (Killarney / 26 Avenue) are located 175 metres (3-minute walk) from the subject parcel;
- bus stops for Route 13 (Altadore) are located 250 metres (4-minute walk) from the subject parcel;
- bus stops for Route 90 (Bridgeland/University of Calgary) are located 700 metres (10-minute walk) from the subject parcel; and
- bus stops for Route 7 (Marda Loop) are located 700 metres (10-minute walk) from the subject parcel.

Vehicular access to the parcel is from the rear lane where there exists a four-car garage. On-street parking is presently restricted under the Residential Parking Permit (RPP) 'Zone P' and is for permit holders only at all times. However, 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 wellness and arts centre within a short walking distance to the site.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Public water and sanitary main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future 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 – 2020)

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of 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 development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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. Although this use is not strictly speaking an office, there are similarities in terms of how it will operate and can therefore be supported. The ARP outlines criteria to support office conversions, such as ensuring the continuance of Lower Mount Royal as a predominantly residential area, while accommodating some demand for conversions and extending the life of some of the older structures in Lower Mount Royal that lend character to the community.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Lower Mount Royal and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.