

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Rosedale on the west side of 9 Street NW. The mid-block parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15.0 metres wide by 36.5 metres deep. The parcel is currently developed with a single detached dwelling and a garage accessed by a rear lane located west of the site.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District which is the predominant residential land use in the community. A cluster of parcels designated Commercial – Corridor 1 (C-COR1) are located to the north and west of the site and are intended to be a future part of 16 Avenue NW Urban Main Street commercial developments. Both vehicular and (to a lesser extent) pedestrian access to and from 16 Avenue NW and 10 Street NW is limited due to the existing sound attenuation wall.

The subject site is located approximately 80 metres (one-minute walk) south of 16 Avenue NW, which is an Urban Main Street and part of the Primary Transit Network in the *Municipal Development Plan* (MDP). A wide range of commercial and retail services exist along 16 Avenue NW. The site is 200 metres (four-minute walk) east of the Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts (AUArts) site.

Community Peak Population Table

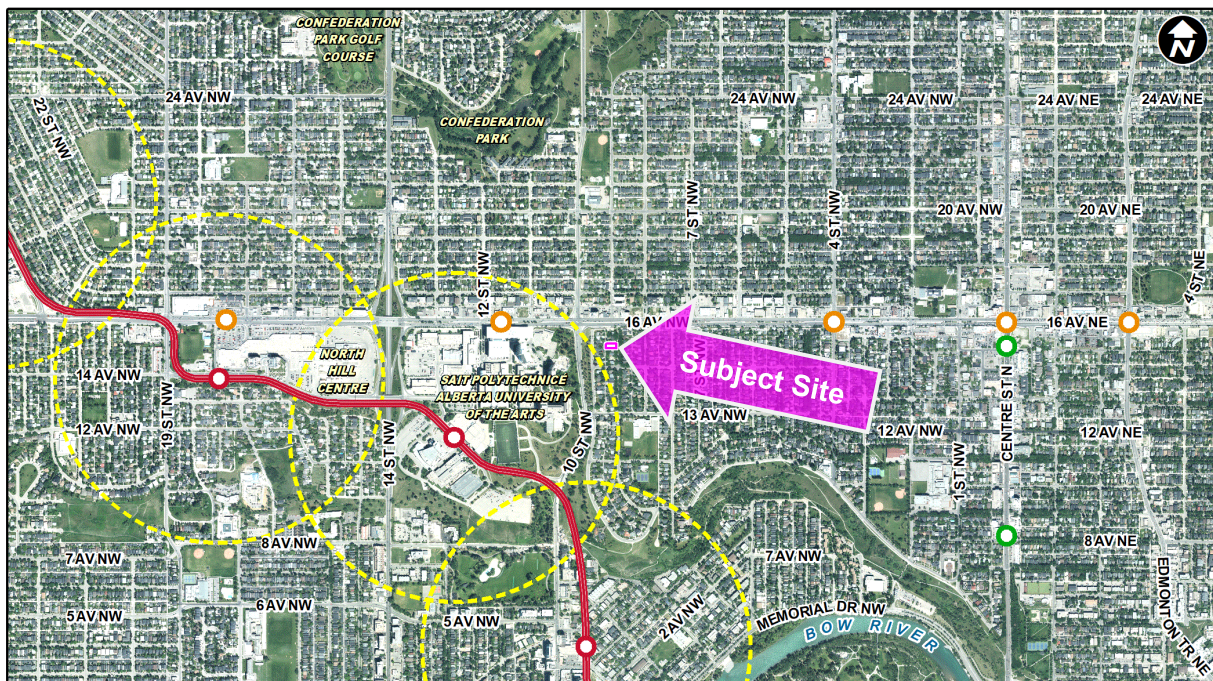
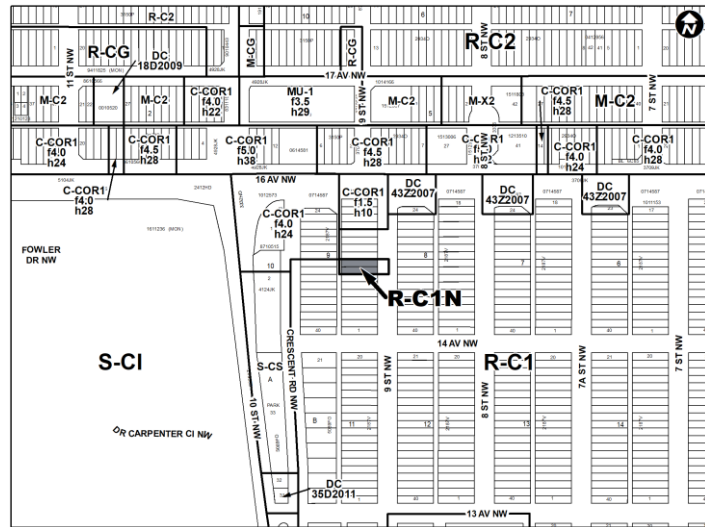
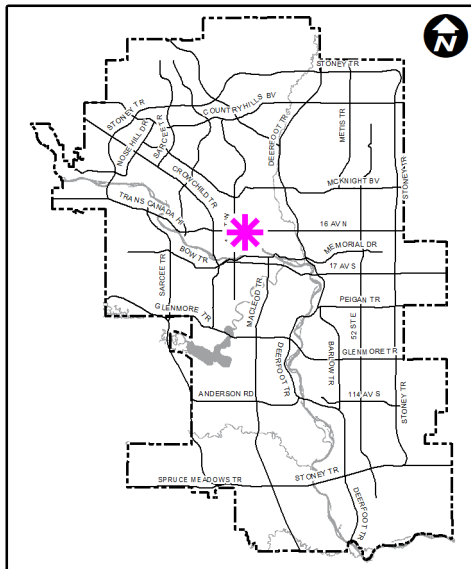
As identified below, the community of Rosedale reached its peak population in 1968.

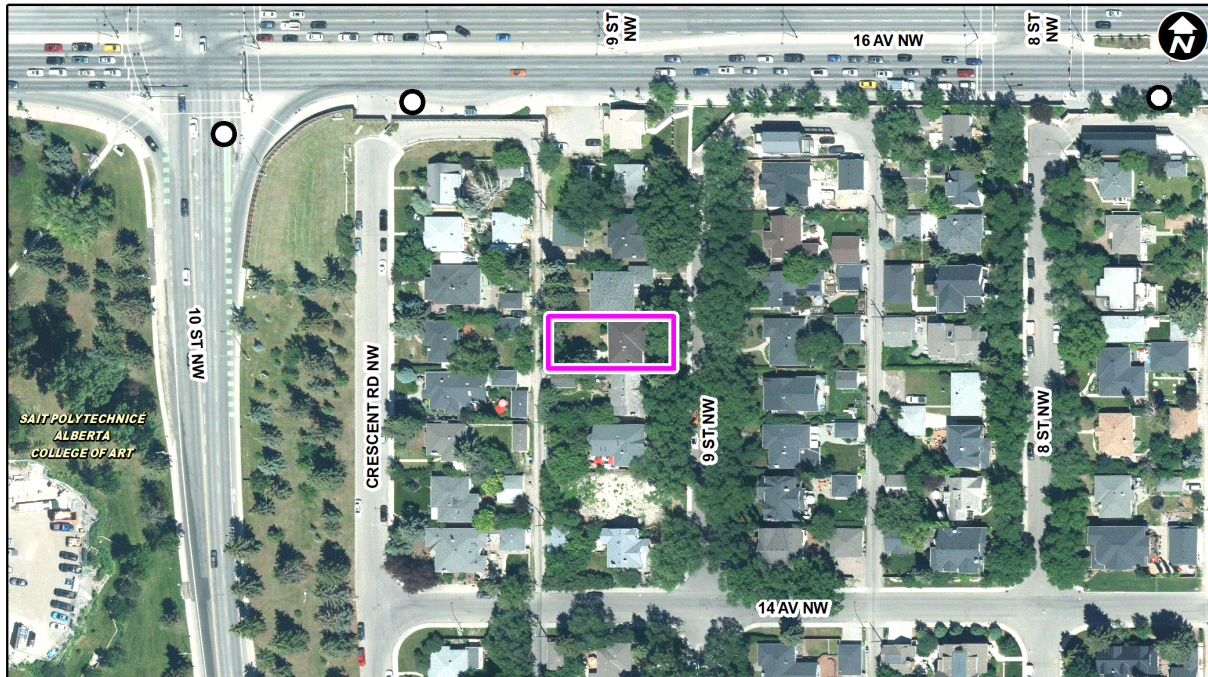
Rosedale	
Peak Population Year	1968
Peak Population	1,788
2019 Current Population	1,560
Difference in Population (Number)	- 228
Difference in Population (Percent)	-12.8%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District accommodates existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area. This district allows for a maximum of one main residential building per parcel, on lots with a minimum width of 12 metres and minimum depth of 22 metres, and a minimum area of 330 square metres. The maximum building height in this district is 10 metres. Secondary and backyard suites are allowed as discretionary uses in the district.

The proposed R-C1N District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area on narrow or small parcels. This district allows for a maximum of one main residential building per parcel, on lots a minimum 7.5 metres wide by a minimum 22 metres deep, and a minimum area of 233 square metres. The maximum building height in this district is 10 metres. The R-C1N District includes specific rules regarding when secondary or backyard suites can be considered, including a minimum parcel area of 233 square metres.

Following the approval of this application, two narrow lots of approximately 7.6 metres each may be created through the subdivision process. Until a decision is rendered regarding the subdivision application, the maximum allowable parcel width of 11.6 metres in the R-C1N District will make the existing parcel non-conforming.

Development and Site Design

If approved by Council, the rules of the proposed R-C1N District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate building setbacks and landscaping requirements.

Transportation

The subject site is located on 9 Street NW between 14 Avenue NW and 16 Avenue NW. There is no vehicular access to/from 16 Avenue NW or 10 Street NW from 9 Street NW as the street terminates at a sound attenuation wall. The lane that services the subject site is west of 9 Street NW. It is unpaved and measures at 4.9 metres wide.

The subject site is located 100 metres (two-minute walk) from the existing 10 Street NW on-street bike lane, which is a key component of Calgary's Always Available for All Ages and Abilities (5A) Network and provides bicycle access to the downtown core and to the Bow River Pathway system.

The subject site is located in close proximity to various transit stops providing regular service. Routes 4 (Huntington) and 5 (North Haven) are located on 10 Street NW, within 150 metres (three-minute walk) from the subject site, and Route 19 (16 Avenue North) is located on 16 Avenue NW, within 100 metres (two-minute walk) of the site. Additionally, the Bus Rapid Transit Route 303 (MAX Orange) is located on 16 Avenue NW, with a stop located within 300 metres (four-minute walk) of the subject site.

On-street residential parking is available along 9 Street NE, restricted to registered parking permit holders "F" from Monday to Saturday, 08:00 to 21:00.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection from 9 Street NW. Separate service connections will be required for each titled parcel. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review 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 – 2009)

The subject site is located within the Developed Residential – Inner City Urban Area (see [Municipal Development Plan](#) (MDP) – Map 1). This application aligns with City-wide Policies established by the MDP – specifically, policies within sections 2.2: Shaping a More Compact Urban Form and 2.3: Creating Great Communities.

The policies of Section 2.2.5: Strong Residential Neighbourhoods “Reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas”. Neighbourhood and infill redevelopment should “Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities” (2.2.5.b). Development should “Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types” (2.2.5.a). The proposed R-C1N district will allow for two single detached contextual dwellings on the site, similar in scale and built form. The development that will be enabled by this application is in alignment with these policies, and may provide a broader range of housing choice (both in type and amount) in this community.

Section 2.3.2: Respecting and Enhancing Neighbourhood Character directs that new development is expected to “Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness”. The housing form primarily allowed by the proposed land use district (single detached dwellings) will respect the existing single detached character of this low-density residential area and will ensure there is no dramatic contrast in the physical development pattern.

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 strategies may be explored at the development permit stage.

North Hill Communities Local Area Plan (Statutory – 2022)

The subject site is identified in the [North Hill Communities Local Area Plan](#) (LAP) as part of the Neighbourhood Local Urban Form Category (UFC) area. This UFC area is characterized by a range of housing types and home-based businesses, with public realm features such as landscaped boulevards and public street trees. The site is further identified as part of the Limited Building Scale category, which allows for a maximum of three storey development. This application aligns with applicable planning policies in the LAP.

The subject site is further located within the Single-Detached Special Study Area (sub-section 2.2.1.6.e). This policy states “Single-Detached should be the predominant low-density housing form within the Single-Detached Special Study Area until one or more Single-Detached Special Policy Areas are identified through a future amendment to the Plan”. The proposed R-C1N District will enable the creation of two single lots to allow for single detached dwelling units and it is in alignment with these policies.