

Land Use Amendment in Lower Mount Royal (Ward 8) at 1023 Cameron Avenue SW, LOC2022-0122

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 38D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to a Direct Control (DC) District to allow for a slope-adaptive multi-residential development of low height and medium density with flexible building setbacks that respond to the site's topography and double street frontage.
- The proposal would increase the developable area of a narrow and sloping mid-block site fronted by two roads, enabling flexibility in building form, arrangement and configuration whilst respecting the established surrounding land uses. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Lower Mount Royal Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed DC District would enhance the developability of a constrained site to allow for more housing options within an inner-city community, supporting a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification in the inner city and make efficient use of existing infrastructure.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application in the southwest community of Lower Mount Royal was submitted by CivicWorks on behalf of the landowner, Cameron1023 Ltd., on 2022 July 11. As noted in the Applicant Submission (Attachment 3), their intent is to facilitate the construction of a courtyard oriented multi-residential development of medium density comprising 15 dwelling units across two buildings in a stacked/attached arrangement.

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The approximately 0.08 hectare (0.19 acre) site is located to the south of, and with principal frontage to, Cameron Avenue SW. Royal Avenue SW establishes a double-street-frontage condition on the mid-block parcel, with Royal Avenue SW acting as a de facto rear lane. The site was previously developed with a single detached dwelling and historic resource, the Heeney Residence, listed on the Inventory of Evaluated Historic Resources prior to its demolition on 2023 April 30.

The proposed DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and would allow for multi-residential development of medium height and medium density in a variety of building forms, with a maximum building height of 16 metres, up to five storeys. The proposed DC District would provide flexibility in building setbacks and expand the developability of the site in response to limitations imposed by a double street frontage condition and the required contextual setbacks established under the M-C2 District. Further, retaining wall rules are tailored to recognize the significant change in grade (± 9.1 metres) from Cameron Avenue SW up to Royal Avenue SW.

A development permit (DP2022-06469) for a four-storey, courtyard-oriented multi-residential development comprising 15 dwelling units was submitted on 2022 September 13 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant erected on-site signage, delivered mailers (at application submission and outreach closure) to area neighbours within a 200-metre radius, created a project outreach website, maintained an outreach voicemail and email inbox and met on several occasions with the Mount Royal Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- on-site parking stall provision is insufficient;

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- significant impact on the availability of on-street parking on Royal Avenue SW; and
- development will negatively alter the character of Royal Avenue SW as a street.

The Mount Royal CA provided a letter on 2023 November 22 generally supporting the principle of the proposal, but recommended changes to setback requirements as stipulated in the proposed DC District. Specifically, they requested additional setback requirements for the upper floors level of buildings facing onto Royal Avenue SW. The letter can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the DC District rules, are in alignment with the MDP and the ARP as those statutory plans speak to density, height and locational considerations. The building and site design, number of units, traffic safety and on-site parking considerations are being reviewed under the development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the provision of medium density residential in the community of Lower Mount Royal and provides for diversification of housing choice in response to a constrained and challenging site and may better accommodate the housing needs of different age groups, lifestyles and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development permit.

Economic

The proposed land use amendment would enable the development of 15 residential dwelling units, providing housing opportunity and support local businesses within Lower Mount Royal and surrounding communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 December 07

ISC: UNRESTRICTED
CPC2023-1231
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ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 38D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**