

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of a single parcel located in the southwest community of Lower Mount Royal to the south of, and with principal frontage to, Cameron Avenue SW, and to the north of Royal Avenue SW, establishing a double street frontage condition on a mid-block parcel. The site is approximately 0.08 hectares (0.19 acres) in size and is approximately 16 metres wide (east-west) by 49 metres long (north-south). 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 residence was not legally protected.

Medium density multi-residential development is the predominant use and building form to the east, west and north, with the Multi-Residential – Contextual Medium Profile (M-C2) District designation found throughout the wider community. Low density single detached dwellings can be found to the south, across Royal Avenue SW, marking a transition to the neighboring community of Upper Mount Royal.

The site is within 180 metres (three-minute walk) of the 17 Avenue SW Neighbourhood Main Street. Tomkins Park, Thomson Family Park and Barb Scott Park are within 350 metres to 450 metres (four to six-minute walk) of the site. Western Canada High School and Mount Royal Junior High School are located 600 metres (eight-minute walk) from the site. 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

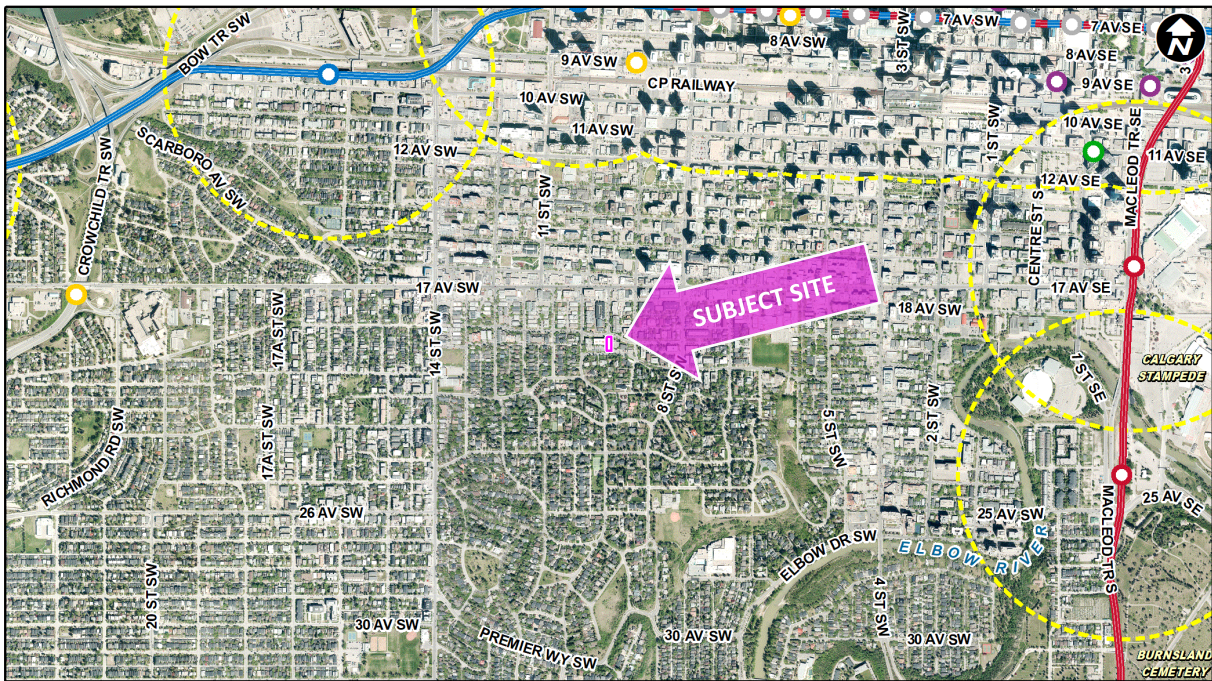
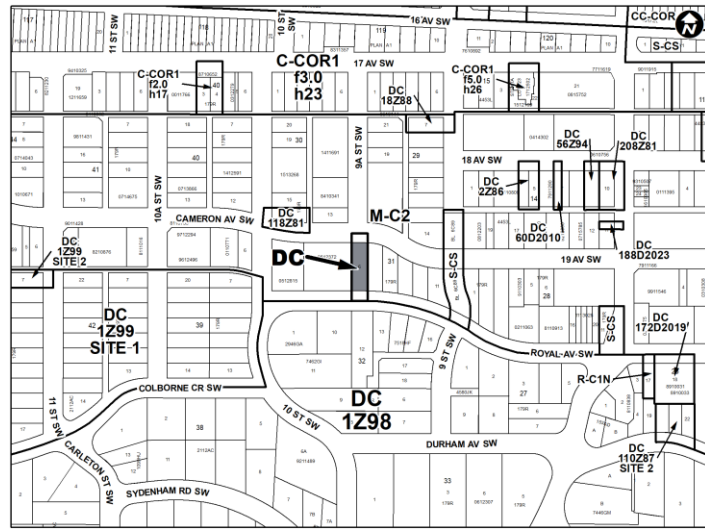
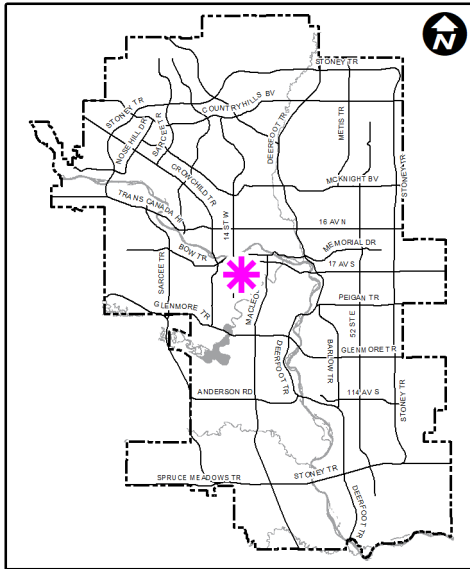
As identified below, the community of Lower Mount Royal reached its peak population in 1970.

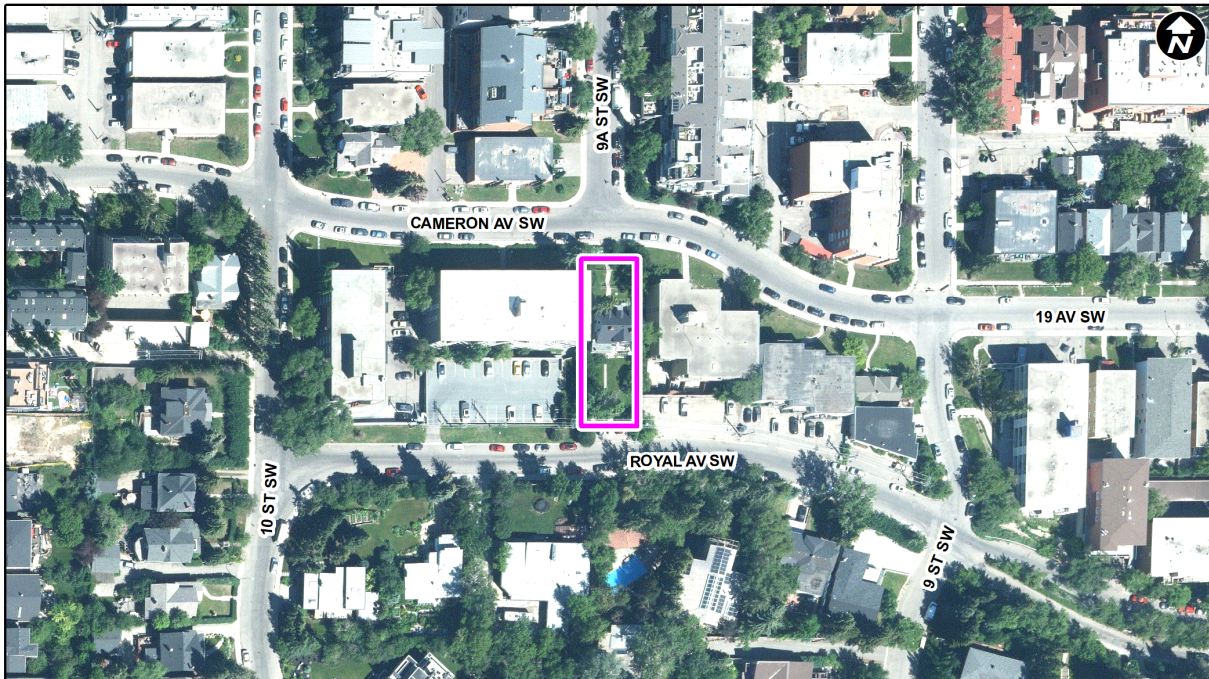
LOWER MOUNT ROYAL	
Peak Population Year	1970
Peak Population	3,594
2019 Current Population	3,457
Difference in Population (Number)	-137
Difference in Population (Percent)	-3.8%

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 Direct Control (DC) District ([Bylaw 143Z83](#)) is based on the RM-5 Residential Medium Density Multi-Dwelling District, of the 2P80 Land Use Bylaw. The purpose of this district is to provide for a variety of low-profile residential building forms in a medium density range with a maximum of four storeys (not exceeding 12 metres at any eaveline), which includes apartment buildings, townhouses and stacked townhouse uses. The DC District also allowed limited types of office use.

The proposed DC District is based on the M-C2 District and maintains all rules of this district with the addition of flexible building setbacks that respond to the site's topography and double-street frontage. The M-C2 District allows for multi-residential development of medium height and medium density (three to five storey apartment buildings) in a variety of forms where intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The M-C2 District is also considered to be appropriate within close proximity to low density residential development and is typically located close to corridors and nodes.

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 DC District is necessary to provide for the applicant's proposed development due to unusual site constraints, namely the slope on the parcel and the double street frontages. This proposal allows for the applicant's intended multi-residential development while maintaining the M-C2 District base to accommodate low-rise

medium density multi-residential development. 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 section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, any 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. Sections 7, 8 and 9 relate to both building setbacks and the permissible height for retaining walls, tailored to accommodate the applicant's intended proposal. As with Section 6, it is also considered beneficial to allow for these rules to be relaxable to provide similar flexibility as the district rules.

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. Other key factors that are being considered during review of the development permit application include, but are not limited to, the following:

- street character at grade;
- building massing and height interface with adjacent residential property;
- design of a central courtyard space to support its use as an amenity for residents;
- ability for future residents to maneuver into and out of assigned parking stalls;
- bicycle storage and feasibility of car-free living in this location; and
- waste and recycling storage, staging and pickup scheduling and operations.

Transportation

Pedestrian access to the site is available along Cameron Avenue SW and Royal Avenue SW; both are classified as residential streets. The site is well served by the Always Available for All Ages and Abilities (5A) Network. There is an existing on-street bikeway along Cameron Avenue SW, providing connections to the Greater Downtown Area to the north and communities of Upper Mount Royal and Elbow Park to the south, as well as east-west connections.

The site is well served by Calgary Transit bus service, with bus stops for Route 2 (Mount Pleasant/Killarney – 17 Avenue); Route 6 (Killarney/26 Avenue); Route 13 (Altadore); Route 90 (Bridgeland/University of Calgary) and Route 7 (Marda Loop) are located within a three-to-ten-minute walk from the subject parcel.

Vehicular access to the parcel is from both Cameron Avenue SW and Royal Avenue SW. On-street parking is presently restricted under the Residential Parking Permit (RPP) 'Zone P'.

Environmental Site Considerations

No environmental concerns were identified.

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 – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as being located within the Developed – Inner City Area as identified on Map 1: Urban Structure. Policy for this area supports intensification of residential areas, particularly close to identified nodes and corridors such as the 17 Avenue SW Neighbourhood Main Street. Development in this area should be contextually sensitive to adjacent low-density development through careful height transitions. This application also aligns with broader city-wide policies supporting greater diversity in housing stock and by instituting land uses that support transit service.

Calgary Climate Strategy (2022)

This application enables a density increase which aligns with 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. The proposed land use amendment is in alignment with the applicable policies of the ARP.

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

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.