

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Lower Mount Royal on the south side of the 17 Avenue SW Neighbourhood Main Street. The site, which forms the southeast corner of 17 Avenue SW and 11 Street SW, is approximately 0.17 hectares (0.41 acres) in area and approximately 37 metres deep by 43 metres wide. The site is relatively flat with access to a rear lane and is currently developed with a surface parking lot and single-storey commercial building.

The site fronts on to 17 Avenue SW, which is a Neighbourhood Main Street. Development along 17 Avenue SW includes commercial and multi-residential buildings designated as Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District which allows for commercial or mixed-use development up to 23 metres (approximately six storeys). Developments across the lane to the south are primarily multi-residential buildings designated as Multi-Residential – Contextual Medium Profile (M-C2) District which has a maximum building height of 16 metres (approximately four storeys).

The site is well served by Calgary Transit with an existing bus stop directly in front of the site on 17 Avenue SW that serves eastbound Route 2 (Mount Pleasant/Killarney) and Route 6 (Killarney/26 Avenue) which provide access to the Downtown Core. Westbound stops for Route 2 (Mount Pleasant/Killarney) and Route 7 (Marda Loop) are located directly across 17 Avenue SW from the site. Nearby amenities within walking distance include Thomson Family Park, Mount Royal School, Connaught School, Barb Scott Park, Lougheed House, Beaulieu Gardens and Western Canada High School.

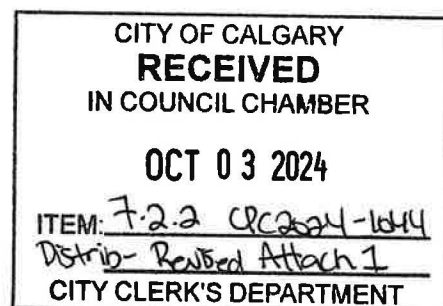
Community Peak Population Table

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

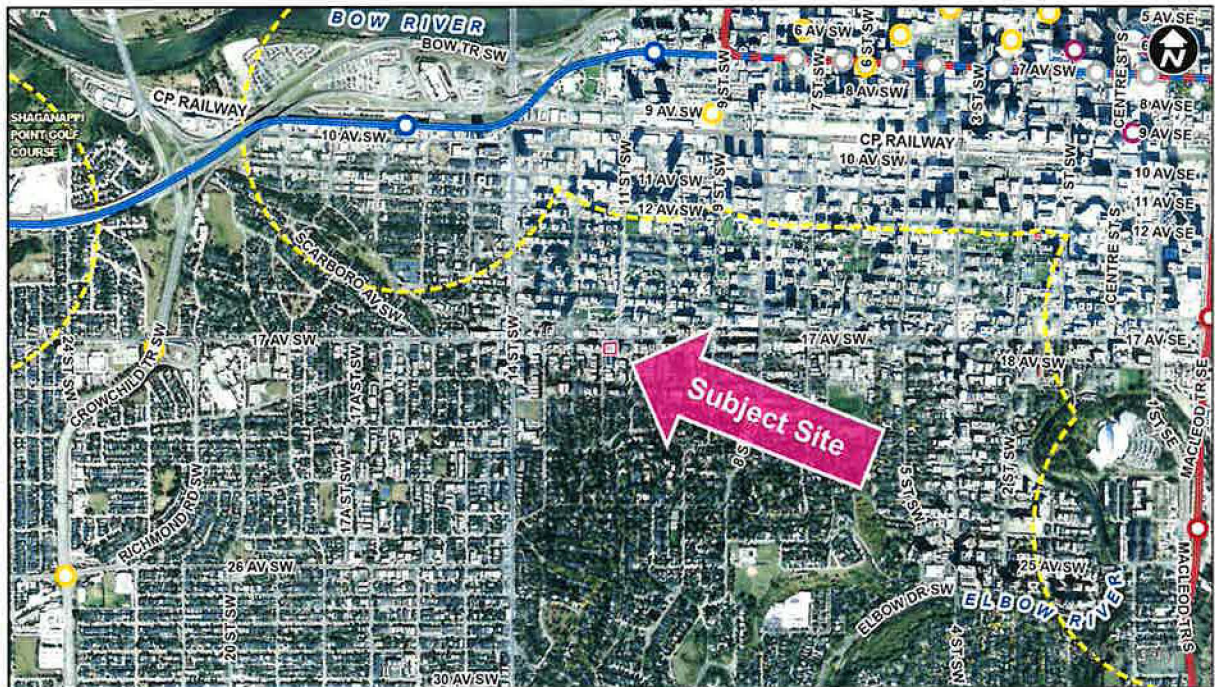
Lower Mount Royal	
Peak Population Year	1970
Peak Population	3,594
2019 Current Population	3,457
Difference in Population (Number)	-137
Difference in Population (Percent)	-3.81%

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 Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The district requires a minimum of 20.0 percent of gross floor area of all buildings to contain commercial uses. The C-COR1f3.0h23 District allows for a maximum floor area ratio (FAR) of 3.0 (approximately 4,950 square metres) and a maximum building height of 23.0 metres (approximately 6 storeys).

The proposed Mixed Use – Active Frontage (MU-2f5.0h26) District allows street-oriented developments with a mix of residential and commercial uses. The proposed district requires commercial uses on the ground floor to promote activity at the street level but does not require an overall minimum of commercial uses in a building as is found in C-COR1. The proposed District allows for a maximum FAR of 5.0 (approximately 8,250 square metres) and a maximum building height of 26 metres (approximately 7 storeys). The proposed density and height enable higher density mixed-use development.

The MU-2 District allows a wide range of commercial uses and requirements for at grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging. The district provides compatible transitions to surrounding development through requirements for street wall setbacks, building orientation and building separation.

Development and Site Design

The rules of the proposed MU-2f5.0h26 District and the policies in the *Lower Mount Royal Area Redevelopment Plan* (ARP) would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, amenity space, parking and site access. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along both 17 Avenue SW and 11 Street SW;
- creating appropriate transitions in building scale toward adjacent developments; and
- allowing sunlight penetration to the north side of 17 Avenue SW.

Transportation

The site is a corner parcel, fronted by 17 Avenue SW and 11 Street SW. Road classifications include 17 Avenue SW as a Neighbourhood Boulevard, and 11 Street SW as a Residential Street. Direct pedestrian access to the site is available via the existing sidewalks. Direct vehicular access to the site will be from the rear lane. On-street parking presently falls under the RPP Zone "P". On 11 Street SW, parking is restricted to a two-hour maximum, between the hours of 9:00 a.m. to 6:00 p.m. Parking on 17 Avenue SW, directly adjacent to the site, is restricted to "no stopping" due to the presence of an existing bus zone.

The subject site is well-served by Calgary Transit. The existing bus stop adjacent to the site serves eastbound Route 2 (Mount Pleasant/Killarney), and Route 6 (Killarney/26 Avenue). Westbound stops for Route 2 and Route 7 (Marda Loop) are located 20 metres (a one minute walk) from the parcel. Recent mobility improvements at the intersection of 17 Avenue SW and 11 Street SW include curb extensions with improved wheelchair ramps.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available to service this site. No flood related concerns for this site.

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 a Neighbourhood Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are located along primary transit networks and typically support a mix of uses within a pedestrian friendly environment. Neighbourhood Main Streets provide for a broad mix of residential, employment and retail uses with moderate intensification of both jobs and population. The MDP also supports creating a more compact urban form which provides additional local services and sustainable travel choices.

The proposal aligns with the Neighbourhood Main Street policies as the proposed district requires active commercial uses at grade along 17 Avenue SW Neighbourhood Main Street. The proposal aligns with applicable city-wide policies which promote a more compact urban form that makes efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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.

Calgary's Greater Downtown Plan (Non-Statutory – 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

Lower Mount Royal Area Redevelopment Plan (Statutory – 1983)

The subject site is located within the Commercial Land Use area as identified on Figure 2: Land Use Policy in the [Lower Mount Royal Area Redevelopment Plan](#) (ARP). Applicable policies reinforce the pedestrian shopping street character of 17 Avenue SW through building design guidelines. The ARP encourages medium density and mid-rise developments that transition appropriately to the primarily residential areas to the south. This proposal is consistent with the applicable policies of the ARP with compliance of specific design policies subject to review at subsequent development approval stages.

17 Avenue SW Urban Design Strategy (Non-Statutory – 2008)

The [17 Avenue SW Urban Design Strategy](#) provides direction for built form and design decisions for private development and public realm improvements along 17 Avenue SW. As a non-statutory document, it may be used by Administration or applicants to assist in the design at subsequent development approval stages.

West Elbow Communities Local Area Plan Planning Project

The site is located in Area 2/3 (West Elbow Communities), which includes Lower Mount Royal and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *West Elbow Communities Local Area Plan* (LAP).