

Land Use Amendment in Rosedale (Ward 7) at 1623 – 6A Street NW, LOC2025-0056

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1623 – 6A Street NW (Plan 2187V, Block 5, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council refuse and abandon **Proposed Bylaw 141D2025** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1623 – 6A Street NW (Plan 2187V, Block 5, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk and Commissioner Small

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Residential – Grade Oriented Infill (R-CG) District to a Direct Control (DC) District.
- The proposed DC District would establish a minimum density and remove the ability to develop single detached dwellings.
- Although the overall provision of housing is supported by the *Municipal Development Plan* (MDP) and *Home is Here – The City of Calgary’s Housing Strategy*, Administration is recommending refusal of the proposed DC District as the proposal is not in alignment with the direction provided in the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? Refusal of this proposal would mean consistent application of policies that Council has adopted.
- Why does this matter? The LAP was approved by Council in 2021 and provides direction on development and community improvements to help guide change within the plan area. Refusal of this land use amendment would ensure the policies of the LAP are being followed consistently.
- A development permit (DP2025-03050) has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of Rosedale was submitted by Horizon Land Surveys on behalf of the landowner, LEI Creative Limited, 2025 March 17. A development permit (DP2025-03050) for a semi-detached dwelling was submitted on 2025 May 22 and is under review.

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The subject site fronting onto 6A Street NW is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling with a rear detached garage, accessed from the rear lane.

Surrounding development is characterised by single detached homes to the east, west and south and north. Adjoining parcels are designated as the Residential – Grade-Oriented Infill (R-CG) District.

The site is 60 metres (a one-minute walk) south of 16 Avenue NW and approximately 600 metres (a ten-minute walk) east of Southern Alberta Institute of Technology (SAIT).

As indicated in the Applicant Submission (Attachment 3), the proposed DC District limits residential uses and provides a minimum density. The proposed DC District would allow for semi-detached, duplex dwellings, rowhouses, townhouses and secondary suites and remove the ability to develop single detached housing (Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). Administration is recommending refusal of this proposal because it is not in alignment with the LAP.

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 reached out to the Rosedale Community Association (CA), residents within three blocks, the Ward Councillor's Office and organized an open house. 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 159 letters of opposition to this application from the public. The letters of opposition included the following areas of concern:

- inappropriate use of Section 20 in the Calgary Land Use Bylaw;
- Rosedale is a single-detached community with no other housing forms and the restrictive covenant is required to enforce this;
- transparency concerns related to developer's intentions, pending and previous provincial court decisions, proper notice and previous development permit application status; and

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- concerns related to a development application for a semi-detached house with suites including traffic safety, on-street parking, heritage considerations, context, and density.

The Rosedale CA Development Permit Committee provided a letter in opposition on 2025 April 28 (Attachment 5) identifying the application is an inappropriate use of Section 20 in the Calgary Land Use Bylaw. The CA submitted a second letter in opposition on 2025 July 7 stating the application does not meet the criteria for a DC District and that it conflicts with the LAP policies including the Single-Detached Special Study Area and Heritage Guideline Area.

The Applicant Outreach Summary can be found in Attachment 4 which identifies how the applicant revised their application in response to the public and CA's concerns, including a density maximum and a revised development permit for a semi-detached dwelling.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be inappropriate because this land use redesignation seeks to remove Single Detached Dwelling as an allowable use and, as the preferred dominant housing form, this removal is not in alignment with specific area policies of the LAP.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 reduces the ability to build housing forms that are currently encouraged in the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

No anticipated economic impact.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposal is not aligned with the direction provided in the LAP.

**Planning and Development Services Report to
Calgary Planning Commission
2025 July 24**

**ISC: UNRESTRICTED
CPC2025-0675
Page 4 of 4**

Land Use Amendment in Rosedale (Ward 7) at 1623 - 6A Street NW, LOC2025-0056

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 141D2025**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response
- 6. **CPC Member Comments**
- 7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform