

# Background and Planning Evaluation

## Background and Site Context

The subject site is a midblock parcel located in the northwest community of Rosedale at 1623 – 6A Street NW. The subject site is approximately 0.06 hectares (0.14 acres) in size. The parcel is currently developed with a single detached dwelling with a rear detached garage, accessed from the rear lane. The site is approximately 15 metres wide by 36 metres deep and fronts onto 6A Street NW

Surrounding development consists primarily of low density single detached dwellings lots. Adjoining parcels are designated as the Residential – Grade-Oriented Infill (R-CG) District.

The site is 60 metres (a one-minute walk) from 16 Avenue NW which is part of the Primary Transit Network with transit stations for Route 303 (MAX Orange Brentwood / Saddletowne) and Route 19 (16 Avenue North) that are approximately 120 to 500 metres (two to eight-minute walking distance) from the site. The site is approximately 600 metres (a ten-minute walk) east of Southern Alberta Institute of Technology (SAIT).

There is a restrictive covenant, registered in 1942, on the site which restricts development to single detached dwellings. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions however, they do present a potential impediment to redevelopment if, at the time of construction, another landowner, who is also subject to the restrictive covenant, should be successful in enforcing it.

A development permit (DP2025-03050) for a semi-detached dwelling at 1623 – 6A Street NW has been submitted and is under review.

## Community Peak Population Table

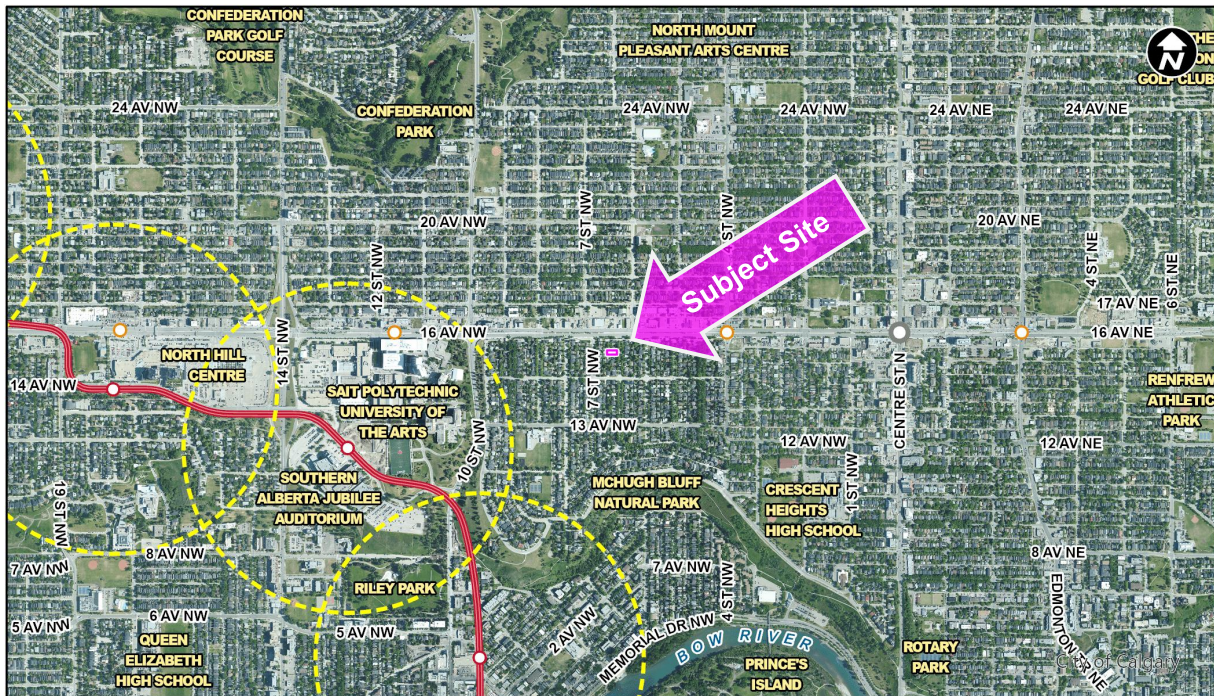
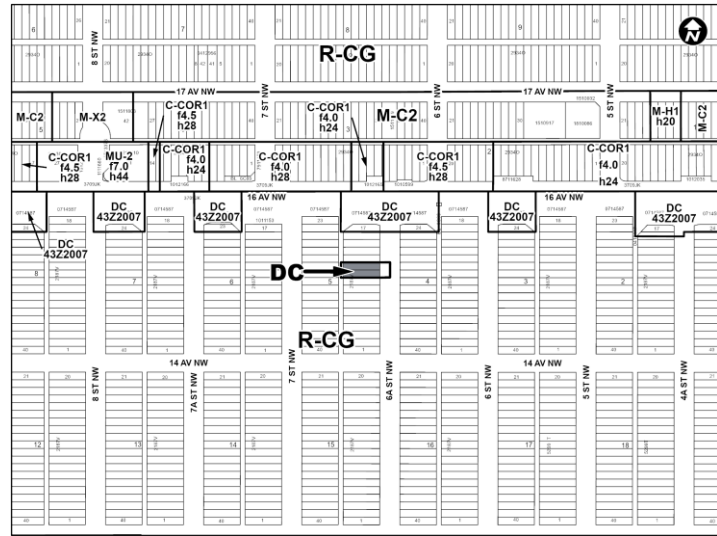
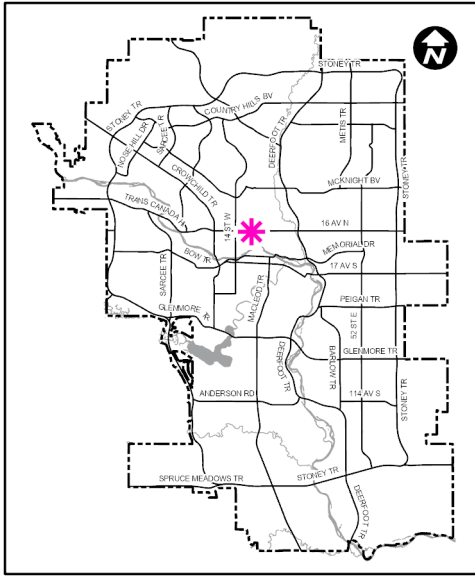
As identified below, the community of Rosedale reached its peak population in 1968.

<b>Rosedale</b>	
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 site is designated as Residential – Grade-Oriented Infill (R-CG) District, which is intended to accommodate a wide range of grade oriented residential development and is adaptable to the functional requirements of evolving housing needs.

The site is also within a Heritage Guideline Area which ensures that new development contextually fits with existing heritage assets. Land Use Bylaw 1P2007 was amended so that contextual single-detached and contextual semi-detached dwellings "must not be located on a parcel that is within a heritage guideline area". There are no permitted use residential uses, with the exception of secondary suites, in the Heritage Guideline Area. All residential types are considered discretionary uses, including single detached dwellings, semi-detached dwellings, duplexes, cottage cluster housing, rowhouses, townhouses and backyard suites.

The proposed Direct Control (DC) District is based on the R-CG District and will maintain the rules of the R-CG District under Land Use Bylaw 1P2007. The DC District excludes Contextual Single Detached Dwelling as a permitted use and Single Detached Dwelling as a discretionary use ensure a minimum residential density. The minimum density is made more explicit with a rule which requires at least two units per parcel, but no more than four.

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 Direct Control District would be required to address an unusual site constraint created by a restrictive covenant on title, which restricts development to the single detached form. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw, as no low-density residential district for the Developed area excludes single detached dwellings as a use or includes the ability to establish a minimum density. However, the proposed DC District removes uses that are currently encouraged in the *North Hill Communities Local Area Plan (LAP)*; hence Administration does not support a DC District for the subject site at this time.

### **Historical Significance**

6A Street is designated as a Municipal Historic Resource based on the formal, ordered design influenced by the “City Beautiful” movement. This designation protects and regulates elements of these boulevards, and these elements should be considered when designing the new development.

### **Development and Site Design**

The rules of the proposed DC District, based on the R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific Heritage Guideline Area context, additional items that would be considered through the development permit process include, but are not limited to:

- retaining healthy public trees that make up the Heritage Boulevard; and
- drawing design reference from nearby heritage assets within the Rosedale Heritage Guideline Area.

### **Transportation**

The site is 60 metres (a one-minute walk) from 16 Avenue NW which is part of the Primary Transit Network with transit stations for Route 303 (MAX Orange Brentwood / Saddle Towne) and Route 19 (16 Avenue North) that are approximately 120 to 500 metres (two to eight-minute walking distance) from the site. The site is approximately 600 metres (a ten-minute walk) east of Southern Alberta Institute of Technology (SAIT).

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary sewer are available to service the subject site. Details of site servicing are being considered and reviewed as part of a development permit review process.

## **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.

### **Municipal Development Plan (Statutory – 2009)**

The site is designated as being within the Developed Residential – Inner City Area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Relevant policies are under General Policies for Developed Residential Area (3.5.1) and Inner City Area (3.5.2). Policies in these sections generally reference low density housing and modest intensification that is consistent and compatible with the existing character of the neighbourhood. This land use redesignation is aligned with the policy.

### **North Hill Communities Local Area Plan (Statutory - 2021)**

This site is designated as Neighbourhood Local (Map 3: Urban Form) and Limited Scale (Map 4: Building Scale) of the [North Hill Communities Local Area Plan](#) (LAP). Neighbourhood Local areas are characterized by a range of housing types, including single-detached, semi-detached, townhouse and rowhouse forms. The parcel has a limited scale of three storeys. This parcel meets the locational criteria (2.2.1.6.c) for building forms containing three or more residential units as it is near or adjacent to an identified Main Street and the parcel has a lane which accommodates onsite parking. A semi-detached housing form is further supported in Neighbourhood Local, Limited Scale (2.2.1.6.b).

This parcel is in the Rosedale Heritage Guideline Area (Map 5: Heritage Guideline Areas) of the LAP. The majority of the Heritage Guideline Areas policies are applied at the development permit stage to ensure new development contextually fits with heritage assets. Policy 2.6.2.1 does not support land use designations that allow for permitted use dwelling units. This land use redesignation is aligned with this policy.

This site is in the “Single-Detached Special Study Area” (Figure 8) of the LAP. Section 2.2.1.6.e of the LAP states that single detached housing is to be the predominant housing form. If single-detached remains the dominant housing form, semi-detached, townhouse, and rowhouse buildings are allowed as long as they meet the Neighbourhood Local and Limited Scale policies. Section 4.2(n) of the LAP states, for parcels subject to a restrictive covenant that are not in alignment with the goals and objectives of the policy, the City of Calgary supports the direction of the LAP. The restrictive covenant restricts development to the single-detached housing form which is also the predominant housing form identified in the Single-Detached Special Study Area.

Although this land use redesignation is aligned with several sections of the LAP, Administration is recommending refusal of this proposal because it seeks to remove the supported dominant housing form and establish a minimum density of two units in the Single-Detached Special Study Area and this does not align with the objectives of this policy area.