

Applicant Submission

Company name: Horizon Land Surveys

LOC2025-0056

Applicant name: Lei Wang

Date: June 2nd, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to Direct Control (R-CG) to:

- set minimum density to 40 units per hectare, so to eliminate contextual single-detached dwelling and single-detached dwelling.
- set maximum density to 50 units per hectare, so to eliminate 3 units or more
- the uses listed in the proposed R-CG designation.

The subject site, 1623 6A Street NW, is a mid-block lot located in the community of Rosedale along 6A Street NW. The lot is currently developed with a single detached dwelling built in 1942. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.056 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 75 meters from 16 Ave which is Urban Main Street. Many commercial establishments existing along 16 Ave and SAIT is also in very close proximity

Restrictive Covenant 5845FD was registered on title on Aug. 3rd, 1942 by city. The restrictive covenant only applies to this specific lot. On June 10th, 2024, a court order was obtained to discharge the restrictive covenant. This court order was later overturned by another court order on Dec. 7th, 2024 for reasons of lack of sufficient notice to neighbours. So the restrictive covenant is coming back to the title.

The current proposal is for semi-detached dwelling. A development permit DP2025-03050 has been submitted. The minimum density is to remove the option of contextual single-detached dwelling and single-detached dwelling. The maximum density is to eliminate the possibility of more than 3 units. Since no other zoning can accommodate those minimum and maximum density, a Direct Control base on R-CG is proposed here. The proposal is in align with policies governing the area:

- The subject site is located within the Developed Residential – Inner City Urban Area (see *Municipal Development Plan* (MDP) – Map 1). This application aligns with City-wide Policies established by the MDP – specifically, policies within sections 2.2: Shaping a More Compact Urban Form and 2.3: Creating Great Communities.

The policies of Section 2.2.5: Strong Residential Neighbourhoods “Reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas”. Neighbourhood and infill redevelopment should “Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities” (2.2.5.b). Development should “Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types” (2.2.5.a). The proposed Direct Control district will allow for semi-detached dwelling on the site, similar in scale and built form. The development that will be enabled by this application is in alignment with these policies, and may provide a broader range of housing choice (both in type and amount) in this community. Below is the charter showing population decline in Rosedale despite the overall population growth throughout the city.

Rosedale	
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: <i>The City of Calgary 2019 Civic Census</i>	

Section 2.3.2: Respecting and Enhancing Neighbourhood Character directs that new development is expected to “Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness”. The proposal respects the existing single detached character of this low-density residential area and will ensure there is no dramatic contrast in the physical development pattern.

- North Hill Communities Local Area Plan 4.2 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. One of the goals of the North Hill Communities LAP is “Creating Great Communities” by providing “accessible and

affordable housing choices to accommodate diversity among people, ages, incomes, tenures and household types”. This land use redesignation seeks to accommodate housing diversity and is aligned with the goal of the policy. The Restrictive Covenant 5848FD restrict the use of the lots in Rosedale to single house only and thus in direct contrast with the goals of LAP.

- This parcel is designated as Neighbourhood Local (Map 3: Urban Form) and Limited Scale (Map 4: Building Scale). 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 or Activity Centre and the parcel has a lane and parking is accommodated onsite.
 - 500m to the Max Orange station at 4 Street NW
 - 100m to 16 Ave NW, which is considered an Urban Main Street within the LAP and MDP
 - 6A Street also has a pedestrian pathway which provides access via walking and cycling as it 16 Ave is not accessible for vehicles from 6A Street.

Despite meeting the location criterion of more than three units, the proposal seeks to be sensitive to feedbacks received from local residents and Community Association by imposing maximum density. By setting maximum density, it provides guarantee that no more than 3 units development would be allowed. This is a big compromise made by the applicant. Since no other zoning can accommodate both those minimum density and maximum density at the same time, a Direct Control zoning is needed.

- This parcel is subject to policies within the Single-Detached Special Policy Area. The North Hill Communities LAP states single detached housing is to be the predominant housing form for parcels within the Single-Detached Special Policy Areas (2.2.1.6 Neighbourhood Local; Single-Detached Special Study Area e.).



As shown on attached zoning map, except some properties along 16 Ave NW and 4 Street NW, the community of Rosedale is predominant single house. The LAP recognize the current status of Rosedale. But most importantly, the LAP also provides guidance for the future growth of the community. If single-detached remains the dominant housing form, semi-detached and townhouse, and rowhouse buildings are allowed as long as they respect the Neighbourhood Local (2.2.1.6) and Limited Scale (2.3.1) policies.

- Heritage Guideline and Heritage assets. The proposed Development fully follows heritage policies under LAP.

The proposal doesn't have any direct effect over restrictive covenant. It is still the responsibility of the homeowner to have caveats discharged from land title. But the proposals aligns with all the planning policies governing the area and the goals and objectives of North Hill Communities Local Area Plan when the restrictive covenant is in direct conflict with it. By incorporating both minimum density and maximum density, the projects seeks a balance between redevelopment and community concerns. Thus we are asking city's support on this file.