

**Land Use Amendment in Upper Mount Royal (Ward 8) 1911 – 11 Street SW,
 LOC2025-0151**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1911 – 11 Street SW (Plan 179R, Block 43, Lot 7) from Direct Control (DC) District to Direct Control (DC) District to establish a maximum parcel width and minimum building setback, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site from a Direct Control (DC) District to a DC District to allow for a subdivision and development of two single detached dwellings.
- Administration is recommending refusal of the proposed DC District because it adds residential permitted uses which is not supported by the Heritage Guideline Areas of the *West Elbow Communities Local Area Plan* (LAP). In addition, the subdivision desired by the applicant could be supported through an standard low density district.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP guides future development within the Plan area, helping to manage and direct change in a way that supports the long-term vision for West Elbow communities. Refusal of this land use amendment would ensure the policy in the LAP are able to be implemented.
- Two development permits for two single detached dwellings (DP2025-05363 and DP2025-05364) and an associated subdivision application (SB2025-0380) were submitted in late 2025 and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest neighbourhood of Upper Mount Royal was submitted by Horizon Land Surveys on behalf of the landowner, 1317958 Alberta Ltd. (Amir Wasef) on 2025 July 18. Two development permits (DP2025-05363 and DP2025-05364) have been submitted at this time; the intent is for two detached dwellings on the site. A subdivision application (SB2025-0380) has also been submitted in support of this intent and is currently under review.

The 0.06 hectare (0.14 acre) site is located on 11 Street SW, south of Cameron Avenue SW, one and a half blocks south of 17 Avenue SW. The surrounding development is single detached dwellings to the south and low-rise residential buildings to the north. The proposed DC District would allow for the subdivision of the site for a single detached dwelling on each future parcel.

As indicated in the Applicant Submission (Attachment 3), the subject parcel is subject to a restrictive covenant (RC) that restricts uses on the property to a maximum of one dwelling unit, a minimum parcel width of 15.0 metres and a setback of 7.6 metres. The proposed DC District

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adds permitted residential uses, implements a maximum parcel width of 7.5 metres and increases the setback depth. Administration is recommending refusal of this proposal because it is not in alignment with the Heritage Guideline Area policies of the LAP and the subdivision of the lot can be accomplished with a standard land use district.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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. As part of the outreach strategy, the applicant reached out to the Mount Royal Community Association (CA), the Ward 8 Councillor and door-knocked and delivered a post card to residents within a 100 metre radius of the subject parcel. 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 46 responses from the public. Forty-five responses were in opposition and one was in support. The responses in opposition raised the following areas of concerns:

- land use appropriateness;
- heritage character of the area, design fit;
- landscape context pertaining to width and depth of lot;
- building setbacks contextual to the street;
- increased density on lots traditionally with lower density; and
- restrictive covenants limiting number of dwellings.

The CA provided comments on 2025 August 27 after an internal planning and development meeting and after speaking with the applicant (Attachment 5). The CA opposes the application based on a lack of adherence to the LAP heritage policies for additional dwellings on a parcel, reduced front yard setback and reduced parcel width, and utilizing the planning system to circumvent the restrictive covenant on title which limits development of this nature on the parcel.

Administration considered the relevant planning issues to the application and determined the proposal to be inappropriate as the proposal is not in alignment with the Heritage Guideline

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Area policies of the LAP and the proposed DC District is not required to allow for a future subdivision.

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 proposal would allow for a range of housing types that may accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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 is being explored and encouraged through the review of the development permit.

Economic

The proposed land use could allow for a more efficient use of land, existing infrastructure and services and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform