

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the southwest neighbourhood of Upper Mount Royal at 1911 – 11 Street SW. The site is approximately 15 metres wide by 39 metres deep and 0.06 hectares (0.14 acres) in size. There is currently a single detached dwelling on the site with a garage accessed from the lane located directly north of the property.

Surrounding development is characterized solely by residential development. To the south of the site the parcels are primarily designated as Direct Control (DC) District ([Bylaw 1Z99](#)) and are typically developed as single detached dwellings. To the north of the subject site, the lots are designated as the Multi-Residential – Contextual Medium Profile (M-C2) District and developed as low-rise apartment development.

The site is about 200 metres (a three-minute walk) from 17 Avenue SW, which is identified as a Neighbourhood Main Street and part of the Primary Transit Network in the *Municipal Development Plan* (MDP). Bus routes are accessed on 17 Avenue SW to the north and to the west of the site on 14 Avenue SW.

Mount Royal School is located approximately 400 metres (a four-minute walk) west of the site. Thomson Family Park is approximately 500 metres (a seven-minute walk) to the north of the site.

Community Peak Population Table

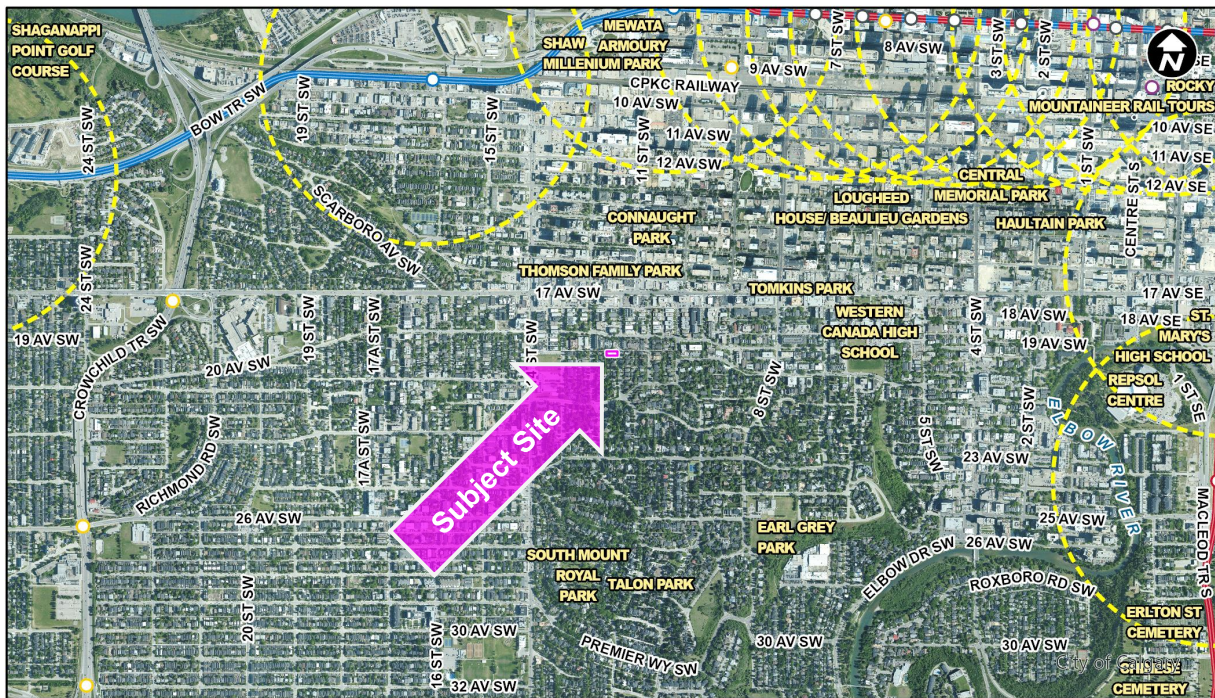
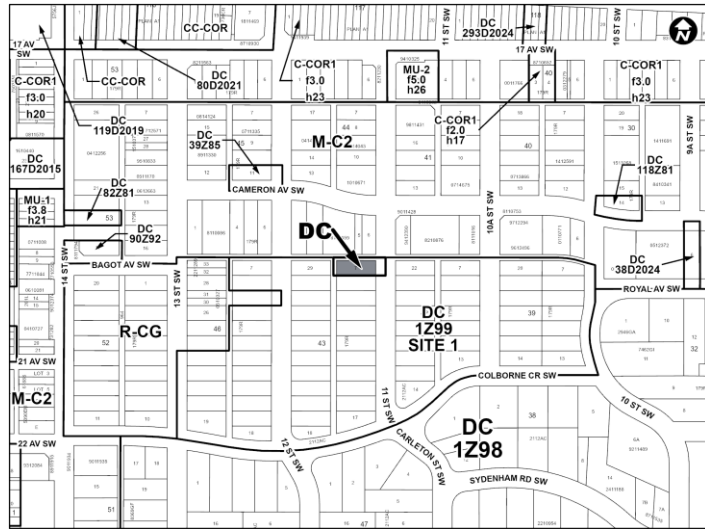
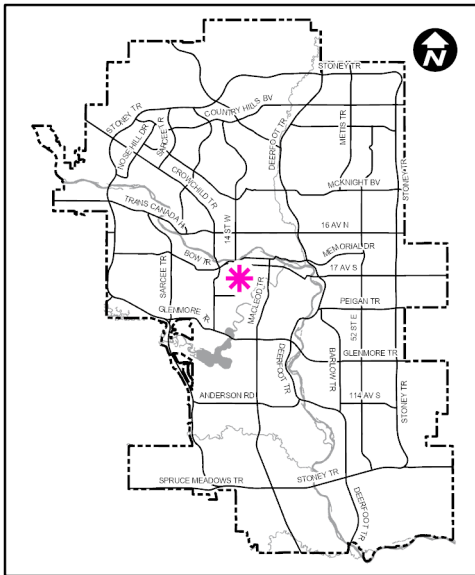
As identified below, the community of Upper Mount Royal reached its peak population in 1969.

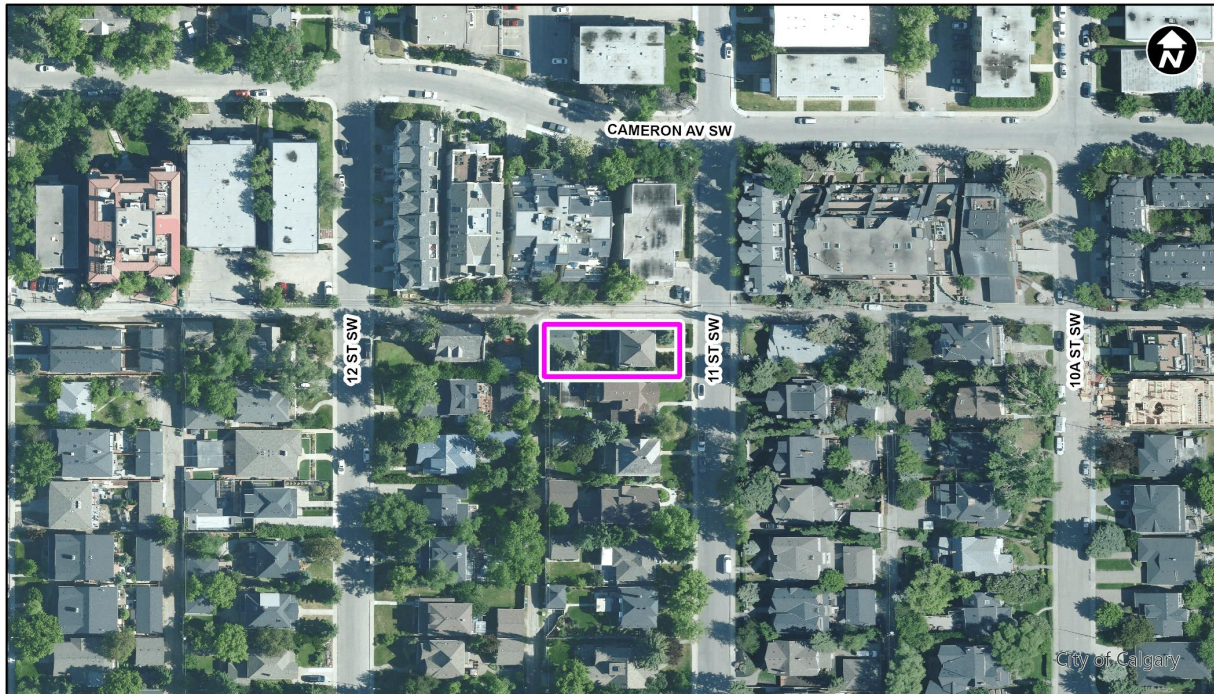
Upper Mount Royal	
Peak Population Year	1969
Peak Population	3,147
2019 Current Population	2,478
Difference in Population (Number)	- 669
Difference in Population (Percent)	-21.3%

Source: *The City of Calgary 20219 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Upper Mount Royal Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as a DC District ([Bylaw 1Z99 Site 2](#)), which is based on the R-2 Residential Low Density District of the previous 2P80 Land Use Bylaw. This DC District allows for duplex dwellings, semi-detached dwellings and single-detached dwellings, with a minimum six metre front yard setback and a minimum 15 metre parcel width. A maximum building height of 10 metres and a minimum area of 600 square metres is also stipulated under the existing DC District.

The proposed DC District is based on the Residential – Grade-Oriented Infill (R-CG) District of the current 1P2007 Land Use Bylaw. It moves residential building forms, such as Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling from discretionary uses to permitted uses. It also includes a maximum parcel width of 7.5 metres and increase the minimum front building setback to 7.5 metres. This increase in setback is a result of a block plan analysis performed by the applicant to determine what the average front setback is along 11 Street SW.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC Districts must only be used for the purpose of providing for developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. Furthermore, DC Districts must not be used in substitution of any other land use district in the LUB that could be used to achieve the same result either with or without relaxations.

As the applicant's intent is to create a district with a maximum parcel width and increased minimum front setback along with an increased list of permitted uses, the proposed DC District does align with Section 20 of the LUB in that there are no low density residential stock districts which accommodate the proposal. However, Administration is not supportive of the use of the DC District as it is not needed to accommodate the intended development. A standard low density district, such as the R-CG District the DC District is based on, already allows for the subdivision of the site, and a single detached dwelling may be considered as a discretionary use on each future parcel.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. The DC District also allows sections 8 and 9, the building setback areas and setback from the front property line to be relaxed as well. This is to ensure that changes to the average front setback can be accommodated over time as homes may be added or removed.

Development and Site Design

The rules of the proposed DC District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Details regarding siting and massing, parking, site access, landscaping and waste and recycling management are being evaluated through the development permits.

Transportation

The site is about 200 metres (a three-minute walk) from 17 Avenue SW, identified as part of the Primary Transit Network in the MDP. Route 2 (Mount Pleasant/Killarney) has stops along 17 Avenue SW. Routes 7 (Marda Loop) and 22 (Richmond Rd SW) are 400 metres away (a six-minute walk) on 14 Street SW offering further transit connections.

Vehicular access is currently from the rear lane and there is on-street parking along 11 Street SW. Pedestrian access to the site is available from the sidewalks on 11 Street SW.

The nearest on-street bikeway is north of the subject site on 11 Street SW, starting at 16 Avenue SW which is 350 metres (a five-minute walk) away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management would be considered as part of the 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 within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. MDP policies encourage the provision of greater housing choices, covering a mix of built forms and ownership tenures, in locations close to job markets and in areas well served by the Primary Transit Network, and within or near existing residential communities.

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 are being explored and encouraged through the review of the development permits.

West Elbow Communities Local Area Plan (Statutory – 2025)

The site falls within the Neighbourhood Local urban form area within the [West Elbow Communities Local Area Plan](#) (LAP), and under the Limited (up to 3 Storeys) building scale. These areas should be primarily residential and consider local built form context. The LAP encourages a wide variety of building forms. There are no policies regarding the parcel width. The area also falls within the Heritage Guideline Areas and is subject to these policies, which state that land use redesignations that allow for permitted use dwelling units should not be supported in Heritage Guideline Areas.

Section 4.2(9) of the LAP also provides specific direction in cases where there is conflict between the policy direction of the LAP and a restrictive covenant affecting this site, noting that: "Some parcels in the Plan Area may have registrations on the certificate of title, called restrictive covenants, which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. Where the restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan."

The policies in the LAP support a range of housing types and intensification in existing neighbourhoods. However, the proposed DC District is not in alignment with the LAP as the DC District adds permitted uses, which would not allow the Heritage Guideline Area Policies to be implemented.

The application was also circulated to the Heritage Planning Team, who noted that no permitted use dwellings should be allowed, and that front setbacks should be informed by the existing heritage assets on the block.