

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 13th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from Direct Control (1Z99 Site 2) to Direct Control based on R-CG to allow for:

- a maximum building height of 11 metres
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- add minimum density of 40 units per hectare

The subject site, 1911 11 Street SW, is located in the community of Upper Mount Royal along 11 Street SW. The lot is currently developed with a single detached dwelling built in 1915. Immediately to the north of the sites are multi-residential lots in Lower Mount Royal. The lot is surrounded in other directions by single detached dwellings.

The site is approximately 0.060 hectares in size. Lane exists to the north and west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 200 meters of both 14 Street and 17 Ave main street where many commercial, recreational and social facilities are located.

The existing house is built in 1915. Despite many renovations and improvements over the years, the existing house is close to the end of its life. The current owner plans to demo the existing house and build two units on site. However caveat 3286U originally imposed by Canadian Pacific Railway limit the use of the land to one single only. In addition, the caveat also requires the new house to be at a distance of 25 feet from street or avenue in front and rear of the said lot. Thus the proposal is to replace the current direct control bylaw with new direct control based on R-CG by setting up minimum density and also apply R-CG setback rule.

The lot is categorized as "neighbourhood local" under West Elbow Communities Local Area Plan with a building scale of up to 3 storeys. The LAP identifies six goals and

objectives including "housing for all" which encourage provision of non-market housing and mixed market housing that meets the diverse and changing needs, life stages, and financial abilities of individuals and also provide and enable inclusive, diverse and equitable housing options across the plan area. 4.2 (p) of the LAP states that where the restrictive covenant is not in alignment with the goals and objectives of the plan, the City of Calgary supports the direction of the plan.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.