

Background and Planning Evaluation

Background and Site Context

The site is a corner parcel located in the northwest community of Parkdale at 811 – 28 Street NW. The site is approximately 0.06 hectare (0.14 acre) in size. The parcel is currently developed with a single detached dwelling and detached garage accessed from the rear lane. The site is approximately 15 metres wide by 36 metres deep fronting onto 7 Avenue NW.

Surrounding development includes Residential – Grade-Oriented Infill (R-CG) District, consisting primarily of low density single detached and semi-detached dwellings and Special Purpose – Community Institution (S-CI) District (Parkdale United Church).

The site is approximately 80 metres (a two-minute walk) from a bus stop located on 29 Street NW. Foothills Medical Centre is approximately one kilometre (a 15-minute walk) to the northwest.

There is a restrictive covenant on the site registered in 1911, which restricts development to a single dwelling. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions; however, they present a potential impediment to redevelopment should another landowner who is also subject to the restrictive covenant enforce their right to impose the restrictive covenant on the site.

Community Peak Population Table

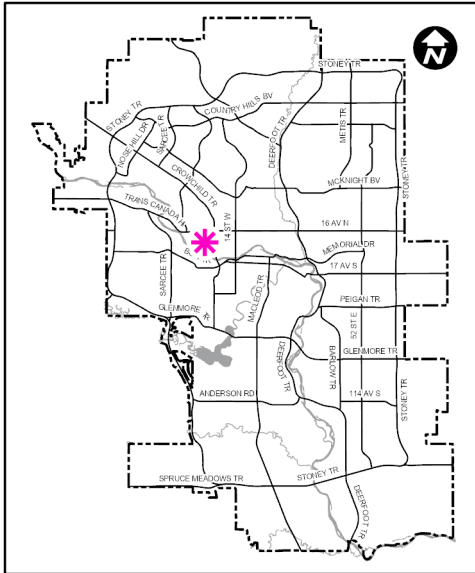
As identified below, the community of Parkdale reached its peak population in 2018.

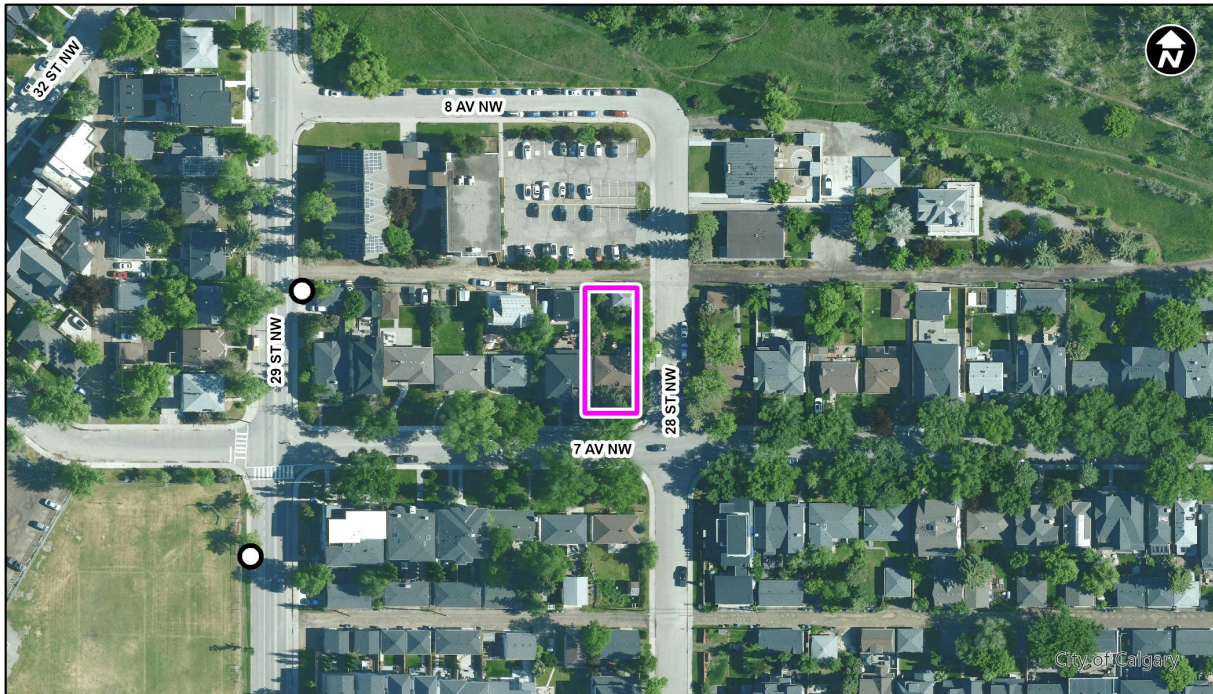
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms, such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the site parcel area, this would allow for up to four dwelling units with optional secondary suites, which do not count towards allowable density.

The proposed Direct Control (DC) District is based on the R-CG District. The intent of the DC District is to allow for development that requires a minimum of three dwelling units and a maximum density of 4 dwelling units, based on the R-CG District density of 75 units per hectare. The DC District removes Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Single Detached Dwelling and Duplex Dwelling uses on the site.

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 minimum density and remove certain 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 DC District as it is not needed to accommodate the intended development. The existing R-CG district already accommodates the specific semi-detached development approved for the site.

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.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the LAP would provide guidance for any future redevelopment of the site. The approved development permit (DP2025-04374) includes details with respect to site access, parking, landscaping, waste and recycling management.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 7 Avenue NW and 28 Street NW. On-street bikeways are available on 29 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 85 metres of the site.

The site is approximately 100 metres (a two-minute walk) from north and south-bound bus stops along 29 Street NW. Four transit routes operate there, including Route 104 (Sunnyside), Route 90 (Bridgeland), Route 40 (North Hill) and Route 9 (Chinook Station).

On-street parking is available on 7 Avenue NW and portions of 28 Street NW and restricted to two hours from 07:00 a.m. to 11:00 p.m. from Monday to Friday under Residential Parking Zone S.

A Transportation Impact Assessment was not required as part of this application.

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 were considered and reviewed as part of the approved development permit application.

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 located 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, while delivering small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies this site as Neighbourhood Local urban form category, in accordance with Map 3: Urban Form. Neighbourhood Local areas are characterized by a range of housing types that consider the context of the local built form. The site is also located within the Limited (up to three-storeys) building scale, in accordance with Map 4: Building Scale.

Section 4.2(t) of the LAP also provides specific direction in cases where there is a 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 proposal removes single detached, semi-detached and duplex dwelling uses, while requiring minimum density that is not in alignment with the policies of the LAP. This area is intended to be inclusive of a broad range of housing types, not exclusive and limiting to only higher density forms. While the policies of the LAP support the desired rowhouse form with secondary suites, they do not align with a land use that provides a minimum density and limits the range of uses available; therefore, Administration does not support this application and recommends refusal.