



# Upper Mount Royal Area Redevelopment Plan

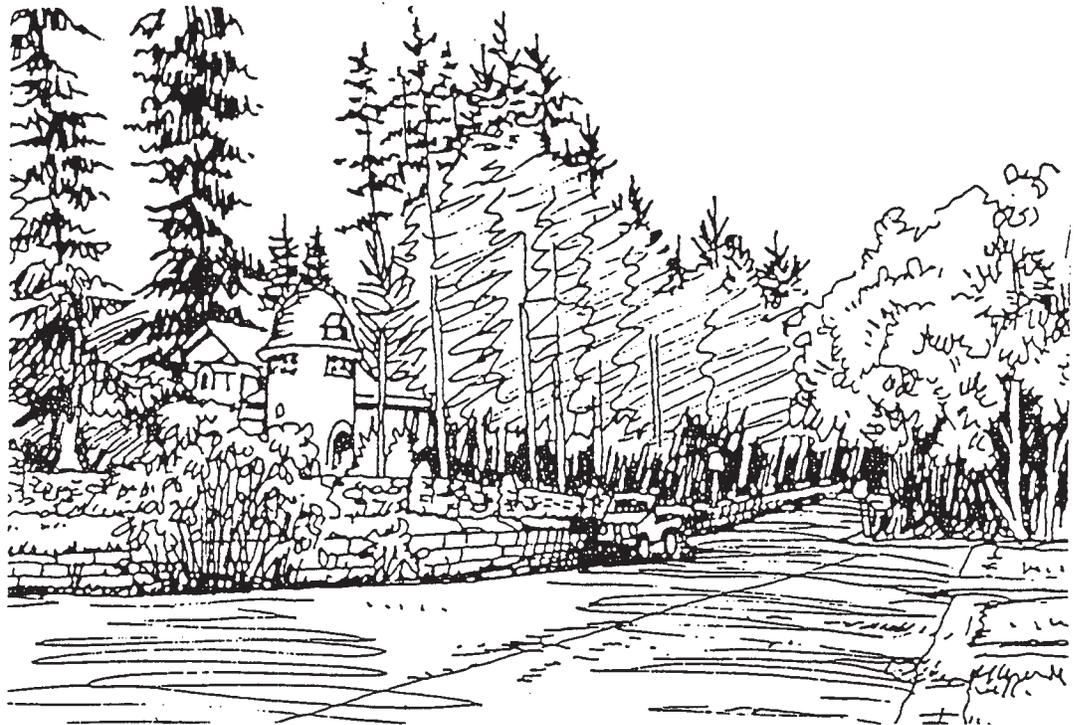


# OFFICE CONSOLIDATIONS

1999 September,  
2004 April,  
2008 June

The Blue Pages of this document contain supporting information and do not form part of the bylaw.

For the purposes of electronic publications the Blue Pages are identified by the footer “Upper Mount Royal Background Information”.



## Upper Mount Royal Area Redevelopment Plan

Approved by  
City Council, Bylaw 7P96



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**NOTE:** This office consolidation includes the following amending Bylaw:

<b>Amendment</b>	<b>Bylaw</b>	<b>Date</b>	<b>Description</b>
1	22P98	1999 January 18	(a) Replace Maps 1, 2, 3 and 4. (b) Numerous text changes and additions to incorporate the Hillside Area.
2	45P2008	2008 June 01	(a) Add text at the end of the Introduction. (b) Delete and replace text under What is an Area Redevelopment Plan? in fourth sentence. (c) Delete text in 3.2 Policies, Policy 3, last paragraph. (d) Add bullet six text in 3.2 Policies, Policy 9. (e) Delete and replace text in 3.2 Policies, under subheading Garden Suburbs Area Subdivision Guidelines, first paragraph. (f) Delete and replace text in 3.2 Policies, under subheading Garden Suburbs Area Subdivision Guidelines, third paragraph. (g) Insert text in 3.2 Policies, Policy 17. (h) Insert bullet six text in 3.2 Policies, Policy 17. (i) Delete text in Section 3.2 Policies, under subheading Hillside Area Subdivision Guidelines, first paragraph. (j) Delete text in Section 3.2 Policies, Policy 25, under the subheading Hillside Area Subdivision Guidelines. (k) Delete and replace text in Section 3.2 Policies, Policy 39. (l) Insert text in Section 3.2 Policies, Policy 40, first sentence. (m) Delete and replace text in Section 3.2 Policies, under subheading Modest Residential Development Rules, first paragraph. (n) Insert text in Section 3.2 Policies, under subheading The Modest Residential Rules, end of first paragraph. (o) Delete Policy 41 in Section 3.2 Policies. (p) Insert text in Section 3.2 Policies, at the end of Policy 42.

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

## **PUBLISHING INFORMATION**

**TITLE:** UPPER MOUNT ROYAL AREA REDEVELOPMENT PLAN

**AUTHOR:** CITY, COMMUNITY & DOWNTOWN PLANNING DIVISION  
PLANNING & BUILDING DEPARTMENT

**STATUS:** APPROVED - 1996 JUNE 17  
BYLAW 7P96

**PRINTING DATE:** 2008 JUNE

**ADDITIONAL COPIES:** THE CITY OF CALGARY  
RECORDS & INFORMATION MANAGEMENT (RIM)  
DEVELOPMENT & BUSINESS APPROVALS  
P.O. BOX 2100, STN "M", #8115  
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**Background**

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# **Executive Summary**

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# Executive Summary

**I**n 1993 Council instructed that an Area Redevelopment Plan (ARP) be prepared for the Upper Mount Royal community. This ARP is the first of its kind in as much as it is viewed as a "mini-ARP" which focuses on a limited geographic area and a limited range of issues.

This plan was prepared in consultation with the Community Association, a Community Planning Advisory Committee (CPAC), interested property owners and residents and supplemented by open houses, meetings and questionnaires. Highlights of the Plan are as follows:

The principle ARP goals are to :

- Preserve the community's special heritage character as created by the unique housing stock, landscaping and streetscapes.
- Encourage the preservation of potential heritage sites.
- Preserve the special sense of place established by the natural topography, street layout, park spaces, subdivision pattern and the siting of houses.
- Ensure that new houses and garages will respond sensitively to their immediate context.
- Encourage the maintenance and preservation of mature vegetation.

## Character Areas

Three Character areas were defined:

- Estate Area - characterized by very large lots and numerous potential heritage sites with large, stately, homes on them. This area has been redesignated to DC (RR-1) to ensure that the subdivision and development rules are consistent with the existing character of the area.
- Garden Suburb Area - characterized by a subdivision layout which is responsive to the natural topography and as a result creates blocks and lots which are irregular in configuration.

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However development is characterized by consistent front yard setbacks, wide side yards and a low lot coverage. Subdivision and development policies are established to guide the Subdivision and Development Authorities in dealing with applications to ensure that future subdivision and development activity is consistent with the character of the area.

- *Hillside Area - characterized by a consistent 50' lot pattern, mature vegetation, generous front and side yards, and low lot coverage. A major portion of this area (the Hillside Area) has been redesignated to DC with R-1 guidelines to ensure that future development is consistent with the existing character. A smaller portion of the area will remain R-2 to reflect the nature of recent development. One site (1911 - 11 Street SW) has been redesignated to DC with R-2 guidelines applying.*

**Bylaw 22P98**

## **Heritage Conservation**

To achieve the heritage conservation goals and objectives a number of policies have been established.

- Demolition of potential heritage sites is strongly discouraged. Alternatives to demolition should be explored.
- Design guidelines are established for potential heritage sites which have subdivision and redevelopment potential.
- Incentives are established to encourage the long term preservation of potential heritage sites which are located on the largest properties in the community.

## **Public Systems - Streets, Sidewalks, Boulevards and Open Space**

Policies are established to encourage the maintenance and where necessary, replacement of boulevard trees and vegetation, acknowledge the role of roadway greens in maintaining the character of the area, encourage sidewalk replacement where necessary and support the community in addressing urban safety issues.





# Introduction

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# Introduction

In 1993 Council instructed that an Area Redevelopment Plan (ARP) be prepared for the Upper Mount Royal community. The initiation of the planning process was a response to key issues that affect the quality of the community environment:

- incremental change which was not in character with the community including subdivision, new housing construction, housing renovation and additions;
- the desire to effectively protect and encourage the preservation of potential heritage sites located within the community.

*This ARP is the first of its kind in as much as it is viewed as a “mini-ARP”. The range of issues addressed have been limited in accordance with Council’s direction.*

*It is noted that the ARP boundaries are not continuous with the Community Association boundaries which extend to 17 Avenue SW.*

*A special study of the approved ARP (1996) was undertaken in 1997 to include the Hillside Area, an adjacent school site and some medium density development within the ARP boundaries.*

*The Mount Royal Junior High School site to the west of the above area is also R-2 and is included in this study.*

*The RM-5 areas along 14 Street SW and to the east of Hope Street SW are reaffirmed as appropriate designations. These above sites are together referred within this document as the Special Study Area. **Bylaw 22P98***

*Note: This ARP was adopted by Council when the City of Calgary Land Use Bylaw 2P80 (“2P80”) was in effect. As a result, the ARP references land use districts both in its text and its maps which are no longer current. New land use districts have been applied to all parcels in the City, pursuant to the City of Calgary Land Use Bylaw 1P2007 (“1P2007”), effective June 1, 2008, which transitioned 2P80 districts to the most similar 1P2007 district. Therefore, it is important for the user of this ARP to consult the new land use maps associated with 1P2007 to determine what the actual land use designation of a general area or specific site would be. Any development permit applications will be processed pursuant to the districts and development rules set out in 1P2007.*

*Notwithstanding the foregoing, the user should be aware that where the ARP guidelines and policies reference a 2P80 district in the ARP, the same guidelines and policies will be applicable to those lands identified by the district on an ongoing basis and must be considered by the approving authority in its decision making, notwithstanding that the 2P80 districts, strictly speaking have no further force and effect. **Bylaw 45P2008***

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## What is an Area Redevelopment Plan?

An ARP is a planning document which establishes land use and development goals, objectives and policies for a community. An ARP has two general purposes. The first is to ensure that city-wide objectives are met within individual communities. The second purpose is to provide a local perspective to the land use districts and their accompanying rules within a specific community and thus supplement *the Land Use Bylaw*. When rendering a decision on a planning matter, the Subdivision and Development Authorities must consider the contents of both Land Use Bylaw 2P80 and the ARP. ARP's also provide guidance for the City Administration in undertaking actions and programs relating to the community.

**Bylaw 45P2008**

The expected planning horizon of the Upper Mount Royal ARP is approximately 15 years. The planning period may, however, vary in response to general trends within the City and to certain specific trends within the community. The Plan should therefore be evaluated when circumstances warrant to assess if planning objectives are being met effectively.

## Format of the Area Redevelopment Plan

The white pages of this document have been adopted as a bylaw by City Council and constitute the statutory ARP. Any changes to the policies or substantive changes to the implementation actions included in these pages necessitate amendment of the ARP bylaw. *The Municipal Government Act*, requires that ARP amendments be preceded by advertising and a public hearing process. The blue pages of this document contain the background, supporting information and appendices and have no legal status. **Bylaw 22P98**

## Implementation

It is important to emphasize that the public improvements proposed or recommended in this Plan are subject to the City's capital & operating budgets and approval process. Programs recommended in this Plan will be evaluated in relation to the needs of other communities and in relation to city-wide spending priorities. The policies and guidelines established in this Plan will be implemented primarily through the development permit and subdivision approval processes.





# Background

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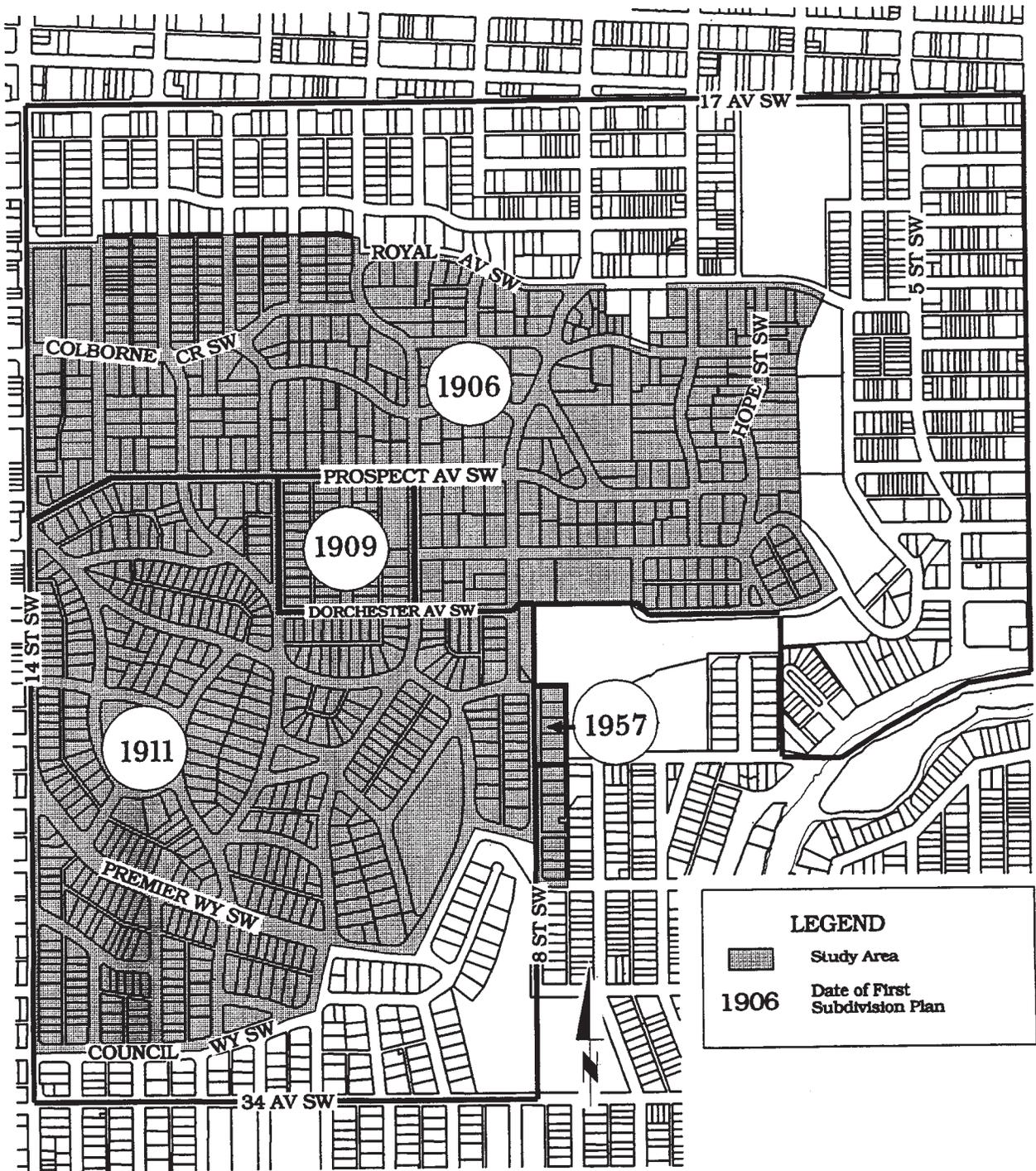
# Background

**U**pper Mount Royal was created as an exclusive single family residential community primarily by the CPR at the turn of the century. To ensure that high development standards were met, the CPR placed restrictive covenants on the titles which established, among other things, a minimum building setback of 25 feet from the road, minimum construction costs and limited use of the property to single family residential only. The restrictive covenants also deterred further subdivision of most of those properties to which it applies.

The community was planned in essentially three stages. The first was established by the subdivision plan registered in 1906. This plan encompassed lands which extended to Dorchester Avenue on the south side, 14 Street on the west, 17 Avenue SW on the north and 4 Street on the east (Map 1). Approximately, half of the area was subdivided into a grid-iron pattern based on 25 foot lot frontages and the remaining lands were subdivided into large estate lots. This latter area was named Mount Royal. Several modifications were made to this original subdivision in response to topographic, market and site planning conditions. For example, most through lots with two street frontages were resubdivided so that each lot had only one frontage.

The second CPR subdivision plan (1911) was designed according to "garden suburb" planning principles established by the American design firm pioneered by Fredrick Law Olmsted. The streets were laid out in gracious curves that responded to the natural topography of the area. Lots were laid out with frontages which ranged from 40 to 95' and most blocks had lanes.

William Toole of Toole Peet & Co. (real estate agents) developed this area for the CPR and, at its instruction, placed a restrictive covenant on the titles. Again, front setbacks were controlled as well as minimum construction costs, use of the land and subdivision. Initially this area was known as South Mount Royal and lots were smaller than those created on the north side of Prospect Avenue. The area was conceived as a "garden suburb" for the upper middle classes as compared to the more elite estate properties to the north.

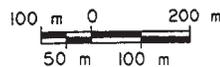


# MAP 1 HISTORICAL SUBDIVISION

UPPER MOUNT ROYAL A.R.P.



THE CITY OF CALGARY  
PLANNING & BUILDING DEPARTMENT



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Date: November 1998

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A third area was developed independent of the CPR by an early Calgary doctor in 1909. It is bounded by Prospect Avenue on the north, Morrison Street on the west, Dorchester Avenue on the south and 10 Street on the east. Originally, the 10 acre parcel of land was purchased by a doctor who established a tuberculosis sanatorium. After his untimely death, the property was bought by a second doctor (Dr. Morrison) who soon subdivided the parcel in a standard grid-iron pattern. Currently, this area houses the community association building, tennis courts and playground, in addition to numerous homes.

The first house in Upper Mount Royal was built in 1906. Today, approximately 130 houses remain in the community which were built before 1919. Between 1920 and 1939, housing construction tapered off in the "estate" area but was active in the "garden suburb" area, at the end of which time approximately half of the area was developed. The remaining lots were built between the end of World War II and the 1960's. From the 1970's to the present, the community has experienced redevelopment activity primarily in the form of housing additions and renovations. In some cases, existing homes have been demolished in order that new ones can be built on the site.

**Bylaw 22P98**



# The Plan

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# The Plan

## 1. Study Area Boundaries

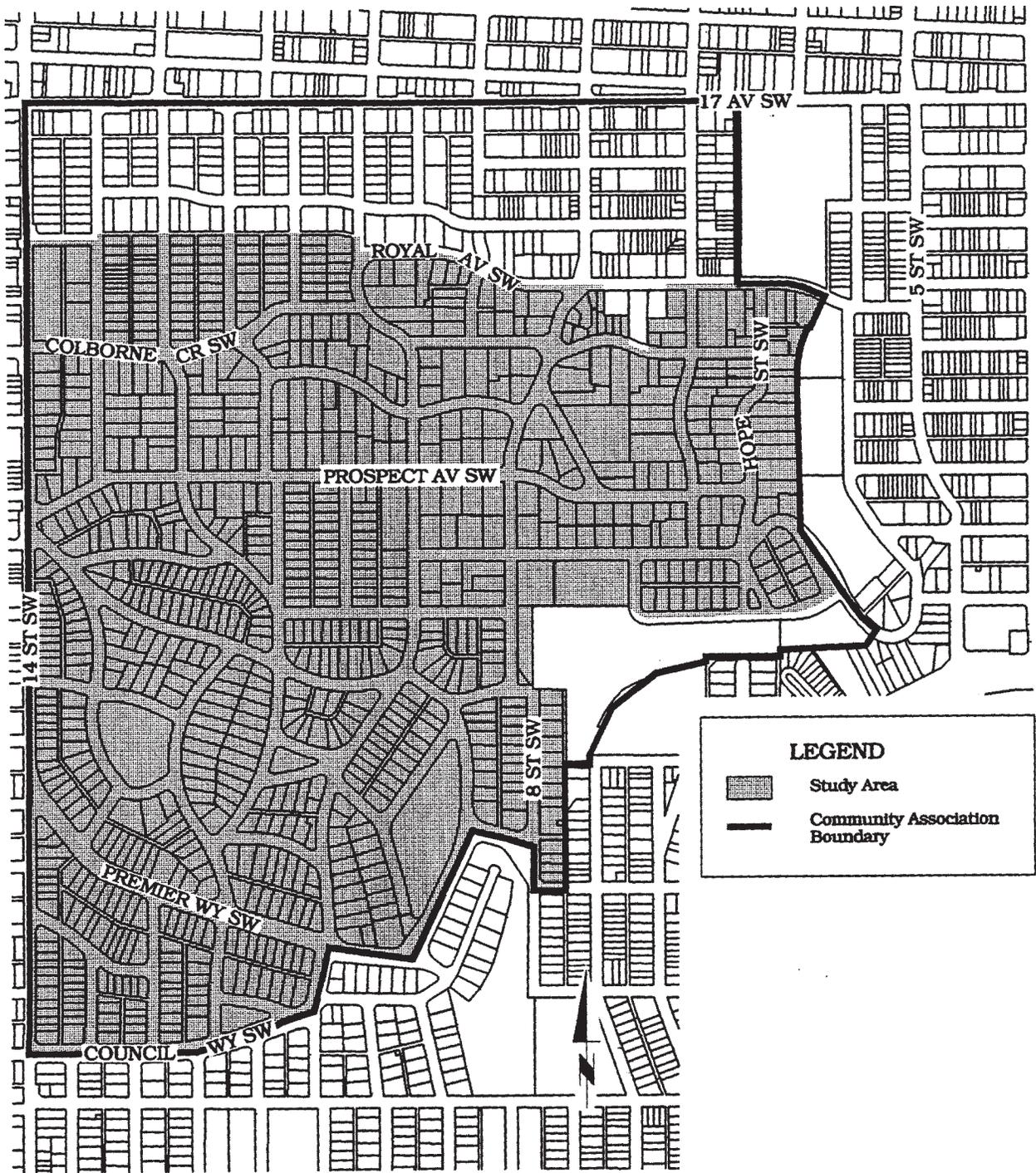
The study area boundaries of the Upper Mount Royal Area Redevelopment Plan are illustrated in Map 2. The boundaries are:

North: *Bagot Avenue SW to the lane south of Cameron Avenue SW to Royal Avenue SW* **Bylaw 22P98**  
East: Hope Street/8 Street SW  
South: Council Way/Premier Way SW  
West: 14 Street SW

*As previously mentioned, planning policies relating to portions of the Mount Royal community outside the study area are addressed in the Lower Mount Royal ARP. A brief description of the physical characteristics of the Special Study Area is also contained in the Background (blue pages) section.* **Bylaw 22P98**

## 2. Goals

1. Address the policies of the Calgary General Municipal Plan, the Long-Term Growth Management Strategy and other city-wide approved policy documents in a manner that is sensitive to the goals and objectives of the Upper Mount Royal community.
2. Encourage a greater sense of community by creating a safe, stable environment conducive to families at different life stages.
3. Preserve the community's special heritage character as created by the unique housing stock, landscaping and streetscapes.
4. Encourage the preservation of potential heritage sites.
5. Preserve the special sense of place established by the natural topography, street layout, park spaces, subdivision pattern and the siting of houses.

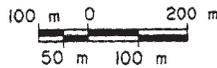


## MAP 2 COMMUNITY ASSOCIATION

UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
PLANNING & BUILDING DEPARTMENT



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Date November 1998

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6. Ensure that new houses and garages will respond sensitively to their immediate context.
  7. Encourage a peaceful, private, secure and sunny neighbourhood.
  8. Encourage the maintenance and preservation of mature vegetation.
  9. Encourage landscaping that enhances the streetscape environment and meets individual needs for security and privacy.
  10. Encourage the gradual replacement of mature trees on public and private property as these trees near the end of their life span.
  11. Maintain the stability of the neighbourhood by continuing to encourage expressions of pride of ownership.
  12. Ensure that the City maintains public infrastructure and systems to an appropriate standard.

### **3. Land Use & Development**

#### **The Image of Upper Mount Royal**



The gracious ambience of Upper Mount Royal has its genesis in city and suburban design precepts which were in vogue during the early part of the 20th Century. The subdivision design and street layout were directly influenced by the work of the American firm established by Frederick Law Olmsted and the design philosophy of the City Beautiful Movement. Olmsted was the founder of the landscape architecture profession (1869) in America and the designer of numerous major park systems in North America including Central Park in New York and Mount Royal Park in Montreal. The City Beautiful Movement grew out of the Chicago World's Fair of 1893 and promoted the concept that civic design should lend itself to the beautification of the city and improve the quality of life for its citizens.



Some of the design precepts established in the Olmsted firm's landmark 1869 garden suburb plan for Riverside, Illinois have been applied to Mount Royal. These can be seen in the curvilinear street layout which respects the natural topography of the area, treed boulevards, residential lots with generous setbacks and side yards, and provision of open space for parks and recreation. Early residents of the community enhanced the initial subdivision and street environment by planting numerous trees and shrubs on what were initially short-grassed treeless prairie sites. The natural contours of a site were modified gently to provide accessible building sites and where necessary, fieldstone or sandstone retaining walls were erected. Many site boundaries were established with combinations of river boulder fences and hedges which over time have created a lush, naturalistic setting.

### **3.1 Objectives**

1. Enhance and ensure the continued stability and character of this single family home community.
2. Encourage the conservation and compatible renovation of the existing housing stock within the community, where viable.
3. Encourage new development to respect the existing residential character of the community and to be compatible with the existing streetscape and mature landscaping.
4. Assist the Approving Authorities and the Mount Royal community in their review of residential subdivision and development proposals.
5. Clarify expectations for property owners who wish to renovate or redevelop their properties.
6. Reaffirm the single detached residential use of the community and prevent the encroachment of commercial and higher density residential development into the Upper Mount Royal community.

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## 3.2 Policies

*The land use and development policies provided for the protection and maintenance of the Estate, Garden Suburb and Hillside areas. Three character areas are defined (Map 3) that contain policies designed to meet the objectives of the low density residential conservation and infill policy set out in the Inner City Plan 1979. The intent of the policy areas is to maintain community stability by reaffirming the single family home land use and to protect the existing character and quality of the community.*

**Bylaw 22P98**

As previously mentioned, the CPR placed restrictive covenants on property titles in order to control land use and to establish some site development criteria. Enforcement of the restrictive covenant relies upon the court system and does not involve the City of Calgary. In 1932, however, the City adopted a zoning bylaw and designated the Upper Mount Royal community as an R-1 district (single detached residential). Later, an RR-1 district (very low density single detached residential) was established in the land use bylaw and lands located on the east side of 8th Street SW were subdivided and developed under the RR-1 district standards. In addition, a DC district (R-1 guidelines) was established to create parcels of land on Royal Avenue and Durham Avenue east of 8 Street SW (see Background Information Map 5). *The five block portion from 14 Street SW to 10 Street SW, between Colborne Crescent SW and the lane of Bagot Avenue SW, was changed to R-2 with the conversion of the Land Use Bylaw prior to 1957.*

**Bylaw 22P98**

The site development standards established under the R-1 district are generally inconsistent with the character of the existing community. In particular, the lot size, lot frontage, building setback and coverage regulations are incompatible with the maintenance of an estate environment. Therefore, one of the primary implementation actions of this plan is that the lands within the Estate Area be redesignated to ensure that the site development standards are more appropriate and work to maintain the unique environment. With respect to the Garden Suburb Area, the Plan establishes policies and guidelines to guide future subdivision and development activity in a manner which allows it to be consistent with the character of the garden suburbs environment. *The Plan also provides, through redesignation, protection from a change in character of the Hillside Area by limiting subdivision and encouraging sensitive development.*

**Bylaw 22P98**



### MAP 3 CHARACTER AREAS

UPPER MOUNT ROYAL A.R.P.



THE CITY OF CALGARY  
PLANNING & BUILDING DEPARTMENT



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◆ **Estate Area Subdivision & Development Standards**

1. Properties in the Estate Area will be redesignated from R-1 to DC (RR-1). The purpose of the redesignation is to protect the unique lotting pattern of the area and relationship of houses to their lots, including the heritage character of many of the properties.
2. Single detached residential use is reaffirmed as the primary use for the Estate Area. Other allowable uses would be accessory buildings, essential public services, parks and playgrounds, utilities, home occupations, public and quasi-public buildings, public and separate schools and signs.
3. The following site development standards will be established in the new land use district:

**Estate Area**

Minimum lot width:	24 m (79 ft.)
Minimum lot size:	1,100 m <sup>2</sup> (11,840 sq. ft.)
Minimum side yards:	10% of lot width with a minimum 3 m side yard on corner sites and where no provision is made for a private garage to the front or side of a building on laneless sites. In all other cases, side yards do not need to exceed 2.4 m
Maximum site coverage:	lots < 1,100 m <sup>2</sup> a maximum of 35% lots > 1,100 m <sup>2</sup> a maximum of 35% for the first 1,100 m <sup>2</sup> and 30% for the area greater than 1,100 m <sup>2</sup>
Front yard setback:	minimum 6 m (19.7 ft.) or as per the Upper Mount Royal Required Front Yard Setback for Discretionary Developments Map

Existing lots and developments which are less than the minimum requirements or greater than the maximums allowed as shown above shall be deemed to be conforming to the DC district. All new developments should conform to the standards of the DC district.

Notwithstanding the provisions of the *Land Use Bylaw*, in the event that the Approving Authority receives an application for a redevelopment of a residence or accessory building that

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arises as a result of a fire or other calamity, the Approving Authority may exercise its discretion in order to permit a new structure or structures to be approved that are similar in area, location, site coverage, and building envelope to the former structures. **Bylaw 45P2008**

4. In order to respect the existing context, a very sensitive approach to infill development must be taken, especially where new development sites are being created. In particular, new development on potential heritage sites should be in accordance with the design guidelines and policies established in Section 4.
5. In order to encourage the shared use of existing driveways, new development sites may be created as bare land condominiums through the subdivision process as an alternative to the creation of fee simple titles.
6. Single detached residential use is reaffirmed as the appropriate use for properties on Royal Avenue. Multi-family residential development shall not be permitted further into the community except as allowed under the provisions for the redevelopment of eligible potential heritage sites (Section 4).
7. Office conversions or other commercial uses are not appropriate uses in the Upper Mount Royal area and should be confined to the Lower Mount Royal area in accordance with the policies established in the Lower Mount Royal ARP.
8. The land use rules and development guidelines of the DC (R-1) parcels are reaffirmed.

### ◆ **Estate Area Development Guidelines**

The character of the Estate Area is defined to a large extent by the relationship of the houses to their setting. While many architectural styles have been employed, generally speaking, many houses establish a stately presence on their lots. Many houses are very large, however they are sited on even larger lots proportionately and have building setbacks - particularly front and side yard setbacks - which reinforce the estate character. In addition, the mature landscaping helps to unify streetscapes, and at times, acts as a counter balance to the massing of some of the larger homes. The building setbacks, massing, and landscaping work in concert with the large lot sizes to establish the unique character of the area.

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The following policies are intended to help the Development Authority determine where relaxation of the new Bylaw standards may be appropriate in order to ensure that renovation and new housing construction can continue to occur on any property in the Estate Area.

9. In determining if a discretionary development permit application for a housing addition or a new house is consistent with the character of the Estate Area, the Development Authority shall consider the following factors and how they relate to one another:

- Front, side and rear yard setbacks.
- Total lot coverage.
- Volumetric massing (e.g., one storey or two storey, roof lines, etc.).
- Landscaping.
- Lot size.

a. Applications for discretionary development permits which would achieve or be close to achieving the maximum site coverage must be particularly sensitive with respect to the treatment of front and side yard setbacks and massing. Such development proposals are strongly encouraged to incorporate the following elements with a view to minimizing their massing effect as viewed from the street:

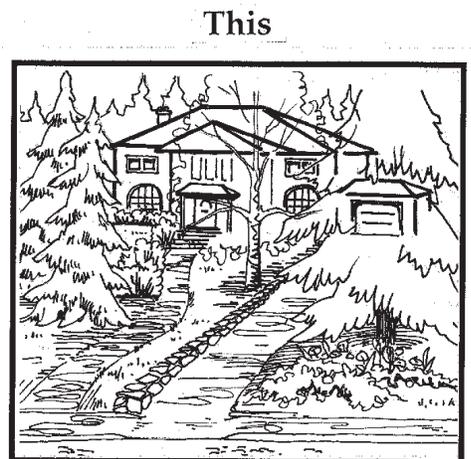
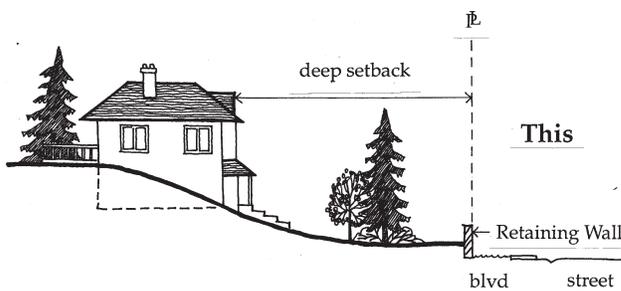
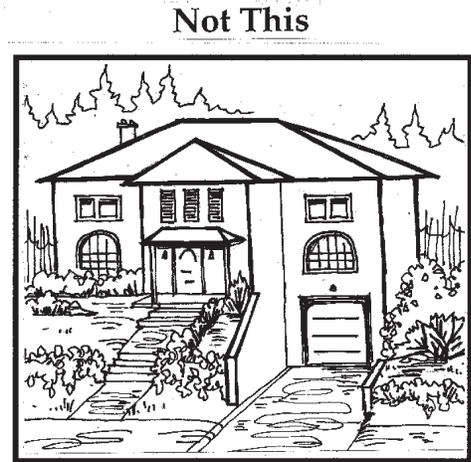
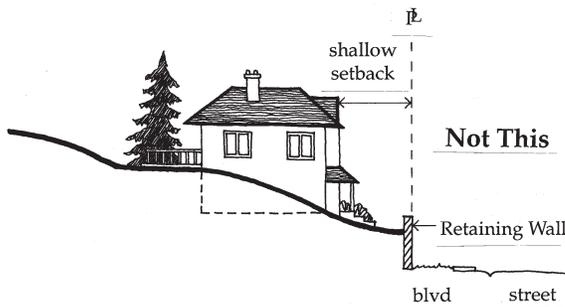
- Building form - single storey elements should predominate.
- Front and side yard setbacks should correspond with the massing so that where a relatively large building is being proposed, the setbacks are greater than the minimums required.
- The impact of topography on the massing effect; e.g., sites that sit at a significantly higher elevation than the street level, should have setbacks greater than the minimums.
- The use of existing mature vegetation and other landscaping as deemed appropriate.
- Underdrive garages should be designed with particular care with respect to massing, e.g., the creation of three

storeys visible from the street is strongly discouraged.

- Architectural elements should be employed to mitigate the effect of relatively large facades which are visible from the street (including sidewalls on corner sites), e.g., incorporation of second-storey elements into the roof design, articulation, detailing, colour and materials, etc.
- Impact on neighbours and streetscape, e.g. overshadowing.
- *Contextual building depth.* **Bylaw 45P2008**

b. Front yard setbacks greater than the required minimum setbacks are encouraged. In establishing the front yard setback for a given site, the Development Authority shall consider the fit of the proposed setback with the existing streetscape, the adjacent properties, the topography of the site and any other matters the Development Authority considers relevant.

#### Massing Illustrations



- 
10. Existing lots and developments which do not meet the site development standards required for new lots and developments in accordance with the DC (RR-1) rules may be developed in the following manner:
- Existing lots may be redeveloped with new housing provided that the new development is consistent with the setbacks, lot coverage and height standards. The Development Authority may consider relaxing the minimum side yard requirements on existing lots in cases where the existing lot width is insufficient to accommodate a well designed and sited house which also honours the minimum side yard setback. In granting a relaxation on this basis, the Development Authority shall ensure that the resulting side yards are consistent with the streetscape and in any event should ensure that there are no encroachments into the 1.2 m side yard setback.
  - New houses proposed on existing lots should respect the minimum front yards setback. Relaxations of the front yard setback are strongly discouraged and should only be granted by the Development Authority in exceptional cases where compliance with the front yard setback would severely compromise the redevelopment potential of the lot, where a non-complying rear yard would be created, or where compliance would create a negative impact on the neighbouring properties.
11. Additions to existing houses which do not meet the minimum setbacks established for new developments are encouraged to occur in the following manner:
- Encroachments into the minimum front yard setback established for new developments are discouraged.
  - An existing encroachment into the minimum side yard established for new developments may be extended along the side of the house but encroachments deeper into the side yard are discouraged where alternative design solutions are available. In any case a minimum 1.2 m side yard setback should be maintained for existing houses.
12. The Development Authority may relax the minimum front yard setback in cases where compliance would create a negative impact on the immediate neighbouring properties
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or on lots which have a shallower lot depth than other lots on the block face and compliance with the setback would compromise the developability of the lot.

◆ **East Side of 8 Street**

*Five lots currently designated RR-1 are located to the east of 8th Street in the Garden Suburbs Area. New house construction or additions in the RR-1 district, do not require a development permit. This is inconsistent with the redevelopment process for lots in the remainder of the community and should be reconciled.*

13. *The RR-1 lots on the east side of 8th Street will be redesignated to DC (RR-1) in conjunction with the redesignation of lots in the Estate Area.*

**Bylaw 22P98**

◆ **Garden Suburbs Area Subdivision Guidelines**

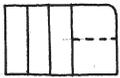
To a very large extent, the character of the Garden Suburbs Area is established by existing lot sizes and lot widths which are in excess of the *Land Use Bylaw* minimum standards. For example, within the Garden Suburb Area, the median lot size is 716 m<sup>2</sup> and the median lot width is 17 m compared to LUB minimum standards of 330 m<sup>2</sup> or 12 m respectively. Among the various block faces, there is substantial variation in lot size and width while consistency tends to be exhibited within a single block face.

**Bylaw 45P2008**

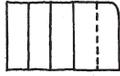
In addition to the generous lot dimensions, the "garden suburb" character has also been established by the characteristics of corner lots. Corner lots are often among the largest lots on the block and in addition many are of unusual configuration. They are characterized by their generous yards and gardens, which because of their high visibility, are a particularly important component of the unique character of the area.

In the past, there have been a number of contentious subdivision applications which have resulted, at times, in withdrawal of the application by the applicant or appeal of the decision to the Alberta Planning Board. Corner lot subdivisions have been particularly problematic. Many corner lots are large enough to meet the *Land Use Bylaw* minimum standards if they are subdivided across the width of the existing lot. In order to ensure that, in the future, proposed subdivisions are consistent with the character of the surrounding area, the Subdivision Authority shall ensure that the proposed subdivision conforms with the following policies:

**Bylaw 45P2008**



Not This



But This  
Figure 1

14. In determining if a proposed subdivision is consistent with the character of the area, the Subdivision Authority shall refer to the character of the block face on which the proposed subdivision is located. The proposed width of all proposed lots should not be less than the median lot width existing on the block face and should not be less than 12 m. The proposed lot size should be consistent with other lots on the block.
15. Due to the irregular configuration of many of the blocks, the Subdivision Authority shall determine what constitutes the block face with respect to a particular subdivision application.
16. Corner lots should not be subdivided unless they can meet the requirements of the above policies along the street which has the narrowest frontage (Figure 1).

### ◆ Garden Suburbs Area Development Guidelines

One of the important factors which contributes to the garden suburb ambience is the relationship of the houses to their setting. Generally, houses are set in spacious landscaped gardens which are established by generous front, side and rear yards. Typically, lot coverage is significantly less than the maximum permissible under Land Use Bylaw 2P80 and tends to decrease as lot size increases. The volumetric massing of the houses tends to reinforce the relationship between the built space and the gardens. More modest houses tend to be built on the smaller lots. The following policies are established in order to preserve the spacious character of the Garden Suburb.

17. In determining if a *discretionary use* development permit application for a housing addition or a new house is consistent with the character of the Garden Suburb, the Development Authority shall consider the following factors and how they relate to one another: **Bylaw 45P2008**

- Front, side and rear yard setbacks.
- Total lot coverage.
- Volumetric massing (e.g., one storey or two storey, roof lines, etc.).
- Landscaping.
- Lot size.
- *Contextual building depth.* **Bylaw 45P2008**

- 
18. In exercising its discretion with respect to front yard setbacks, the Development Authority shall consider the elements related to front yard setbacks and massed as per Sections 3.2.9a and 3.2.9b; however, front yard setbacks which are less than 6 m are strongly discouraged.
  19. New houses and housing additions that are close to the maximum allowable site coverage and have more than two yard setbacks which are minimum setbacks are discouraged.
  20. At least one side yard should be more than the minimum required. Side yards should be consistent with existing side yards on the block face in order to preserve the spacious setting of the houses. Projections into minimum side yards are discouraged for new houses and on those housing additions that require a discretionary development permit unless they are located at the rear of the house. Projections may be allowed into the minimum side yards of the DC (RR-1) lots on the east side of 8 Street.
  21. Total lot coverage should be consistent with the existing pattern of development in the surrounding area with the intention of retaining a relatively low lot coverage. In exercising its discretion, the Development Authority shall consider elements related to massing as per Section 3.2.9a.
  22. Building renovation and additions should be designed so that the various parts of the building relate to one another in a consistent fashion with respect to massing, articulation, proportion and detailing.

*East side of 8 Street. Deleted.*

**Bylaw 22P98**

◆ **Hillside Area Subdivision Guidelines**

*The character of the Hillside Area is primarily established by a consistent lot pattern of generous lot width, low lot coverage and mature vegetation. The Hillside Area is predominately owner-occupied single family dwellings located on large lots which are in excess of the minimum standards outlined in the Land Use Bylaw.*

**Bylaws 22P98, 45P2008**

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25. *Certain properties in the Hillside Area will be redesignated from R-2 to Direct Control with R-1 guidelines applying.*

*Deleted*

**Bylaws 22P98, 45P2008**

*In order to ensure that, in the future, proposed development is consistent with the character of the surrounding area, the Subdivision Authority shall ensure that the proposed subdivision conforms with the following policies:*

26. *The width of all proposed lots should not be less than 15m (50'). Lots less than 15m (50') existing as of the date of approval of the bylaw and containing a single-detached building are deemed to be conforming.*
27. *The proposed site area for any single detached development should not be less than 600 square metres. Lots less than 600 square metres existing as of the date of approval of the bylaw and containing a single-detached building are deemed to be conforming.*
28. *Corner lots should not be subdivided unless they can meet the requirements of the above policies along the street which has the narrowest frontage (see 3.2.16).*
29. *The Discretionary Uses of the Direct Control District shall follow the Residential Single-Detached (R-1) District Discretionary Uses Rules. In addition, an accessory dwelling unit contained within the principal building will be allowed as a Discretionary Use.*

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30. *In determining if a discretionary development permit application for a housing addition or a new house is consistent with the character of the Hillside Area, the Development Authority shall consider the following factors and how they relate to one another:*

- *Lot size.*
- *Front, side and rear yard setbacks.*
- *Total lot coverage.*
- *Volumetric massing (e.g., one storey or two storey, roof lines, etc.).*
- *Landscaping.*

31. *The Development Authority should consider the existing streetscape of generous and consistent front yard setbacks and adjacent properties when establishing the front yard setback for a given site. Permitted use development shall meet the minimum setbacks identified in the Required Front Yard Setback map as outlined in the Rules for Modest Residential Development.*

*Discretionary use development shall have a minimum setback of 6 metres. Refer to guidelines expressed in Section 3.2.9b.*

32. *To maintain existing generous side yards, projections and discretionary permits should be reviewed using the guidelines expressed in Section 3.2.20 of this ARP.*

33. *LUB standards indicate that maximum lot coverage is 45%. All of the block faces in the Hillside Area have less than 34% lot coverage. The Development Authority shall consider elements related to massing as per Section 3.2.9a with the intention of retaining this low lot coverage. It is encouraged that the following elements be incorporated to minimize massing effects:*

- *Building form - single / two storey elements.*
- *Topography - e.g. sites that sit at a significantly higher elevation than the street level should have setbacks greater than the minimums.*

- 
- *The use of existing mature vegetation and other landscaping as deemed appropriate.*
  - *Architectural elements should be employed to mitigate the effect of relatively large facades that are visible from the street (including sidewalls on corner sites), e.g., incorporation of second storey elements into the roof design, articulation, detailing, colour and materials etc.*
  - *Impact on neighbours and streetscape, e.g. overshadowing.*

34. *Renovations and additions to existing buildings should be consistent with respect to the mass, proportion and detail of the building.*

**Bylaw 22P98**

*Low density residential use (R-2) is reaffirmed for those properties on the northern portion of 13 Street SW within the Hillside Area. Mature vegetation should be maintained where possible.*

*Direct Control Guidelines that closely follow those of the majority of the properties in the Hillside Area have been adopted for municipal address 1911 11 Street SW. This site will be designated DC with provision for the redevelopment of single-detached, semi-detached and duplex dwellings. Single-detached on narrow (25') lots are not permitted.*

*In order to ensure that, in the future, proposed development is consistent with the character of the surrounding area, the Subdivision Authority shall ensure that the proposed subdivision conforms with the following policies:*

35. *Lot width for all redevelopment is a minimum of 15 metres.*

36. *The lot area for:*

- single-detached, a minimum of 600 square metres;*
- duplex, a minimum of 600 square metres; and*
- semi-detached dwelling, a minimum of 600 square metres per building, with a minimum of 220 square metres for one of the two dwelling units.*

**Bylaw 22P98**

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◆ **East Side of 14 Street SW and the Area South of Royal Avenue  
(between Cliff Street SW and Hope Street SW)**

*Medium density residential use (RM-5) is reaffirmed as the appropriate land use for properties on these sites within the Special Study Area.*

**Bylaw 22P98**

◆ **East Side of 14 Street**

37. Single detached residential use is reaffirmed as the appropriate land use for properties on the east side of 14 Street.

38. *There is a 5.182m road widening setback affecting properties on the east and west side of 14 Street. The Inner City Transportation Study is assessing the need for this setback. It has been determined that 14 Street SW is as a significant support road in the transportation network. Its present physical capacity, however, is considered adequate for its current and future use. Accordingly, the rationale of any setback should be based on existing or anticipated pedestrian requirements only (i.e. 3-5 feet maximum).*

**Bylaw 22P98**

◆ **Low Density Residential Housing Guidelines for the Estate,  
Garden Suburb & Hillside Areas**

**Bylaw 22P98**

39. In addition to the design guidelines established in this ARP, *discretionary use permits for low density residential* will be evaluated according to the Low Density Residential Housing Guidelines for Established Communities. **Bylaw 45P2008**

40. If a *discretionary use* application departs from the Low Density Residential Housing Guidelines for Established Communities and the design guidelines contained herein, the applicant is required to demonstrate to the Development Authority how the proposed development will not detract from existing development and will benefit the community. **Bylaw 45P2008**

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◆ **Modest Residential Development Rules**

The majority of redevelopment activity in Upper Mount Royal occurs through addition and renovation activity. *The introduction of the Modest Residential Development rules in 1995 for a 1 year trial period, which are still in effect in 1998, established an important mechanism to ensure that additions are controlled in an appropriate manner. Without this mechanism, housing additions could occur so that, incrementally the existing character of the Estate, Garden Suburbs and Hillside areas is eroded.* This is particularly relevant to the Garden Suburbs areas which will continue to have minimum building setbacks that are established in the R-1 district of the *Land Use Bylaw*. *The Modest Residential Rules have been replaced with changes to the Land Use Bylaw which include contextual single family dwelling rules.*

**Bylaw 22P98, 45P2008**

The potential for uncontrolled additions to occur in front yards is of particular concern. Unless the Modest Residential Development rules are maintained, building permits could be issued which could allow additions to occur in the front yard with only a 3 m setback being required in the Garden Suburb area. As previously mentioned, retention of a consistent front yard setback is a key component in ensuring that the existing character of the Upper Mount Royal community is maintained. Without an appropriate means to control housing additions, the ability to ensure that the goals of this ARP can be achieved would be jeopardized.

The following policies are intended to address the issue of control of housing additions:

41. *Deleted* **Bylaw 45P2008**
  
42. In the event Council decides to abandon the Modest Residential Development rules, consideration shall be given to establishing an appropriate mechanism to ensure that housing additions can be appropriately controlled, particularly in the Garden Suburb area, including redesignation to a DC district which establishes, among other things, a front yard setback as defined in the Modest Residential Development rules. *The Modest Residential Development Rules have been replaced with contextual single family dwelling rules in the new Land Use Bylaw.* **Bylaw 45P2008**

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◆ **Architectural Detailing**



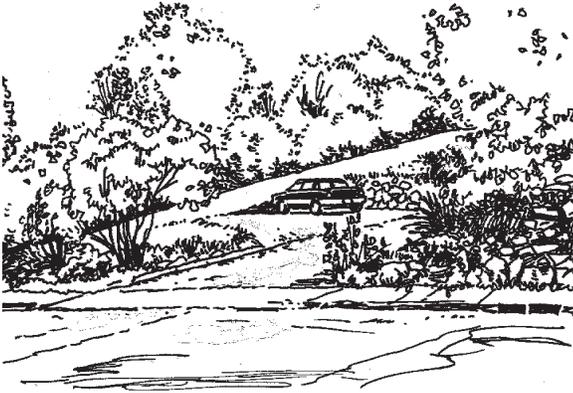
Although the original subdivision of land occurred during the first decade of the century, the development of the lands occurred over a much longer period of time. The first house was built in 1906 and there are approximately 130 homes still standing in the community which were constructed prior to 1919. Of those, approximately 50 are located within the Estate Area. Substantial renovation and building addition work has also occurred over a number of decades. As a result of the prolonged period of housing development, there is an eclectic range of architectural styles within the community and as such there is no identifiable "Mount Royal" architectural style. However there are some factors which are generally consistent, these being:

**Bylaw 22P98**

- Well designed and detailed roofs, windows and entranceways.
- Use of brick, timber, wood siding, stucco.
- Covered or recessed doorways.
- Subtle, warm natural colours.
- Subtle detailing integral to the architecture of the building.



43. The detailing of new development should reinforce the major elements of the building appropriately. Features such as roofs, windows and entranceways should be designed as meaningful features of the house. The building should be articulated with projections or recesses and avoid flat front facades.



- too visible from street

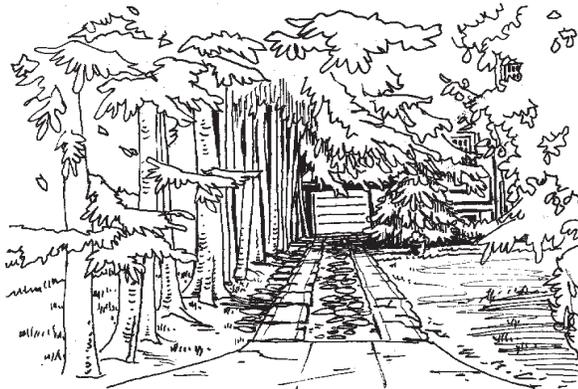


- garage too prominent, too far forward of house

### Driveway/Parking Don'ts



- single width driveway
- well landscaped entrance
- cars brought well into site



- single width driveway
- garage at rear, side of house
- driving surface minimized, use of natural stones for textures, detail

### Driveway/Parking Do's

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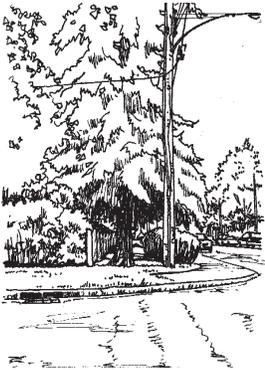
◆ **Automobiles**

An important factor in maintaining the gracious ambience of Upper Mount Royal is limiting the visibility from the street of cars parked on residential sites. Traditionally, landscaping has been used to screen parked vehicles. A second factor which reduces the visual impact of parked vehicles is the location of driveways and garages. Many Upper Mount Royal lots do not have lanes or physical lane access, thereby necessitating front driveways. In keeping with the estate and garden suburb aesthetics, however, driveways and garages should be treated discreetly. Often, driveways are single width located adjacent to the side property line and lead to a garage at the rear of the property or attached at the side of the house. Driveways and garages which have been more prominent have been a concern because of the loss of landscaped area and the disruption to the streetscape which sometimes occurs.

44. Parking areas and garages should not dominate the street frontage.
45. Where lane access is available, driveways and garages should be located at the rear of the property. During redevelopment, existing front driveways and garages should be converted to uses more compatible with a garden suburb streetscape where possible and the garage located at the rear of the property.
46. Generally speaking, on corner lots with no lane access, the garage and driveway should be located on the side street.
47. The driveway entrance should be narrow and the edges treated by landscape screening or masonry work in order to minimize views from the street of large areas of hard surface.
48. Where it is difficult to avoid having large paved areas on the property which are visible from the street, decorative (e.g., paving stones, textured concrete) or permeable (e.g., turf stone, combination of grass and driving surface) paving treatments and patterns should be used.
49. The house facade should always be the primary focus from the street.
50. Garages should be sensitively sited and visually unobtrusive.

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51. Garages larger than a two car garage should not be allowed unless they are located in the rear yard.
  52. Where redevelopment of a lot occurs on the basis of a bareland condominium, provision should be made for emergency and sanitation vehicle access and turnaround areas. These requirements should be fulfilled in a manner which is consistent with the character of the area.
  53. A visibility triangle must be maintained for all driveways for safety reasons. Address markers can assist in marking driveways and facilitating identification.

◆ **Overhead Wires**



Upper Mount Royal was developed prior to the time when electrical and other servicing was buried underground. This requires poles and overhead wires which are unsightly and may pose problems in heavily treed areas.

54. To minimize the proliferation of overhead wires, new infill developments will be strongly encouraged to be serviced underground. The benefits of underground servicing should be weighed against the loss of any mature vegetation that might result.



## Topography



One of the charming characteristics of Upper Mount Royal is the organic way housing sites and roadways relate to the natural topography. Traditionally, the houses have been built at a high point on the lot to take advantage of the views and establish a strong physical presence. There will be rare opportunities for new houses to be developed using the same design principles. Therefore, the following principles should be followed with respect to new housing development and housing additions.

55. The siting, massing and height of new houses must respond appropriately to the existing context, site area size and the proximity of other buildings. Building sites should be graded in a manner which respects the natural topography. For example, sites should not be graded to artificially create an opportunity for walk-out basements that may be viewed from the street.

56. To minimize the impact of new development (infill, addition or renovation), the need for new retaining walls should be minimized.



57. Where it is necessary to build a new retaining wall or where an existing retaining wall must be rebuilt, the use of river boulders, sandstone and other natural and local materials is encouraged. Non-textured concrete walls are strongly discouraged unless screened with perennial vines, shrubs or trees.

58. Where possible, retaining walls should be incorporated into the landscaping plan for the site and when necessary, should be terraced so that the maximum height of any portion of the retaining wall does not exceed 1.2 m.

59. Retaining walls should be constructed on private property.



## Landscaping



60. The landscaping guidelines established in the Low Density Residential Housing Guidelines for Established Communities are reaffirmed for the Upper Mount Royal community, particularly with respect to the retention of mature vegetation and the replacement of vegetation that is lost as a result of redevelopment.



61. Property owners are encouraged to landscape their properties in a manner which will help ensure that their properties are safe and secure. The design principles established by Crime Prevention Through Environmental Design (CPTED) should be adhered to. For example, landscaping should:

- help define boundaries between public and semi-private spaces (e.g., between the sidewalk and the front yard);
- ensure that there are adequate opportunities for natural surveillance to occur;
- incorporate artificial lighting where necessary to ensure appropriate night time lighting is provided.



62. The use of river boulders, sandstone and other natural and local materials is encouraged for retaining walls and fences.

63. In order to reduce the demand for water for irrigation purposes, the use of planting materials that can thrive under local rainfall conditions is encouraged.

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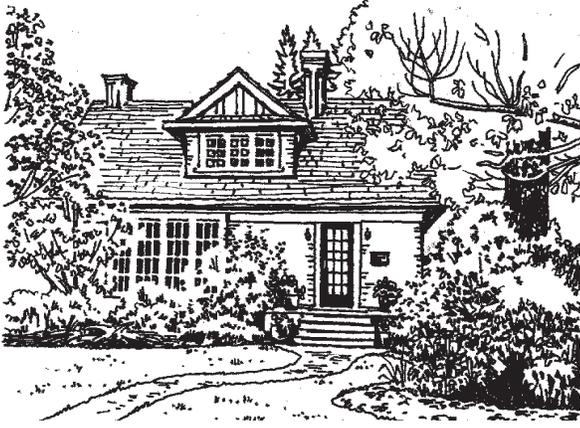
◆ **Demolition**

The demolition of the Ryan House on Hope Street in 1992 highlights the vulnerability of some of the potential heritage sites. In addition, the premature demolition of houses to make way for new development can result in parcels which sit vacant for long periods of time and which may become unsightly and weed infested.

64. The process regarding proposed demolition on potential heritage sites is affirmed. The Heritage Planner will continue to review all demolition permits and will advise the Heritage Advisory Board of the proposed demolition of a potential heritage site when necessary. The Board may enter into discussions with the applicant/owner to determine if an alternate course of action that would protect a threatened site is feasible. If a demolition is proposed for a site the Heritage Advisory Board considers to be of highest significance, the Board may refer the proposal to the Province.

The Historical Resources Act Section 33(2) provides for an Historical Resource Impact Assessment (HRIA) which may at the Minister's discretion, freeze all development activity until the HRIA is completed to the Minister's satisfaction.

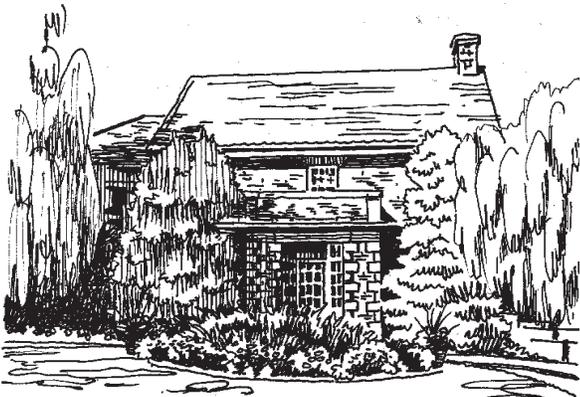
65. Demolition of houses is discouraged unless a development permit for a new house has been approved.
66. The Minimum Property Standards Bylaw and Weed Control Bylaw will continue to be enforced on vacant sites.



Strong House Coach House.



Blow House.



R.B. Bennett House.



Coste House.

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## 4. Heritage Conservation

One of the most significant character defining elements of Upper Mount Royal is the large number of potential heritage sites. There are approximately 130 homes built prior to 1919 and another approximate 426 homes built between 1919 and 1949. The Heritage Advisory Board will consider evaluation of a property for heritage significance if it was built 45 years before the current date and meets other criteria such as architectural significance and the importance of persons or events associated with the site. **Bylaw 22P98**

In addition to contributing to the gracious ambience of Upper Mount Royal, many heritage homes are significant as city-wide heritage resources and some, such as the Coste Estate properties, have provincial importance. There are also many other homes in the community that were designed as an integral part of their garden setting and contribute to the unique character of the community.

The Heritage Advisory Board has begun to evaluate potential heritage sites within the community. Given the large number of homes which have been identified for evaluation and the limited resources that are available at any given time, this will be an on-going process over a number of years. Map 4 illustrates those properties which, in accordance with a Council-approved procedure, have been listed on the Heritage Advisory Board's "Inventory of Potential Heritage Sites." Sites identified for future evaluation have been listed in the Background Information (Section 4).

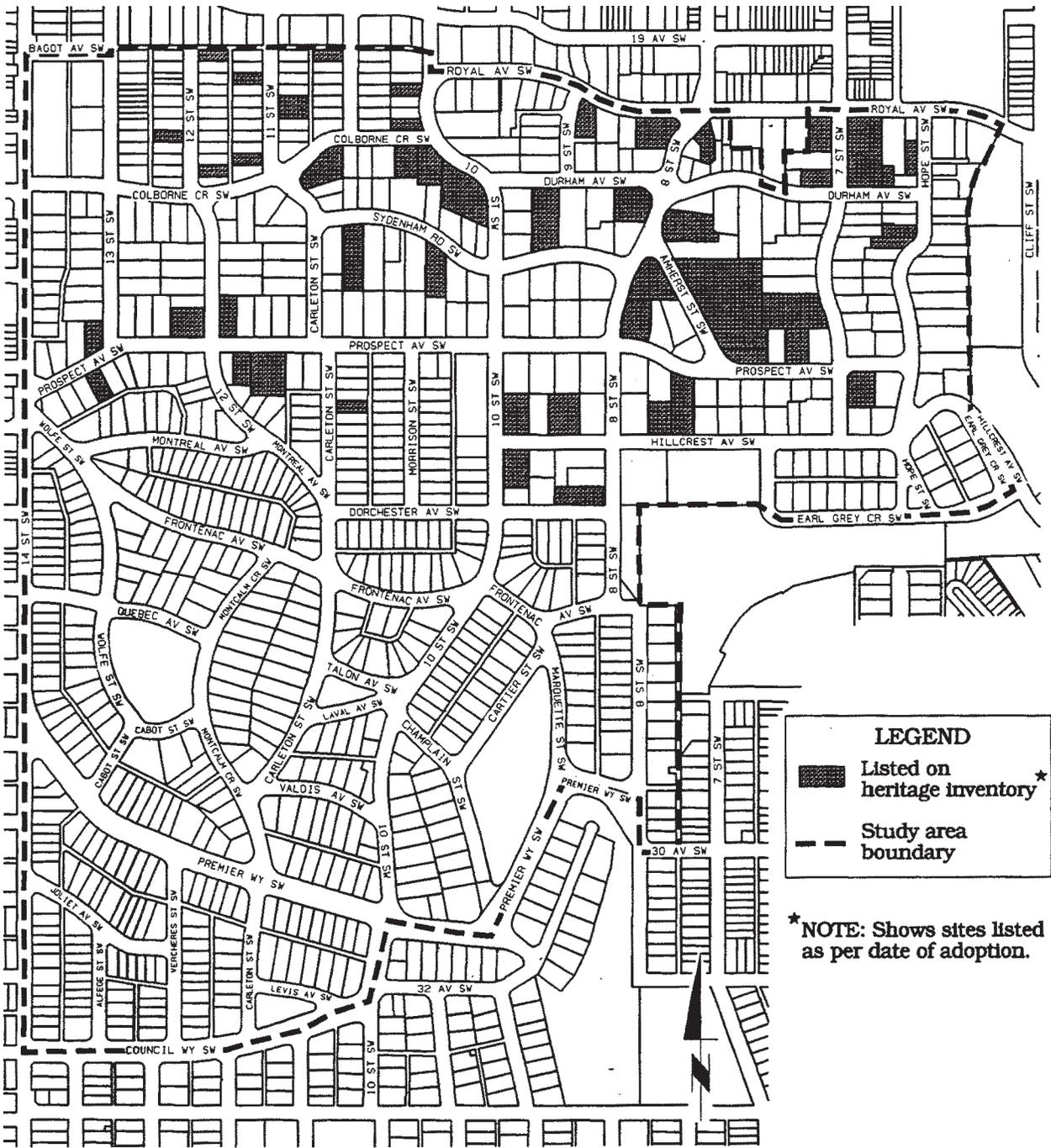
The Historical Resources Act enables the Province to designate a property as a Provincial Historic Resource (highest level) or a Registered Historic Resource (lower level). All properties designated by the Province are eligible to apply for funds to assist in the costs of restoration and rehabilitation from the Alberta Historical Resources Foundation. It is noted that the Act also enables municipalities to designate properties as Municipal Historic Resources, but under the provisions of the Act, the municipality must compensate the owner for any loss of economic value arising from the designation.

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With the exception of the loss of the Ryan House (Hope Street), recent years have witnessed substantial reinvestment in a number of properties which have heritage significance. Experience in other cities and past experiences in Mount Royal, suggests however, that over time and particularly during extreme economic conditions (boom or bust), communities such as Upper Mount Royal become vulnerable to inappropriate subdivision and redevelopment activity which compromise or destroy the heritage character of the community (Refer to Background Information Historical Development). While recent trends suggest that such activity is unlikely to occur in Upper Mount Royal in the near future, this plan is intended to be in place for ten to fifteen years. It is with this longer view in mind that development incentives are proposed which would apply to a limited number of the largest potential heritage sites.

## **4.1 Objectives**

1. Preserve the historic character of the Upper Mount Royal community.
2. Preserve and protect potential heritage sites.
3. Ensure that development which occurs on potential heritage sites, whether through additions to existing buildings or new housing development, does so in a manner which is sensitive to and respectful of the heritage character of the site.
4. Help prevent the demolition of potential heritage sites when appropriate.
5. Respect the property rights of landowners.

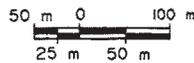


## MAP 4 POTENTIAL HERITAGE SITES

UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
PLANNING & BUILDING DEPARTMENT



UMR:3484044859.dgn

Date : November 1998

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## 4.2 Policies

*The following policies are established to encourage the preservation of potential heritage sites within the three character areas. In the event that new development is proposed on potential heritage sites, these policies will help to ensure that it occurs in a manner which is consistent in the heritage character of the site and the streetscape.*

**Bylaw 22P98**

### ◆ Preservation

1. All development in the Estate Area should strive to preserve the estate-like character of large properties and the existing appearance of the streetscape.
2. Wherever buildings and structures and property that have been identified by the Heritage Advisory Board as possessing heritage merit are threatened by demolition or alterations, the property owner and Development Authority should examine every reasonable means of finding suitable and appropriate alternatives which would conserve the original building, and may include relaxation of the Land Use Bylaw in order to allow for building addition.
3. The demolition of potential heritage sites is strongly discouraged. Owners of potential heritage sites are encouraged to seek alternatives to enable the long-term protection of the potential heritage site.

### ◆ Carriage House Conversion

4. Carriage houses are still present on a number of potential heritage sites. The retention of these structures is strongly encouraged. On sites which have additional development potential, the conversion of the carriage house to residential use should be considered prior to new house construction being permitted and take into account the privacy of neighbouring properties. Conversion should occur in a manner which is sympathetic to the historic character of the building.

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## ◆ Design Guidelines

The establishment of the following design guidelines and the development incentives are not intended to encourage additional development to occur on potential heritage sites but rather to ensure that when new development is proposed that it occur in a manner which respects the heritage character of the site and the streetscape. It is noted that very few potential heritage sites will have additional development potential that satisfies all of the site development standards established in the DC (RR-1) district (Estate Area). However, if new housing development is proposed on a potential heritage site in accordance with the rules of the DC (RR-1) district, the following design guidelines shall be considered.

5. The design of new housing development on potential heritage sites need not copy the existing form and detail of the principal heritage building but should be complementary in terms of siting, volumetric massing, height, materials, colours as well as being sympathetic to the streetscape and the neighbouring properties.
6. Siting of new housing units on potential heritage sites can be flexible provided the following criteria is met:
  - New houses and garages should be sited in a manner which is consistent with the existing streetscape and respects the privacy of neighbouring properties.
  - New houses and garages should be sited to the rear or side of the principal heritage building in a manner which reinforces its predominance on the potential heritage site or reinforces a character element of the exterior space.
  - Separation between the principal heritage building and new housing development(s) must respond to principles of scale, orientation, style, massing, landscape treatment and acoustic and visual privacy.
  - New houses and garages should be sited in a manner which establishes well-defined open spaces with a definite territorial use and character.
  - New houses and garages must be situated on the site in a manner that permits vehicle access to the house and enough space for vehicle manoeuvrability and parking.

- 
- New houses and garages should be subordinate and complementary to the scale and massing of the principal heritage building on the site. The total massing of new development should reinforce the dominance of the existing principal heritage building.
  - New houses should be lower in height than the principal heritage building and should not exceed 2 storeys.
  - Where possible, a roofline similar to or compatible with the main heritage buildings on site should be maintained.
  - Parking for each house shall be provided in a discreet and unobtrusive manner and should be provided on the basis of 2 parking spaces per unit. Parking areas should be well screened from view from the street.
  - Individual potential heritage sites should be developed comprehensively and not on a piecemeal basis to ensure that the prime objective of heritage preservation can be achieved.
7. In order to retain the character of the potential heritage site, access to the new houses and garages should be from the existing driveway or lane. New driveways which directly access the street are strongly discouraged.
  8. In cases where the achievement of the maximum site development potential through new housing development would very significantly detract from the character of a potential heritage site, conversion of the heritage building to accommodate additional housing units within the existing structure will be encouraged. In cases where it is not feasible or desirable to accommodate all of the potential allowable additional units within the existing structure when the site is developed to its maximum potential, an appropriate combination of additional housing units within the existing structure and new housing development should be sought.
  9. On potential heritage sites, conversion of existing buildings into multiple unit dwellings will be considered provided the unit density, and on-site parking is compatible with the single family character of the area. The site must be redesignated to a DC district which allows for multiple unit dwellings in addition to the DC (RR-1).

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◆ **Home Occupations and Special Care Facilities**

10. Home occupations may be allowed in buildings on potential heritage sites, provided they meet the requirements of the Land Use Bylaw. Excessive traffic shall not be generated and the Development Authority shall exercise its discretion as is appropriate for low density residential environments.
11. Special care facilities are a discretionary use in the R-1 land use district. Therefore, they may be allowed at the discretion of the Development Authority provided that specific proposals are consistent with the policies established in this Plan and other policy relevant to the location of special care facilities.

◆ **Incentives**

12. In recognition of their unique contribution to the special sense of place that exists in the Mount Royal community and their contribution to the history of the city, some Estate Area properties which are listed in the City's Inventory of Potential Heritage Sites may be eligible for special incentives. These incentives are proposed in order to facilitate the preservation and rehabilitation of the buildings and the site.

Many alternatives could be considered by Council, including:

- One additional dwelling unit on sites which have sufficient site area (1,100 m<sup>2</sup> per unit).
  - Conversion of the existing structure to allow for multiple units within it. The number of units allowed shall be calculated on the basis of a minimum of 1,100 m<sup>2</sup> per unit.
  - An appropriate combination of the two incentives. Additional dwelling units should not be permitted unless the minimum site area standards can be met.
13. Eligible sites should meet the following criteria:
    - The site must be listed as a Category "A" or "B" site;
    - The property owner must take appropriate steps to ensure the long-term rehabilitation and preservation of the potential heritage site to the satisfaction of Council.

- 
- The site must be redesignated to a DC district which specifies the maximum number of dwelling units permitted on the site based on a minimum of 1,100 m<sup>2</sup> per unit; the DC district shall also specify the manner in which the dwelling units are to be provided (i.e., as single detached or through a multiple unit conversion); the DC district should be tied to plans to ensure that the site can accommodate the proposed redevelopment in a manner consistent with the heritage character of the site and consistent with the streetscape, to ensure that maximum site coverage standards are not exceeded and to ensure that the privacy of adjacent properties is not adversely affected.
14. In addition to the above incentives, innovative and creative approaches which are effective in preserving the character of potential heritage sites and which will not negatively impact neighbouring properties are encouraged.

#### ◆ **Historic Designation**

15. Eligible sites are encouraged to apply for designation as provincial historic resources in order to ensure their retention over the long term. The owners of provincially designated sites are eligible for funding through the Alberta Historical Resources Foundation to assist in the maintenance and restoration of the heritage resource.

#### ◆ **Process Implementation**

16. All permit applications for potential heritage sites listed on the Heritage Advisory Board's "Inventory of Potential Heritage Sites" shall be reviewed by the Heritage Planner prior to a decision being rendered.
17. In reviewing permit applications, the Heritage Planner shall endeavour to ensure that the proposal respects the integrity and character of the heritage residence in terms of design and usage of materials and the integrity of the site with respect to the siting of any new structures and the preservation of key landscape features.
18. Development permit applications for infill development or multiple unit conversion on potential heritage sites may be referred to the Calgary Planning Commission for a decision.

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## 5. Public Systems - Streets, Sidewalks, Boulevards and Open Space



The creation of open space for aesthetic, environmental and recreational purposes was an important consideration in the original design of Upper Mount Royal, particularly in the Garden Suburb Area. The initial concept envisioned a well-treed environment with generous amounts of open space ensuring a beautiful garden setting for the residents. The fulfilment of this early vision is evident today in the tree-lined avenues, roadway greens and beautiful park space in the community.

### 5.1 Objectives

1. Ensure maintenance and provision of an appropriate level of open space and recreational facilities commensurate with City standards.
2. Maintain the quality of the existing community recreational facilities and open space, including boulevards.
3. Enhance community streetscapes by maintaining, revitalizing, augmenting, and where necessary, replacing the existing vegetation.
4. Protect and preserve ecologically and environmentally sensitive areas for the benefit of residents.
5. Enhance the safety of streets, parks and open spaces.

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## 5.2 Policies

### ◆ Streets, Sidewalks & Boulevards

One of the issues that was most frequently identified by area residents through the public participation process was the condition of sidewalks and streets. Some sidewalk construction occurred as early as 1913, and therefore, is showing the effects of time.

1. Encourage the replacement of sidewalks as required through the Local Improvement Bylaw process.
2. Roadway greens (traffic islands) serve to visually relieve large expanses of asphalt in the road system and should be preserved where possible. If the area is needed for new roadway design, the provision of a new roadway green is encouraged.
3. The provision of new roadway greens should be considered where appropriate as a traffic calming measure.
4. There is a bylawed road widening setback of 5.182 m on 14 Street SW. No new development or redevelopment is to occur within this setback. (Also see Section 3.2.24).
5. Existing encroachments into existing road rights-of-way, such as retaining walls, fences, shrubs, etc., should be removed if a site is being re-developed.
6. During redevelopment all shrubbery from visibility triangles at intersections shall be removed.
7. Trees within City boulevards are to be protected during construction. Any damaged trees are to be replaced two for one, or as determined by the Development Authority.

### ◆ Open Space

8. Calgary Parks and Recreation should continue to encourage partnerships between public, private and volunteer agencies in the planning, development, provision and maintenance of park facilities and leisure programs. Programs related to

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development of community support/self-help volunteer and community leadership skills to facilitate an increased public participation and community initiative in the delivery and maintenance of park services and programs will be actively promoted. In particular, programs that assist the community in preserving its valuable assets and enhance the attractiveness of the neighbourhood, such as "Greening of Calgary", "Adopt-A-Park" and the "Planting Incentive Program" should be emphasized.

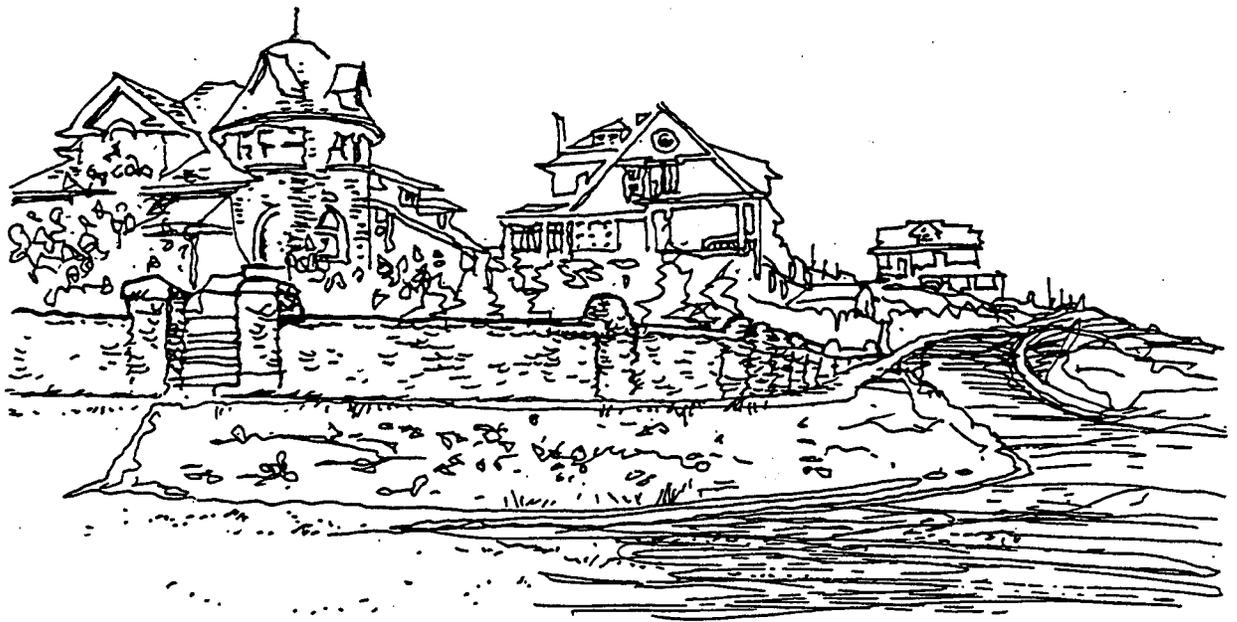
◆ **Urban Safety**

9. The City Administration should continue to encourage community residents to conduct urban safety audits to identify problem areas and identify appropriate solutions.

### **5.3 Implementation**

1. The following sites should be redesignated from R-1 to PE to ensure that the zoning accurately reflects the use:
  - 2908 Wolfe Street SW (Talon Avenue Park).
  - 2908 Wolfe Street SW (Levis Avenue Park).
  - 3023 - 8 Street SW.
  - 610 Earl Grey Crescent SW.
2. The Earl Grey School site will be redesignated from R-1 to DC (RR-1) in accordance with the Joint Use Agreement.
3. *The Mount Royal Junior High School site is designated R-2 and is owned by the Calgary Board of Education. The school site is recognized as an integral part of the open space system for the entire Mount Royal Community. Should the school board no longer utilize the property, the City of Calgary should have first right of refusal to purchase the site to ensure the open space remains.* **Bylaw 22P98**
4. The City will support community efforts in conducting urban safety audits to identify problems and appropriate solutions.
5. The City will support community initiatives to implement appropriate actions to address urban safety issues.





# Background Information



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# BACKGROUND INFORMATION

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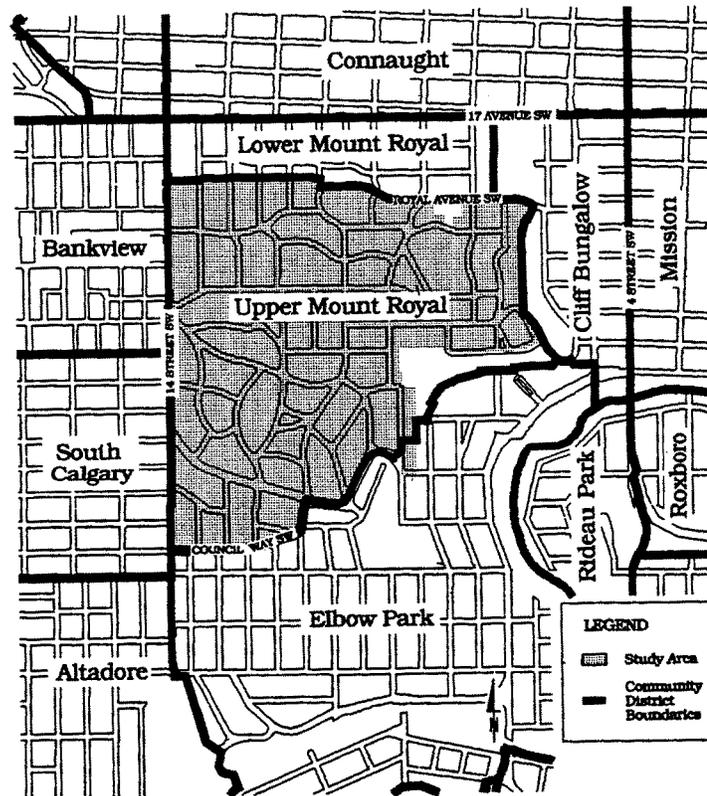


# 1. Location

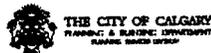
Upper Mount Royal is an inner city neighbourhood located within walking distance of the downtown. The study area comprises portions of Upper Mount Royal and is bounded as follows:

- On the north - Bagot Avenue SW to the lane south of Cameron Avenue SW to Royal Avenue SW.
- On the east - Escarpment east of Hope Street and 8 Street.
- On the south - Premier Way from 8 Street to 10 Street SW, Council Way from 10 Street to 14 Street.
- On the west - 14 Street SW.

In addition to its close proximity to downtown, the community is also near a number of recreational and entertainment facilities.



MAP 1  
LOCATION MAP  
UPPER MOUNT ROYAL A.R.P.



UMR3484044824.dgn Date : November 1988

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## ◆ Study Area Boundaries

The Upper Mount Royal Area Redevelopment Plan is unique in that it is the first “mini-ARP.” As a result, both the range of issues addressed and the boundaries of the study area have been limited. The study area boundary was determined based on the following criteria:

- The subdivision pattern and street layout.
- The land use designation.
- The interface with adjacent land uses.
- Topographic considerations.
- Physical context.
- Need for inclusion (issues).

The study area boundaries were established in consultation with the Community Planning Advisory Committee, the Mount Royal Community Association, the Ward Alderman and relevant City of Calgary departments. Map 1 illustrates the study area and community association boundaries. For those areas contained within the community association boundaries but outside the study area, the following relevant development policy documents apply:

- Inner City Plan (1979).
- Calgary Plan (1998).
- Long Term Growth Management Strategy.
- Lower Mount Royal ARP (for the area south of 17 Avenue SW, from 14 Street SW to College Lane SW).

Please refer to Map 4 to view Existing Land Use (1996) and Map 5 to view Existing Land Use (1998).

For all R-1 and R-2 areas, the Low Density Infill Housing Guidelines also apply.

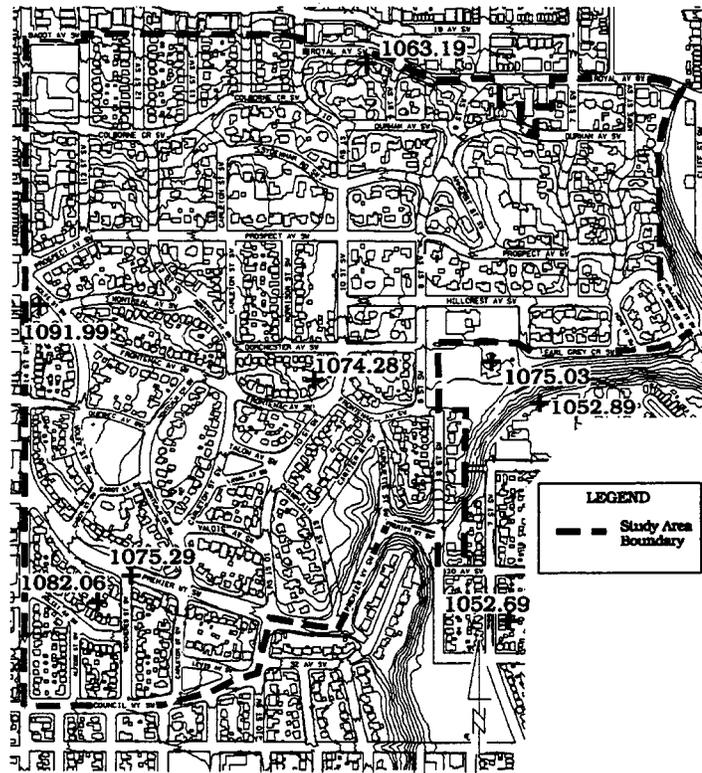
It is noted that this information is subject to change without notice in this document.

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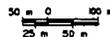
## 2. Topography, Natural Features & Existing Land Use

Upper Mount Royal has a rolling topography with sharply defined edges. From an elevation of 1,063 m (3,487 ft.) at Royal Avenue the land rises sharply southward to approximately 1,083 m (3,553 ft.) at Prospect Avenue. The highest elevation in Mount Royal is 1,091.99 m (3,582 ft.) near 14 Street and Wolfe Street SW (Map 2). An escarpment runs along the east and southeast boundary of the community, providing beautiful views to its residents.

Defined by its mature vegetation (Map 3), Upper Mount Royal has a wide variety of trees which have been planted over the years in keeping with its “garden suburb” design. Boulevard trees were planted during the early decades of the century and contribute to the mature character of the streetscapes (See Section on Stewardship of Boulevard Trees).



**MAP 2**  
**TOPOGRAPHICAL MAP**  
UPPER MOUNT ROYAL A.R.P.



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MAP 3  
AERIAL PHOTO  
UPPER MOUNT ROYAL A.R.P.



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Date : February 1998

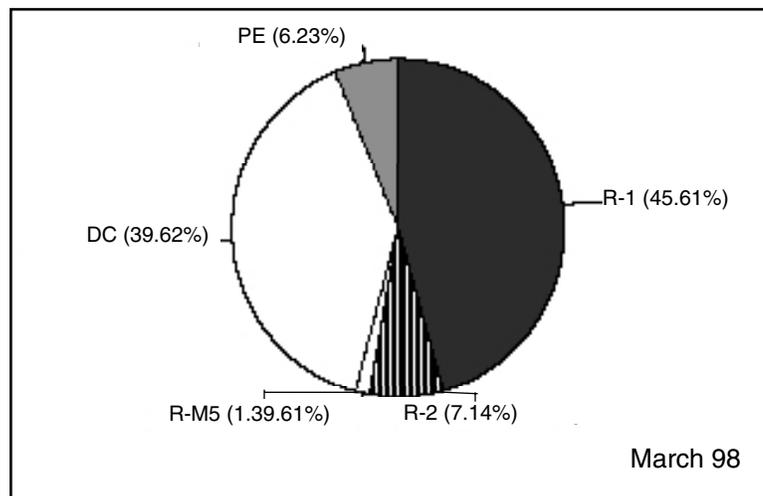
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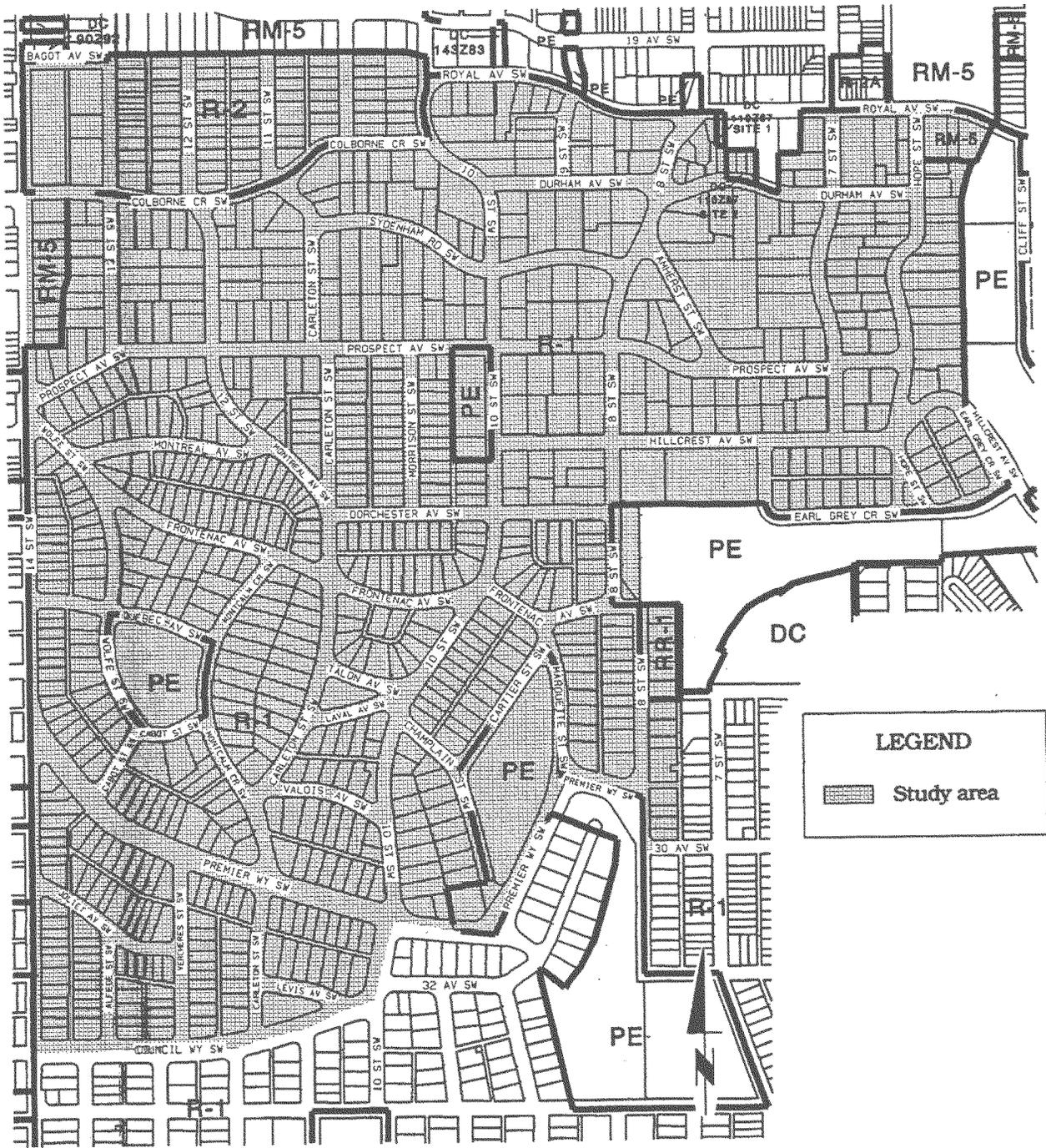
◆ **Existing Land Use**

The Upper Mount Royal study area (including the Special Study Area) covers a land area of 121.9 ha (301.2 ac). A majority of the land in the study area is designated R-1 Residential Single Detached District. Four parcels, one fronting onto Royal Avenue and three on Durham Avenue are designated DC Direct Control District with R-1 guidelines. Five other parcels east of 8 Street SW are designated RR-1 Restricted Residential Single-detached District. The northwest corner of the community is designated R-2 Residential Low Density District. Eight parcels fronting on 14 Street and three on Royal Avenue are designated RM-5 Residential Medium Density Multi-Dwelling District.

Presently there are 3 park sites zoned R-1 and these are being proposed for redesignation to DC (RR-1) in accordance with the Joint Use Agreement (See Section Parks, Open Space & Schools). The R-2 designation on the Mount Royal Junior High School site is reaffirmed.

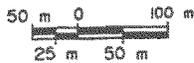
**Figure 1**  
**Existing Land Use Districts**





**MAP 4  
EXISTING LAND USE: MARCH 1996**

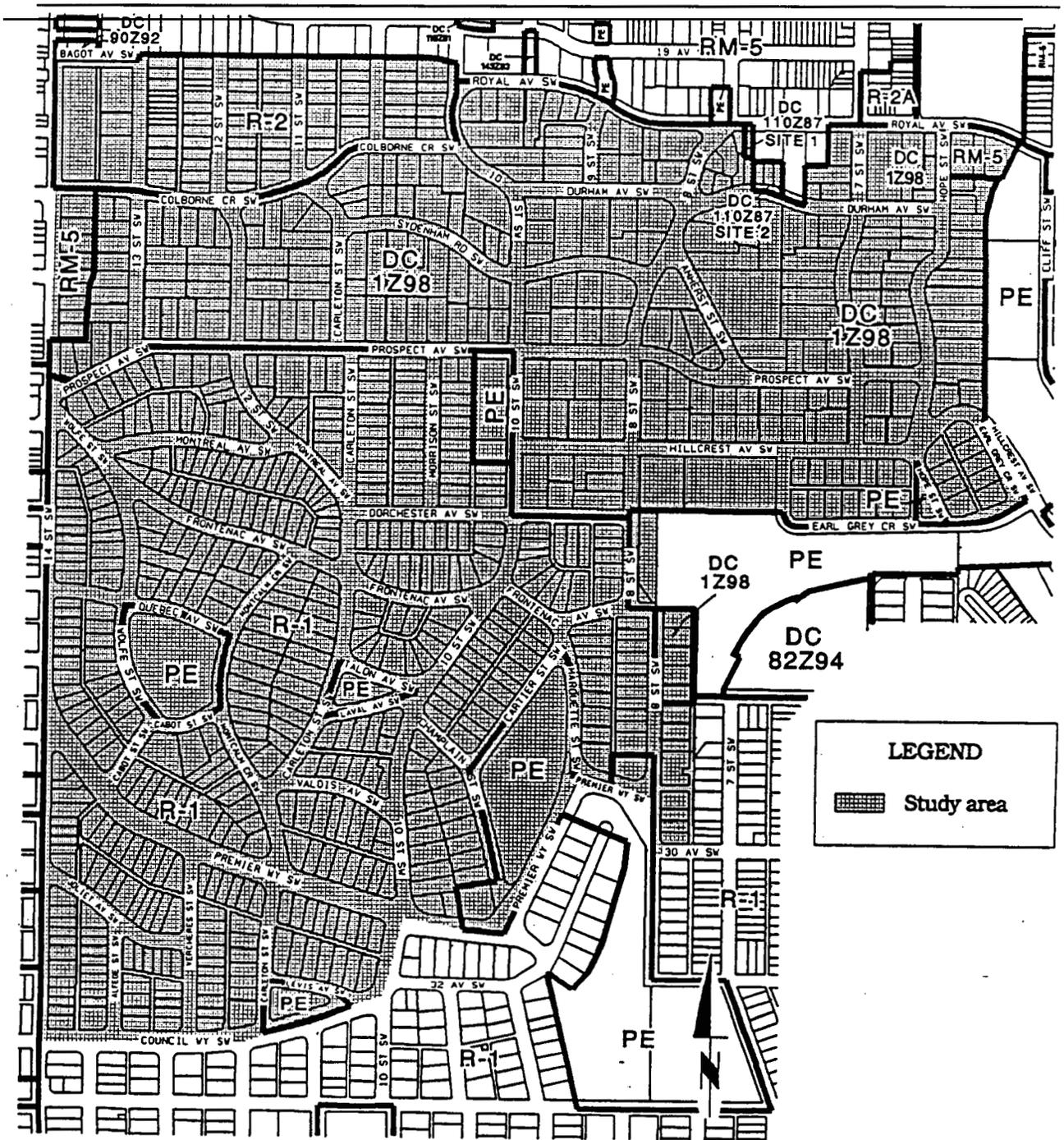
UPPER MOUNT ROYAL A.R.P.



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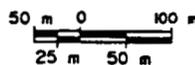
Upper Mount Royal ARP Background Information



**MAP 5**  
**EXISTING LAND USE: NOVEMBER 1998**  
 UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
 PLANNING & BUILDING DEPARTMENT



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Date : November 1998

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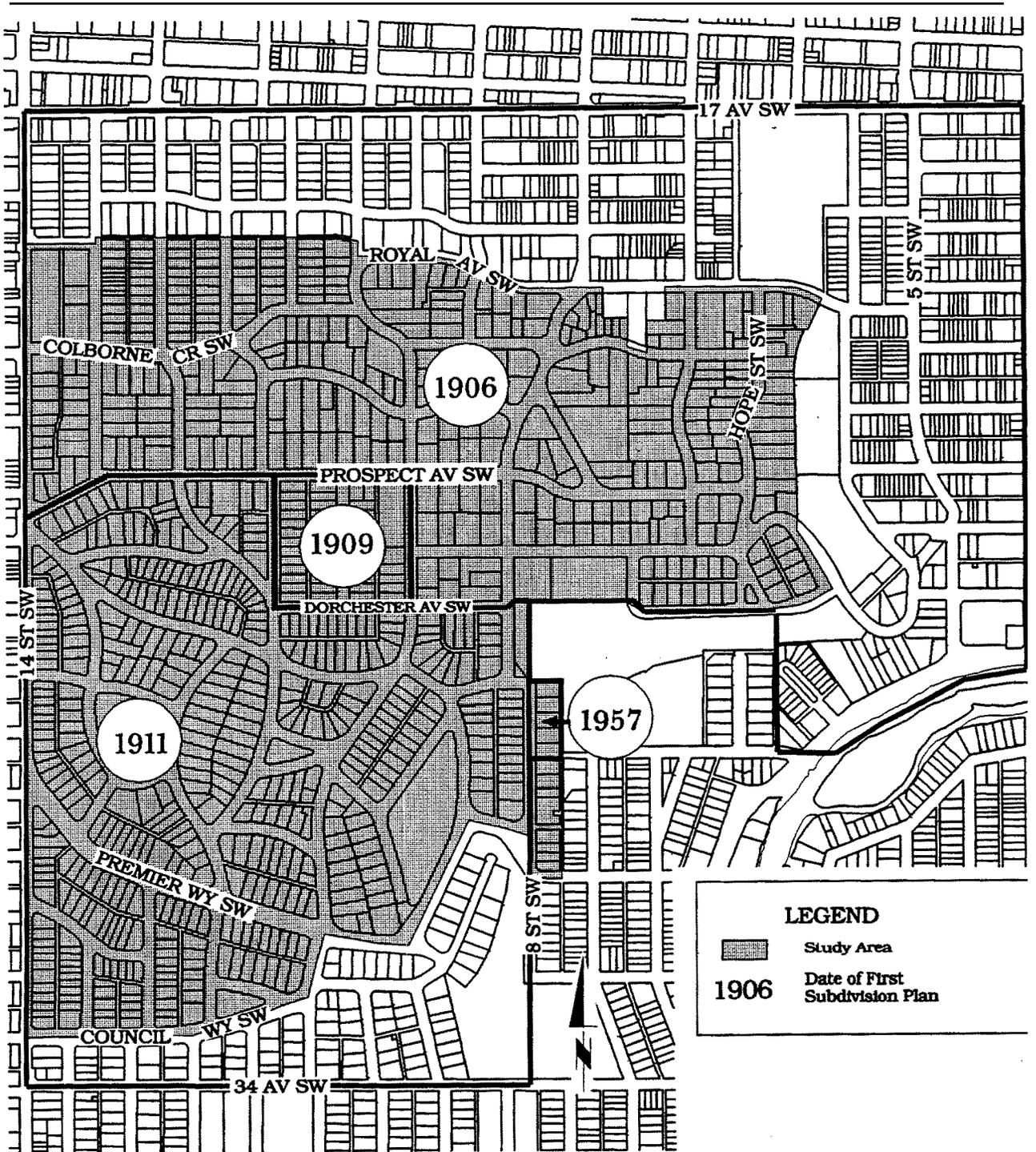
### 3. Historical Development

#### ◆ Subdivision

Between 1905 and 1912, Calgary experienced a significant boom, growing in population from an estimated 5,000 people in 1905 to 44,000 people in 1914. The boom was sustained by a number of economic incentives including the announcement by Canadian Pacific Railway (CPR) of the construction of the Ogden railway shops, the discovery of oil in Turner Valley and the anticipated arrival of two additional railways, the Canadian Northern and the Grand Trunk Pacific.

The Upper Mount Royal area was originally owned by CPR in holdings that extended south of 17 Avenue to 34 Avenue SW and between 4 Street and 14 Street SW.

The first subdivision plan which included Upper Mount Royal was registered in 1906. This plan extended from 17 Avenue south to Dorchester Avenue and from 4 Street to 14 Street SW (Map 6). Approximately half of the area was subdivided into a grid-iron pattern based on 50 feet lots and the remaining lands were subdivided into large estate lots and was named Mount Royal. Several modifications were made to this original subdivision over the next few years, in response to topographic, market and site planning conditions. For example, most through lots with two street frontages were resubdivided so that each lot had only one frontage.

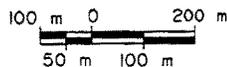


## MAP 6 HISTORICAL SUBDIVISION

UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
PLANNING & BUILDING DEPARTMENT



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A second subdivision plan extending south of Prospect Avenue to 34 Avenue was registered in 1911. This subdivision was designed according to the planning principles of the “garden suburb” established by the American design firm pioneered by Fredrick Law Olmsted, and was designed in consultation with Olmsted’s sons. The streets were laid out in gracious curves that responded to the natural topography of the area. A number of blocks were laneless.

Initially this area was known as South Mount Royal and was conceived as a “garden suburb” for the upper middle classes as compared to the more elite estate properties to the north. The area was developed for the CPR by a realtor named Toole.

CPR ensured that restrictive covenants were placed on all of the titles of these two plans. Some earlier subdivisions on Royal Avenue were not encumbered; neither was a 10 acre parcel sold by CPR to a doctor who established a tuberculosis sanatorium there (south of Prospect Avenue between 10 Street and Carleton Street). After his untimely death, the parcel was sold to a second doctor who promptly subdivided the lands on a grid-iron pattern and therefore has a character distinct from the estate and garden suburb character established by the CPR.

---

The CPR restrictive covenants ensured that high development standards would be adhered to. They established, among other things, minimum building setbacks, minimum construction costs and use of the property for single family purposes only. The restrictive covenant also acts as a deterrent to further subdivision of the properties. It is noted that while the restrictive covenant continues to remain on the majority of properties in the Estate Area (approximately 60%), over the years it has been discharged from certain properties, including some of the largest properties in the community.

In 1932 the City of Calgary adopted its first Zoning Bylaw 2835. Upper Mount Royal was designated R-1 with the same development and subdivision standards that apply to other R-1 areas in Calgary. It is noted however that Development Authority does not consider the contents of the CPR restrictive covenant when rendering a decision on development matters. Rather, it must ensure the site development rules for R-1 districts of the Land Use Bylaw 2P80 are complied with (unless a relaxation is being requested), that other City policies, such as the “Low Density Residential Housing Guidelines for Established Communities” and any applicable area redevelopment plans have been considered.

In addition to the R-1 rules and other city policies, the Subdivision Authority considers the contents of restrictive covenants such as the CPR one. The Subdivision Authority requires the discharge or modification of the restrictive covenant prior to registration of new titles in cases where the subdivision approval would be inconsistent with the restrictive covenant.

---

◆ **Development**

The first house in Upper Mount Royal was constructed in 1906. By 1919, 127 houses had been built and most of the lots had been built upon by the late 1960's (Map 7 and Table 1).

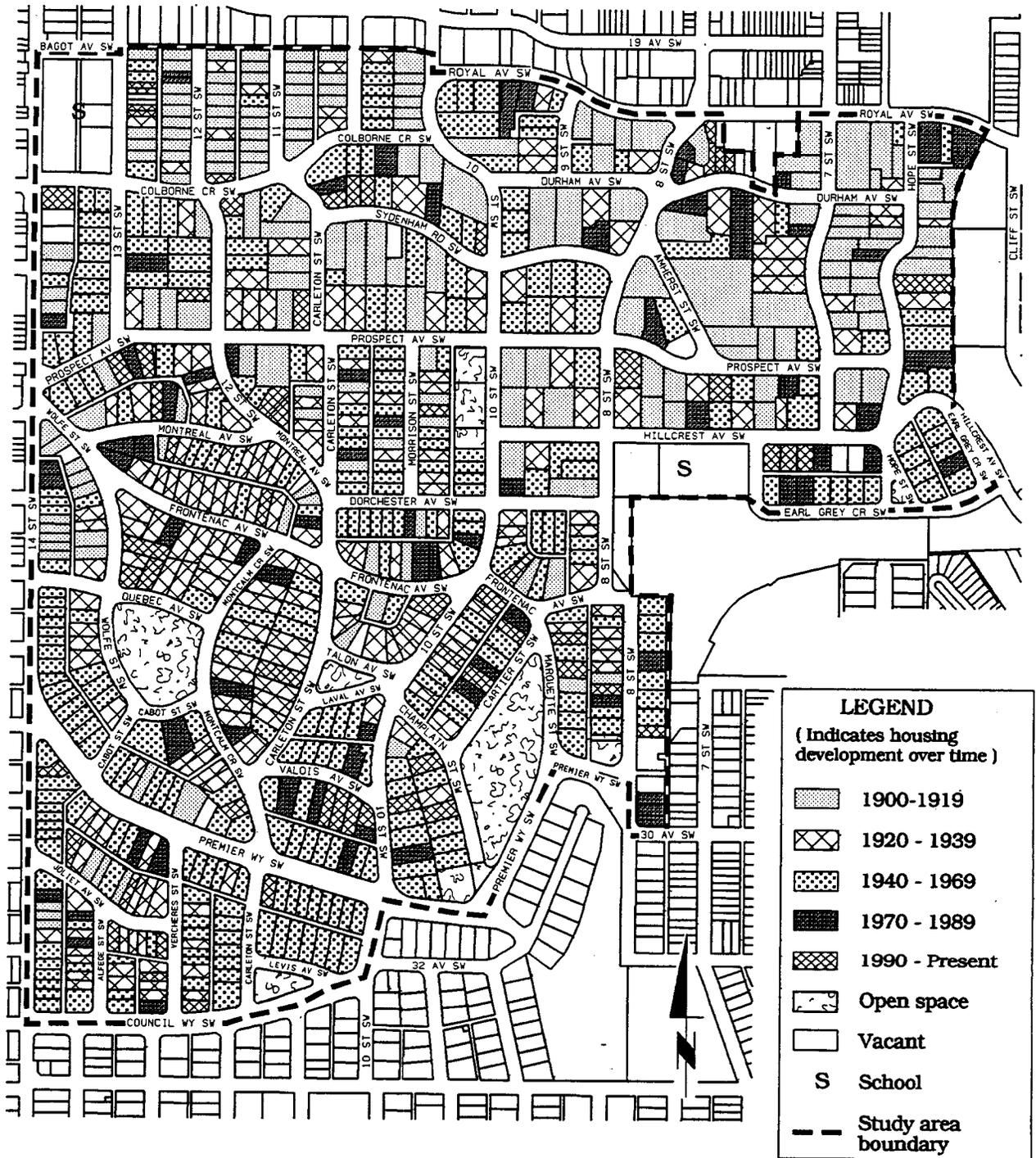
<b>Table 1- Housing Built by Decade</b>			
	<b>Estate Area</b>	<b>Garden Suburb Area</b>	<b>Hillside Area</b>
Pre - 1920	79	48	50
1920 - 1939	42	140	9
1940 - 1969	84	203	10
1970 - 1989	24	31	1
1990 - Present	15	38	3

During the Depression the financial burden of maintaining a large estate resulted in the conversion of a number of the larger homes into rooming houses or apartments, while others fell into City ownership under the Tax Recovery Act.

The critical housing shortage which ensued after the end of World War II encouraged the continued use of many of the large mansions as rooming houses or apartments. Other houses were converted to a variety of uses such as:

- The Sayre house became an Ursuline Convent.
- The Linton house became an “old folks home.”
- The Raby/Laurendeau house became the Red Cross Hospital for Crippled Children.
- The Tapprell house became a Mission house.

As a result of years of neglect and heavy use, a number of the original mansions which epitomized Mount Royal were demolished.

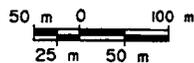


## MAP 7 HISTORICAL DEVELOPMENT

UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
PLANNING & BUILDING DEPARTMENT



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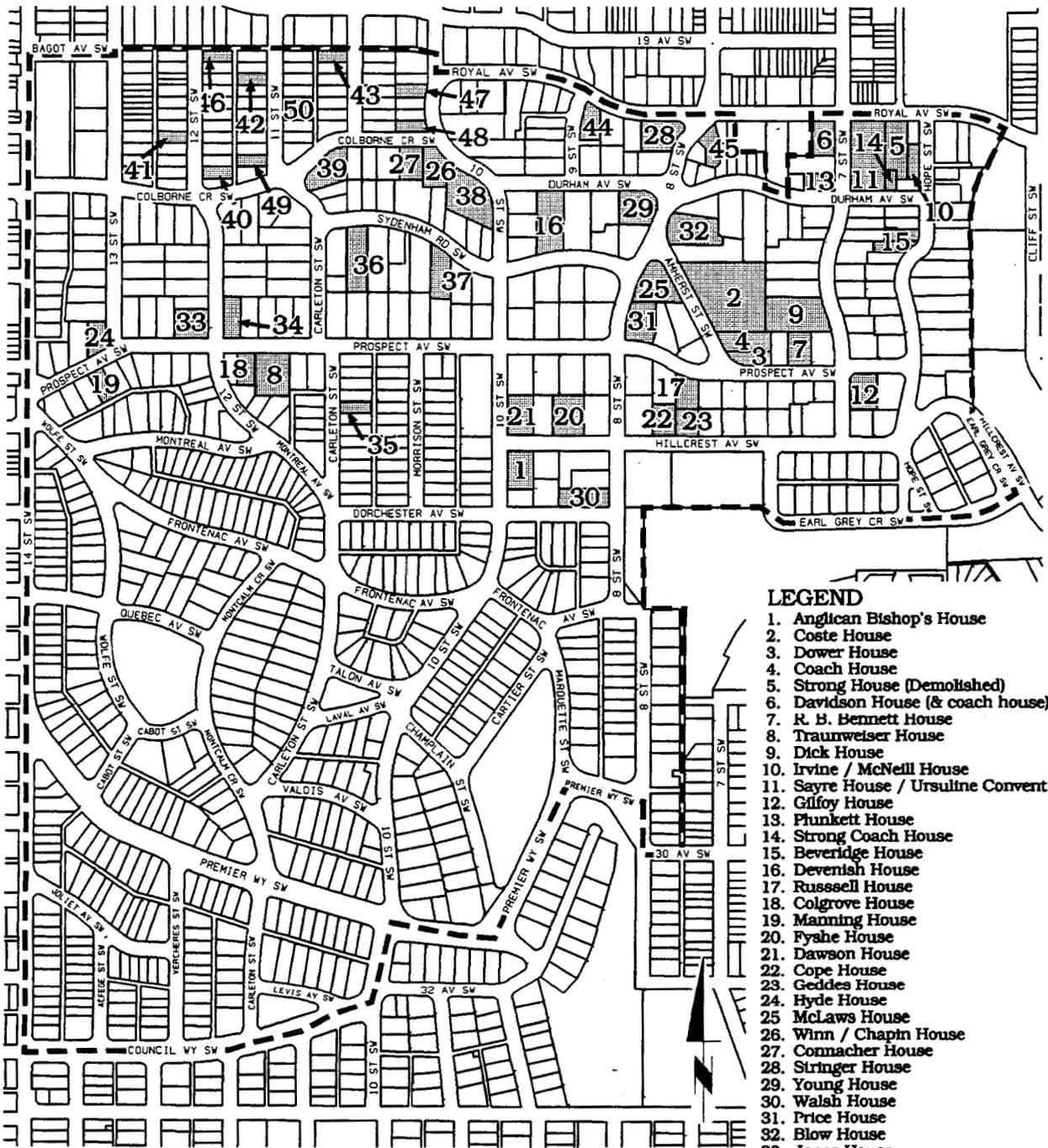
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## ◆ Public Spaces

Another important and unique characteristic of Upper Mount Royal is the design of public spaces such as boulevards and parks. These lands were transferred to the City from the CPR in 1914 for the sum of \$1.00. However, no work was done on them for a number of years due to a lack of funds. When these areas were finally developed, they were treated elaborately with well-designed flower beds, pathways, tree planting, seating areas and pavilions. Talon Park was developed as a rockery with over a thousand plants. Trees, shrubs and lawn were also planted in boulevards complementing the landscaping of private yards and contributing to the overall sense of lushness.

## 4. Heritage Conservation

One of the unique characteristics of Upper Mount Royal is the large number of homes built prior to 1920. Of these, have been identified, at this point in time, as being potential heritage sites (Map 8). Potential heritage sites are evaluated by the Heritage Advisory Board according to a Council-approved process, into one of three categories (“A”, “B” or “C”) depending upon their heritage significance. Properties which have been placed in categories “A” and “B” are considered to be of prime heritage importance deserving of preservation and should only be subject to changes that are compatible with the integrity of the building and the site. Properties in the “C” category may tolerate greater degrees of change, however, the key heritage characteristics of the property should be respected.

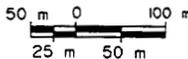


- LEGEND**
1. Anglican Bishop's House
  2. Coste House
  3. Dower House
  4. Coach House
  5. Strong House (Demolished)
  6. Davidson House (& coach house)
  7. R. B. Bennett House
  8. Traunweiser House
  9. Dick House
  10. Irvine / McNeill House
  11. Sayre House / Ursuline Convent
  12. Gilfoy House
  13. Plunkett House
  14. Strong Coach House
  15. Beveridge House
  16. Devenish House
  17. Russell House
  18. Colgrove House
  19. Manning House
  20. Fyshe House
  21. Dawson House
  22. Cope House
  23. Geddes House
  24. Hyde House
  25. McLaws House
  26. Winn / Chapin House
  27. Connacher House
  28. Stringer House
  29. Young House
  30. Walsh House
  31. Price House
  32. Blow House
  33. Jones House
  34. Patrick House
  35. Dodds House
  36. Doyle House
  37. Naismith House
  38. Simmons (McCullough) House
  39. Skaken House
  40. Alliance Investments House
  41. Latimer House
  42. Hugh McClelland House
  43. Carter House
  44. Rae House
  45. Jamieson House
  46. Pascoe residence
  47. Robinson House
  48. Spencer House
  49. Greig House
  50. Shimmin House

**MAP 8**  
**POTENTIAL HERITAGE SITES**  
**(House Names)**  
**UPPER MOUNT ROYAL A.R.P.**



**THE CITY OF CALGARY**  
 PLANNING & BUILDING DEPARTMENT



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◆ **Category “A”**

Sites or buildings that fall into Category “A” are notable, unique or rare. No alternate replacement building on the site is recommended and additions or alterations should be undertaken in accordance with standards approved from time to time by the Heritage Advisory Board and outlined in the “Province of Alberta’s Guidelines for the Rehabilitation of Designated Historic Resources.”

All buildings and sites in “Category A” are worthy of consideration for designation under the Historical Resources Act. Recommendations on designation under the Historical Resources Act shall be made by the Heritage Advisory Board on a case-by-case basis and in accordance with Council-approved policy.

◆ **Category “B”**

“Category B” sites or buildings are very significant in certain respects. Additions or alterations should be undertaken in accordance with standards approved from time to time by the Heritage Advisory Board and outlined in the “Province of Alberta’s Guidelines for the Rehabilitation of Designated Historic Resources.”

All buildings and sites in “Category B” are worthy of consideration for designation under the Historical Resources Act. Recommendations are made by the Heritage Advisory Board on a case-by-case basis and in accordance with Council-approved policy. Strategies with respect to sites or buildings in this category should be decided in response to the significant aspect(s) of the site. The City actively encourages preservation of these potential heritage resources.

◆ **Category “C”**

“Category C” sites or buildings are significant potential heritage resources and their preservation is encouraged by The City of Calgary. Strategies with respect to sites or buildings in this category should be decided in response to the significant aspect(s) of the site.

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Sketches of Potential Heritage Sites



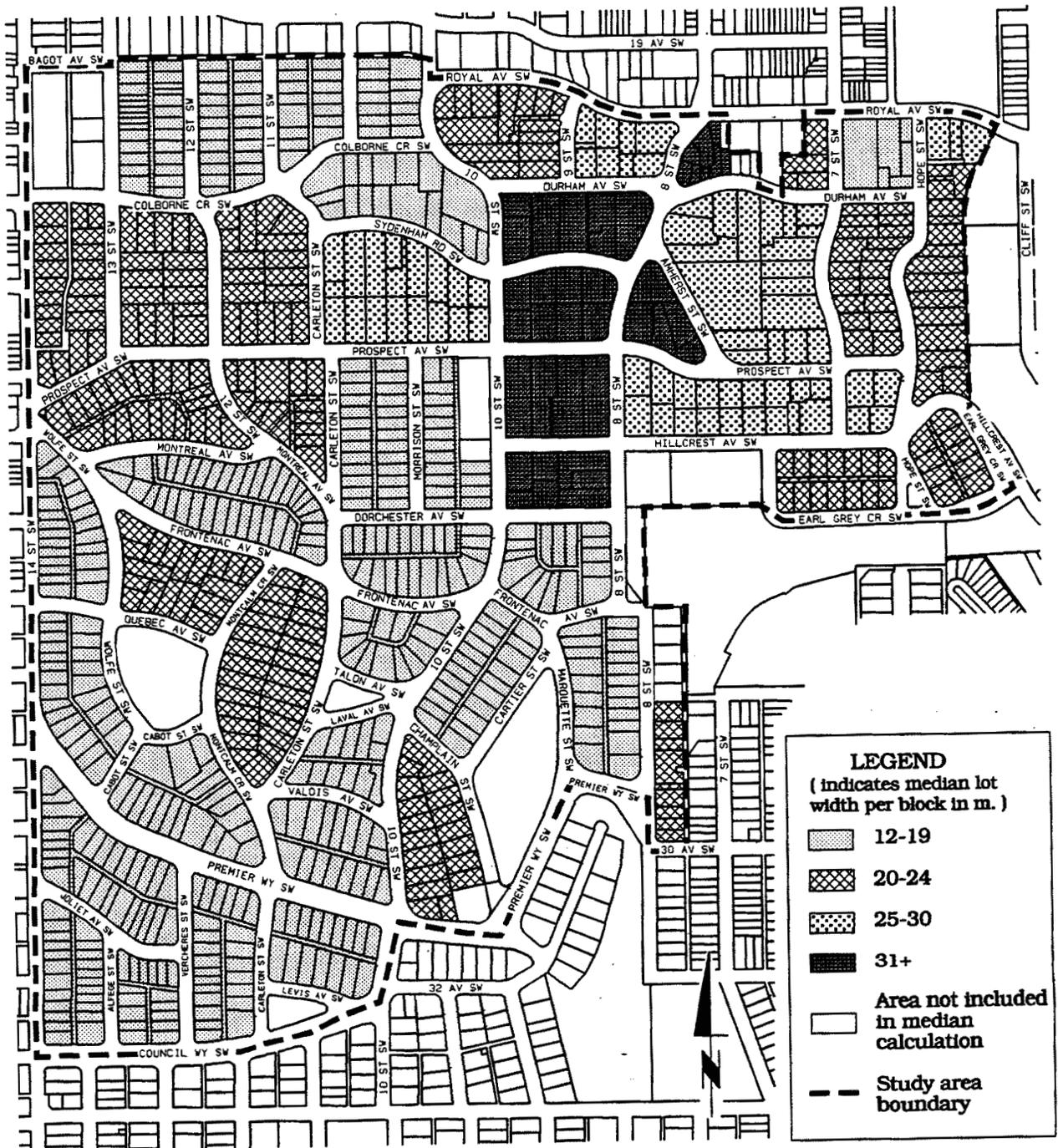
## 5. Urban Design

An examination of various urban design components such as lot size, lot width, front yard setbacks and lot coverage indicates that the community has two distinct character areas. These character areas correspond with the original subdivision plans - The Estate Area being the 1906 plan intended for large lot estate development and Garden Suburb Area being the 1911 "garden suburb" plan (Maps 9 to 13 & Tables 2 and 3).

<b>Lot Size</b>	<b>Estate Area</b>	<b>Garden Suburb Area</b>	<b>Hillside* Area</b>
441 - 650 m <sup>2</sup>	20	192	59
651 - 850 m <sup>2</sup>	40	140	11
851 - 1050 m <sup>2</sup>	35	92	1
1051 - 1250 m <sup>2</sup>	41	38	1
1251 m <sup>2</sup> +	120	33	1

<b>Lot Size</b>	<b>Estate Area</b>	<b>Garden Suburb Area</b>	<b>Hillside* Area</b>
12 - 19 m	38	344	69
20 - 24 m	91	104	2
25 - 30 m	71	34	1
30 m +	56	13	1

(\* Semi-detached units are excluded)

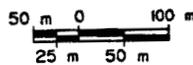


## MAP 9 LOT WIDTHS

UPPER MOUNT ROYAL A.R.P.



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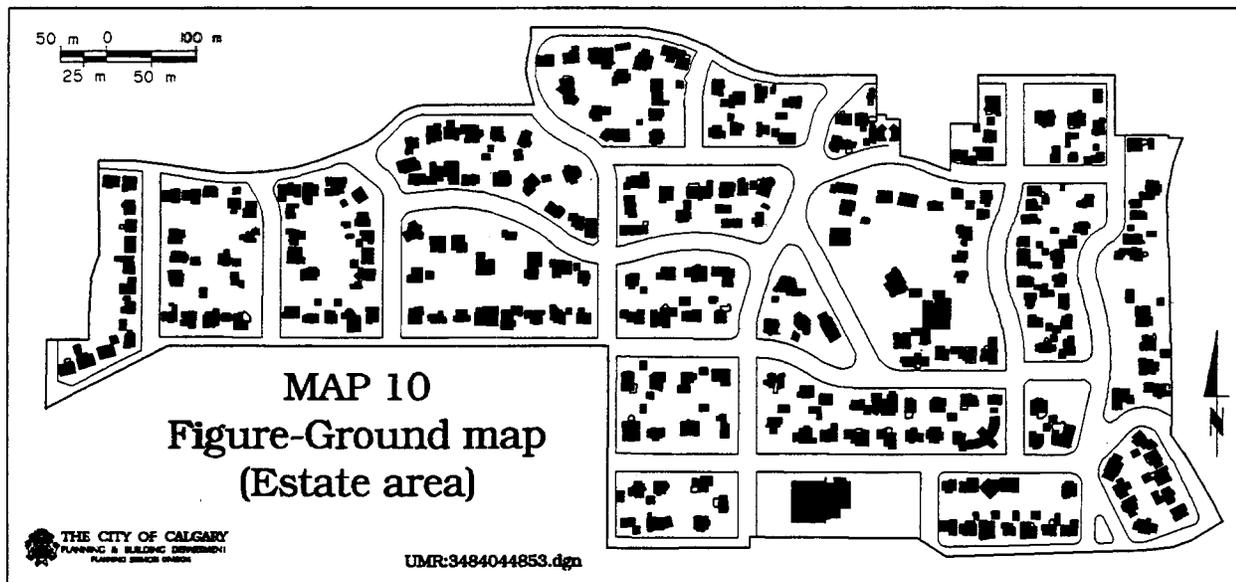
## 5.1 Characteristics of Estate Area

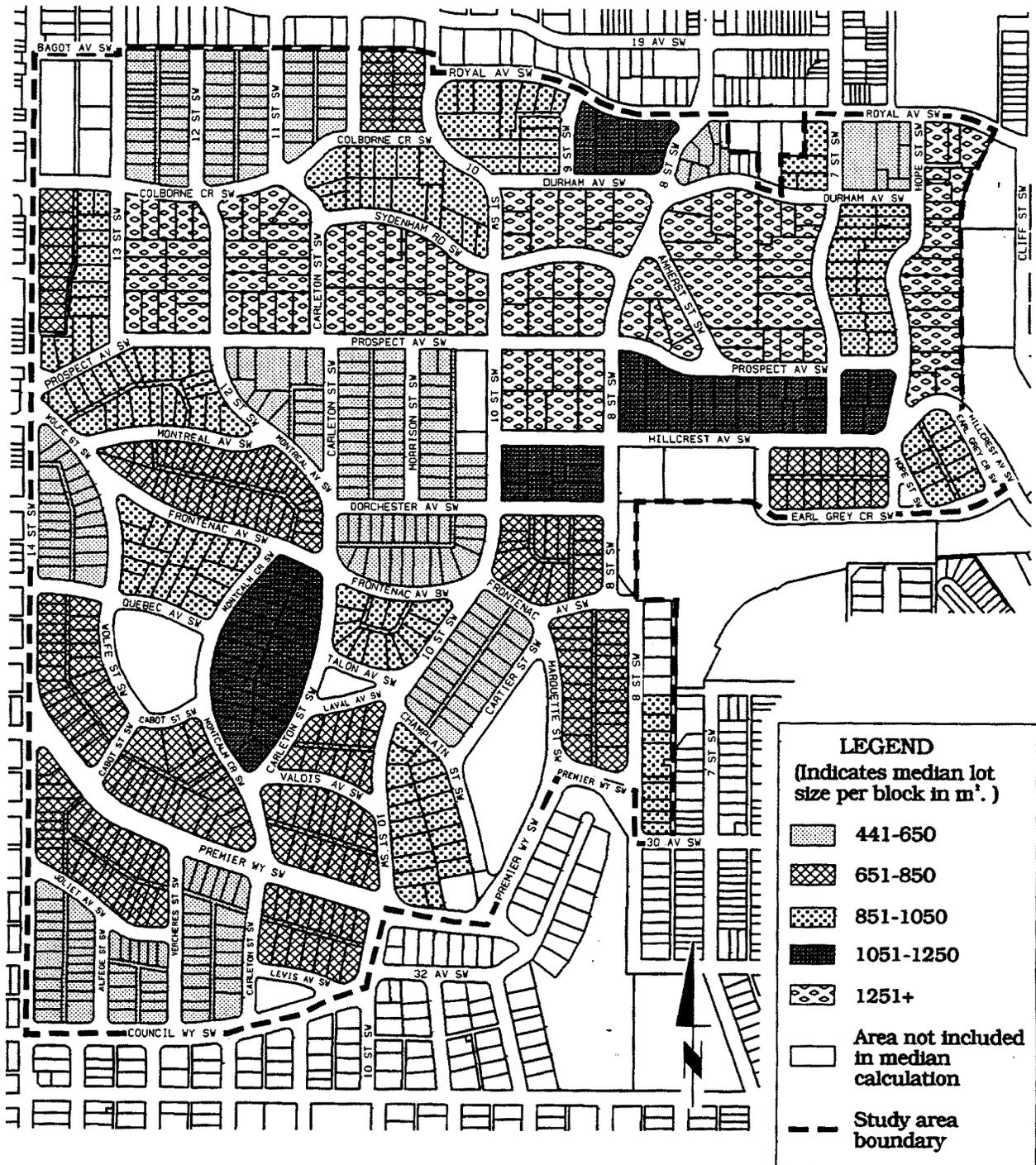
### ◆ Estate Lots

- Sloping view lots, historically full depth from street to street and extra wide.
- Large front setbacks.
- Long formal walkways from the street.
- Long side vehicular access combined with rear service entrance from the adjacent street.
- Coach houses at rear of original property - in some cases now converted into a residence.

### ◆ Laneless Lots

- Semicircular driveway serving both front and rear entrance of heritage properties.
- Dual entries.
- Garages are placed at the rear or the side of properties - typically, they do not dominate the streetscape.
- Driveways are single or double car width.



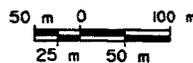


## MAP 11 LOT SIZES

UPPER MOUNT ROYAL A.R.P.



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◆ **Lot Size and Coverage**

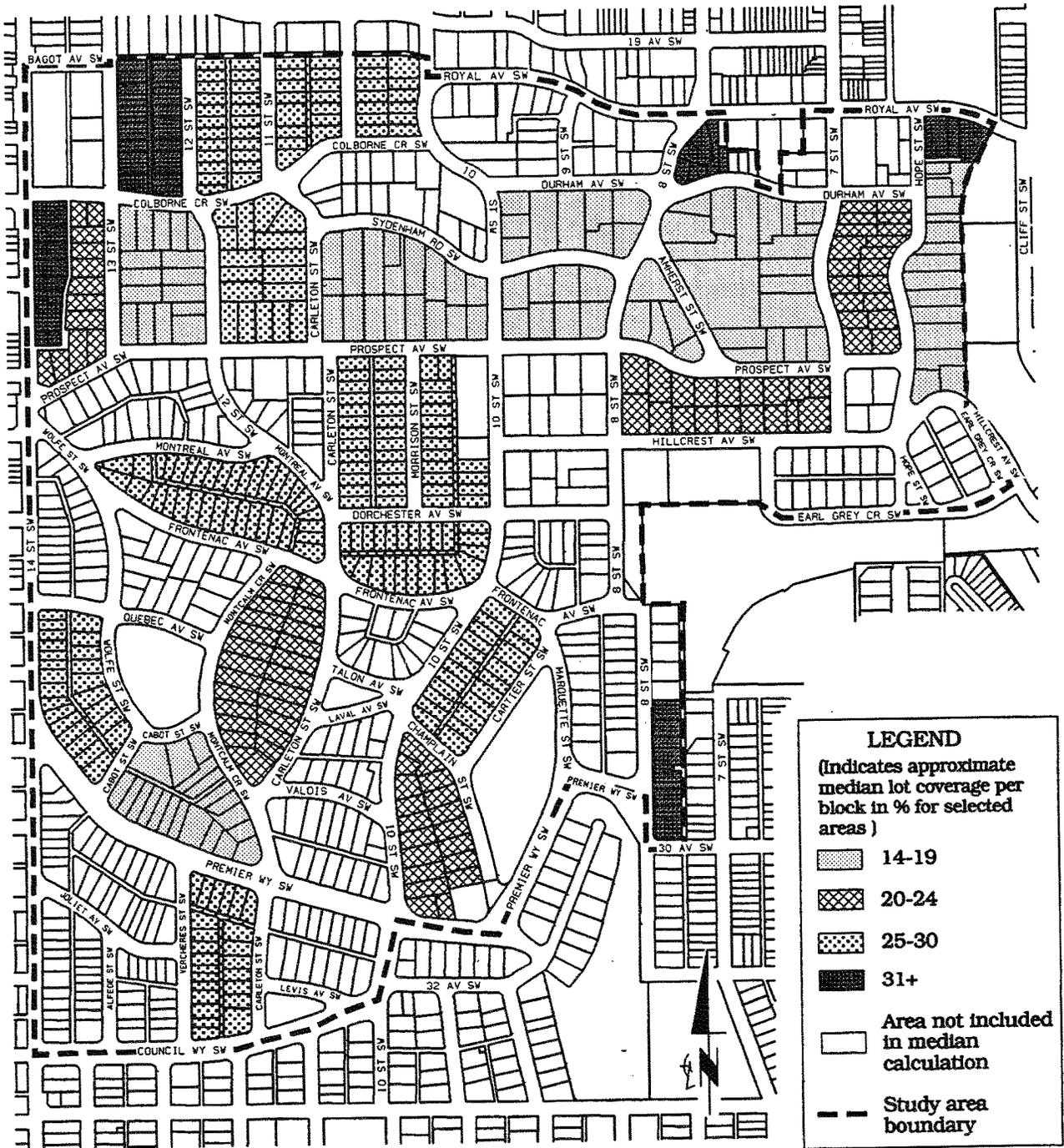
- Lot sizes range from 379 m<sup>2</sup> to 8,341 m<sup>2</sup>.
- Median lot size is 1,228 m<sup>2</sup>; average size is 1,203 m<sup>2</sup>.
- Very low lot coverage, generous side yards.
- Median lot width is 24.4 m; average lot width is 26.7 m.

◆ **Landscape Treatment**

- Extensive front yard tree plantings along curving streets.
- Sweeping lawns and flower beds.
- Water fountains.
- Concrete steps through the centre of the lot leading to the front door.
- Use of washed river rock, natural stone, and brick for fences and retaining walls.
- Mature foundation and perimeter plantings.

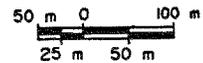
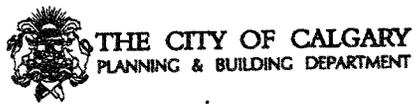
◆ **House Design**

- Eclectic housing styles often with picturesque elements.
- Tudoresque, Italiante, Queen Anne; also those of no distinct style.
- Well-defined roofs, entrances, windows, dormers.
- Well articulated facades, turrets, bow windows, chimneys, verandahs.
- Use of brick, sandstone, natural stone, stucco, wood lap siding.
- Mullioned windows.
- Single storey sun rooms attached to the side of the house.



## MAP 12 LOT COVERAGE

UPPER MOUNT ROYAL A.R.P.



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## 5.2 Characteristics of Garden Suburb Area

### ◆ Garden Suburb Lots

- Spacious setting of houses within a garden environment.

### ◆ Laneless Lots

- Many lots are either laneless or due to topographic or other physical constraints, do not have lane access.
- Garages are placed at the rear or side of properties - typically, they do not dominate the streetscape.
- Driveways are single or double car width.

### ◆ Lot Size & Coverage

- Low lot coverages, wide side yards, consistent front setbacks.
- Lot sizes range from 388 m<sup>2</sup> to 2,595 m<sup>2</sup>.
- Median lot size is 723 m<sup>2</sup>; average lot size is 806 m<sup>2</sup>.
- Median lot width is 17.2 m; average lot width is 18.7 m.

### ◆ Landscape Treatment

- Private yards are enhanced with mature tree plantings and vegetation.
- On sloping sites, houses are well setback from the street.
- Curvilinear street pattern responsive to the topography.
- Extensive boulevard tree planting.

### ◆ House Design

- Wide variety of housing styles & sizes.
- Pitched roof forms are most common, often with the main roof springing from first storey eavelines with secondary dormers. Flat-roofed houses have detailed cornices.
- Entrances are one storey, integrated into the overall design, and are often recessed or part of a covered porch.
- Chimneys add articulation.
- Balconies and decks are integrated into the building massing and facade composition.





Garden Suburb Area



Garden Suburb Area



Estate Area



Estate Area  
Hillside Area



Hillside Area



Hillside Area

### 5.3 Characteristics of the Hillside Area (1998)

The four block area north of Colborne Crescent SW between 13 Street SW and 10 Street SW, is an integral part of the Mount Royal community. The area has a consistent character established by the pattern of subdivision, the age of homes and the land use. The following tables summarize these major characteristics (1996).

**Table 4**

Lot Size	
300 - 600 m <sup>2</sup>	11
601 - 700 m <sup>2</sup>	60
701 - 1,258 m <sup>2</sup>	6
Median lot size	603 m <sup>2</sup>
Average lot size	629 m <sup>2</sup>

**Table 5**

Lot Width	
7.6 - 15.0 m	11
15.1 - 17.0 m	60
17.1 - 27.1 m	6
Median lot width	15.2 m
Average lot width	15.08 m

**Table 6**

Year of Construction	
1900 - 1919	50
1920 - 1939	9
1940 - 1969	14
1970 - 1989	3
1990 - present	12

**Table 7**

Land Use	
Single detached	62
Semi detached	14
Apartment	16

A Special Study of this area was undertaken from 1997-1999 by the residents and The City. The area was identified as a character area named "The Hillside" Area, brought into the ARP in July of 1997, and was redesignated to Direct Control in January of 1999.

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◆ **Hillside Area Lots**

- Consistent 50' lotting pattern.
- All streets laned with the exception of 10 Street SW and east side of 10A Street SW.
- Garages do not dominate streetscape, driveways are primarily accessed from the front or side of properties.

◆ **Lot Size and Coverage**

- Low lot coverages, wide side yards, consistent front setbacks.
- Lot coverage ranges from 25-45%.

◆ **Landscape Treatment**

- Mature trees and vegetation, landscaped lots.

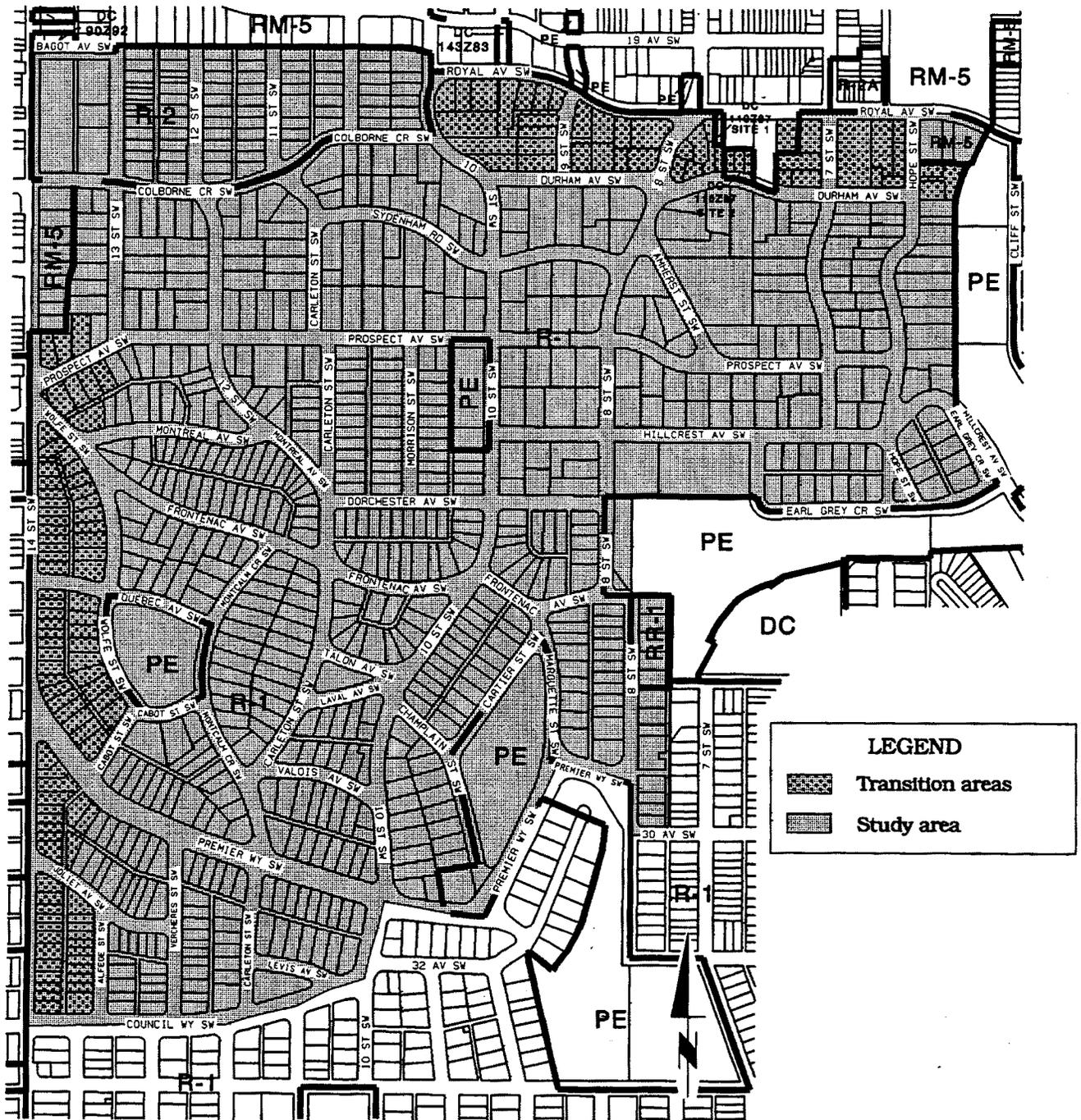
◆ **House Design**

- Heritage quality homes dating to 1908.

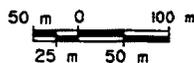
**5.4 Public Spaces**

Other key components of urban design of the community are the parks, open space and the roadway design. Refer to Section 8 for a discussion of parks and open space. With respect to roadway design, it is noted that there are a number of traffic islands or roadway greens that were an integral component of the urban design and serve to bring visual relief to large expanses of asphalt. Roadway greens have been identified at the following locations:

- Prospect Avenue & 14 Street SW.
- Premier Way & 14 Street SW.
- Royal Avenue between 8 & 9 Streets SW.
- Durham Avenue & 8 Street SW.
- Amherst Street & Prospect SW.
- Hillcrest Avenue & Hope Street SW.
- Frontenac Avenue & 8 Street SW.
- Premier Way & 8 Street SW.



**MAP 14**  
**ROYAL AVENUE AND 14 STREET**  
**TRANSITION AREAS : MARCH 1996**  
 Existing Land Use : 1996  
 UPPER MOUNT ROYAL A.R.P.



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Date : November 1998

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## 6. 14 Street and Royal Avenue Transition Areas



Royal Avenue and 14 Street properties are in transitional areas with other land uses. Royal Avenue from Hope Street to 10 Street interfaces with a variety of apartment and townhouse developments. Fourteenth Street properties interface with a variety of commercial, medium density housing, single-detached housing and park uses (Map 14).

Building activity in the two transition areas has not kept pace with building activity in the community as a whole. The transition area represents 9.8% of the total number of Upper Mount Royal properties, yet it accounted for only 5.7% of the total number of building permits issued between 1988 and 1995. Another measure of stability is the number of absentee owners. Whereas 8.6% of all properties have an absentee owner, 13.5% of transition properties have an absentee owner. These two measures suggest that to some extent different investment decisions are being made in the transition area than the community as a whole.

The consistency of the R-1 district along the south side of Royal Avenue has in the past, been interrupted by apartment development. More recently (1987), lands immediately to the west of the apartment development were zoned DC (R-1 guidelines) to allow for the development of single detached residences on narrow lots (11.3 m). However, tax assessment information suggests that there are no significant differences between Royal Avenue properties (R-1) and other Upper Mount Royal properties immediately adjacent or abutting them.

Tax assessment records indicate differences between 14 Street properties compared to neighbouring properties which face into the community (e.g., Wolfe Street, Alfege Street) with respect to lot size, house size and condition. It is also noted that 14 Street properties are subjected to much higher traffic volumes. Nonetheless, the overall condition of 14 Street properties is good and suggests stability.

## 7. Subdivision and Development Activity

The subdivision of original parcels has been a concern in the community for a number of years. Between 1979 and 1994, 17 subdivision applications were made, four of which were refused, and of 17 applications, five decisions were appealed. An additional 6 applications were made that were either withdrawn by the applicant or expired. Over the 15 year period, 13 subdivision applications were approved creating a total of 27 new lots. The average lot size created was 724 m<sup>2</sup> while the median lot size was 650 m<sup>2</sup> (Table 10).

There were 63 development permit applications made between 1988 January 01 and 1994 December 31, for new dwelling units or additions to existing dwellings. Of these, eight decisions were appealed to the Development Appeal Board. Typically, reasons for the appeals included excessive height, loss of sunlight, not consistent with the character of the neighbourhood, loss of privacy, and side yard/setback relaxations which would have an adverse impact on neighbours (Table 8). The design and siting of front drive garages has also been an issue.

Building Permit applications from 1988 January 01 to 1995 June 15, total 278 for an estimated value of \$13,681,241. New construction represents only \$5,096,323 or 37.25 percent of total dollars spent in the community, while additions, renovations and repairs account for approximately 62.75 percent or \$8,584,918 (Table 9).

**Mount Royal Development Permits - Table 8**

Year	New	Addition	Development Authority Decision		Development Appeal Board Decision	
			Approved	Refused	Allowed	Denied
1988	1	1	1			
1989	5	8	8			1
1990	4	8	8			1
1991	3	7	7		1	
1992	4	2	1	1		1
1993	3	8	8			2
1994	5	4	4		1	1
<b>TOTAL</b>	<b>25</b>	<b>38</b>	<b>62</b>	<b>1</b>	<b>2</b>	<b>6</b>

**Table 9: Building Permits - January 1988 - June 1995\***

Year	New		Estimated Value	Addition/Improvements		Demo	Total		Estimated Value
	# Of Permits	# Of Units		# of Permits	Estimated Value		#Of Permits	#Of Units	
1988	6	6	\$ 1,223,548	24	\$ 941,939	4	34	6	\$ 2,165,487
1989	4	4	\$ 695,347	29	\$ 1,103,391	-	33	4	\$ 1,798,738
1990	4	4	\$ 877,702	36	\$ 1,156,076	-	40	4	\$ 2,033,778
1991	1	1	\$ 151,494	33	\$ 934,790	2	36	1	\$ 1,086,284
1992	1	1	\$ 233,410	26	\$ 720,882	3	30	1	\$ 954,292
1993	2	2	\$ 666,364	48	\$ 1,694,390	2	52	2	\$ 2,360,754
1994	5	5	\$ 1,049,524	30	\$ 1,617,539	1	36	5	\$ 2,667,063
1995	1	1	\$ 198,934	13	\$ 415,911	1	15	1	\$ 614,845
<b>Total</b>	<b>24</b>	<b>24</b>	<b>\$ 5,096,323</b>	<b>239</b>	<b>\$ 8,584,918</b>	<b>13</b>	<b>276</b>	<b>24</b>	<b>\$ 13,681,241</b>

(\* Excludes Special Study Area)

**Upper Mount Royal Subdivision Applications - Table 10\***

<b>Decision Date</b>	<b>Approved</b>	<b>Refused</b>	<b>Appealed</b>	<b>#Lots Created</b>	<b>Lots Sizes (m2) (Registered Lots)</b>
1979	2	2	1 (reversed)	5 (+2 not registered)	3 x 650 1 x 749 1 x 977
1980	2	0	1 (denied) (application) (withdrawn)	6	1 x 380 1 x 496 1 x 479 1 x 563 1 x 568 1 x 1024
1981	1	0	0	2	1 x 744 1 x 814
1982	2	0	0	2 (+2 not registered)	1 x 956 1 x 814
1983	0				
1984	0				
1985	2	1	1 (reversed)	4	1 x 480 1 x 579 1 x 632 1 x 810
1986	1			2	1 x 642 1 x 862
1987		1	1 (reversed)	2 (later recon- solidated)	1 x 820 1 x 1250
1988	0	0			
1989	0				
1990	0				
1991	1	0	0	2	1 x 642 1 x 629
1992	0				
1993	1	0	1 (denied)	2	1 x 825 1 x 819
1994	0				
<b>Total</b>	<b>13</b>	<b>4</b>	<b>5</b>	<b>27</b>	

Average Lot Size = 724 m<sup>2</sup>    Median Lot Size = 650 m<sup>2</sup>  
 (\* Excludes Special Study Area)

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## 8. Population and Age Structure

Over the past decade, the populations of inner city communities such as Upper Mount Royal have experienced decline. However, the rate of decline in Upper Mount Royal has been minor compared to other inner city communities.

Between 1988 and 1997 the population has increased by 1.6%, from a population of 2631 in 1988 to 2675 in 1997 (Figure 2). The school age population in 1984 was 21% and in 1996 was 20%, consistent with the proportion of school aged children on a city-wide basis. The 15-19 and 20-24 year age groups declined to 42% and 43% during this period, possibly suggesting that population decline in the community may be attributed to young adults leaving the community for schooling and work purposes (Figure 3).

Upper Mount Royal has a preponderance of older residents relative to city averages, the 45-64 year age group is 26% if the total population in Upper Mount Royal compared to 19% in the city as a whole. The 65+ age group is also more heavily represented in Upper Mount Royal (12%) than throughout the city (9%) (Figure 3 and 4).

Figure 2

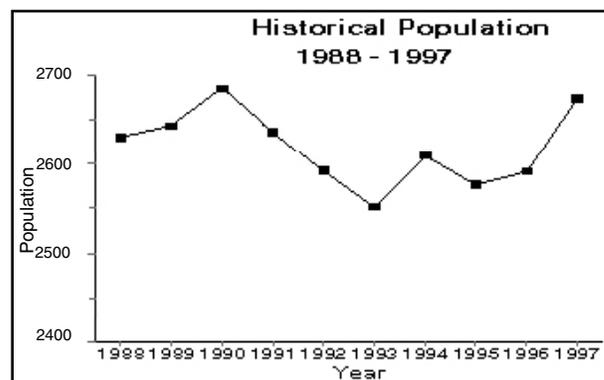
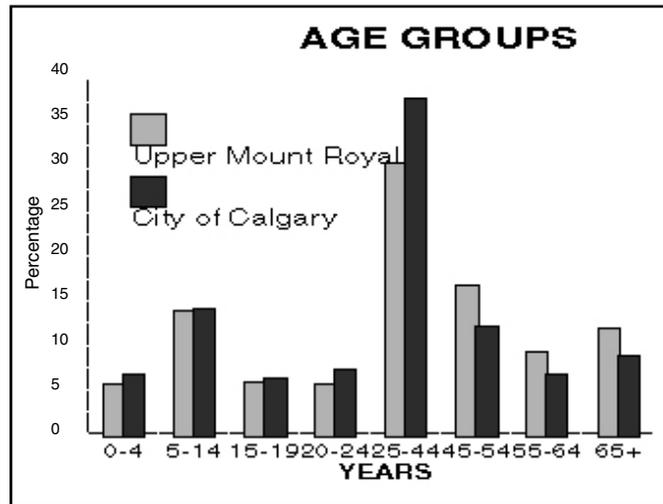
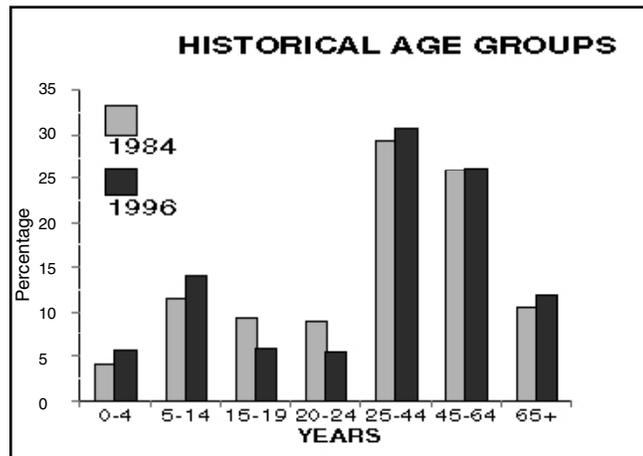


Figure 3



Source: 1996 Census Data

Figure 4



Source: 1996 Census Data

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## 9. Parks, Open Space & Schools

The total amount of open space within the Upper Mount Royal Community District is approximately 13.53 ha. (Table 11). Included in this figure are community parks, local school sites and green belt. Almost 75% of all of the open space in Upper Mount Royal is functional in nature (land that is capable of being used physically). The remaining, non-functional areas, consist of building sites (e.g., school buildings), escarpment or roadway greens.

Of the functional open space, approximately 61% is developed for active use while the remaining 39% is developed for passive recreation purposes.

There are two schools within the community district, the Mount Royal Junior High School and the Earl Grey Elementary School. The open space calculations for the community include Lower Mount Royal. When looking at Upper Mount Royal alone, it has an open space ratio of 3.71 ha. per 1,000 population which exceeds the minimum allocation of .9 - 1.3 ha./1,000 recommended in the Inner City Open Space study. Overall, the open space supply of Upper Mount Royal is relatively well dispersed and exceeds base provision standards.

The two school sites within the Community District represent 15% of the functional open space in the community (Map 15).

In addition to the school sites, there are 7 parks located in Upper Mount Royal. Of these, 4 are currently designated R-1 and 3 are designated PE.

It is recommended that the following parks be rezoned from R-1 to PE to reflect their existing use:

- Talon Park 2908 Wolfe Street SW (2/4).
- Levis Park 2908 Wolfe Street SW (4/4).
- 610 Earl Grey Crescent SW.
- 3023 - 8 Street SW (parcel boundaries to be finalized).

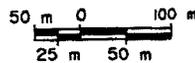


## MAP 15 OPEN SPACE AND SCHOOLS

UPPER MOUNT ROYAL A.R.P.



THE CITY OF CALGARY  
PLANNING & BUILDING DEPARTMENT



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Date : November 1998

<b>Inventory of Open Space - Table 11</b>				
<b>Passive Areas</b>	<b>Address</b>	<b>Land Use Designation</b>	<b>Total Site Area</b>	<b>Functional Open Space Area</b>
South Mount Royal Park	2908 Wolfe St SW	PE	1.25	1.25
Talon Avenue Park	1119 Talon Ave SW	R-1	0.20	0.20
Cartier Park	1008 Premier Way SW	PE	2.15	2.15
Levi's Avenue Park	1121 Levi's Ave SW	R-1	0.24	0.24
<b>Active Areas</b>				
Earl Grey Crescent Park	800 - 29 St SW	PE	5.59	4.17
Community Association	2313 - 10 St SW	PE	0.50	0.46
Earl Grey Elementary School	857 Hillcrest Ave SW	R-1	1.26	0.74
Mount Royal Jr. High School	2234 - 14 St SW	R-2	1.39	0.73
<b>Roadway Green/Visual Relief</b>				
Escarpment	3023 - 8 St SW	R-1	0.16±	.00
Roadway Green	690 Earl Grey Crescent SW		.02	.00
Roadway Green			.64	.00
Roadway Green	2517 - 5 St SW		.07	.00
Roadway Green	8 St & Frontenac Ave SW		.01	.00
Roadway Green	Premier Way SW		.02	.00
Roadway Green	8 St & Premier Way SW		.03	.00
<b>Total</b>			<b>13.53 ha.</b>	<b>9.94 ha</b>
* 3.71 ha./1,000 population (*Based on Upper Mount Royal population 2,675) in 1997.				

## ◆ **Role of School Sites**

The Earl Grey Elementary School is designated as R-1 and is owned by the Calgary Board of Education. The City has a right of first refusal to purchase school sites declared surplus by the Board. As the existing supply of open space in Upper Mount Royal is adequate, it is unlikely the City would exercise its option to purchase the entire site. A portion of the site may be desired in order to provide appropriate access to the adjacent park and escarpment.

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The Mount Royal Junior High School is critical in meeting the open space and recreational needs of the Lower Mount Royal community. Currently, the site is designated R-2 and is owned by the Calgary Board of Education. The loss of this site would have a substantial impact on the supply and quality of open space in Lower Mount Royal. Should the site become surplus to the needs of the Calgary Board of Education, it may be necessary to exercise the City's option to purchase the entire site or a portion of it.

◆ **Escarpment and Natural Area Management Plan**

A significant escarpment lies along the eastern edge of the ARP boundary and neighbouring community districts. This escarpment forms part of the Elbow River Natural System and has been identified by the Natural Area Management Plan (NAMP) as "an important natural system due to its habitat diversity, size and importance to wildlife." The NAMP calls for continued protection of the escarpment in accordance with its guidelines. The lower portion of Cartier Park escarpment along the east boundary forms the outer edge of this natural system and should also be managed in accordance with the guidelines of NAMP.

◆ **Stewardship of Boulevard Trees**

The character of Upper Mount Royal is in part defined by its lush and mature vegetation, including a wide variety of trees planted over the years in boulevards. However, the proper stewardship of the boulevard trees requires the involvement of both the City and the community residents. Boulevard trees are replaced in accordance with the Urban Forest Management Policy and Implementation Strategies for the City of Calgary, September 1988. In the case of other tree replacements, the Planting Incentive Program (PIP) offers residents or groups an opportunity to partner with Calgary Parks and Recreation in the planting of trees on a 50/50 cost shared basis, as funding permits.

◆ **Adopt-A-Park**

The Adopt-A-Park Program has already been initiated in the Upper Mount Royal community on six park sites, including the South Mount Royal Park where various flower beds have recently been planted by residents. Calgary Parks and Recreation continues to support such initiatives and encourages residents to participate in similar projects in other parks within the community.

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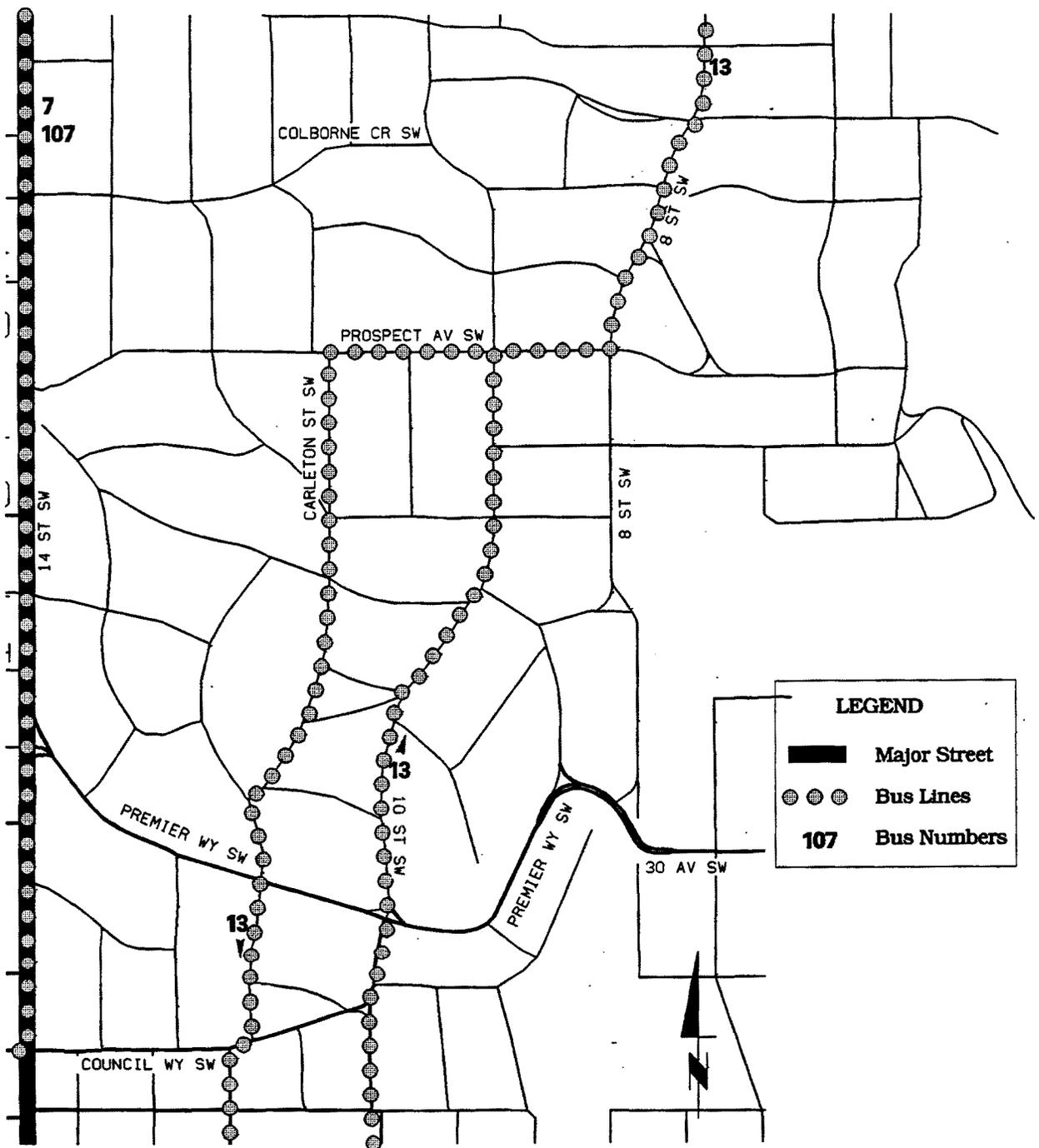
## 10. Transportation & Infrastructure

### 10.1 Transportation Network

The existing transportation network for Upper Mount Royal is shown in Map 16. 14 Street, on the west boundary of Mount Royal is designated as a major street and carries 17,000 vehicle trips per day. The community is serviced by the #7 and 107 bus routes along 14 Street and the #13 bus which runs through the neighbourhood.

There is a 5.182 m road widening setback on both sides of 14 Street SW. The need to continue to protect that setback has been assessed by the Inner City Transportation Study (See Map 17) and there is no future road widening required.

One concern identified by community residents was traffic volumes and related noise. Although traffic issues are beyond the terms of reference of this ARP a community traffic management study will be undertaken by the Transportation Department in 1996.

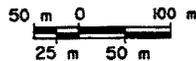


## MAP 16 TRANSPORTATION NETWORK

UPPER MOUNT ROYAL A.R.P.



**THE CITY OF CALGARY**  
PLANNING & BUILDING DEPARTMENT



UMR-3484044825.dgn

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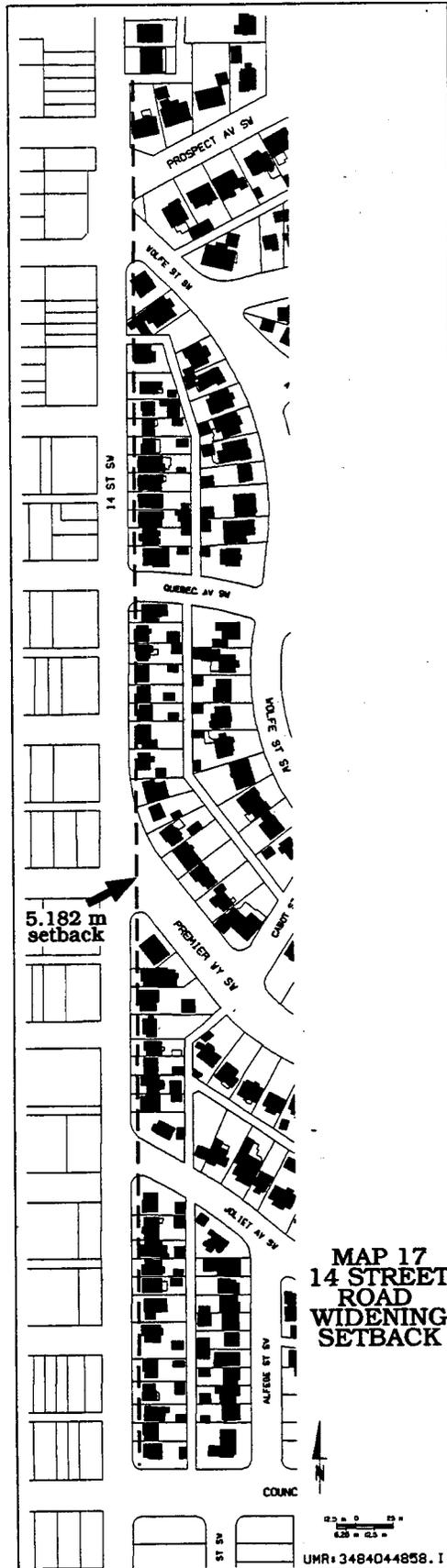
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## 10.2 Infrastructure

One of the major issues residents identified in the survey was the quality of sidewalks and streets. Residential streets will be scheduled for slurry seal or surface overlay as determined by Streets Division. The earliest work will commence in the summer of 1996. Pavement surface treatment on roads is normally done after sidewalk and curb repairs and improvements. The condition of other streets will be monitored and paving will be carried out as necessary.

Sidewalk replacement can be initiated by the residents or the City (Sidewalk, Curb Condition Survey) under a Local Improvement Bylaw. The present City Council policy for sidewalk replacement in residential areas is that replacement costs are shared equally between the City and the property owner. Work is done on a block by block basis and can be financed over a 15 year period or paid out at any time.

The majority of sidewalk along Prospect Avenue between Hope Street and 14 Street was replaced under Local Improvement in the last two years. Surface overlay for this section of road is planned in 1996. The City will be initiating local improvement of the remaining sidewalk in Upper Mount Royal in the spring of 1996 and 1997. Prior to paving and/or sidewalk replacement for any block, the condition of the stormwater and sanitary sewer mains will be assessed for possible replacement. Should mains require replacement, this work will be co-ordinated with the paving and/or sidewalk replacement. The cost of these main replacements throughout the City is recovered through utility rates (no specific assessment to individual customers or property owners).



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## 11. Policy Context

Traditionally, ARPs have addressed a wide range of issues within a comprehensive community geographic context. More recently, several factors have contributed to Council's decision to try different approaches to community planning in established communities. First, there is a large demand for community plans in a time of constrained resources and second, the nature of issues affecting established communities has been changing. In many cases, it is no longer necessary to undertake broad-ranging, comprehensive planning processes.

The Upper Mount Royal ARP represents the first "mini-ARP." The intent of a mini-ARP is to focus efforts on a few significant issues within a confined geographic area. Of particular relevance was the decision to exclude transportation issues and focus on subdivision, development, and heritage preservation issues. This deliberately focused and restricted approach means that the policy context for the plan must be interpreted with particular care. The expectations for an ARP to address city-wide strategic goals must be appropriate to the scope of the plan itself as well as the specific circumstances of individual communities. This implies that there will be situations where it is more appropriate to look at a larger community context such as the inner city in order to address city-wide strategic goals. Bearing these comments in mind, the following sections outline the relevant policies of The Calgary Plan (Municipal Development Plan 1998), The Calgary Transportation Plan (GoPlan) 1995, Long-Term Growth Management Plan (1988), The Inner City Plan (1979) and the Low Density Residential Infill Housing Guidelines.

### ◆ **Calgary Transportation Plan (GoPlan)**

The Calgary Transportation Plan 1995 was approved by Council on 1995 May 29 and sets the expectation that land use decisions should be made in the context of transportation systems and vice-versa. The Plan also establishes the quality of life in individual communities as a high priority.

GoPlan identifies new suburbs as the receivers of most of the city's growth over the next 30 years. Still, the inner city and downtown are anticipated to grow due to infilling and redevelopment activity primarily focused around transit-friendly locations.

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On the face of it, the downzoning of the Upper Mount Royal community appears to conflict with the strategic goals of GoPlan for intensification. However, the "hybrid" land use scenario which GoPlan is based upon did not assume any intensification in Upper Mount Royal or numerous other established communities. The intent of GoPlan is not to encourage random intensification but rather to locate more intensive development in places that will reinforce transit use. Further, intensification is to occur in a sensitive manner in accordance with local plans.

There are a number of reasons why intensification of Upper Mount Royal is not a desirable option:

- Upper Mount Royal has a substantial and unique collection of potential heritage sites; opportunities for more intensive development would pose a threat to preservation efforts. The downzoning of the community will reduce subdivision potential which can be a strong motivation for demolition.
- The Upper Mount Royal community has a unique character, created in large part by the original subdivision layout, development, and road pattern. Conservation of this character contributes to the variety and richness of residential environments within the inner city. It helps ensure that a wide range of housing choices are available and contributes to the health and viability of inner city life.

#### ◆ **The Calgary Plan (Municipal Development Plan, 1998)**

The Calgary Plan is the pre-eminent plan guiding growth and development within The City of Calgary. The Plan, as required by the Municipal Government Act, 1995, replaces the General Municipal Plan (1978).

The plan's four major residential goals are:

- provide affordable, appropriate housing options for Calgarians;
- ensure all communities remain viable - socially and economically, over the long-term;
- make more effective use of existing infrastructure;
- ensure new communities are more efficient to service (e.g. transit service, infrastructure).

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## **Policy:**

2-2.2.2A Encourage sensitive intensification of housing in all neighbourhoods, in accordance with local plans, (if no local plan exists, then an appropriate plan or study should be undertaken) to:

- strengthen the role of the community within the built-up area;
- contribute positively to the community's quality and image;
- contribute to the existing community fabric and social environment.

## **◆ Long-Term Growth Management Plan 1988**

The approved growth strategy outlined in the Calgary General Municipal Plan and the Long-Term Growth Management Plan give direction for change within the Inner City. The Plan establishes broad goals related to population growth, community stability, neighbourhood conservation and heritage preservation. The following goal and recommendation are of particular relevance to the Upper Mount Royal community.

### **Goal**

*To encourage the protection and maintenance of older buildings and areas which reflect the city's heritage or, by their own qualities, reflect a uniqueness which complements the character of the surrounding neighbourhood.*

### **Recommendation**

*The intent within areas designated for conservation is to retain the existing quality and stability of the area. These areas should function as stable family residential neighbourhoods. Portions of such areas should be preserved (protected from more intensive development), other parts may accept some new development so long as it respects and enhances the existing fabric of the community.*

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◆ **Inner City Plan 1979**

The Inner City Plan recommends general policies with respect to a growth strategy for the established communities. It establishes a framework within which planning, at the neighbourhood level, can respond to broader city and inner city issues and objectives. It indicates the general location and the types of redevelopment desirable for specific communities. Upper Mount Royal is designated as a "Conservation" area.

*The intent within areas designated for conservation is to retain the existing character and quality of the area. These areas should function as stable family residential neighbourhoods. Portions of such areas should be preserved (i.e., protected from more intensive redevelopment), other parts may accept some new redevelopment so long as it respects and enhances the existing fabric of the community.*

◆ **Low Density Residential Housing Guidelines for Established Communities, 1993**

The Low Density Residential Housing Guidelines for Established Communities establish guidelines for low density residential infill and renovation developments which encourage respect for the community context and the streetscape. As well, the guidelines are intended to ensure that the overall fabric of older communities, such as Upper Mount Royal, is preserved. The guidelines foster the achievement of a high standard of design and development. The guidelines deal with 5 main design elements:

- Site context.
- Site layout and parking.
- Building mass (envelope).
- Privacy and shadowing.
- Landscaping.

The policies established in this ARP with respect to redevelopment intended to be used in conjunction with the Housing Guidelines.

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## 12. ARP Planning Process

The ARP Planning process began in September 1994 with a survey (Appendix 1) which was distributed to 850 households in Upper Mount Royal. An open house was held in October 1994, to provide an opportunity for people in Upper Mount Royal to identify their concerns and to volunteer to work on the preparation of the ARP.

The volunteers formed the Community Planning Advisory Committee (CPAC) which included residents from various areas in the community and have met 21 times as of January 29, 1996. The CPAC played a positive role in the planning process by providing valuable assistance to the planning staff in identifying issues and suggesting solutions.

The planning process also included meetings with the owners of sites identified as having potential heritage value. These meetings were hosted by members of the CPAC and were held to provide information and address issues or concerns specific to owners of sites which are to be evaluated or which had been evaluated for their potential heritage significance.

A survey of residents of the Estate Area was conducted in October of 1995. The purpose was to determine if the residents would support redesignation of their property in order to reduce or eliminate subdivision potential. Secondly, the survey queried residents about heritage preservation issues to determine if there would be support for the establishment of non-monetary (development) incentives. A summary of survey results is contained in Appendix 2.

## 13. Issues & Concerns

The issues and concerns detailed in the ARP came from the public participation process undertaken in conjunction with preparation of the ARP. Information was gathered through open houses, meetings, questionnaires and discussions with the Community Association, the Community Planning Advisory Committee, the Ward Alderman and residents.

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The following is a summary of key issues and concerns:

- Streets and sidewalk quality.
- New development (infill).
- Subdivision.
- Heritage preservation.

Traffic was also identified as an issue by numerous residents.

## **14. ARP Special Study Process (1997-1999)**

The Upper Mount Royal Area Redevelopment Plan was approved in 1996. Following the completion of the ARP, Council directed that Planning & Building undertake a special study of the low density residential area north of Colborne Crescent SW.

The Special Study began in May of 1997. The study included the low density residential (R-2) area north of Colborne Crescent SW, the Mount Royal Junior High School Site, and two medium density (RM-5) areas along 14 Street SW and Royal Avenue SW. These areas were included in the Special Study to ensure that the sites were covered within a statutory document.

A Community Planning Advisory Committee (CPAC) of residents within the study area was formed, and efforts began to identify issues. A questionnaire was circulated (see Appendix 3) and a total of three open houses were held to ensure that community concerns and issues were identified and responded to by the CPAC and the City.

The special study determined that the existing use and land use designation (R-2) of the Mount Royal Junior High School site and the two medium-density (RM-5) areas were appropriate and were reaffirmed. The identification of the Hillside Area and the changes to its land use designation (from R-2 to Direct Control) formed the bulk of the Special Study.

On July 20, 1998, Council approved amendments to the Upper Mount Royal Area Redevelopment Plan which included the addition of a character area entitled the "Hillside Area". Land use redesignation with development and subdivision guidelines applying was approved by Council on January 18, 1999.

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## 15. Special Study Process: Outstanding Issues Identified by the CPAC

The following issues were identified by the CPAC that were not addressed within the framework of the ARP. These issues highlight concerns held by residents within the Hillside Area and their suggested solutions:

- Higher density development (to the north) and effects this has on the Hillside Area R-2 (for example parking overspill, garbage bins, potential sewer and water impacts). Parking restrictions (i.e. valid parking hours or permits) suggested.
- RM-5 development to the north development be reviewed. Suggested that the Lower Mount Royal ARP be updated.
- Barriers to slow down traffic speeds through the area. Traffic calming measures suggested include speed limits within the community be reduced, speed control bumps, four way stops, one-way directions, closures where necessary.
- Concern for safety due to overhead wires. The CPAC suggested that these be put underground (this is also consistent with the rest of Upper Mount Royal).
- Lanes behind homes require maintenance. Upgrades to lane condition and lighting recommended.

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# Appendix 1

## Upper Mount Royal Survey Results Summary

The Planning & Building Department conducted a mail-out survey of Upper Mount Royal residents in September 1994. A total of 850 questionnaires were distributed by mail and 262 were returned (31% response rate). The following represents a summary of the survey responses.

1. 55% respondents have lived in community 10+ years.  
20% respondents have lived in community 5-9 years.  
18% respondents have lived in community 1-4 years.  
6% respondents have lived in community <1 year.

2. 89% plan to stay in the neighbourhood.

3. 79% travel to work by car.

66% work Downtown.

16% work SW.

4. In order of magnitude, respondents thought the following made Upper Mount Royal unique:

Mature vegetation 249

Heritage houses 201

Lot size 182

Street layout 167

Building setbacks 143

Other:

Variety of houses

Location

Green spaces, quiet

People

5. In order of magnitude, respondents like the following about living in Upper Mount Royal:

Good access to downtown 252

Close to work 190

Quiet neighbourhood 176

Close to parks 157

---

Close to shopping	152
Safe neighbourhood	137
Close to rec. facilities	115
Close to schools	109
Affordable housing	7
Other:	
Central location	

6. In order to magnitude, respondents identified the following issues/concerns:

Streets & sidewalk quality	144
New development in area	110
Subdivision	85
Property maintenance	33
Parks & open space	21
Other:	
Traffic	77
Crime	6
Powerlines/taxes	4

7. Other issues and concerns which were identified and the number of times mentioned:

Traffic noise and volume, etc.	94
Condition of sidewalks	39
Subdivision and "monster homes"	38
Property maintenance standards	16
Preservation of character of area	12
Interface with commercial and apartment, townhouse areas	10
Infrastructure - e.g., lamp standards, road paving, lanes, etc.	11
Park maintenance - vandalism, tree pruning, etc.	8
Property taxes	7
Other redevelopment issues	5

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# Appendix 2

## Summary of Results: Mount Royal Survey (10/95).

Total Number of Surveys Mailed Out to Community	251
Total Surveys Returned:	111
Total Surveys Returned Unanswered:	8
Total Surveys in Database:	<u>103</u>
Response Rate	41%

### Question #1 - Do you live in the Estate Area?

<u>Choice</u>	<u>Response</u>	
	%	
Yes	99	
No	0	
Don't Know	0	
No Answer	1	N+103

### Question #2 - How long have you owned property in the Estate Area?

<u>Choice</u>	<u>Response</u>	
	%	
<1 yr.	2	
1-5 yrs.	25	
6-10 yrs.	15	
>=11 yrs.	57	
NA	2	N=102

### Question #3 - Is there a CPR restrictive covenant registered against the title of your property?

<u>Choice</u>	<u>Response</u>	
	%	
Yes	58	
No	14	
Don't Know	25	
NA	3	N=103

Note: City records indicate that 57% of those who responded do have a CPR restrictive covenant registered against their property. 43% of those who responded do not.

**Question #4 - Rank characteristics in terms of their importance to the uniqueness of the Estate Area.**

Rank	Lot Size	Lot Width	Lot Coverage	Setbacks	Heritage Properties	Trees	Topography	Sense of Community
0	2	10	12	7	12	1	11	15
1	46	6	11	13	18	7	4	5
2	10	12	14	14	12	22	7	5
3	7	9	19	17	11	19	10	3
4	11	13	12	14	7	19	9	5
5	7	16	13	11	12	9	13	7
6	8	17	8	8	9	12	10	11
7	5	12	8	14	10	11	17	7
8	2	5	4	1	8	2	20	37
9	2	1	0	11	2	0	2	5
10	0	0	0	0	1	0	0	0

Note: Actual frequencies presented in above table.  
 Totals will vary with each characteristic.  
 Top five ranked characteristics (1-5th): Lot size, Heritage Properties, Setbacks, Lot Coverage and Trees.

The following characteristics were specified by respondents as “other” factors important to the uniqueness of the Estate Area. These are listed in order of most to least often identified.

Times Identified	Characteristic
8	Architecture (diversity of house styles, types)
5	Road layout (asymmetric), traffic flow
4	Neighbourhood parkland
3	Location (Convenience to DT, 17th Ave., Glencoe Club, Schools)
3	View (downtown, community)
2	Lot shapes (variety)
2	Landscaping/Native plants
2	Absence of visible power lines
1	Quietness
1	Value of property/home

**Question #5 - Indicate how strongly you feel about the following statements:**

“It is important to retain the existing character of the community.”

<b>Opinion</b>	<b>Response %</b>	
Strongly Agree	80	
Agree	16	
Neutral	3	
Disagree	1	
Strongly Disagree	1	
Don't Know	0	
No Answer	0	N=103

“The existing ‘R-1’ subdivision potential is a significant threat to retaining the existing character of the area.”

<b>Opinion</b>	<b>Response %</b>	
Strongly Agree	58	
Agree	16	
Neutral	11	
Disagree	5	
Strongly Disagree	7	
Don't Know	3	
No Answer	1	N=103

“The existing ‘R-1’ subdivision potential is a significant threat to the preservation of potential heritage sites.”

<b>Opinion</b>	<b>Response %</b>	
Strongly Agree	47	
Agree	27	
Neutral	12	
Disagree	4	
Strongly Disagree	5	
Don't Know	4	
No Answer	2	N=103

**Question #5 (Cont'd) - Indicate how strongly you feel about the following statements:**

“The CPR restrictive covenant has been effective in the past in preventing the subdivision of properties.”

<b>Opinion</b>	<b>Response %</b>	
Strongly Agree	17	
Agree	28	
Neutral	8	
Disagree	15	
Strongly Disagree	4	
Don't Know	28	
No Answer	1	N=103

“Thinking ahead over the next 10-15 years, I believe the CPR restrictive covenant will be effective in preventing subdivision.”

<b>Opinion</b>	<b>Response %</b>	
Strongly Agree	16	
Agree	18	
Neutral	13	
Disagree	18	
Strongly Disagree	4	
Don't Know	30	
No Answer	1	N=103

**Question #6 - Do you think that your lot is large enough to subdivide under the current Land Use Bylaw standards?**

<b>Opinion</b>	<b>Response %</b>	
Yes	60	
No	38	
Don't Know	4	
No Answer	1	N=103

Note: City records indicate that 60% have lots large enough to subdivide. When looking at the total Estate Area, 56% of the properties are eligible for subdivision under current Land Use Bylaw standards.

**Question #7 - If you answered yes to Question #6, do you think subdivision could occur in a manner consistent with the existing physical character of the community?**

<b>Opinion</b>	<b>Response %</b>	
Yes	18	
No	75	
Don't Know	5	
No Answer	2	N=60

**Question #8 - Rate how effective you think each Option will be in retaining the existing character.**

Opinion 1: No policy changes.

<b>Opinion</b>	<b>Response %</b>	
Very Effective	8	
Effective	18	
Ineffective	36	
Very Ineffective	23	
Don't Know	2	
No Answer	13	N=103

Opinion 2: Reduced subdivision potential.

<b>Opinion</b>	<b>Response %</b>	
Very Effective	21	
Effective	47	
Ineffective	9	
Very Ineffective	4	
Don't Know	3	
No Answer	17	N=103

Opinion 3: Eliminate subdivision potential.

<b>Opinion</b>	<b>Response %</b>	
Very Effective	64	
Effective	16	
Ineffective	4	
Very Ineffective	4	
Don't Know	3	
No Answer	10	N=103

Question #9 - Rank your preference of the three planning options.

Option	Rank (%)			
	1	2	3	No Answer
Option 1 (No Policy Change)	17	17	51	15
Option 2 (Reduced Subdivision)	36	45	3	17
Option 3 (Eliminate Subdivision)	40	22	25	13
Option 4 (None of the Above)	1	0	1	98

N=103

Additional respondent comments are summarized as the following (numbers indicate frequency of responses):

- 6 - Option 3 comments: may leave a large site left to run down, too restrictive (re subdivision potential), open to pressure from developers.
- 5 - Lot size comments: suggestions for minimum lot size and frontages. CPR restrictive covenant comments: CPR caveats ineffective, or effective but won't last.
- 2 - Supports options or rules: combination of options acceptable, clear set of rules necessary.
- 2 - Supports leaving things alone: Status quo is best; many desire less restrictive land use for increased financial benefit.
- 1 - Identified bias within survey toward the support of redesignation.

Question #10 - Do you have plans now or in the future to propose a subdivision of your property?

Choice	Response %	
Yes	2	
No	87	
Don't Know	9	
No Answer	2	N=103

Using only those respondents who have lots eligible for potential subdivision:

Choice	Response %	
Yes	3	
No	80	
Don't Know	13	
No Answer	3	N=60

Question #11 - In order to reduce subdivision potential in the community, would you support redesignation of your property under Land Use Bylaw 2P80?

Choice	Yes %	No %	Depends %	Don't Know %	NA %
In Principle	47	18	10	5	20
Option 2	43	17	14	6	21
Option 3	43	23	11	5	18
Under No Circumstances	5	14	6	5	71

N=103

**Additional respondent comments are summarized as the following (number indicate frequency of responses):**

- 6 - Support Option 2 and 3: Option 3 best fits with caveats, supported if owners are compensated for lost value of properties.
- 4 - Bylaw 2P80 concerns: unfamiliar with Bylaw 2P80.
- 4 - Oppose subdivision: prefer RR-1 zoning, property should not be purchased with subdivision in mind, like security/privacy of large lot, City appears to encourage subdivision.
- 2 - Support Subdivision: let markets decide, bought house to subdivide for children.
- 3 - Identified bias within survey toward redesignations.

Question #12 - Do you think your property might qualify in the next five year period as a potential heritage site?

Choice	Response %	
Yes	16	
No	53	
Don't Know	13	
No Answer	18	N=103

Note: 30 sites in the Estate Area have been identified as potential heritage sites. Of these, 50% (15) responded to the survey.

---

**Question #13 - Would you support the Planning & Building Department and the Community Planning Advisory Committee in exploring non-monetary incentives that may be used to help preserve and restore potential heritage sites?**

<b>Choice</b>	<b>Response</b>	
	<b>%</b>	
Yes	58	
No	9	
Depends	14	
Don't Know	4	
No Answer	16	N=103

Additional respondent comments are summarized as the following (numbers indicate frequency of responses):

- 5 - Support provision of monetary incentives to owners.
- 3 - Oppose provision of monetary incentives to owners.
- 3 - Up to owners - not a City issue.

Question #14 - Indicate how strongly you feel about the following statements:

"It is important to ensure that potential heritage sites are protected."

<b>Opinion</b>	<b>Response</b>	
	<b>%</b>	
Strongly Agree	46	
Agree	35	
Disagree	8	
Strongly Disagree	4	
Don't Know	4	
No Answer	4	N=103

---

“It is desirable to offer incentives to owners of potential heritage sites.”

<b>Opinion</b>	<b>Response</b>	
	<b>%</b>	
Yes	2	
Strongly Agree	29	
Agree	47	
Disagree	14	
Strongly Disagree	3	
Don't Know	5	
No Answer	3	N=103

Question #14 (Cont'd) - Indicate how strongly you feel about the following statements:

“Incentives are an effective way to preserve potential heritage sites.”

<b>Opinion</b>	<b>Response</b>	
	<b>%</b>	
Strongly Agree	24	
Agree	46	
Disagree	10	
Strongly Disagree	3	
Don't Know	14	
No Answer	4	N=103

**Additional respondent comments are summarized as the following (numbers indicate frequency of responses):**

- 7 - Comments about character of community.
- 5 - Oppose subdivision.
- 5 - Oppose zoning changes.
- 3 - Support monetary incentives for heritage property owners.
- 3 - Oppose monetary incentives for property owners.
- 3 - Support subdivision.
- 3 - Incentives - define, clarify.

---

## Cross Tabular Analysis

**Question #6 - Do you think your lot is large enough to subdivide under the current Land Use Bylaw standards?**

and

**Question #11 - In order to reduce subdivision potential in the community, would you support redesignation of your property under Land Use Bylaw 2P80?**

### Summary of Response Combinations

Question #11	Question #6 Responses			
	Yes (N=60) (%)	No (N=38) (%)	Combined Yes/No (N=98) (%)	Don't Know/ No Answer (N=5) (%)
Support Redesignation in Principle and both Options	20	18	19	0
Support Redesignation, Option 2 only	12	16	13	0
Support Redesignation, Option 3 only	12	8	10	0
Support Redesignation in Principle, but Neither Option	7	5	19	0
Unsure in Principle, but Support Options 2 or 3	22	16	6	40
Sub-Total: Support for Redesignation	(73%)	(63%)	(67%)	(40%)
Do Not Support Redesignation	12	13	12	0
Other Responses	17	24	19	60

---

### Cross Tabular Analysis

Question #6 - Do you think your lot is large enough to subdivide under the current Land Use Bylaw standards? (YES responses only):

and

Question #11 - In order to reduce subdivision potential in the community, would you support redesignation of your property under Land Use Bylaw 2P80

Total "Yes" Respondent to Question #6	
Choice	(N=60)
In Principle	50%
Option 2	45%
Option 3	43%
Under No Circ.	7%

Question #6 results compared with Question #11 "Yes" responses.

Choice	Total "Yes" Respondents to Question #11 (N=60)	Total "Yes" Respondents to Question #6 (N=60)
In Principle	47%	50%
Option 2	43%	45%
Option 3	43%	43%
Under No Circ.	5%	7%

# Appendix 3

SPECIAL STUDY SPECIAL STUDY SPECIAL STUDY

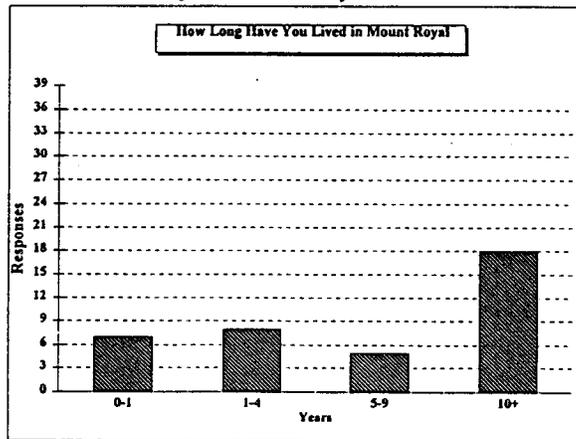
## WHAT HAVE YOU TOLD US SO FAR? QUESTIONNAIRE RESPONSES

A questionnaire was distributed to property owners in September of this year. We received 39 responses out of possible 75 (52% response). The questionnaire asked for your opinion about the stability of the neighbourhood, its characteristics, and how it might look in the future.

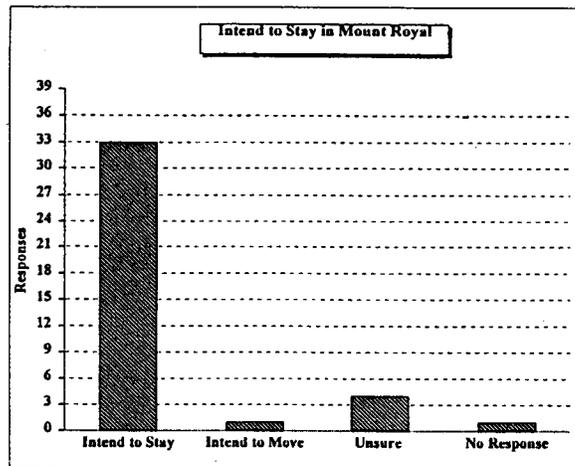
Here's what you told us:

### The People

The majority of respondents (46%) have lived in the community for more than ten years. 38% of the respondents have lived in the community for one to four years.

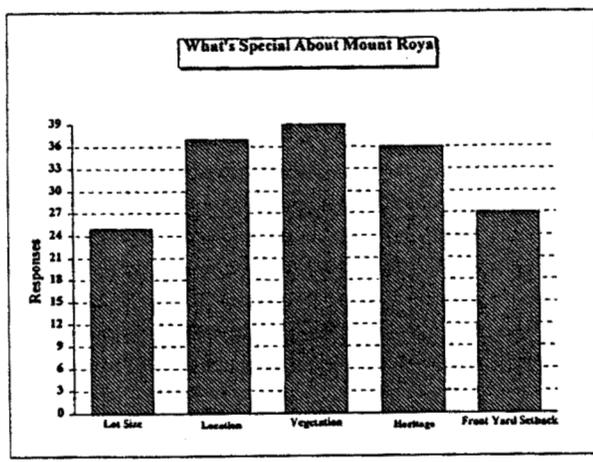


85% of the respondents intend to stay in the community

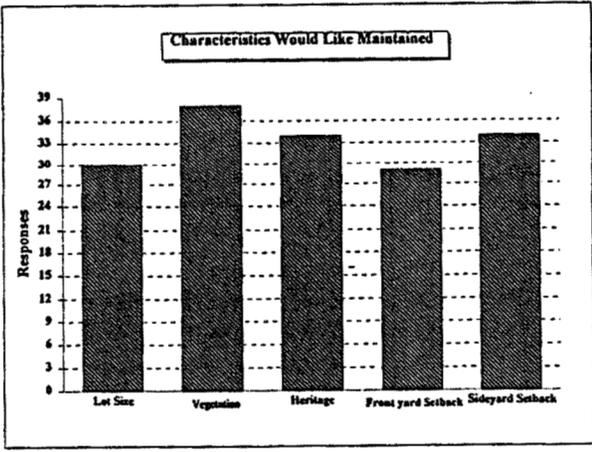


The Neighbourhood

When asked what makes the neighbourhood special, you indicated the following characteristics:



When asked what should be maintained, you said:

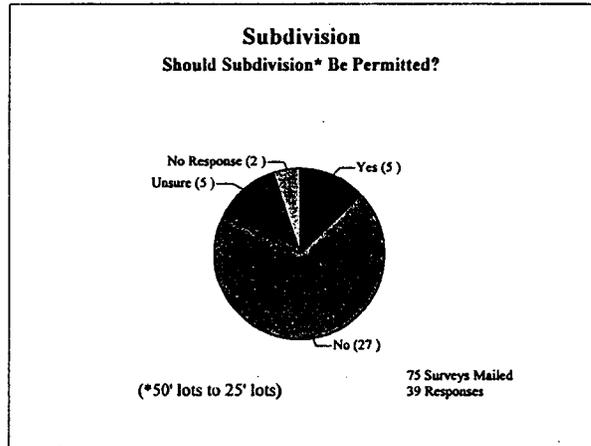


Working Together To Make A Great City Better

**The Land**

When asked if subdivision should be permitted, you told us (n/39 responses):

- 5 Yes
- 27 No
- 7 Unsure



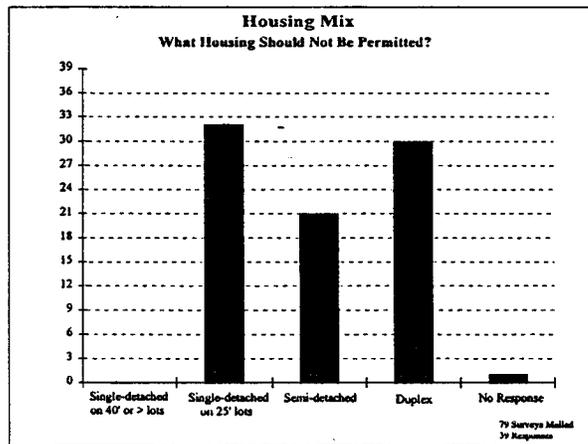
When asked if you planned to subdivide, you said (n/39 responses):

- 3 Yes
- 29 No
- 7 Unsure

**The Buildings**

We asked what housing types you felt should not be permitted. You said (n/39 responses):

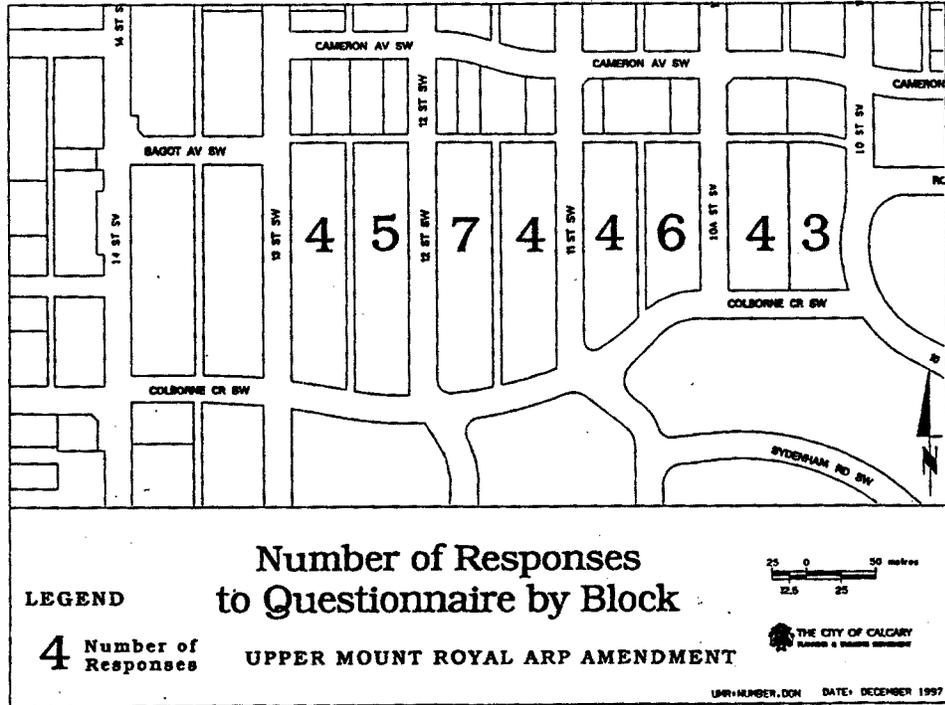
- 32 Single detached infill dwellings on 25' lots
- 30 Duplexes
- 21 Semi-detached dwellings



The questionnaire results indicate that 25' single detached houses are not considered consistent with the existing character of the area.



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Note: Two additional responses were from property owners that live outside of the special study area.



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# Glossary

## Area Redevelopment Plan (ARP)

- A *statutory plan* which identifies planning goals and objectives of residents, owners and business people in an existing area. It is a basic community planning document that deals with zoning, traffic, parks, social issues, etc.
- 

## Calgary Planning Commission (CPC)

- A body authorized by the *Municipal Government Act* to make *Development Permit* and subdivision decisions and recommendations on other planning matters.
- 

## Community Association

- A registered organization of residents, living within a geographical area which is recognized by the Federation of Calgary Communities.
- 

## Community District

- A distinct area of the city for which statistical data are produced.
- 

## Development Permit (DP)

- A document issued by an *Development Authority*, which includes plans and conditions of approval and establishes the form intensity and appearance. A *Building Permit* is still required.
- 

## Discretion

- The term used when an *Development Authority or Subdivision Authority* varies any of the provisions of the *Land Use Bylaw*.
- 

## Established Communities

- Older communities which are subject to special rules for some types of residential development. A map and list of the communities are available.
- 

## Historical Resource

- A site or building designated to be of historical significance by the Historical Sites and Monuments Board of Canada or the Government of Alberta—not to be confused with the City of Calgary’s Inventory of *Potential Heritage Sites*.
-

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### **Land Use Amendment**

- When the existing *land use designation* does not allow for the development a landowner wants, they may apply for a change. This requires a public hearing of City Council.
- 

### **Land Use Designation (Zoning)**

- The legal control on the USE and intensity of development on a parcel of land (not on the design of a project).
- 

### **Land Use District**

- An area of the city designated for a particular type of use contained in the *Land Use Bylaw*, R-1 for example.
- 

### **Modest Residential Development Permit**

- A type of *Development Permit* for single and semi-detached dwellings and duplexes in some *Established Communities*. To be considered modest these buildings must fit in a certain *building envelope* plus satisfy other special *rules*.
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### **Municipal Government Amendment Act (Planning Act)**

- The former provincial legislation that set out the procedures, types of arguments that can (and cannot) be considered on planning decisions and the rules that govern various planning processes. Replaced by the *Municipal Government Act, Part 17, Planning & Development*.
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### **Municipal Reserve (MR)**

- Land the developer gives up, at the time of subdivision for park purposes. When subdividing an area larger than two acres a 10% reserve dedication is required.
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### **Permitted Use**

- Uses that are well suited to a particular *land use district*. Applications relating to *permitted uses* that fully comply with the *Land Use Bylaw* must be approved.
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### **Potential Heritage Site**

- A site identified by the City of Calgary's Heritage Advisory Board as having potential historic significance. Such sites are not designated under the Historic Resource Act.
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## Relaxation

- The term used when a variance of one of the *rules* of the *Land Use Bylaw* is being considered - a residential side yard smaller than 4 feet, for example.
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## Rules

- The requirements of the *Land Use Bylaw* which describe such things as height maximums, side yard minimums, etc.
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## Setback - See Yard

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## Statutory Plan

- Required by the *Municipal Government Act, Part 17, Planning & Development*, passed by bylaw, must be adhered to by subordinate plans and planning approvals, can only be changed by amending the bylaw.
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## Streetscape Plan

- Drawing of the front view (*elevation*) of 2 or 3 buildings either side of the proposed building, required for some *Development Permits*.
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## Subdivision & Development Appeal Board (Previously Development Appeal Board)

- A body appointed annually by City Council, to hear appeals against decisions of the *Calgary Planning Commission*, the *Development Officer*, an *Enforcement Order* or the *Subdivision Officer*.
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## The Bylaw - See Land Use Bylaw 2P80

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## Yard

- The distance a building must be from the front, side or rear property lines.
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## Zoning - See Land Use Designation

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## **Residential Land Use Districts**

The “R” designation is used for those areas where single and two dwelling residences predominate. The maximum building height for single and two dwelling residences is 10 metres.

### **RR-1 Restricted Residential Single-Detached District**

For large-lot (1,100 square metres or 12,000 square feet) single-detached development in areas where compatibility with special environmental characteristics is essential.

### **R-1 Residential Single-Detached District**

For single-detached housing on lots averaging at least 370 square metres (4000 square feet).

### **R-2 Residential Low Density District**

For single-detached, semi-detached and duplex dwellings.

### **RM-5 Residential Medium Density Multi-Dwelling District**

For a variety of low profile residential buildings in a medium density range.

## **Special Land Use Districts**

The name “Special Districts” is used for those districts containing land uses that are not considered to be residential, commercial or industrial in nature.

### **DC Direct Control District**

This district provides a mechanism to enable Council to impose site specific rules for innovative and unique projects which cannot be accommodated by another district.

### **PE Public Park, School and Recreation District**

For educational, recreational and conservation uses.