

ELBOW PARK

RESIDENTS ASSOCIATION



Elbow Park Development Guidelines

Intended for residents, future residents, real estate agents, developers,
architects and our City of Calgary partners.

1. Purpose



Elbow Park is an inner city residential neighbourhood of important historical significance. Elbow Park was annexed to the City of Calgary in 1907 and its development began in 1910. The Elbow Park Residents Association (EPRA) was formed in 1930 and is the oldest community association in the city. Many of the area's original homes remain in good condition.

The purpose of the Elbow Park Development Guidelines is to outline the vision of the EPRA regarding redevelopment in the community and the design principles relating to that vision.

An extensive community survey conducted in 2020, used to inform these guidelines, confirmed that a majority of Elbow Park residents continue to value planning norms and housing design that retain the character, heritage, safety, walkability and human connection of our community.

These guidelines are intended to provide community context to stakeholders in order to promote redevelopment that is respectful and sensitive to the unique characteristics of our neighbourhood and provide all stakeholders with a resource to increase their understanding of the community's development goals.

These guidelines will also be used to assist the EPRA to prepare consistent responses to development applications.

EPRA is committed to retaining the unique character of our historic community and will take necessary measures to challenge developments, subdivisions or re-designations that will negatively impact our vision.

2. Vision



A. Maintain Character & Scale

Development in Elbow Park will maintain the character and scale of the neighbourhood with sensitive, respectful, carefully executed housing and landscaping design while ensuring that adjacent neighbours are not adversely impacted. This includes development that:

- Maintains the park-like charm and sense of space of the neighbourhood
- Protects and enhance existing green spaces
- Respects the river and its riparian zone to reduce flood potential
- Facilitates active living by maintaining uninterrupted sidewalks to encourage pedestrian-friendly walking and promote safer cycling
- Promotes positive interactions between neighbours
- Fosters a sense of belonging and connection

B. Collaboration

EPRA will have a transparent, responsive, collaborative relationship with all stakeholders.

3. Principles



A. *Maintain community expectations:*

1. Maintain the R-C1 zoning

(single family detached and minimal lot width of at least 40 feet)

2. Strict Compliance with Restrictive Covenants and Caveats on title

including minimum setbacks and the “1 lot/1 house and 1 garage restriction which effectively prohibits subdivisions and limits the number of garages to 1 per lot.

3. Strict Compliance with the Maximum Lot Coverage of 45% but less is preferred

4. Respect Historical Lot Sizes

If a caveat or restrictive covenant is absent and subdivision is permitted, only subdivisions into lots equal to or greater than 40' are acceptable.

5. Honour Elbow Park's Heritage

by preserving older homes representative of historical architectural styles and protect Designated Heritage Resources. (See glossary)

6. Comply with all regulations related to properties in the flood fringe and flood way

7. Secondary Suites, Backyard Suites and Laneway Housing are strongly discouraged

B. *Maintain the character and scale of existing development and streetscapes:*

1. **Retain the quality character of Elbow Park's architecture through compatible design and quality materials.**
2. **Maintain similar setbacks, massing and building height as the adjacent homes.**
3. **Side yard setbacks** that are wider than the minimum of 4 feet, including projections (cantilevers), are promoted to preserve the park-like character.
4. **Align front projections with the average of the adjacent homes.**
5. **Design the height of front entries and porches to be compatible with existing homes.**
6. **Elements such as porches, gables, sloped rooflines and detailing are encouraged.**
7. **Adhere to a height of no more than the average of adjacent homes.**
If the design includes a 3rd floor, this space should be kept to a minimum and be kept within the attic space.
8. **Design to minimize shading and preserve views of neighbouring properties**
9. **Flat Roof Designs perceived as higher than sloped roofs need to increase side-yard setback.**
Flat roof designs often appear to tower over the adjacent homes regardless of meeting height requirements and consideration must be given to downsize in order to accommodate this phenomena
10. **Designs must consider privacy of adjacent homes**

Placement of windows, balconies and decks must be respectful of the privacy of adjacent home and yard including when the main floor is raised in compliance with flood regulations. To avoid overlooking, decks may need to step down from the main floor.

11. Garage Location

Uninterrupted sidewalks provide a flow of pedestrian traffic that is characteristic of the neighbourhood.

- a) When a back lane exists, rear garages, detached from the house, positioned to the rear of the yard and accessible from the lane are expected.
- b) Rear ATTACHED garages are unacceptable as the long uninterrupted wall negatively impacts the feeling of space, sunlight, views and neighbourly interaction.
- c) Front and side drive garages are allowed ONLY where rear access is not available. If unavoidable, they should be as unobtrusive as possible and limit interruption of the sidewalk.
- d) Garages should not dominate the lot. No more than a double garage should be constructed on lots of 50' or less.

C. *Maintain the Environment and Surroundings:*

12. Protect Trees, Green-space and Vegetation

- a) Ensure preservation of mature trees and vegetation in the design process.
- b) When new developments result in removal of mature trees and vegetation, ensure replacement with comparable mature trees and shrubs.
- c) Minimize impact on the riparian zone, environmental reserve or escarpment. Replant interfaces with native species in preference to non-native species or concrete retaining walls.
- d) Minimize the use of hard landscaping.

13. Eliminate light pollution and reduce the impacts of outside lighting on adjacent properties through appropriate positioning and the use of shielded light fixtures

14. Eliminate noise pollution when positioning Heating, Ventilation and Air Conditioning (HVAC) units etc.

4. Achieving the Vision



Stakeholder Roles & Responsibilities

The City of Calgary:

- Circulates ALL development permit applications that fall within the community boundaries to EPRA, including both contextual and discretionary.
- Notifies EPRA of modified plans within the appeal period if plans are modified after EPRA has responded and allow time for review and comment.
- Provides an opportunity for follow-up discussion with City Planners when their decisions contravene the expressed wishes of EPRA.

Applicants:

- Present proposed developments to neighbours and EPRA in the early design stages to minimize conflict including a copy of:
 - the caveat or restrictive covenants on title
 - Designated Historic Resource documentation,
- Comply with design principle guidelines in this document.

Developers/builders

- Avoid negative impacts on the convenience and quality of life of neighbours by adhering to the “*Good Neighbour Program*” guidelines.
- Ensure that vacant properties (including those under development) are well-maintained, including lawn mowing, weed control and snow removal.
- Reduce disturbance to mature trees during construction including root compaction, severance and dehydration.

EPRA:

- Help residents understand the relevant development policies.
- Review all proposed developments for adherence to applicable caveats and restrictive covenants
- Facilitate discussion between stakeholders
- Stay abreast of neighbourhood opinion and sentiment
- Represent the view of the majority of resident

5. Reference



Listed here are the minimum criteria as outlined in the Low Density Residential Housing Guidelines (LDRHG) and the Land Use Bylaw (LUB).

Developments must comply with the LDRHG, the LUB and applicable caveats/restrictive covenants, whichever criteria is more stringent. For more extensive information please see the links below.

Recognize that meeting the minimum criteria outlined in the City's Low Density Residential Housing Guidelines for Established Communities (LDRHG) and the Land Use Bylaw (LUB) will not ensure a successful project. Successful projects will require a sensitive, respectful, carefully executed design (page 14 of the LDRHG).

- Minimum parcel width: 12m (40')
 - Minimum parcel depth: 22m
 - Minimum parcel area: 330m²
 - Maximum parcel coverage: 45%
 - Minimum setback from front property line is the greater of: Contextual setback less 1.5m (contextual setback = average setback of adjacent homes) or 3.0m
 - Minimum side setback for laned parcels: 1.2m
 - Minimum side setback for laneless parcels: 1.2m or 3.0m on one side when no provision has been made for a garage in front or on side.
 - Minimum side setback from side property line for a corner parcel: 1.2m, provided that no portion of the building is located within 3.0m from back of sidewalk or curb.
 - Minimum rear setback: 7.5m
 - Maximum building height is the greater of 8.6m or contextual height plus 1.5m, to a max. of 11m (contextual height = average of adjacent homes)
1. Low Density Residential Housing Guidelines for Established Communities <https://media1-production.mightybell.com/asset/737949/InfillGuidelines2010.pdf>
 2. City of Calgary Land Use 1P2007 <http://lub.calgary.ca/>
 3. Municipal Development Plan <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/land-use-bylaw-land-use-districts.html>
 4. Calgary River Valleys <http://calgaryrivervalleys.org/city-of-calgary-planning-development-map/>

5. Floodway/Floodplain Maps <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/floodway-flood-fringe-maps.html>
6. Designated Historic Resource <https://www.calgary.ca/pda/pd/heritage-planning/inventory-of-evaluated-historic-resources.html?redirect=/heritageinventory>
7. Community Profile <https://www.calgary.ca/csps/cns/social-research-policy-and-resources/community-profiles/elbow-park.html>
8. EPRA Survey 2020 results (include link to EPRA website)

Appendix list:

Heritage Map (when available)

Caveat Map (when available)

Good Neighbour Program

Glossary of Terms



Stakeholders: includes residents, property owners, renters, neighbours, real estate agents, architects, architect technicians, designers, developers, builders, sub trades and the City of Calgary Planning Department

EPRA: Elbow Park Residents Association

Land Use Bylaw (LUB): The 1P2007 Land Use Bylaw has been in effect since June 2008. It outlines the rules and regulations for development of Calgary for each district (zone) as well as the process of making decisions for development permit applications.

Municipal Development Plan (MDP): Adopted by Council in 2009, the MDP outlines Calgary's vision for how the City grows and develops over the next 30 to 60 years. It aims to build a city where Calgarians can choose from a variety of housing types in numerous unique communities. An amended MDP has been approved by Council in November 2020 and will go in effect early 2021.

Low Density Residential Housing Guidelines (LDRHG): First approved by City Council in May 1993 in order to prevent insensitive development by developers in established neighbourhoods. The LDRHG provide a comprehensive package of information to guide the development of low density residential housing in Established Communities. They are intended to apply to single-detached dwellings, semi-detached dwellings and duplexes requiring a development permit.

Cantilevers: A portion of a structure which overhangs from the foundation. (i.e. bay windows, chimneys)

Floodway: The floodway is comprised of the main river channel and adjacent lands where water flows the fastest during a major flood (one in 100-year event). This area acts like a floodwater pathway and is where moving floodwaters are the most destructive. Flooding is expected in this area, and rules exist to keep new structures out of the floodway, minimizing the damage caused by rapidly flowing water. Generally new development is prohibited in the floodway

Flood Fringe: The flood fringe is the area beside the floodway, which may flood. Floodwater in the flood fringe area typically moves slowly. Damage is generally caused by the presence of the floodwater, rather than its speed. Rules exist to minimize damage from water saturation. For example, mechanical equipment, such as a house's electrical

box, must be located above the designated flood level so that it does not become a safety hazard.

Restrictive Covenant: A legal restriction on the title of the property regarding use of land, so that the value and enjoyment of adjoining land will be preserved, for example: minimum setback requirements, limiting the number of dwellings or garages, prohibiting commercial activity on the land.

Caveat: a document on the title of the property that serves as a notice or caution that there is a restriction, formally known as a restrictive covenant, on the parcel of land or that a person or persons other than the landowner have an interest in the parcel of land.

Designated Historic Resource: A property having certain historic features that are protected, with the consent of the owner, by a City bylaw specific to the property.

Riparian Zone: The interface between land and the river.