

# Background and Planning Evaluation

## Background and Site Context

As indicated in the Applicant Submission (Attachment 2), the applicant intends to pursue up to five units on the site. A development permit for five-unit rowhouse building has been submitted by Professional Custom Homes Ltd on 2020 October 26 and is under review. See Attachment 4 for additional information related to the development permit application (DP2020-6811).

The 0.07 hectare corner site, in the southwest community of Altadore, is at the intersection of 21 Street SW and 49 Avenue SW. The site is approximately 15 metres wide by 45 metres long. The parcel is currently developed with a single detached dwelling. There is detached garage with access via the driveway fronting 49 Avenue SW. The site also has rear lane access. The surrounding land uses are R-C2 with a mix of bungalows and two storey homes. The eastern parcel across the lane is developed with a school.

## Community Peak Population Table

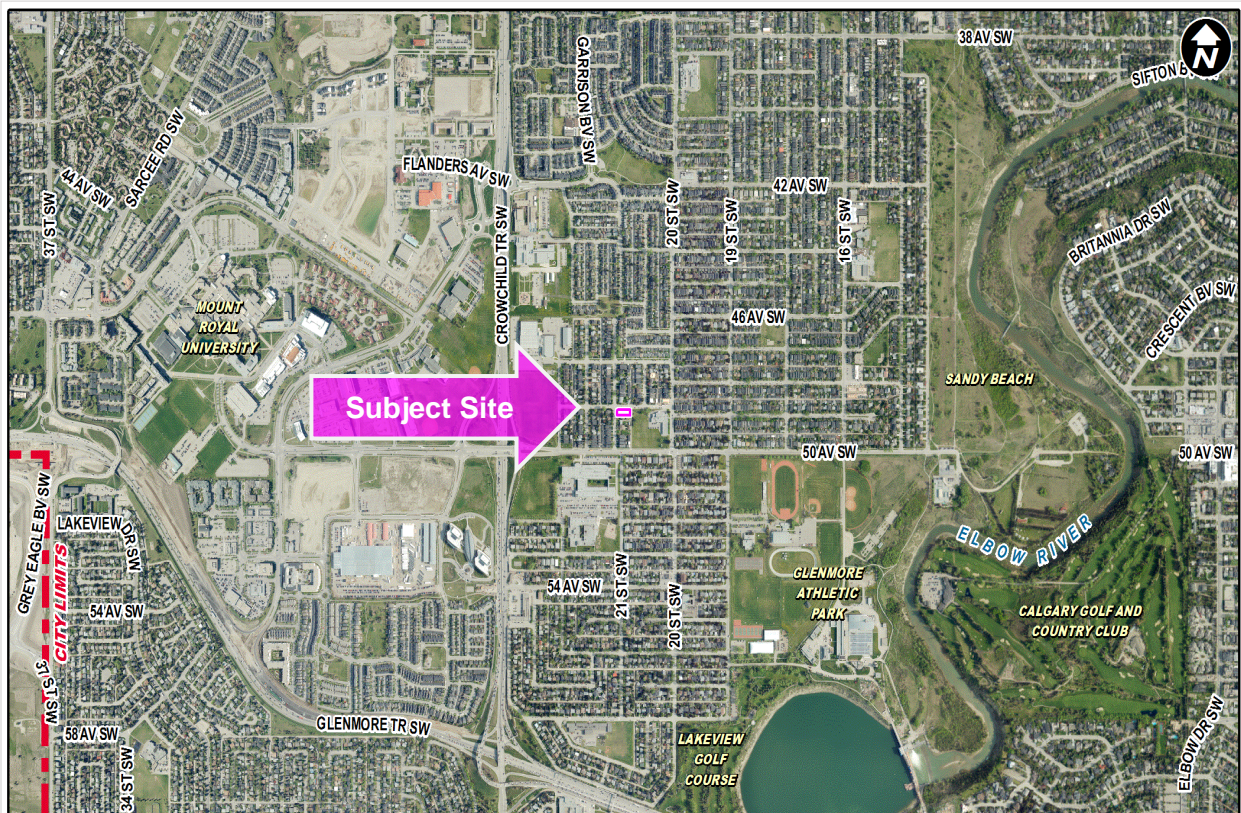
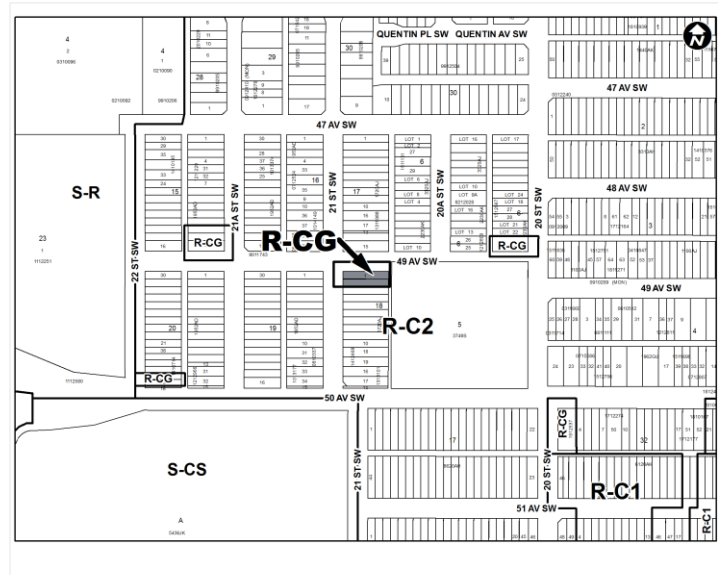
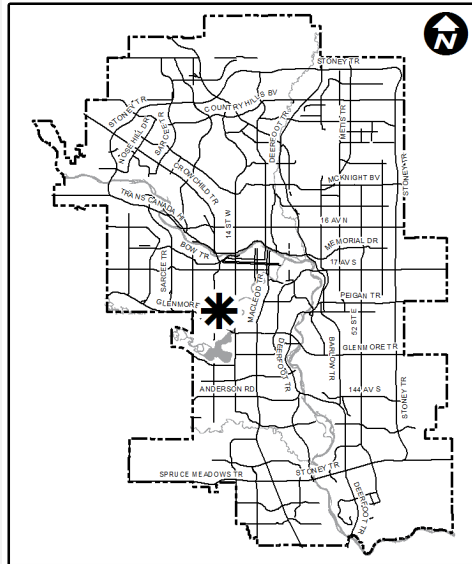
As identified below, the community of Altadore reached its peak population in 2019.

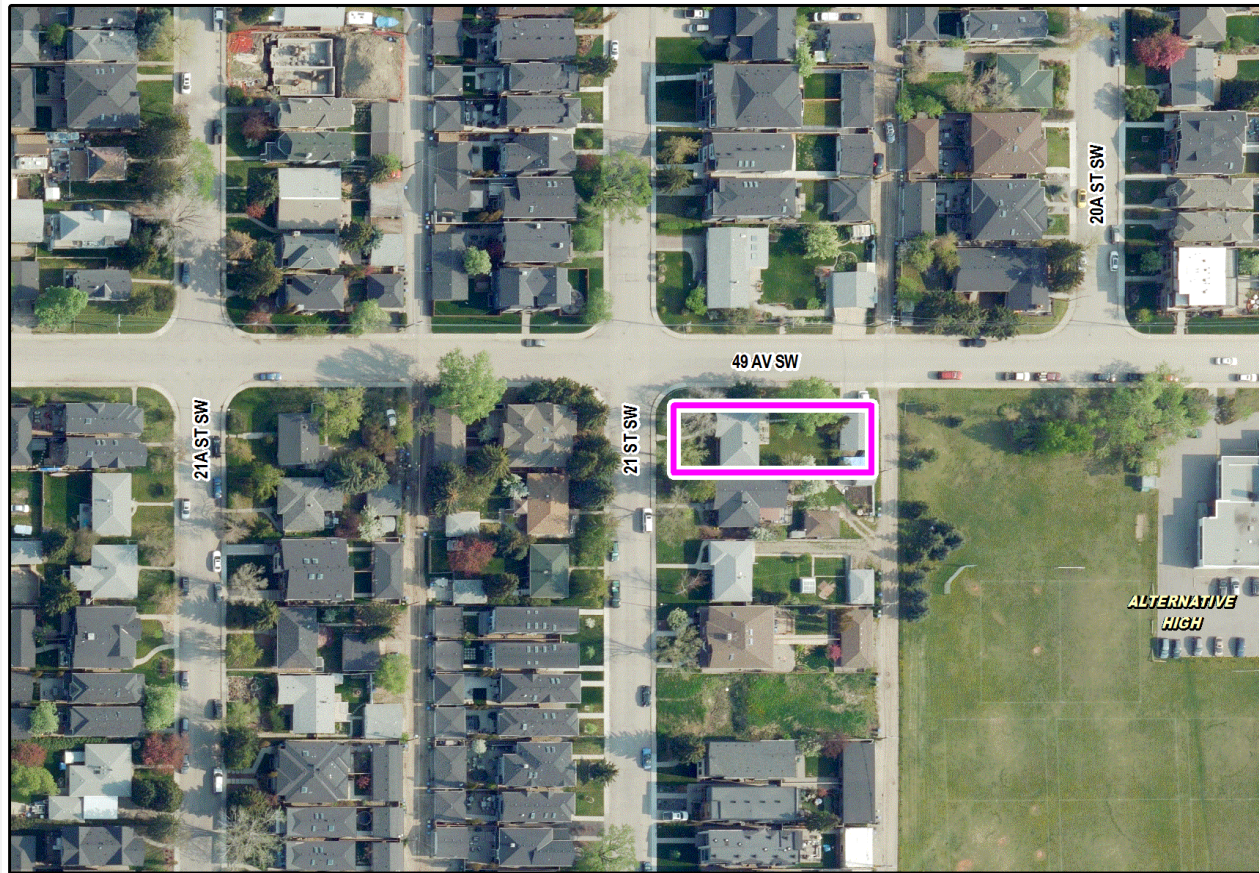
<b>Altadore</b>	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (three storeys) and a maximum of 75 dwelling units per hectare. For the subject site this means a maximum of five dwelling units in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

### Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The 45 metre long corner site allows for the provision of five units instead of the more typically seen four unit

rowhouse. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 21 Street SW and 49 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design; and
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

### **Transportation**

The subject site is a corner lot with lane access. There is an existing curb cut on 49 Avenue SW that will have to be closed and rehabilitated at the time of redevelopment, and vehicular access is to come from the lane.

The subject parcel is approximately 215 metres from an eastbound Route 13 Altadore bus stop, which provided service through Altadore, Mount Royal, and into the Downtown Core, with access to LRT routes (Primary Transit, approximately six kilometres away). The parcel is also approximately 250 metres from a westbound Route 13 bus stop, which provides service to Mount Royal University, the Richmond terminal, and on to the Westhills Shopping Centre loop where it then turns around.

The subject parcel is within Residential Parking zone “II”, and there is currently a parking restriction on 49 Avenue SW from 8:00-17:00 on school days, except by permit, and currently one hour parking restrictions on 21 Street SW from 8:00-17:00 Monday to Friday.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit and Development Site Servicing Plan stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board’s [Interim Growth Plan](#) (IGP). The proposed [development/land use amendment/policy amendment] builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is

intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

**Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

**South Calgary / Altadore Area Redevelopment Plan (Statutory – 1986)**

The [South Calgary/Altadore ARP](#) currently identifies the property as Residential Conservation, which allows for Single Detached and Semi-Detached buildings. An amendment to the ARP from Residential Conservation to Low Density Residential is required to enable the proposed land use district (Attachment 2).

**West Elbow Local Area Planning Project**

The *South Calgary/Altadore ARP* is currently under review as Administration is currently working on the [West Elbow Communities Local Area Planning project](#) which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *West Elbow Communities Local Area Planning project* has been put on hold but is anticipated to be relaunching in 2021.