

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Elboya, mid-block on Stanley Road SW between 46 and 49 Avenues SW. The site is approximately 0.14 hectares in size and is approximately 37 metres wide by 38 metres deep. The two parcels are currently each developed with a four-unit multi-residential building (eight units total currently on the subject site) with vehicular access to detached garages and parking pads from the rear lane.

Surrounding development is characterized by a mix of residential and commercial uses. The Macleod Trail Urban Main Street is located a half block to the east with most parcels designated Commercial – Corridor 3 (C-COR3) District. Other parcels to the northeast and southwest of the subject site along Stanley Road SW are designated M-C1 District and are developed with four to six-unit multi-residential buildings. Lands to the west are designated Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District, and are developed with single and semi-detached dwellings.

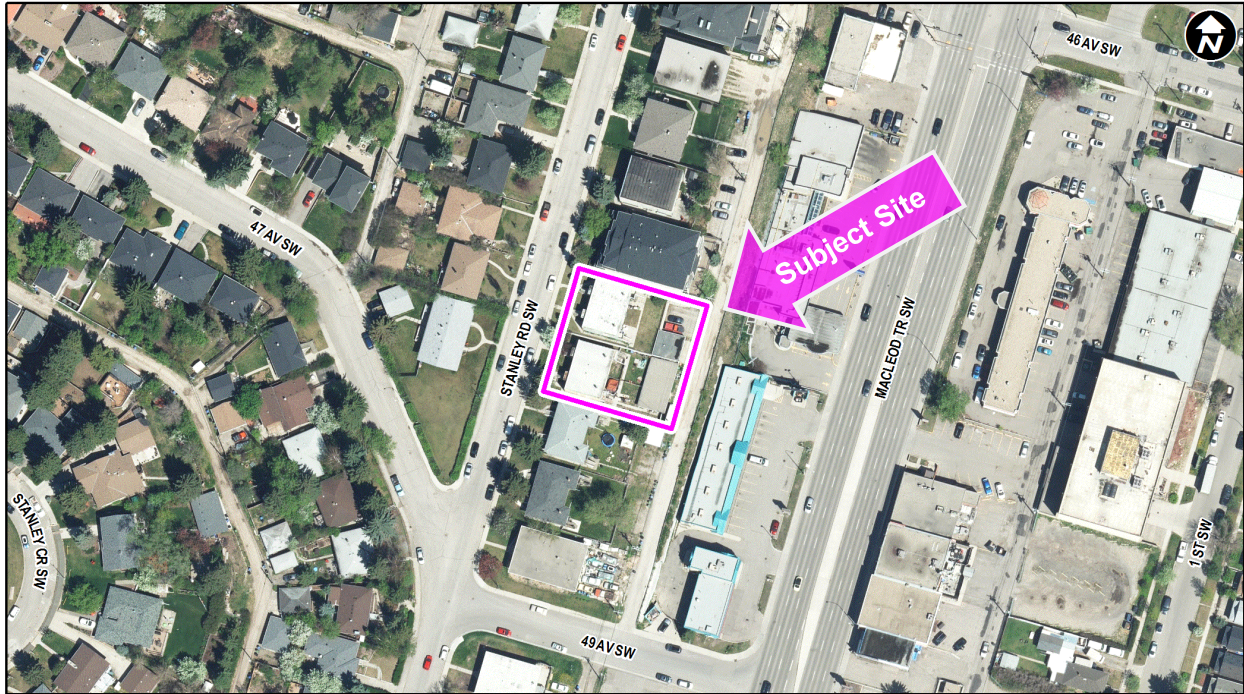
Community Peak Population Table

As identified below, the community of Elboya reached its peak population in 1968.

Elboya	
Peak Population Year	1968
Peak Population	1,930
2019 Current Population	1,754
Difference in Population (Number)	-176
Difference in Population (Percent)	-9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Elboya community profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District allows multi-residential development of low height and medium density, and is intended to be in close proximity to, or adjacent to, low density residential development. The M-C1 District allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio. The M-C1 District does have a density limit of 148 units per hectare (60 units per acre) which allows for a maximum of 20 units on the subject site.

The proposed M-C2 District provides for multi-residential development in a variety of forms at medium height and medium density. It may be applied in close proximity to, or adjacent to, low density residential development, and is intended for locations at transit and transportation corridors and nodes. The M-C2 District does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5 and a maximum building height of 16 metres. The proposed district would allow for approximately 3,500 square metres of floor area to be developed on the subject site.

Development and Site Design

The rules of the proposed M-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along the Stanley Road SW frontage including building façade articulation and principal entrance accentuation; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent properties.

Transportation

Pedestrian and vehicular access to the site is available via Stanley Road SW and the rear lane. The area is served by Calgary Transit Route 10, City Hall / Southcentre, and Route 81, Macleod Trail. There is a Route 10 bus stop approximately 250 metres southeast of the site on Macleod Trail. Route 10 provides transit service every 30 minutes during the peak hours. There is a Route 81 bus stop approximately 400 metres southwest of the site on 50 Avenue SW. Route 81 provides transit service every 30 minutes in the peak hours. The site is within 900 metres radius of the 39 Avenue LRT Station. On-street parking adjacent to the site is un-regulated on Stanley Road SW. At the development permit stage, improvements may be required to the rear lane to support the increase in density, such as lane paving.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary deep utilities exist immediately adjacent to the sites; while public storm deep utilities are not immediately available. Development servicing requirements will be determined at the time of future development.

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 site is located along the Macleod Trail Urban Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Urban Main Streets are intended to have a mix of uses and achieve a minimum density of 200 people and jobs per hectare (overall). This application is supported by MDP policy.

There is no local area plan for the subject site.

Climate Resilience Strategy (2018)

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