

Background and Planning Evaluation

Background and Site Context

This 0.05 hectare parcel is located in the southwest community of Altadore, on the northeast corner of 37 Avenue SW and 16 Street SW, across from Kiwanis Park. The immediate area is currently characterized by low density development (single and semi-detached dwellings), however, the land use districts to the north and east are multi-residential districts. These properties have mostly retained their low density housing at this time with notable exceptions of multi-residential development on the northeast and southeast corners of the intersection shared with the subject site.

The adjacent land use to the north and east is the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Multi-Residential – Contextual Low Profile (M-C1) District is the predominant land use further to the north and north-east. The Residential – Contextual One / Two Dwelling (R-C2) District is the predominant land use district to the south and west as well as further out to the east of the subject site. There are also some pockets of R-CG, M-CG, and M-C1 to the south of the site.

The subject site has approximate dimensions of 15 metres by 36 metres. Vehicular access to the site is available from the rear lane. The parcel is currently developed with a single detached dwelling and rear detached garage.

No development permit application has been submitted at this time.

Community Peak Population Table

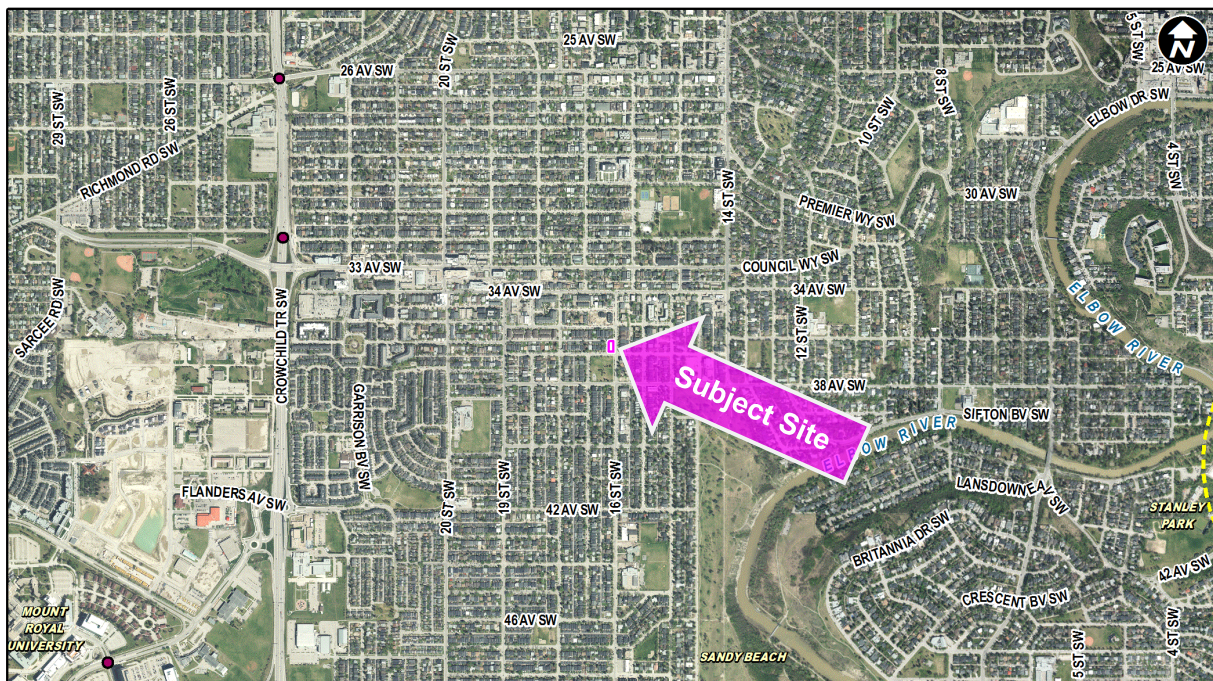
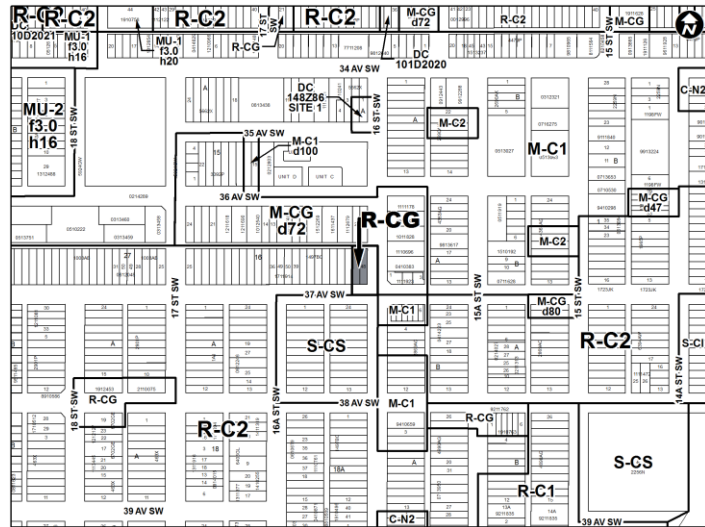
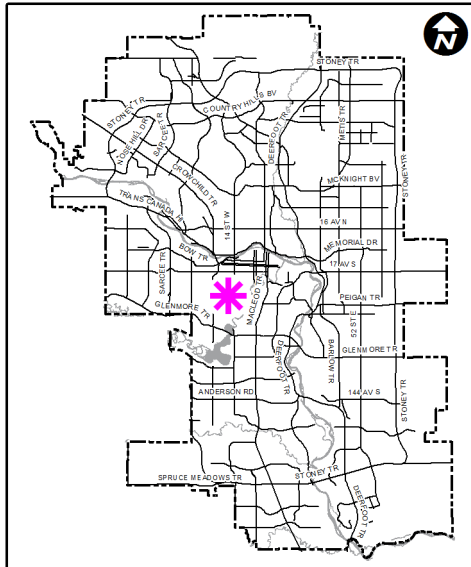
As identified below, the community of Altadore reached its peak population in 2019.

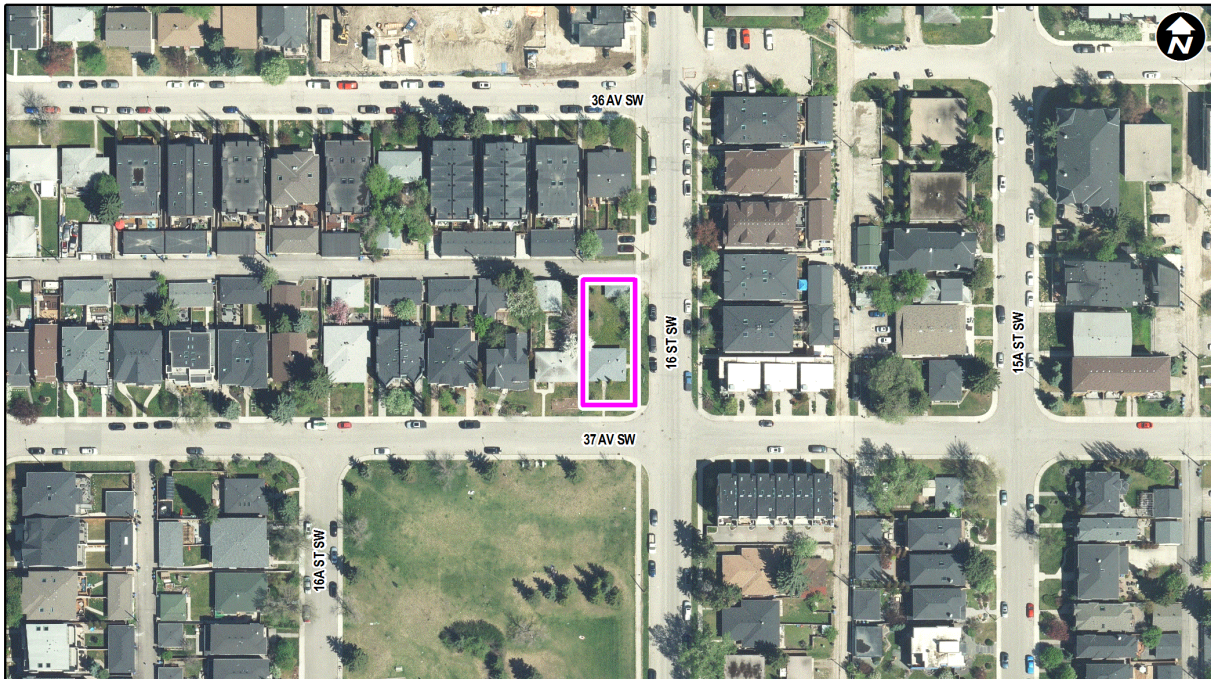
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 are 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 density 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 (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the R-CG District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Vehicular access to the site will be required to come from the rear lane. 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 37 Avenue SW and 16 Street SW frontages; and
- height, massing, coverage, and privacy concerns in relation to the adjacent properties and the low density development on the rest of the block.

Transportation

Pedestrian and vehicular access is available from 37 Avenue SW and 16 Street SW as well as the rear lane. The site is well served by Calgary Transit with access to Route 13 approximately 130 metres away (2-minute walk) and Routes 7 and 22 approximately 350 metres away (4-minute walk).

On-street parking adjacent to the site is available along both 37 Avenue SW and 16 Street SW, and is not regulated by the Calgary Parking Authority. Street parking is also available across the street adjacent to Kiwanis park.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject parcel is located within the Developed Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development 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)

This application aligns to the residential land use objectives of the [South Calgary/Altadore Area Redevelopment Plan](#) of preserving and enhancing the established residential character while identifying compatible infill development (section 2.1). A policy amendment to Map 2: Land Use Policy to indicate the property as Residential Low Density would be required to accommodate this application (Attachment 4). This site can create an appropriate transition between the R-C2 properties to the west and the adjacent M-CG developments to the north and east which is a requirement of the low-density multi-unit policy (section 2.3.2). This section also identifies a maximum density of 75 units per hectare which aligns to the R-CG district.

West Elbow Communities Local Area Plan

Administration is currently working on the [West Elbow Communities Local Area Plan](#) project which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the area plan process.