

Background and Planning Evaluation

Background and Site Context

Situated on the northwest corner of 16 Street SW and 48 Avenue SW in the community of Altadore, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 metres wide and 36 metres deep. The site currently fronts onto 48 Avenue SW and has direct access to a gravel lane along the north boundary, which is not utilized by the existing development due to electrical pole support-wires that block access.

Surrounding development is characterized by single detached housing to the north and west, a four-unit rowhouse building to the south, and a cluster of semi-detached dwellings and a multi-residential building, as well as an older commercial strip mall to the east across 16 Street SW.

The site is located near four open spaces, including Sandy Beach Park and the Glenmore Athletic Park, ranging in distance from approximately 120 to 500 metres. On the east side of 16 Street SW is a transit bus stop for Route 13 connecting Mount Royal University to the Downtown Core.

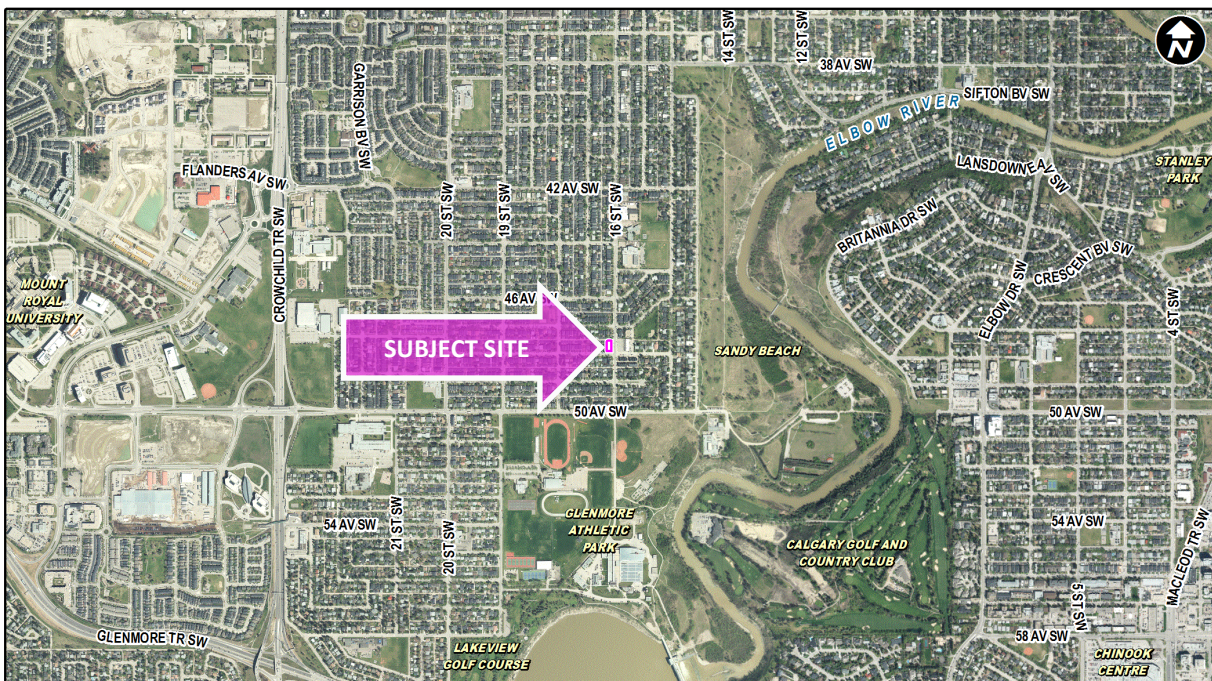
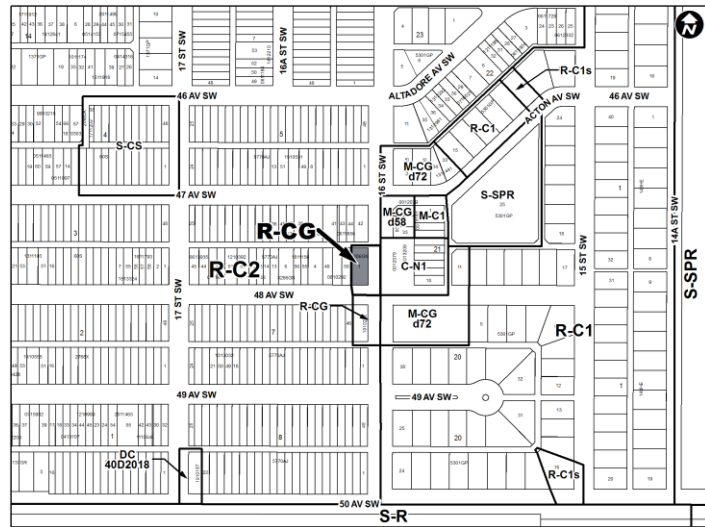
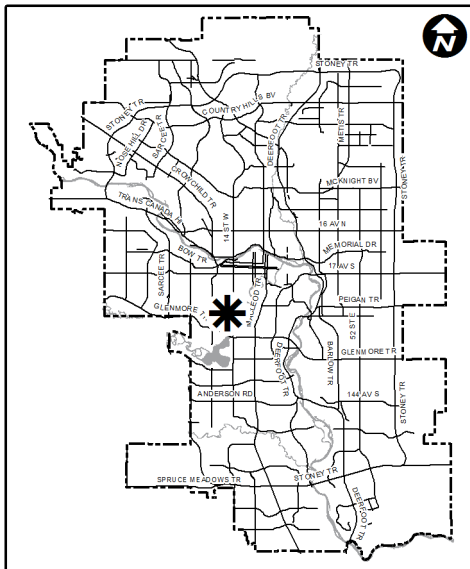
Community Peak Population Table

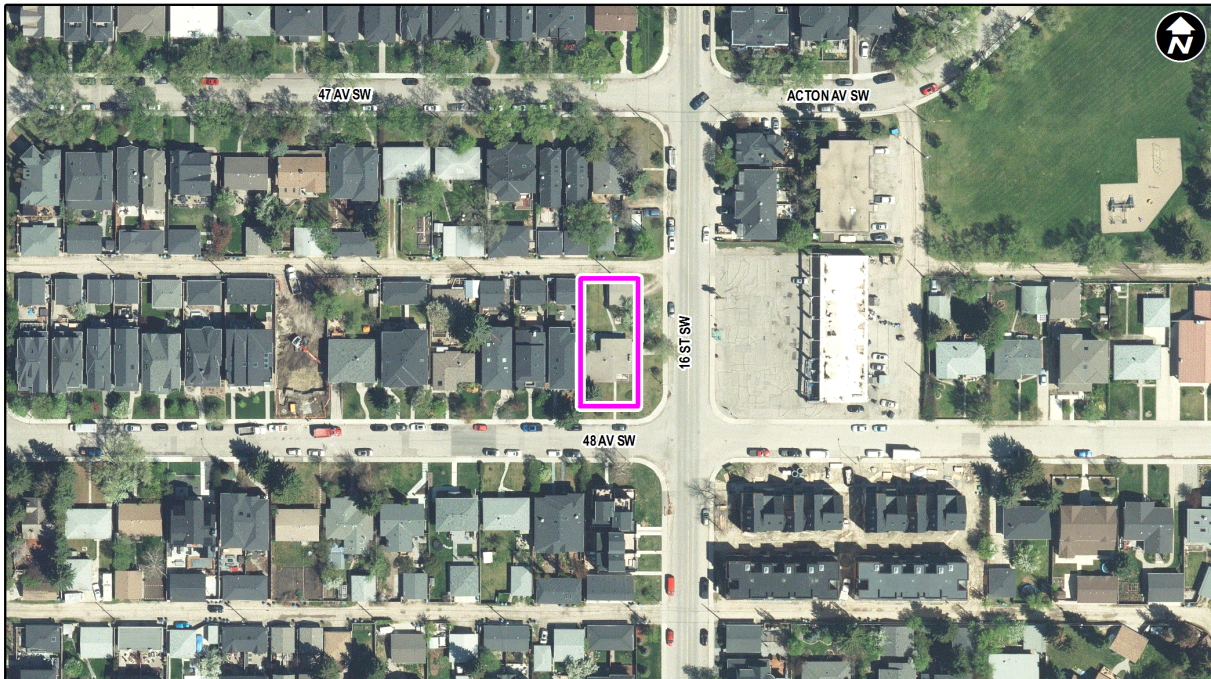
As identified below, the community of Altadore reached its peak population in 2019.

Altadore	
Peak Population Year	2019
Peak Population	6942
2019 Current Population	6942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings. The R-C2 District allows for up to two dwelling units and a maximum building height of 10 metres.

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 and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow for a maximum of four dwelling units on the subject site.

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 do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that would be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 48 Avenue SW and 16 Street SW;
- on-site parking requirements;

- the installation of an electric vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles; and,
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot that fronts on to an arterial class road with 17,000 vehicle trips per day, and sides on to a residential class roadway with less than 5,000 vehicle trips per day. The site has direct rear lane access and there are no on-street parking restrictions.

The subject site is approximately 40 metres from northbound Route 1 Bowness / Forest Lawn, Route 53 Brentwood / Greenwood, and Route 305 Bowness BRT bus stop (Primary Transit) and approximately 160 metres from southbound Route 1, Route 53 Brentwood / Greenwood and Route 305 Bowness BRT bus stop (Primary Transit).

Parking requirements will be reviewed as part of a future development permit.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water main and sanitary deep utilities are available to service the subject site. Storm sewers are unavailable for connection, and a storm sewer extension may be required to service the development. Development servicing requirements will be determined at the future development permit and development site servicing plan (DSSP) 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 land use and policy amendments builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed - Established Area typology of the [Municipal Development Plan](#) (MDP). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with policy as the R-CG District is a low-density residential district that allows for more than two dwelling units. The R-CG District provides building form, scale, and setback rules that respects the scale and character of the surrounding low-density residential land uses.

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, and delivers small and incremental benefits to climate resilience.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has committed to providing three electric vehicle charging stations as part of a future development permit application. This supports Program 4: Electric and Low-Emissions Vehicles of the Climate Resilience Strategy.

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

This site is within the Residential Conservation typology of the [South Calgary/Altadore Area Redevelopment Plan](#), restricting development to a maximum of two dwelling units.

To facilitate this application, a minor map amendment will be required to change the subject site to the Residential Low Density typology. This policy would allow for slightly more intensive development but is still considered appropriate for a low density residential area. The Residential Low Density policy uses townhouses as an example, of which rowhouses would align closely with.