

Background and Planning Evaluation

Background and Site Context

Situated on the southeast corner of 34 Avenue SW and 17 Street SW within the community of Altadore, the subject parcel is approximately 0.02 hectares (0.05 acres) in area, and approximately 7.5 metres wide by 22 metres deep. There is no rear lane access.

Parcels in the surrounding area are designated as the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding development is characterized by single detached housing to the east and south, a four-storey apartment building to the west, and a mixture of single and semi-detached housing to the north.

Community Peak Population Table

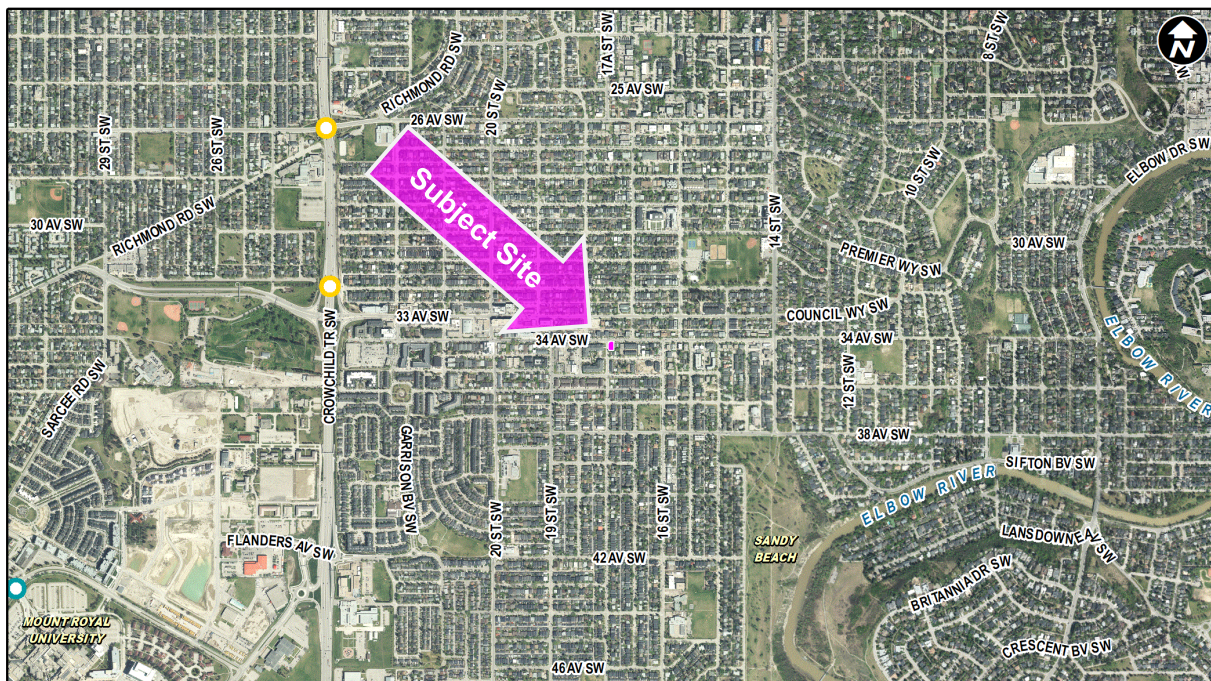
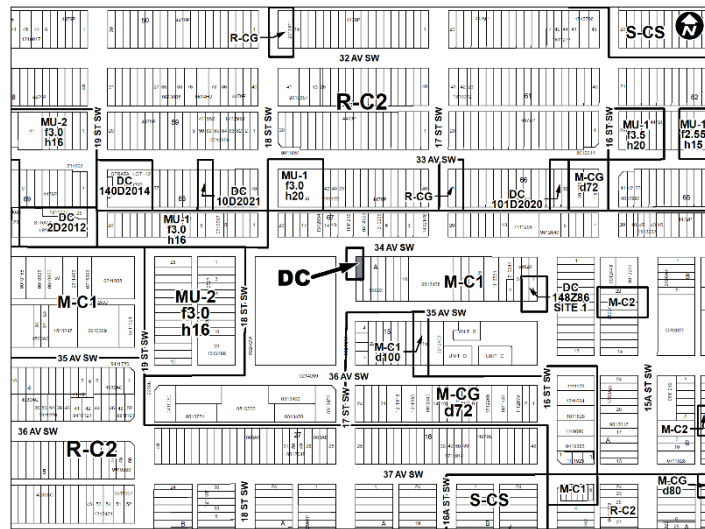
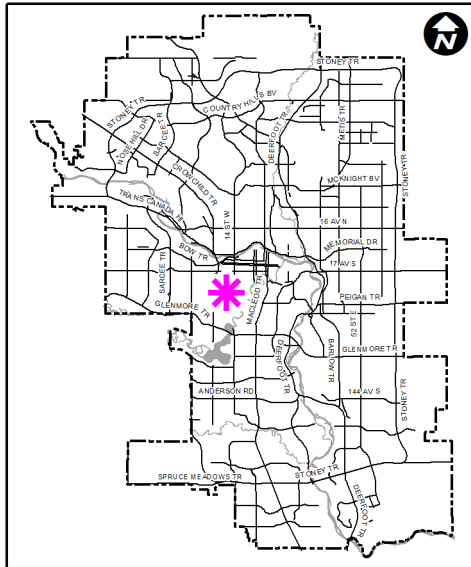
As identified below, the community of Altadore reached its peak population in 2019.

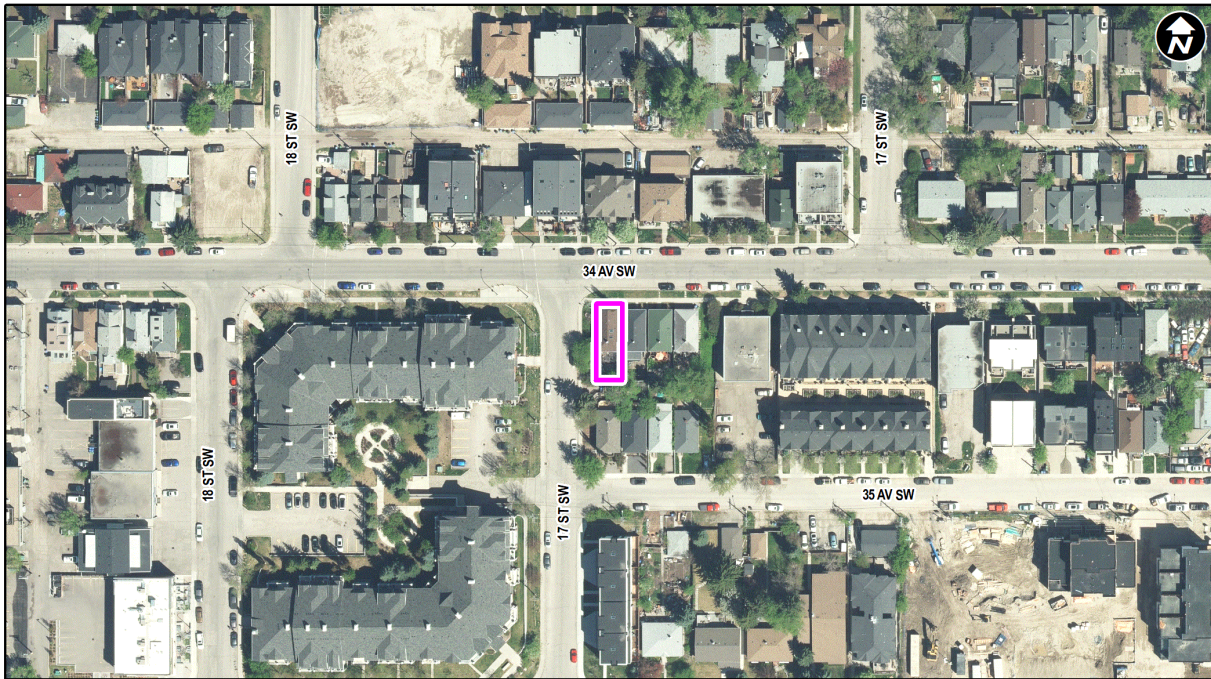
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 M-C1 District accommodates low height, medium density multi-residential development in a variety of forms, with varied setback and building heights that are intended to reflect the immediate context. M-C1 would allow for redevelopment on this site up to a maximum of two dwelling units and a building height of 14 metres.

The proposed DC District is based on the M-C1 District and will include a rule to allow for the Health Care Service use within the existing single detached building only. Under this proposed rule, the Health Care Service use will no longer be allowed if the existing building is demolished. There is no change to the maximum density or building height.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking

Transportation

The subject site is located on a corner parcel with vehicular access from 17 Street SW. The subject site does not have direct lane access.

The site is located approximately 600 metres from the stops for Route 7 (Marda Loop), Route 22 (Richmond Road SW) and Route 13 (Altadore) that provide service to the downtown core.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing 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 amendment 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)

The subject site is identified as being part of a Neighborhood Main Street. Policy for this typology supports a mix of commercial and residential uses within a building. The proposed Direct Control District aligns with this policy, as it will allow for both residential uses as well as a new, interim commercial use. As such, the proposed land use redesignation aligns with this policy.

Climate Resilience Strategy (2018)

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

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

The subject site is identified as Residential Medium policy area within the [South Calgary/Altadore ARP](#). While this policy area does not include commercial uses, there is policy that makes exceptions for sites that are within a Neighbourhood Main Street. According to the MDP, this site is considered within a Neighbourhood Main Street, and therefore, the proposed redesignation aligns with the ARP.