

# Background and Planning Evaluation

## Background and Site Context

The subject parcel is located at the southeast corner of 43 Avenue and 20 Street SW in the community of Altadore. The site is approximately 0.06 hectares (0.15 acres) in area, and approximately 15 metres wide by 38 metres deep with rear lane access. Surrounding development is predominantly single and semi-detached houses with a small commercial plaza located one block to the north.

## Community Peak Population Table

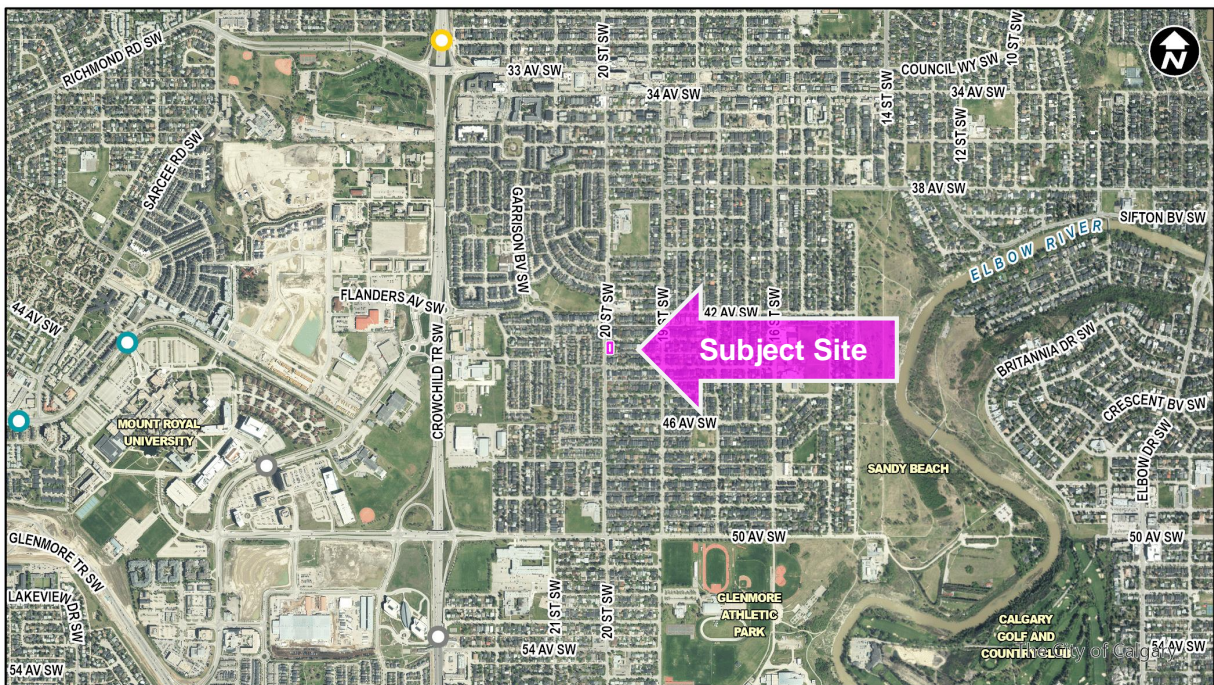
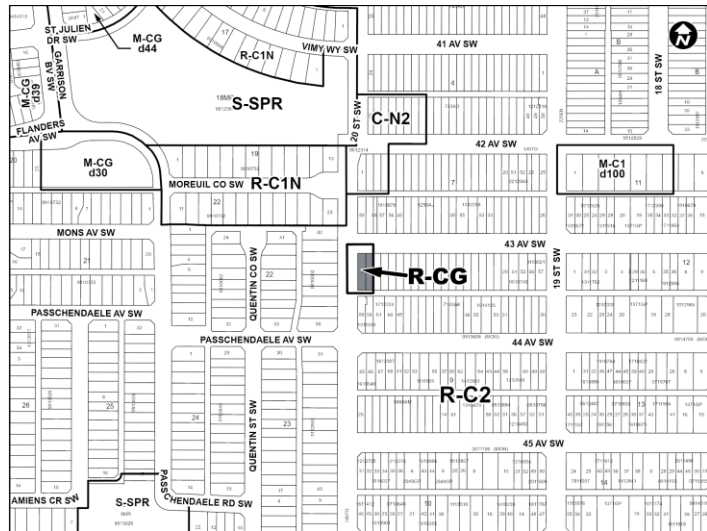
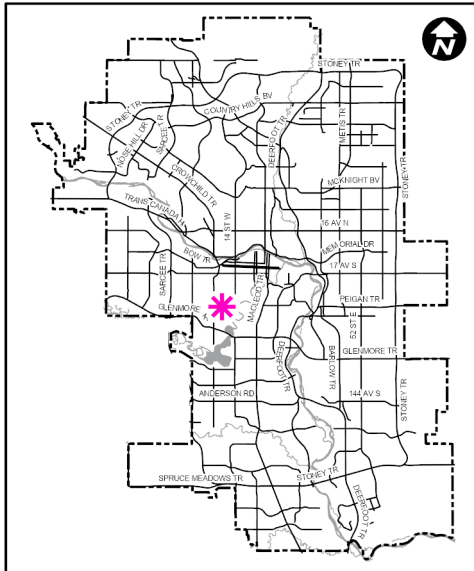
As identified below, the community of Altadore reached its peak population in 2019.

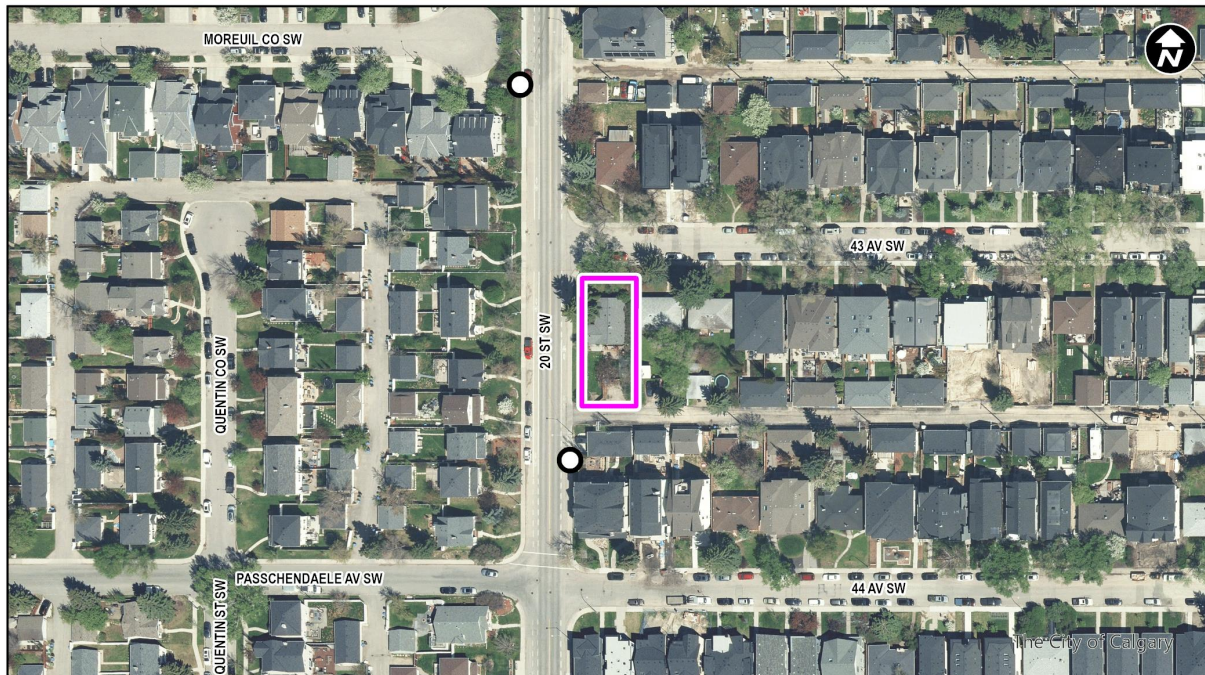
<b>Altadore</b>	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 accommodates residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the Developed Area. The District allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings, and cottage housing clusters, as well as secondary suites and backyard suites. The proposed district accommodates building designs that facilitate a diversity of grade-oriented development. Based on the parcel area, the District allows for a maximum of four dwelling units with four secondary suites on the subject site and a maximum building height of 11 metres.

Secondary suites (one backyard suite per parcel or one 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 if they meet the three criteria as per Section 546 (2) of Land Use Bylaw 1P2007:

- suites must have a floor area less than 45.0 square metres;
- be located within 150 metres of frequent transit service; and
- provide 2.5 square metres of space, accessed directly from the exterior, for storage of mobility alternatives.

The subject site is located within 50 metres of Route 7 frequent bus service. As such, future secondary suites with a floor area of 45 square metres or less, and with storage space for mobility alternatives, would not require on-site parking stalls. Secondary suites that do not meet these criteria would require a relaxation.

### **Development and Site Design**

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

- ensuring an engaging built interface along both 43 Avenue NW and 20 Street NW;
- mitigating shadowing, overlooking, and privacy concerns;
- consolidating waste and recycling collection receptacles through a private collection service (e.g., Molok waste collection); and
- minimizing existing tree loss and replacing with new trees where possible.

### **Transportation**

The subject site is located on a corner parcel with vehicular access from the rear lane. Future redevelopment on this site would continue to require access from the rear lane.

The site is located less than 50 metres from a stop for Route 7 (Marda Loop) bus stop that provides service to the Marda Loop and 17 Avenue SW commercial districts as well as the community of Garrison Woods and Bankview.

### **Environmental Site Considerations**

No environmental site concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm deep utilities are available. Development servicing requirements are being 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 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 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 policies encourage intensification that is consistent and compatible with the existing character of the

neighbourhood. This application aligns with this policy, as both the R-CG and surrounding R-C2 and R-C1 land use districts are part of the low-density residential group of districts due to their similar characteristics.

**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 may be explored and encouraged at subsequent development approval stages.

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

The site is within the policy area identified as Residential Conservation within the [South Calgary/Altadore Area Redevelopment Plan \(ARP\)](#). The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low-profile infill development that is compatible with surrounding dwellings. An amendment to Map 2: Land Use Policy is required to support this application by changing the typology of the subject site from Residential Conservation to Residential Low Density.