

Background and Planning Evaluation

Background and Site Context

Situated on the northeast corner of 20 Street SW and 45 Avenue SW in the community of Altadore, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 metres wide and 37 metres deep. This site fronts onto 45 Avenue SW and has direct access to an asphalt lane along the north boundary which is not utilized by the existing development due to electrical pole support wires that block access. An existing detached garage at the rear end of the site is currently accessed directly from 20 Street SW.

The subject site is predominately surrounded by lands designated under the Residential – Contextual One / Two Dwelling (R-C2) District and are developed with single and semi-detached dwellings. The site is located near three open spaces, including Flanders Park, ranging in distance from approximately 200 to 500 metres. On the east side of 20 Street SW is a transit stop for Route 7 connecting the community of Altadore to the Downtown Core.

Community Peak Population Table

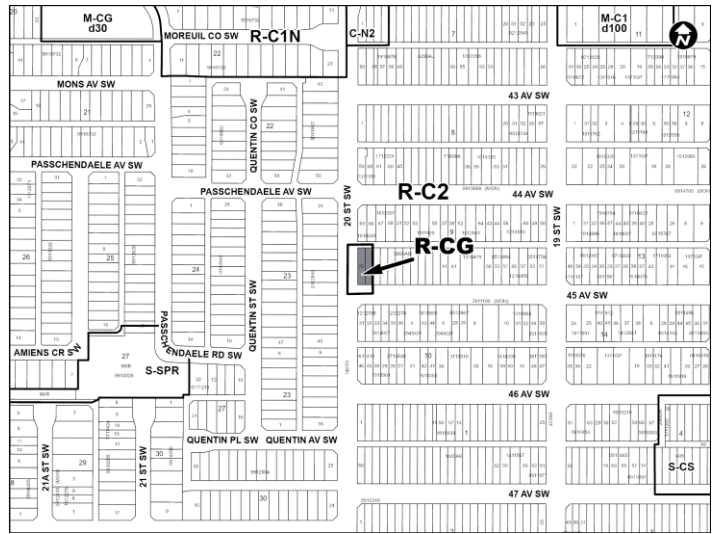
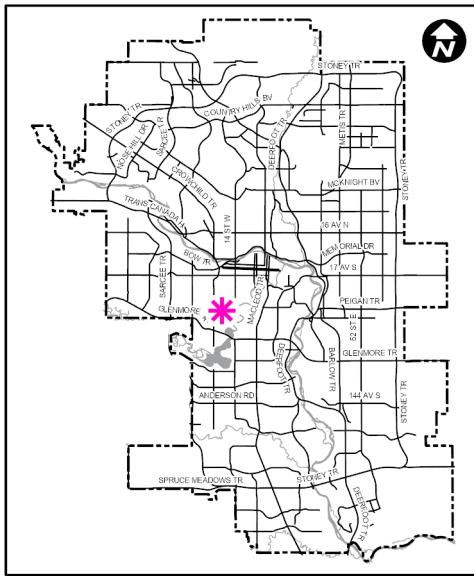
As identified below, the community of Altadore reached its peak population in 2019.

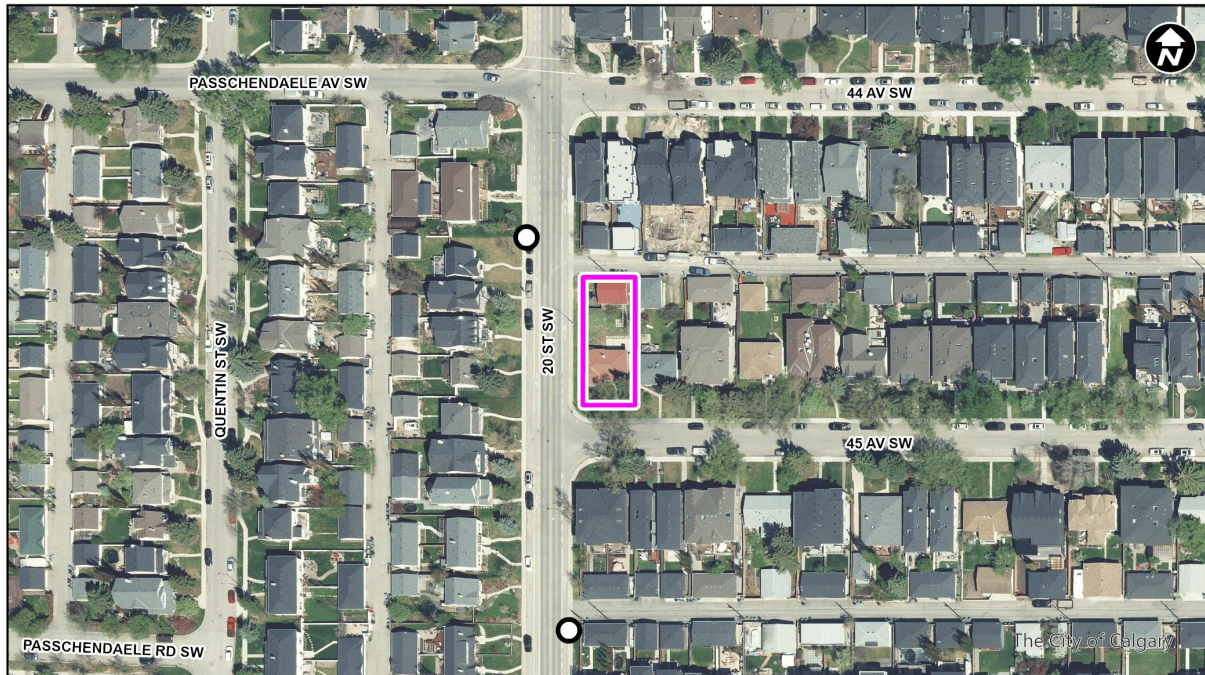
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 dwellings units and a maximum building height of 10 meters.

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 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 proposed R-CG District and the applicable policies of the *South Calgary/Altadore ARP* would provide guidance for 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 will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 45 Avenue SW and 20 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 Vehicle; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The subject site is a corner lot with lane access. The utility pole will need to be relocated at the developer's expense to gain access from the lane. There is an existing curb cut for the private driveway on 20 Street SW that will have to be closed and rehabilitated at the time of redevelopment with vehicular site access is to come from the rear lane. Parking is restricted on 20 Street SW northbound adjacent to the subject site due to existing bicycle lanes along 20 Street SW.

The subject site is located less than 50 metres away from northbound Route 7 Marda Loop bus stop, along 20 Street SW. Route 7 Marda Loop qualifies as a frequent bus service.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm, and sanitary deep utilities are available for the subject site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) 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 and policy amendments builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site 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)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has indicated if requested, to provide 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. The applicant is also seeking LEED gold certification.

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

This site is within the Residential Conservation typology as indicated on Map 2 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 to Map 2 will be required to change the subject site from Residential Conservation to Residential Low Density. This typology allows for slightly more intensive development but is still considered appropriate for a low density residential area.