

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale, at the southeast corner of 31 Street NW and 5 Avenue NW. The site is approximately 0.07 hectares (0.18 acres) in size and is irregularly shaped. The site is approximately 27 metres wide at the west property line, 14 metres wide at the east property line and 39 metres deep. A single detached dwelling and a detached garage currently exist on the site. Direct lane access is provided along the east boundary of the lot

Surrounding development is characterized by low and medium-density residential development. The large parcel to the north is designated as Special Purpose – Community Service (S-CS) District and is occupied by Westmount Elementary Charter School. Several parcels to the west are designated as either as Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District, or Commercial – Neighbourhood 1 (C-N1) District. Three parcels located southeast, southwest and northwest from the site are designated as Direct Control (DC) Districts that accommodate multi-residential development.

The site is located approximately 240 metres (a three-minute walk) north of the Bow River Pathway system. Parkdale Park is approximately 500 metres (a six-minute walk) northwest of the subject site, which provides a community garden and is also the location of the Parkdale Community Association, Morpheus Theatre Society and the Parkdale Nifty Fifties Senior Association. Westmount Charter Elementary School is approximately 150 metres (a two-minute walk) directly north of the subject site. A commercial area is located approximately 500 metres (a seven-minute walk) southwest of the site and provides local services and retail. Foothills Medical Centre is located approximately 1.2 kilometre (a 14-minute walk) north of the site.

Community Peak Population Table

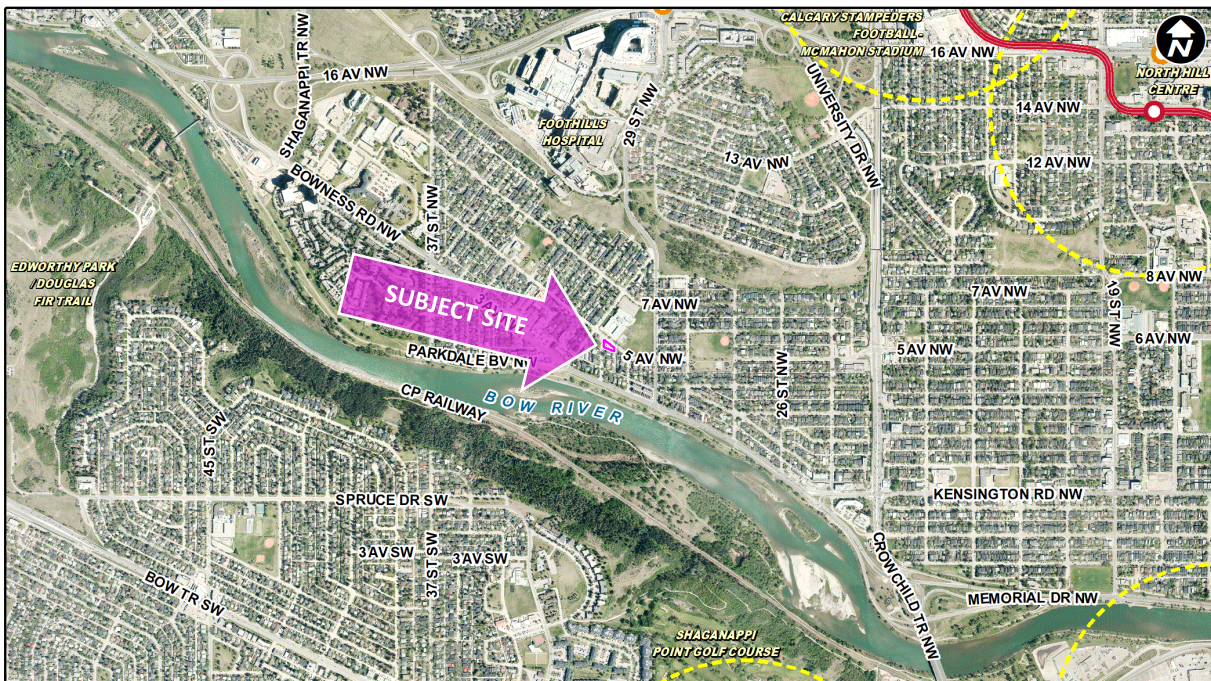
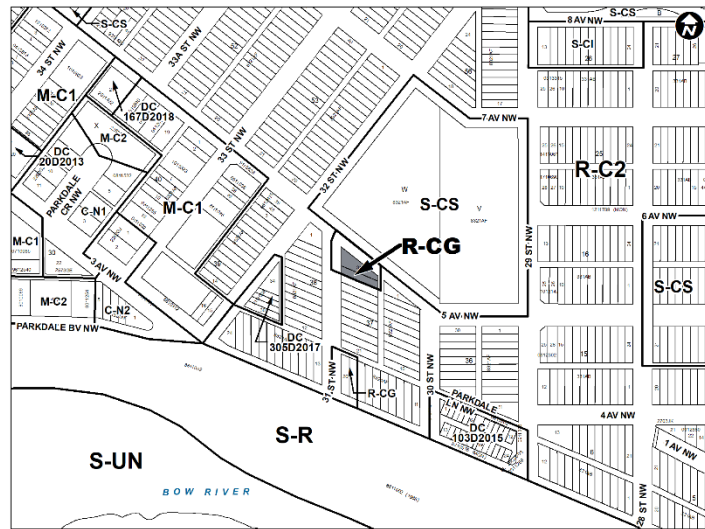
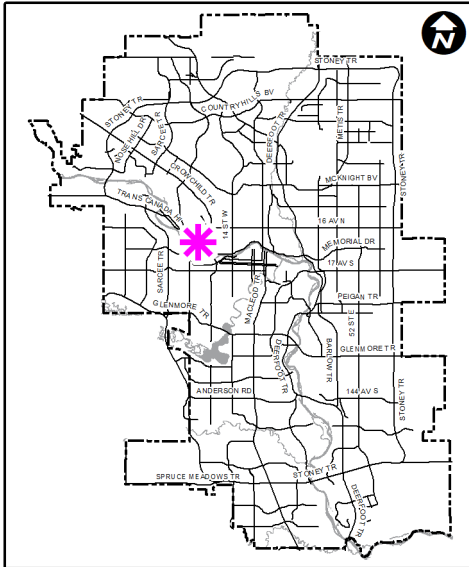
As identified below, the community of Parkdale reached its peak population in 2018.

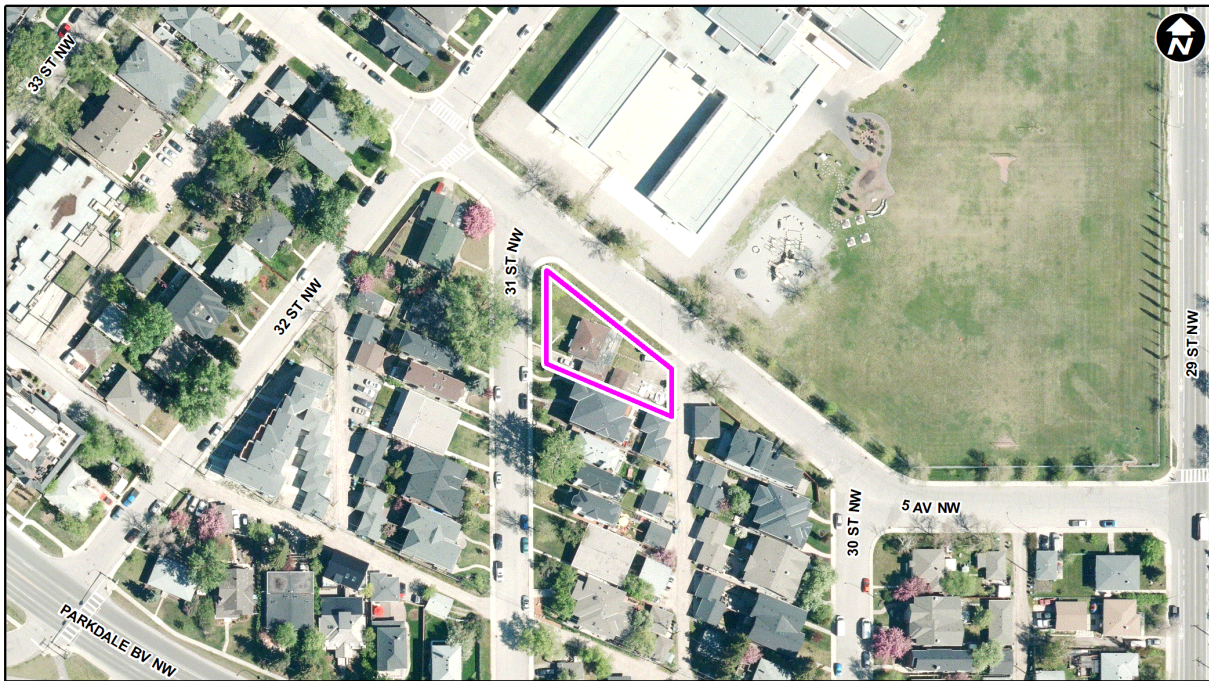
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.38%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkdale Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units per parcel. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the additional low-density housing form of 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 the parcel area alone, this would allow a maximum of five dwelling units on the subject site.

Secondary suites (one backyard suite per parcel 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 approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this corner site, additional items that would be considered through the development permit review process include, but are

not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 5 Avenue NW and 31 Street NW frontages;
- access and parking provisions;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access is available from the existing sidewalks on 5 Avenue NW and 31 Street NW. The Bow River Pathway system is located approximately 240 metres (a three-minute walk) south of the subject site. A dedicated bike lane is located along 29 Street NW, approximately 270 metres (a three-minute walk) to the east.

Future uses must adhere to the parking requirements for the site. Street parking is available on 5 Avenue NW with some restrictions (two-hour daytime parking on weekdays). On 31 Street NW, street parking is regulated by the Residential Parking Permit program (zone “S”).

The subject site is well served by Calgary Transit service. Bus stops for bus Routes 1 (Bowness/Forest Lawn) and 40 (Crowfoot Station/City Centre) are located on Parkdale Boulevard NW within 240 metres (a three-minute walk) from the subject site. Bus stops for Routes 9 (Dalhousie Station/Chinook Station), 90 (Bridgeland/University of Calgary) and 104 (Sunnyside/University of Calgary) are located on 29 Street NW within 400 metres (a five-minute walk) from the subject site.

A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review 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 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 inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that is low-density in nature and sensitive to existing residential development in terms of height and built form.

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 permit stages.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

Development of the subject site is guided by the [South Shaganappi Communities Area Plan](#) (SSCAP). The proposed land use redesignation proposes modest intensification within the inner city and is in keeping with the general direction provided by this plan, especially with Strategic Objectives S02 and S03, as follows:

- “S02 - Shape a more compact urban form: Direct future growth in a way that fosters a more compact and efficient use of land”; and
- “S03 – Create successful communities with strong neighbourhoods: Create strong neighbourhoods and complete communities within South Shaganappi that are socially cohesive, inclusive and have sufficient, accessible and quality services, amenities and infrastructure. “

South Shaganappi Communities Local Area Planning Project (Area 13)

There is no existing statutory local area policy for this site. Parkdale and surrounding communities have been identified as Area 13 (South Shaganappi Communities) on the [City Planning and Policy Roadmap](#) and local area planning is currently scheduled to launch in 2022. Planning applications will be accepted for processing throughout the local area planning process.