

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Altadore, and includes four parcels fronting along 14A Street SW and 37 Avenue SW. The site is approximately 0.20 hectares (0.50 acres) in size and is approximately 51 metres wide by 38 metres deep. The site is currently developed with four single detached dwellings and two detached garages with rear lane access.

Surrounding development to the north and south is characterized primarily by a mix of single and semi-detached homes designated as Residential – Contextual One / Two Dwelling (R-C2) District. However, the parcel immediately to the east across the lane is developed with a six-unit multi-residential development designated as Multi-Residential – Contextual Low Profile (M-C1) District. River Park Church is located south of the site within the Special Purpose – Community Institution (S-CI) District. The site is within walking distance to River Park (approximately 110 metres or a one-minute walk). The site is also within walking distance (approximately 260 metres or a three-minute walk) to various commercial services along 34 Avenue SW and 14 Street SW.

Community Peak Population Table

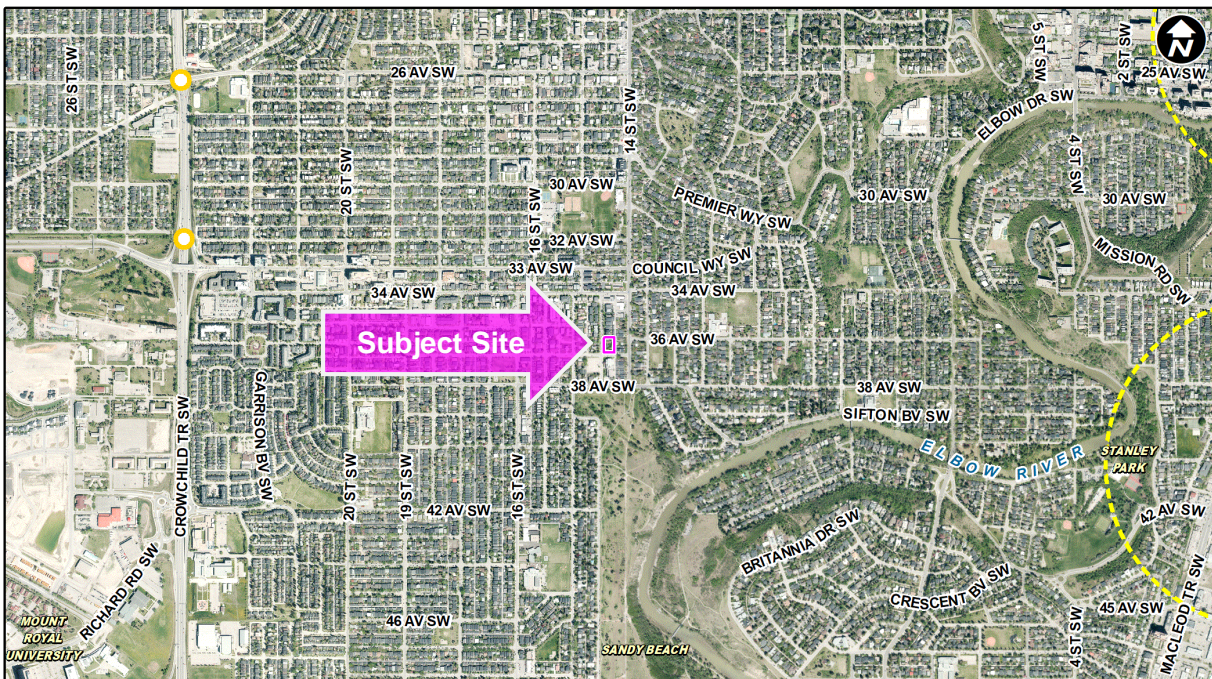
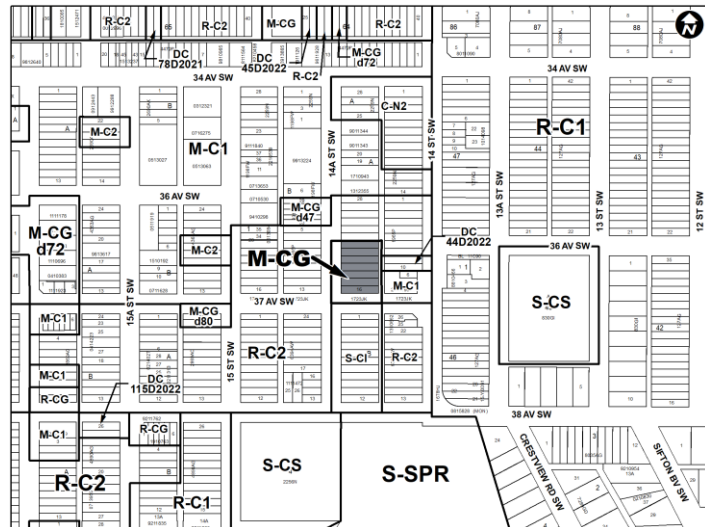
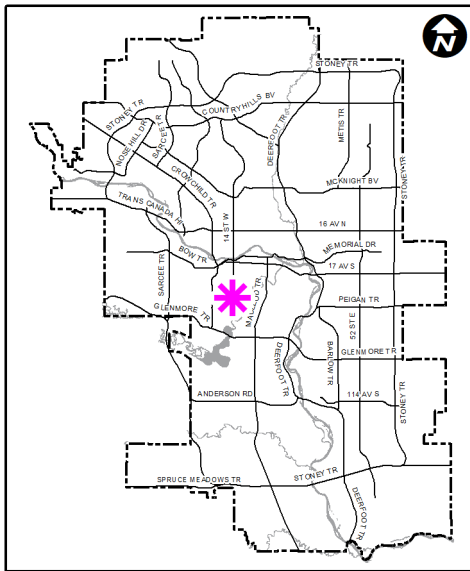
As identified below, the community of Altadore reached its peak population in 2019.

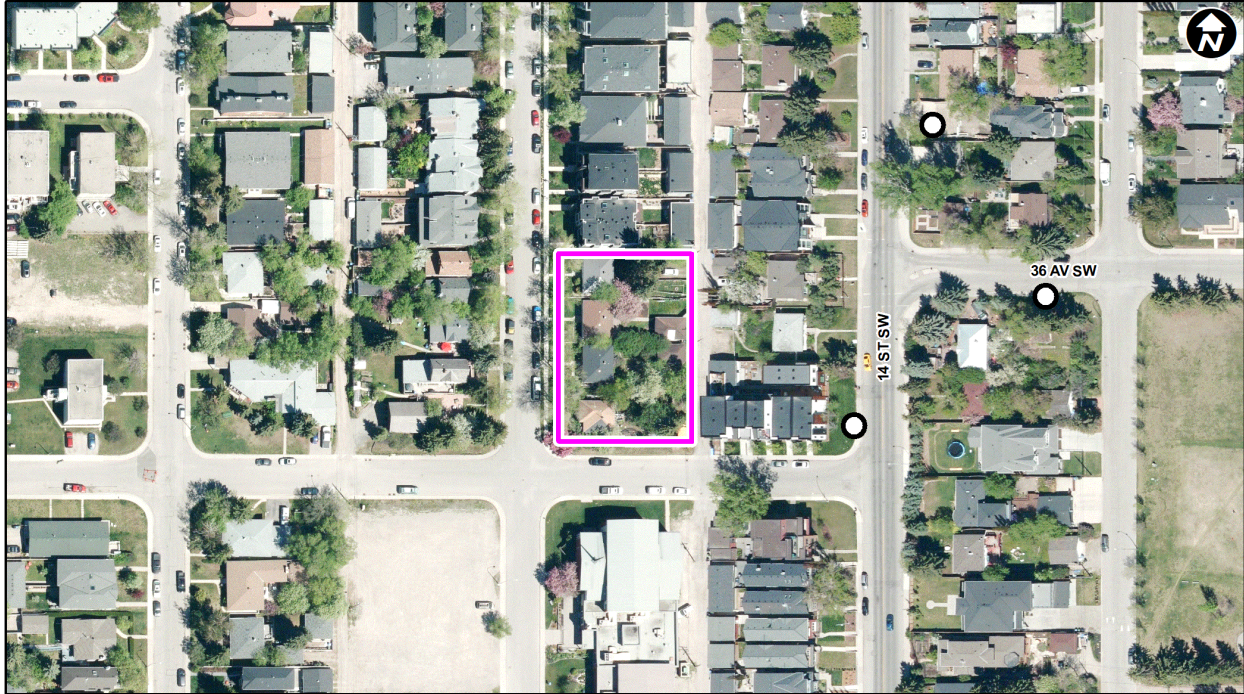
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	-0.00%

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 is a low-density designation in developed areas intended to accommodate residential development and contextually sensitive redevelopment in the form of single, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is a multi-residential designation that is intended for townhouses and fourplexes where some or all the units have direct access to grade. The M-CG District is intended to be applied in close proximity or adjacent to low-density residential development and has a maximum height of 12 metres. It contains rules for development which allow for varied building setbacks that reflect the built form of the area. The absence of a density modifier allows for the district's maximum density of 111 units per hectare. Based on the parcel area, this would allow a maximum of 22 dwelling units on this site.

Development and Site Design

If approved by Council, the rules of the proposed M-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 interface along both the 37 Avenue SW and 14A Street SW frontages;
- potential retention of mature trees;
- ensuring vehicle access comes from the rear lane; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation

A Transportation Impact Assessment or Parking Study were not required as part of this application. At the time of a development permit application, access and mobility requirements will be reviewed and approved to the satisfaction of Mobility Engineering. Vehicular access to the site is anticipated to come from the lane.

37 Avenue SW and 14A Street SW are presently identified as a Residential Road. Additionally, to the east of the subject site, 14 Street SW is identified as a Neighborhood Boulevard.

The area is well served by Calgary Transit as the subject site is within 150 metres of westbound and eastbound Route 13 (Altdore) transit stops on 38 Avenue SW.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of development.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 within existing residential neighbourhoods 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 M-CG District provides for an increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Strategy (2022)

The applicant has indicated that they plan to pursue specific measures as part of a future development permit (e.g., Energy Star certified homes, electric vehicle charging ports, and solar panels) which will align with the [Calgary Climate Strategy – Pathways to 2050](#) (Program B).

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

The subject parcel is located within the Residential Conservation area as identified in Map 2: Land Use Policy of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). The residential conservation policy is for “R-1, R-2 and DC (with residential guidelines)” with the intention of improving existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

While the ARP generally supports the land use proposed in this application, Map 2: Land Use Policy currently identifies this site as “Residential Conservation”. This land use category does not allow for the built form associated with the M-CG District. Therefore, an amendment to Map 2: Land Use Policy of the ARP is proposed to accommodate the land use redesignation. This amendment would reclassify the site to the “Residential Medium Density” land use area, which is appropriate for a variety of housing types and has a maximum density of 111 units per hectare. Additionally, a minor text amendment is proposed which will indicate that the M-CG designation is appropriate at the subject site.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, with which this proposal is well aligned. The ARP was also created prior to the creation of the M-CG District, which was designed to achieve the intention of the policy for contextually sensitive redevelopment. Finally, this application aligns with the general policies of the ARP encouraging compatible infill and helping to stabilize and improve residential areas through new and diverse housing types.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The subject parcel meets all eight criteria identified in the Location Criteria for Multi-Residential Infill, as listed below:

- site is situated on a corner parcel;
- site is located within 400 metres of a transit stop;
- site is located within 600m from an existing or planned primary transit stop;
- site is on a collector or higher-standard roadway on at least one frontage (37 Avenue SW);
- site is adjacent to existing or planned non-residential development or multi-unit development (directly to the east of the site);
- site is adjacent to or across from an existing or planned open space, park or community amenity (River Park to the south);
- site is along or in close proximity to an existing or planned corridor or activity centre (south of 33 Avenue SW which is classified as a Neighbourhood Main Street); and
- direct lane access.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel’s appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification proposed in this application.