

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest quadrant of the city in the community of Patterson, fronting along Prominence Way SW (south of Patina Drive SW). The site is approximately 1.24 hectares (3.06 acres) and is currently developed with a single detached dwelling with attached garage and no rear lane access.

The land use in the area is a mixture of low-to-medium residential land use districts to the east, west and south, developed with single and semi-detached dwellings and rowhouse and townhouse buildings, designated as DC Direct Control District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District. Prominence Park is located directly across the street to the west which is developed with a baseball diamond and hockey rink and designated as Special Purpose – School, Park and Community Reserve (S-SPR District) and Special Purpose – Community Service (S-CS) District. There is also a church (St. Martin’s Anglican Church) located across the street which is designated as DC Direct Control District.

The site is within walking distance (approximately 750 metres or a 10-minute walk) to various commercial services at the Coach Hill Plaza which is located to the west of the site at the intersection of Old Banff Coach Road SW and Patterson Boulevard SW.

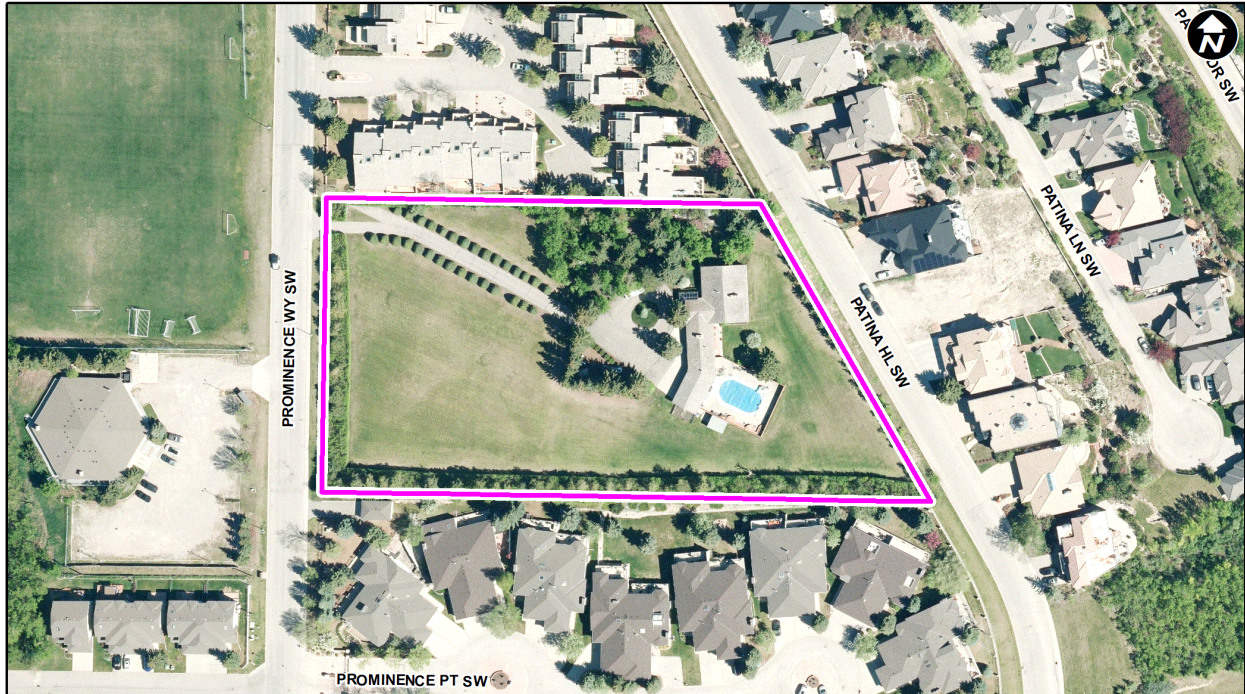
Community Peak Population Table

As identified below, the community of Patterson reached its peak population in 2014.

Patterson	
Peak Population Year	2014
Peak Population	4,350
2019 Current Population	4,202
Difference in Population (Number)	-148
Difference in Population (Percent)	-3.40%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing. This district is designed with a limited range of temporary uses that can easily be removed when land is redesignated to allow for more urban forms of development. Permitted uses include single-detached dwelling and manufactured home. The S-FUD district does not provide a maximum building height rule.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is a multi-residential designation that is intended for grade-oriented multi-residential development. 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 contextual setback rules which varies the building setbacks to reflect the existing built form of the area. The district includes a density modifier of 30 which would allow for a maximum density of 37 units per hectare.

Administration considers the M-CG District to be appropriate for this location given that there is an existing M-CG District directly to the north and it would facilitate a built form that would include appropriate transition and interface with the adjacent low density residential development.

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.

Transportation

Pedestrian access to the subject site is available from an existing sidewalk along Prominence Way SW. The pedestrian network along Patina Hill SW will be reviewed during the development permit (DP) stage.

The City's 5A (Always Available for All Ages and Abilities) Network map has recommended several connections throughout Patterson to improve the cycling network in this area.

The subject site is less than 100 metres away from Bus Stop ID#7446 on Patina Drive SW, providing service to Route #93 which connects to the 69th Street West LRT Station.

Parking and vehicular access to the subject site will be finalized during the development permit (DP) stage; access is likely to be from Prominence Way SW.

Parking is currently not permitted along Prominence Way SW adjacent to the parcel.

Environmental Site Considerations

This land has been reviewed by the city's Environmental and Safety Management group, and it has been noted that there are no environmental concerns.

Utilities and Servicing

Sanitary, Storm and Water are all available to site for tie-in and have capacity to service the proposed land-use.

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 Established 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.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Patterson Heights (Strathcona Cell “A”) Concept Plan (Non-Statutory – 1991)

While the [Patterson Heights \(Strathcona “A”\) Concept Plan](#) generally supports the land use proposed in this application, Map 2: Land Use Concept currently identifies this site as “Low Density Single Family Residential Area”. 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 Concept of the Concept Plan is proposed to accommodate the land use redesignation. This amendment would reclassify the site to the “Low/Medium Density Multi Family” land use area, which is appropriate for a variety of housing types and has a density range of 11-16 units per acre.

The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site’s location which is directly adjacent to a medium density land use district. 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 Concept Plan 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)

Administration developed a guideline in 2014 and amended in 2016 which is intended to provide criteria that may indicate the appropriateness of a site for multi-residential infill development. The subject parcel meets the following criteria identified in the [Location Criteria for Multi-Residential Infill](#), as listed below:

- site is located within 400 metres of a transit stop;
- site is adjacent to existing or planned non-residential development or multi-unit development (directly to the north and south of the site);
- site is adjacent to or across from an existing or planned open space, park or community amenity (Prominence Park to the west); and
- site is along or in close proximity to an existing or planned corridor or activity centre (north of Old Banff Coach Road SW).

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.