

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale and is west of 37 Street NW and south of 16 Avenue NW. The site is approximately 2.62 hectares (6.46 acres) in size, is a triangular shaped parcel, and is currently developed with an adolescent care centre that has been in operation for approximately 30 years. The existing development is in a campus-style form of eight low-rise buildings. Four buildings house 32 residents; four buildings are used for programming and administrative functions. Vehicle access to the site is provided from 37 Street NW and there is direct access from the site to a regional pathway on the north side.

Low-density residential dwellings designated as the Residential – Contextual One / Two Dwelling (R-C2) District are located across 37 Street NW to the east and institutional and health care developments, designated as Special Purpose – Community Institution (S-CI) District and Direct Control (DC) District, are located to the south and west of the subject site. The Foothills Hospital is located approximately 250 metres east of the site and the Alberta Children’s Hospital is located approximately 850 metres north of the site.

Community Peak Population Table

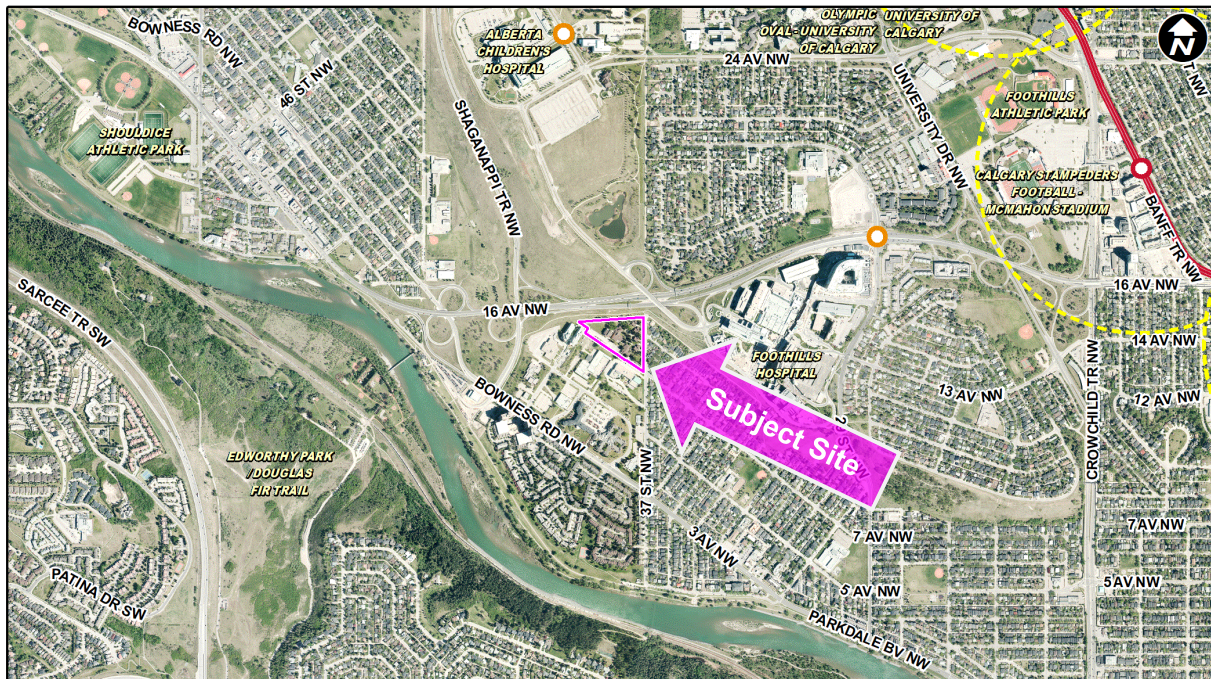
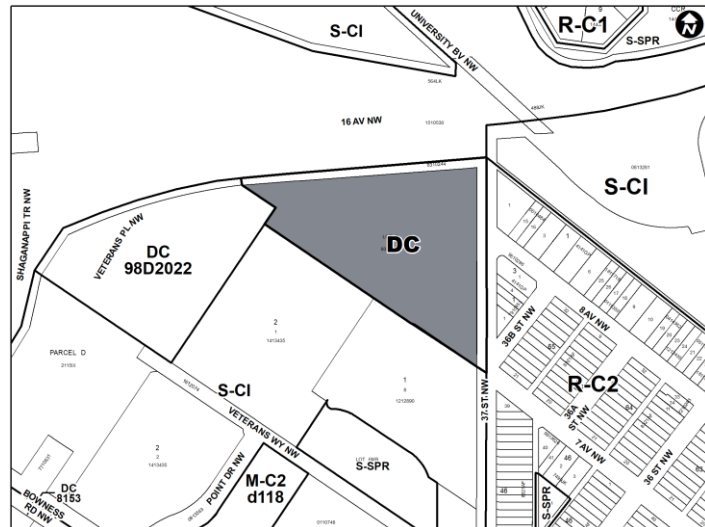
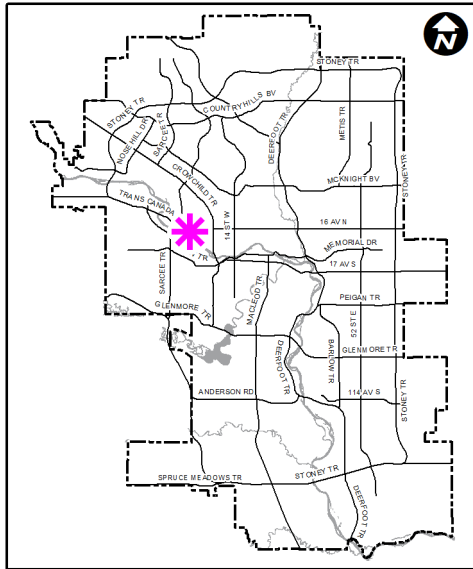
As identified below, the community of Parkdale reached its peak population in 2018, and the population has slightly decreased since then.

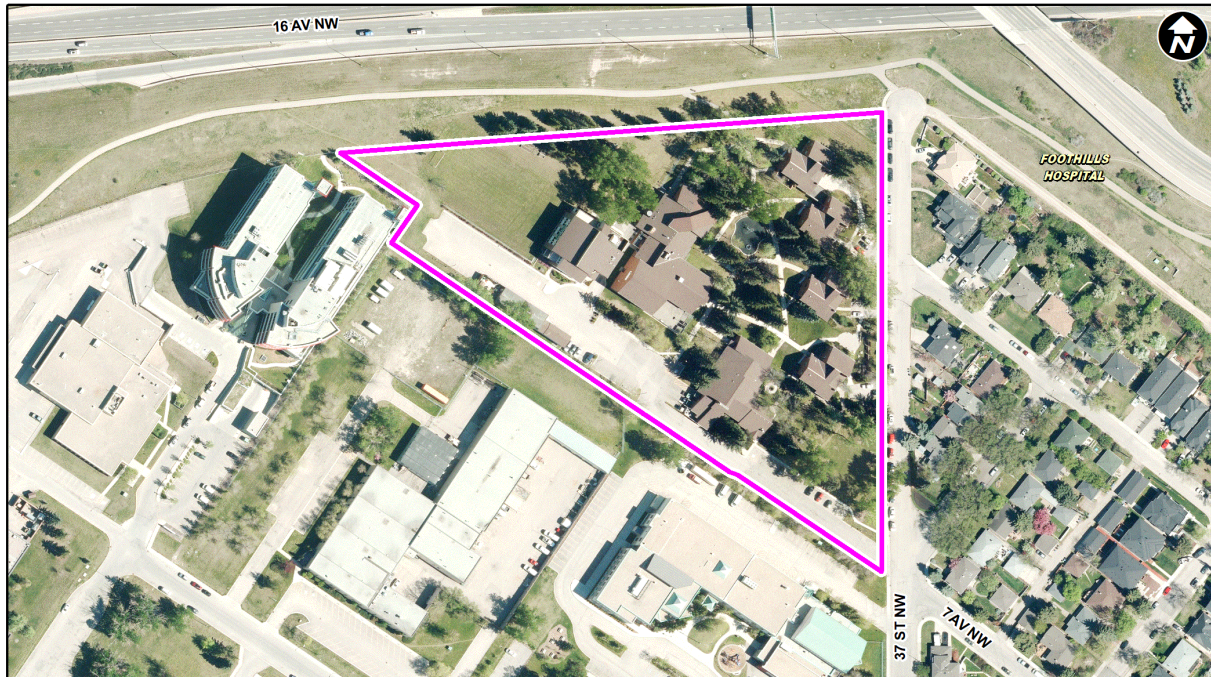
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.38%

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 DC District (Bylaw [24Z2006](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 with the additional discretionary use of Adolescent Care Centre. There are also some specific site design and building orientation rules which are related to the Adolescent Care Centre use. The DC District limits the site to four residential structures each containing a maximum of eight bedrooms (32 total).

The proposed DC District is based on the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District with the additional discretionary defined use of Children’s Health Centre. The DC District is intended to:

- Allow for the additional use of Children’s Health Centre;
- Define the Children’s Health Centre use;
- Provide use specific rules related to the Children’s Health Centre to allow a maximum of 50 residents, retain the existing maximum building height of 15 metres and to provide minimum parking requirements; and
- Allow for multi-residential development of low height and low density if the Children’s Health Centre ceases operations.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 through 10 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007, where the DC District does not provide for specific regulation. Sections

8 through 10 include use rules on the maximum number of residents, building height and minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that can normally be relaxed can also be relaxed in the same way that they would be in a standard district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 would accommodate the proposal. While the Residential Care use could accommodate the existing activities on the site, Residential Care could also allow the site to provide services to adults in addition to children, which could be seen as more intense. A more intense use is not the intent of this application and administration was comfortable that a new defined use of Children's Health Centre was appropriate in this circumstance. Any new defined uses require a direct control district to implement them.

Development and Site Design

A development permit has been submitted and is under review. The rules of the proposed DC District, including the rules of the M-CG base district, provide guidance for this development permit and any future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface along both 37 Street NW and the regional pathway to the north;
- accessibility throughout the site; and
- building massing, shadowing and the relationship with the residential parcels to the east.

Transportation

Pedestrian access to the site is available from existing sidewalks along 37 Street NW and the regional pathway to the north. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 37 Street NW and will be retained for any future expansion or redevelopment. Bus stops for bus Routes 1 and 40 are located on Bowness Road NW within 500 metres (six-minute walk) from the subject site. Bus stops for Routes 8 and 90 are located on Hospital Drive within 600 metres (seven-minute walk) from the subject site.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the development permit 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.

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 site is located within the Developed Residential – Established area as identified on Map1: 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, and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

Development of the site is guided by the [South Shaganappi Communities Area Plan](#). The proposed land use redesignation proposes a modest intensification within the inner city and is in keeping with the general direction provided by this plan. The proposed land use amendment specifically aligns with Strategic Objective S.03 which is to “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 local area policy of this site. Area 13 (South Shaganappi Communities) which includes Parkdale and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2023. Planning applications will be accepted for processing throughout the local area planning process.