

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Altadore, fronting along 14 Street SW, directly south and west of 36 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 14 metres wide by 49 metres deep. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development to the east, west and south is characterized primarily by low density residential development in the form of single and semi-detached homes designated as Residential – Contextual One / Two Dwelling (R-C2) District. However, directly to the south is a six-unit multi-residential development designated as Multi-Residential – Contextual Low Profile (M-C1) District and the parcel immediately to the west across the lane was recently redesignated to the Multi-Residential – Contextual Grade-Oriented (M-CG) 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

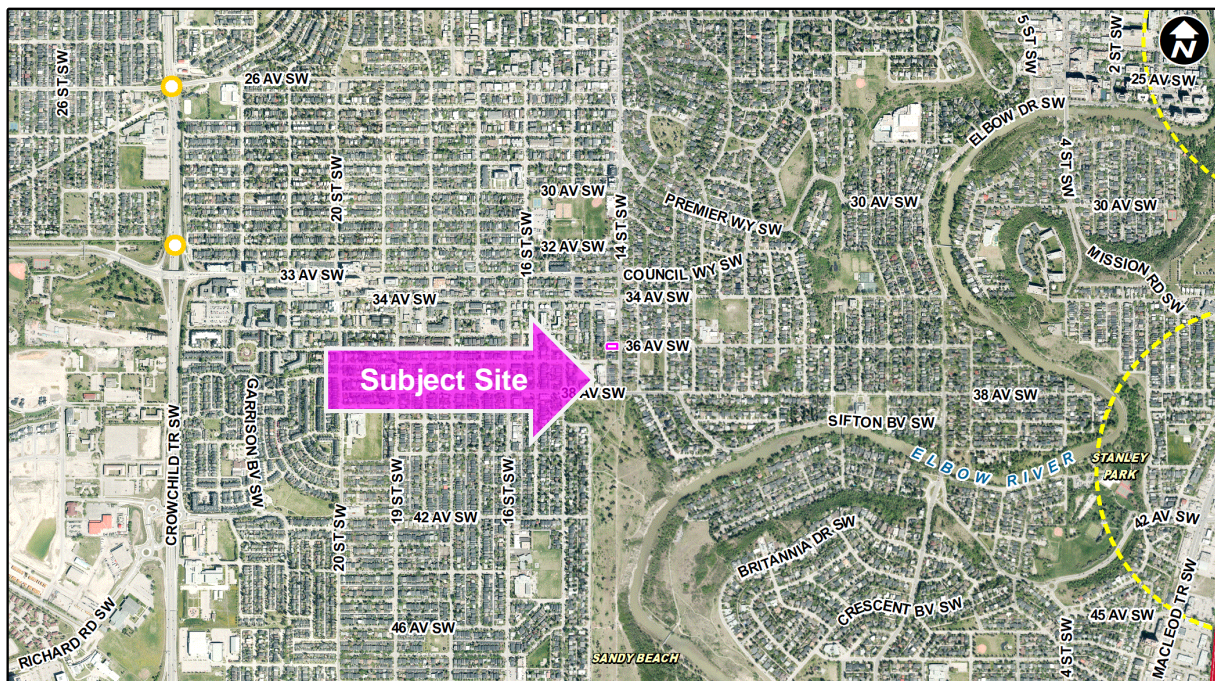
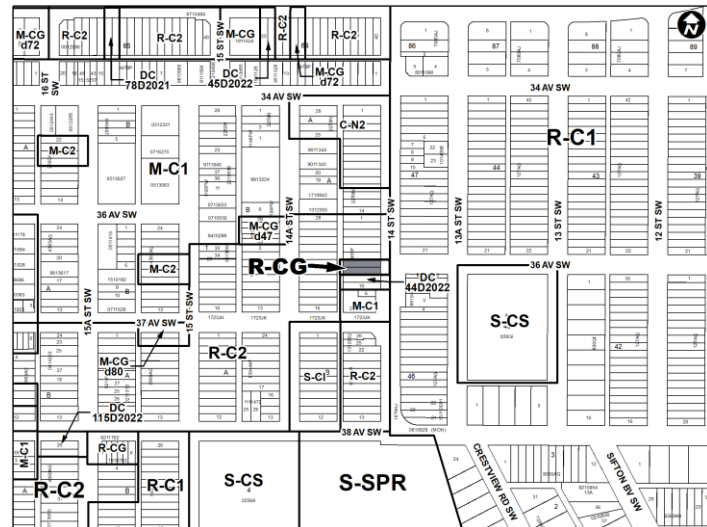
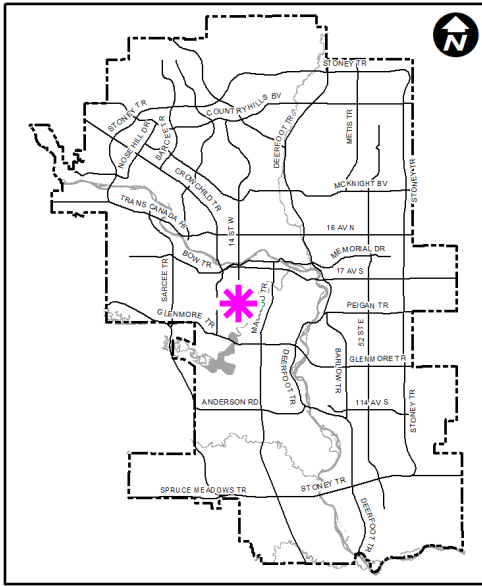
As identified below, the community of Altadore reached its peak population in 2019.

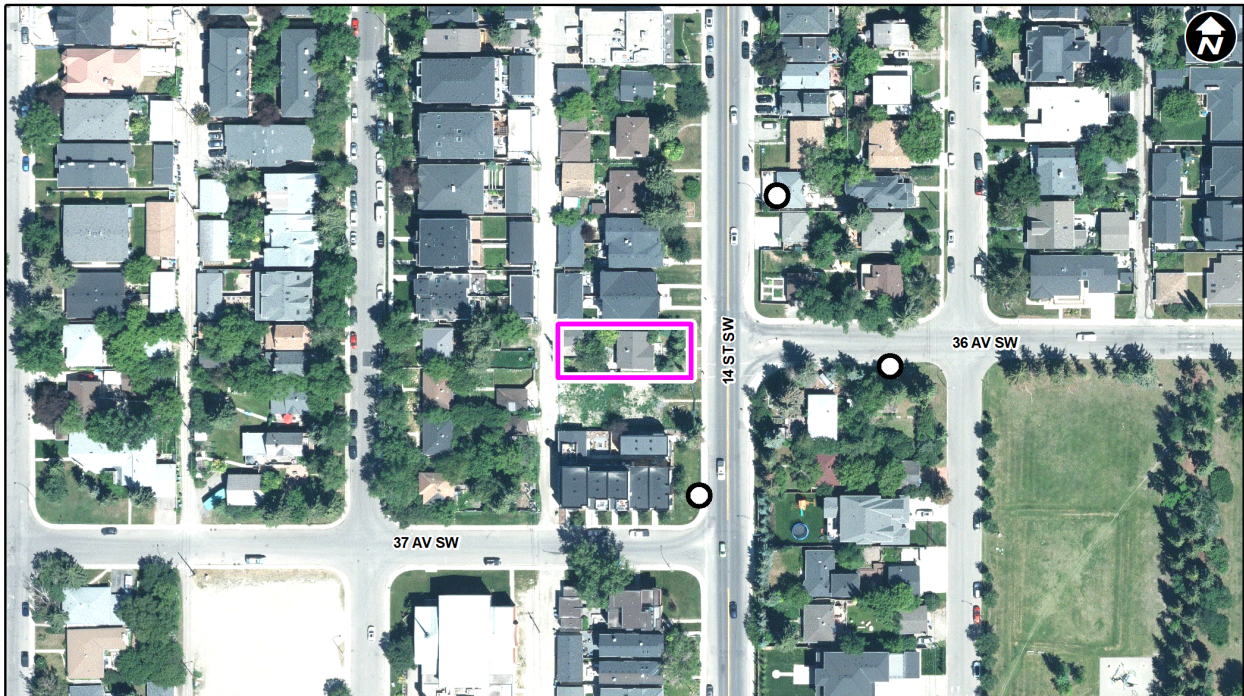
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	-0.00%

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 R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 of the site, a maximum of four dwelling units could be developed on this parcel with this district.

In 2023 January, amendments to the R-CG District came into effect. These amendments allow for additional configurations on these sites such as units facing the street with units separated by a courtyard space of a minimum 6.5 metres width behind them. These rear units also have a maximum building height of 8.6 metres.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The development would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, waste management and parking.

Transportation

Pedestrian access to the site is available via sidewalk on 14 Street SW, which is designated as a Neighbourhood Boulevard and a future Main Street subject to public realm enhancement setbacks (5.182 metres along 14 Street SW). The Marda Loop Main Streets project has recommended an off-street multi-use pathway along 34 Avenue SW that will eventually connect 14 Street SW with the active modes network across Crowchild Trail SW. The site is located near the Elbow River Pathway System and is 1 kilometre west of the 20 Street SW Bikeway which provides access to the downtown and Glenmore reservoir. The subject site is well served by Calgary Transit with bus stop #4705 within 50 metres from the site providing service to route #13.

Current vehicular access is available from the lane. On-street parking adjacent to the parcel along 14 Street SW is currently unrestricted. The parcel is not within an existing Residential Parking Program (RPP) zone.

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 the policies of the MDP.

Calgary Climate Strategy (2022)

The applicant has indicated that they plan to explore measures as part of a future development permit (e.g. energy star certified homes, eclectic 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, Fig. 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 R-CG District. Therefore, an amendment to Fig. 2: Land Use Policy of the ARP is proposed to accommodate the land use redesignation. This amendment would reclassify the site to the “Residential Low Density” land use area, which is appropriate for a variety of housing types and has a maximum density of 75 units per hectare.

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 R-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.