

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developed community of Altadore. The site is approximately 0.28 hectares (0.70 acres) in size and has frontage on 35 Avenue SW and 36 Avenue SW. The site is comprised of five contiguous parcels that are currently developed as single-detached dwellings and multi-residential buildings. The site is accessible from 35 Avenue SW, 36 Avenue SW and from a lane which runs parallel to the western boundary of the site.

Surrounding development is characterized by a mix of multi-residential development, semi-detached dwellings, and single detached dwellings. The lands to the west are developed with multi-residential buildings. The lands to the north, across 35 Avenue SW, are developed with primarily semi-detached dwellings. To the east and across 36 Avenue SW, to the south, development is a mix of multi-residential, rowhouse, semi-detached and single detached buildings. Similar to the subject site all parcels in the immediate are currently designated Multi-Residential – Contextual Low Profile (M-C1) District.

The subject site is located within walking distance of various amenities. The site is approximately 325 metres from the 33 Avenue SW Neighbourhood Main Street which offers many shops and services and 425 metres from a grocery store. The subject site is also in close proximity to many transit stops in the area.

Community Peak Population Table

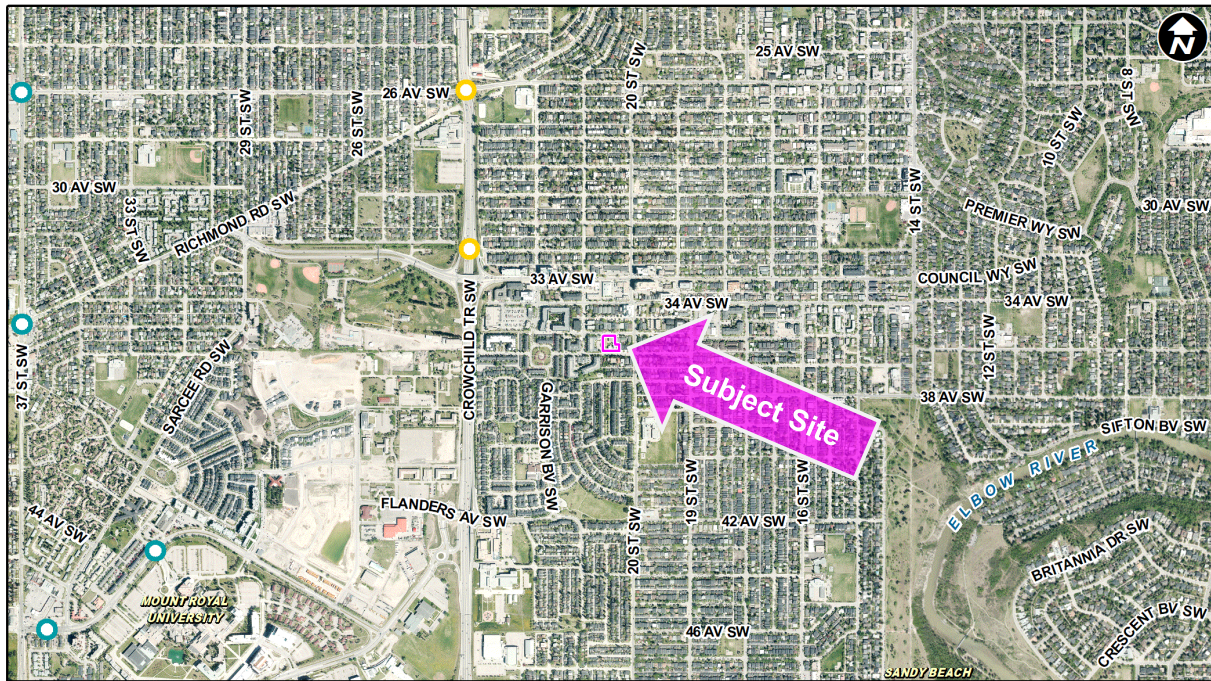
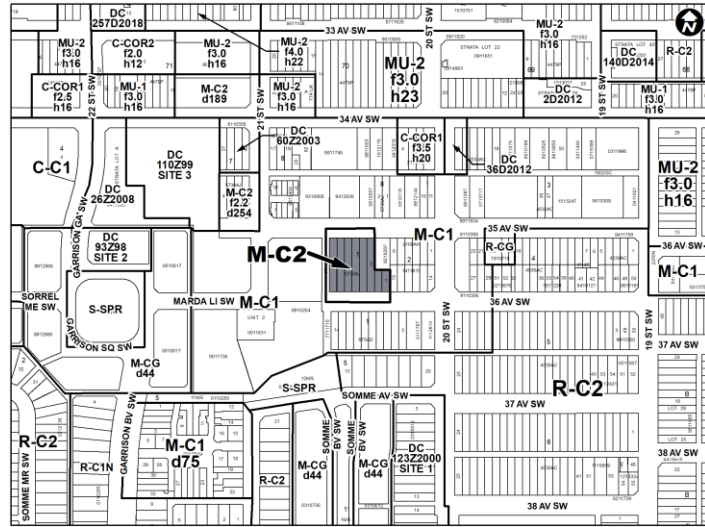
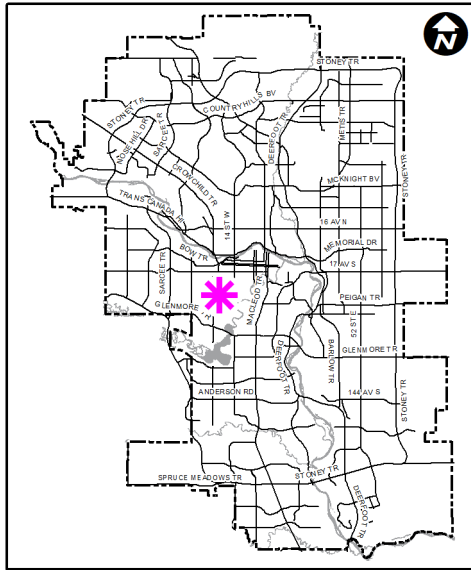
As identified below, the community of Altadore reached its peak population in 2019.

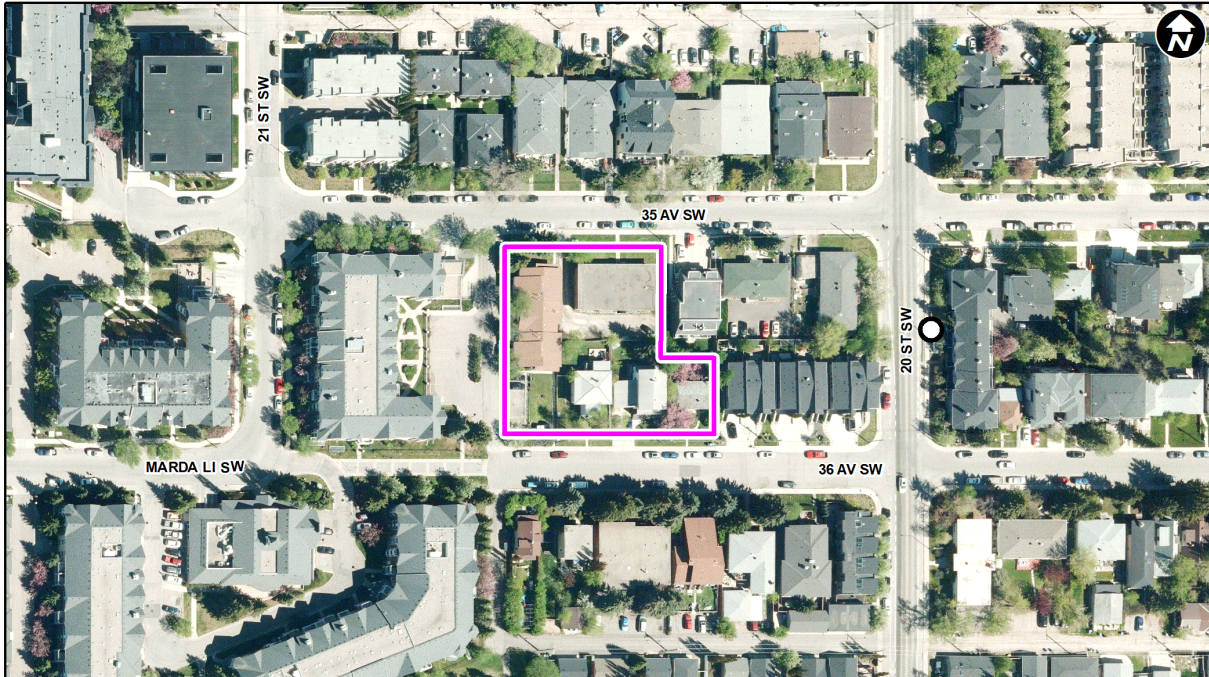
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

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 Multi-Residential – Contextual Low Profile (M-C1) District enables multi-residential development in a variety of forms. The M-C1 District is intended to be applied to sites in close proximity or adjacent to low density residential development and contains contextual rules which enable developments that reflect the current context and buffer elements of the development that may have impacts on residents or nearby parcels. The M-C1 district allows for a maximum building height of 14 metres and maximum density of 148 units per hectare.

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District allows for multi-residential developments in a variety of forms that will typically have higher numbers of dwelling units than the M-C1 District. The M-C2 District measures density by floor area ratio which provides additional flexibility in building form and dwelling unit size and number. The M-C2 District allows for a maximum floor area ratio of 2.5 and maximum building height of 16 metres. Like the M-C1 District, the M-C2 District also contains contextual building rules to enable development that reflects the surrounding developments.

The proposed M-C2 District would allow for a modest increase in density and height in an area that is currently designated as the M-C1 District. The M-C2 District is intended to be near, or adjacent to, low density residential development and contains contextual building rules. The proposed density and height are considered appropriate as it will allow for more housing within

walking distance of many amenities, services, and transit including the 33 Avenue SW Neighbourhood Main Street.

Development and Site Design

If approved by Council, the rules of the proposed M-C2 District, along with the policies of the *South Calgary/Altadore Area Redevelopment Plan* (ARP), will provide guidance for the future development of the site, including building height, building massing, landscaping, and parking.

Transportation

Pedestrian access to the site is available from existing sidewalks along 35 Avenue SW and 36 Avenue SW. The site is well-served by the 5A (Always Available for All Ages & Abilities) pathway and bikeway network and a bikeway is located on 20 Street SW, approximately 60 metres to the east.

The site is well-served by Calgary Transit. The subject parcel is approximately 400 meters (approximately 5 minutes walking distance) from the Primary Transit Network on 33 Avenue SW where service is available for transit route 7 (Marda Loop) and route 22 (Richmond Road SW). Transit route 7 (Marda Loop) is also available on 20 Street SW with northbound service available approximately 120 metres away and southbound service approximately 240 metres. Bus Rapid Transit also serves the community and route 304 MAX Yellow (City Centre) is located approximately 800 metres (approximately 10 minutes walking distance) from the site.

The site fronts onto 35 Avenue SW (Local Road) and 36 Avenue SW (Local Road). Vehicular access is available from 35 Avenue SW and 36 Avenue SW and an existing lane which is located on the western boundary of the site. Unrestricted on-street parking is on 35 Avenue SW and 36 Avenue SW.

A Transportation Impact Assessment was provided and evaluated for this proposal and supports the proposed land use change.

Environmental Site Considerations

No environmental site concerns were identified. Further site analysis will be completed at time of development permit.

Utilities and Servicing

Water, sanitary, 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 at time of development permit.

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 policy and 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 – Inner City area as defined on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). Applicable policies encourage higher density and intensification that is consistent and compatible with the existing area, especially areas with access to transit and services and amenities. The MDP policies also promote housing diversity and choice through a range of housing types and densities to create diverse neighbourhoods.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The subject site is located within the Residential Medium Density area as identified on Map 2 (Land Use Policy) of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). This land use classification allows for multi-residential built forms with a maximum density of 148 units per hectare (60 units/acre). There is no maximum building height for this classification, however, the ARP notes that the Residential Medium Density Multi-Dwelling (RM-4) land use district is appropriate. The RM-4 district was converted to the M-C1 District when the current Land Use Bylaw (1P2007) was adopted.

To align the proposal with the ARP, an ARP amendment is proposed. This textual amendment will identify that the site is appropriate for the M-C2 District. The proposed policy amendment is supported by Administration and will encourage housing through a contextually sensitive multi-residential land use district. The development guidelines for the Medium Density land-use classification still apply and will be evaluated at time of development permit.