

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Altadore, at the northwest corner of 43 Avenue SW and 20 Street SW. The site is approximately 0.07 hectares (0.17 acres) in size and is approximately 20 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by local commercial to the north designated as Commercial – Neighbourhood 2 (C-N2) District and single detached dwellings to the east and west designated as Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, respectively. The parcel across the street to the south is a four unit rowhouse currently under construction designated as Residential – Grade-Oriented Infill (R-CG) District. The site is 850 metres (11-minute walk) from various commercial services along 34 Avenue SW and 20 Street SW in Marda Loop.

Community Peak Population Table

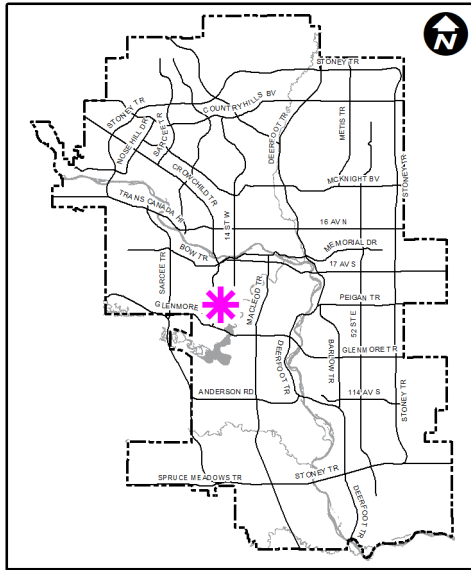
As identified below, the community of Altadore reached its peak population in 2019.

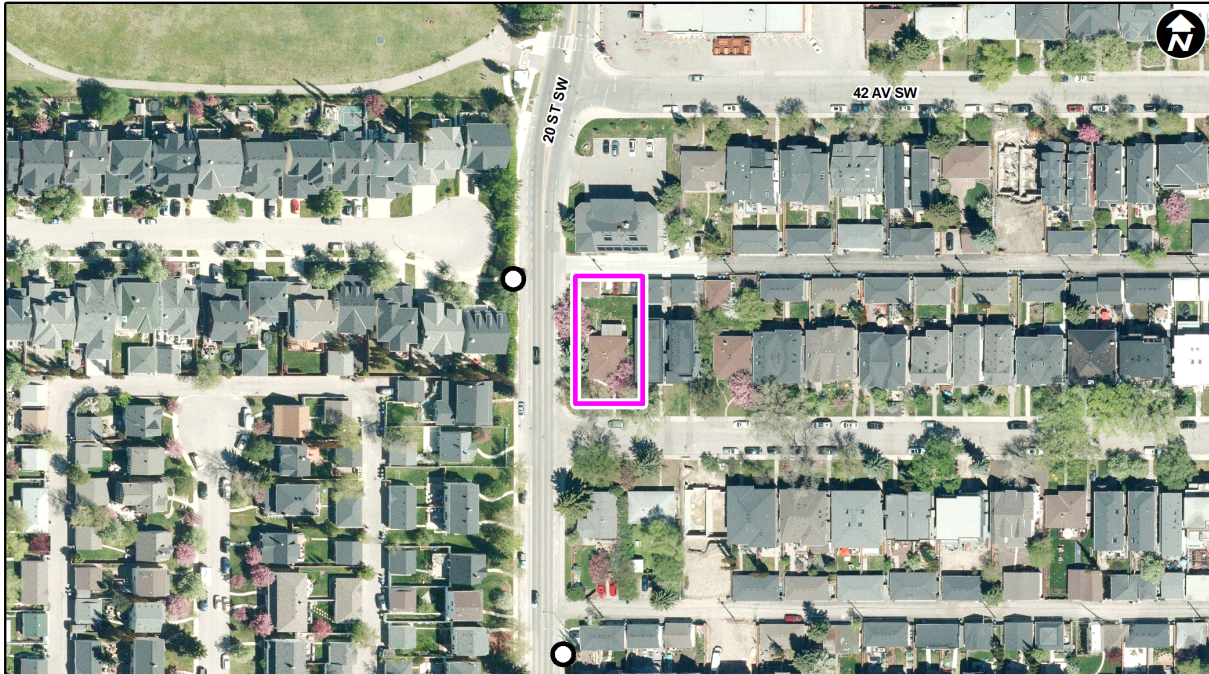
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 five dwelling units could be developed on this parcel with this district.

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. Development would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and

parking. Other key factors that are being considered in the review of the associated development permit (DP2022-07668) application include the following:

- interface with both street frontages;
- building massing and relationship with the adjacent residential parcels to the east;
- on-site parking; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the site is available via existing sidewalks on 20 Street SW and 43 Avenue SW, which are designated as a collector street and local street, respectively. The site is also adjacent to a bicycle lane along 20 Street SW which connects to the greater bicycle network.

The subject site is well served by Calgary Transit with an adjacent bus stop servicing route #7 located across the street and a block south of the property.

Direct vehicular access to the proposed development will be from the rear lane. On-street parking directly adjacent to the parcel along 20 Street SW is currently restricted due to the bike lane, and unrestricted along the west side of 20 Street SW and along 43 Avenue SW. Vehicular parking will conform to the Land Use Bylaw requirements and to the satisfaction of Mobility Engineering.

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 are being review as part of the associated development permit currently under review.

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 and policy 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)

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 are currently being explored and encouraged as part of the development permit currently under review.

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 R-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 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.