

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore on the southwest corner of 16 Street SW and 38 Avenue SW. The site is approximately 30 metres wide, and 36 metres long and is composed of two residential lots. The site is approximately 0.12 hectares (0.28 acres) in size and contains two single detached dwellings with lane access.

The surrounding development is characterized by mostly low-density residential land use districts developed with single and semi-detached dwellings and rowhouse buildings. Additionally, to the east are low-rise apartments designated as Multi-Residential – Contextual Low Profile (M-C1) District, to the north is Kiwanis Park which is designated as Special Purpose – Community Services (S-CS) District, and to the south there are mid-scale commercial buildings designated Commercial – Neighbourhood 2 (C-N2) District.

The site is directly adjacent to various commercial services to the south along 16 Street SW. River Park is situated approximately 290 metres (a four-minute walk) to the east.

Community Peak Population

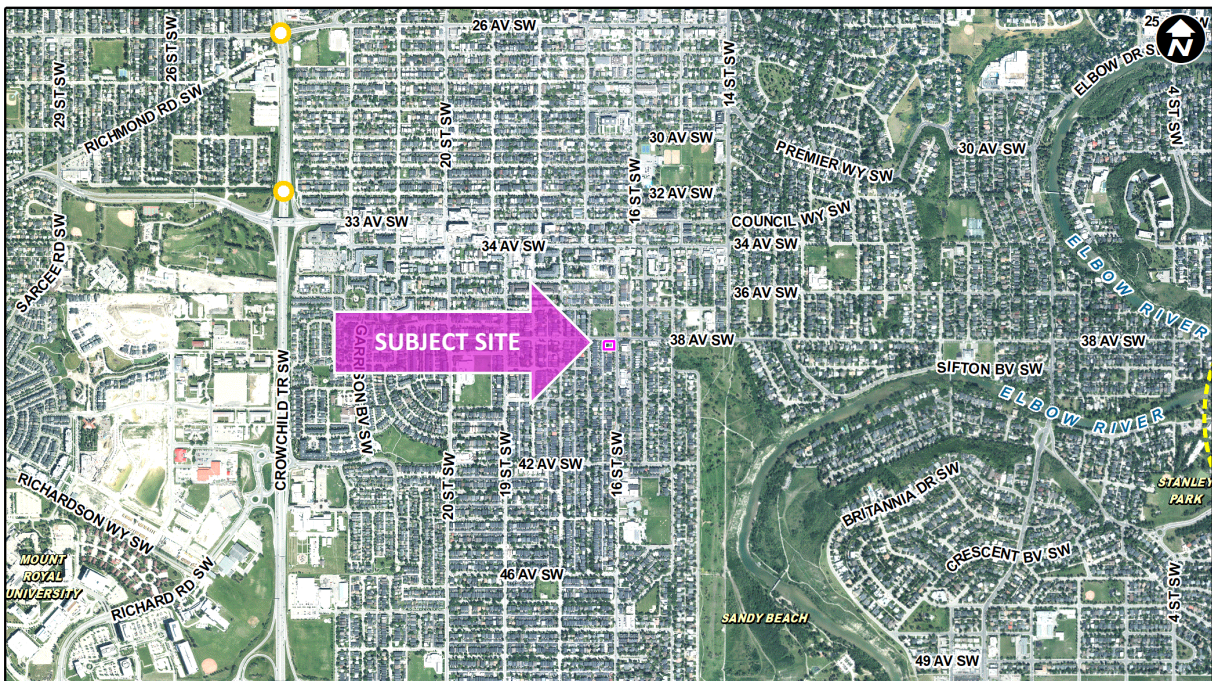
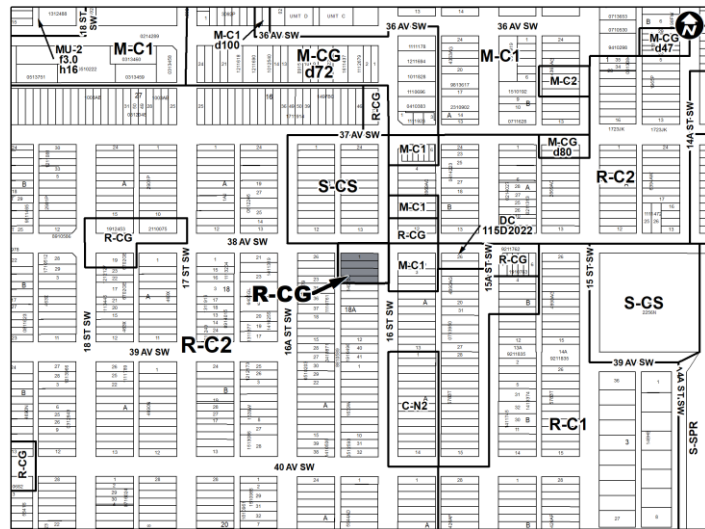
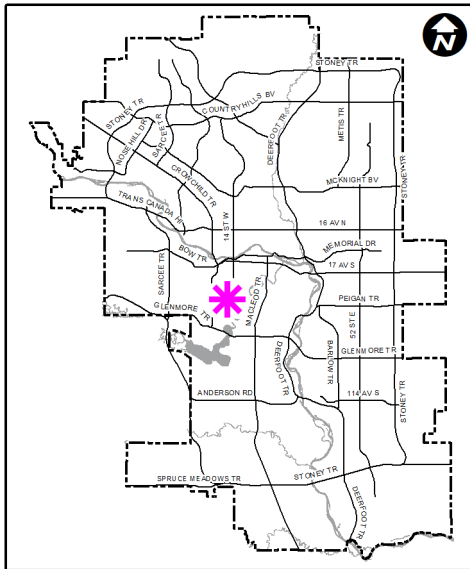
As identified below, the community of Altadore reached its peak population in 2019.

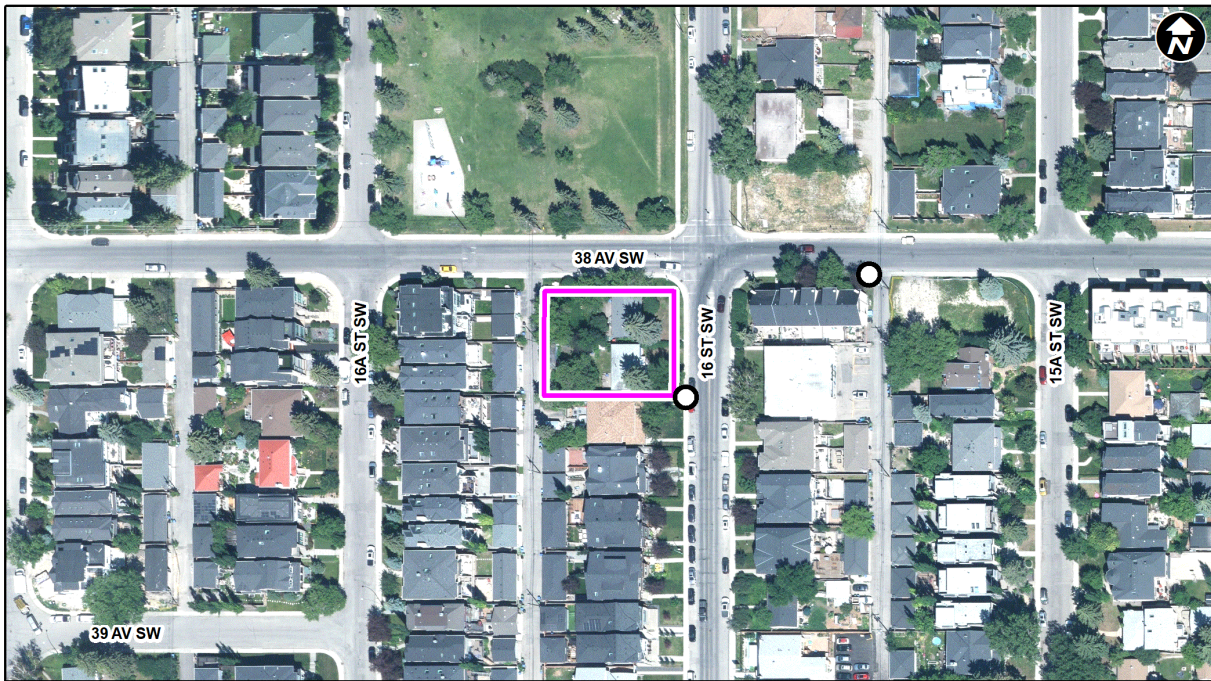
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00 %

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 primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 meters and a maximum density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (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 subject site parcel area, this would allow up to eight dwelling units.

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 parcel 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 provide guidance for Administration's review of the proposed redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 38 Avenue SW and 16 Street SW; and

- mitigating shadowing, overlooking, and privacy concerns.

A development permit (DP2023-04831) has been submitted for a rowhouse development (eight units, two buildings) and will be further reviewed upon Council's decision on this land use amendment proposal.

Transportation

The site is bordered by 16 Street SW to the east, a collector street, and by 38 Avenue SW, a residential street. Direct pedestrian access to the site is available via the existing sidewalks on 16 Street SW and 38 Avenue SW. Direct vehicular access to the site will be from the rear lane, typically accessed from 38 Avenue SW. On-street parking is unrestricted along 16 Street SW and 38 Avenue SW.

The subject site is well-served by Calgary Transit. The bus stop for outbound Route 13 (Altadore) is located directly adjacent to the parcel. The inbound bus stop for Route 13 (Altadore) is located 50 metres (1-minute walk) from the parcel. Inbound Route 13 (Altadore) serves the Downtown City Centre and Beltline, whereas outbound Route 13 (Altadore) services the Signal Hill Shopping Centre.

The bicycle network is prevalent in the area with 16 Street SW and 38 Avenue SW both identified as existing on-street bikeway's further connecting to the greater 5A Network (The Always Available for All Ages and Abilities Network), River Park and the Elbow River pathway system.

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 right-of-way). Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy amendment 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the Developed Inner City Residential Area. The applicable MDP policies encourage redevelopment and modest intensification within inner city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental

benefits to climate resilience. 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 being explored and encouraged within the associated development permit.

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

The site is subject to the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) which identifies the site as Residential Conservation land use classification (Map 2: Land Use Policy). This land use classification allows for family-oriented low-profile developments in the form of single and semi-detached, and duplex dwellings with built forms based on the R-C2 District.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use classification to Residential Low Density which allows for contextually appropriate grade-oriented townhouse developments.

West Elbow Communities Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities), which includes Altadore and surrounding communities, is currently planned to launch in fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.