

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore, directly fronting onto 16 Street SW (to the west) and is south of 42 Avenue SW. The site is approximately 63 metres wide, and 138 metres long and is developed with a private school (Rundle Academy – junior, senior high school). The site is approximately 0.88 hectares (2.17 acres) in size and contains three buildings with lane access.

The surrounding development is characterized by mostly low-density residential land use districts developed with single and semi-detached dwellings. Directly to the south of the site are lands containing the Rundle Academy (elementary school) and Altadore Elementary School, designated as R-C1 District, which is also the current land use of the subject site.

Community Peak Population

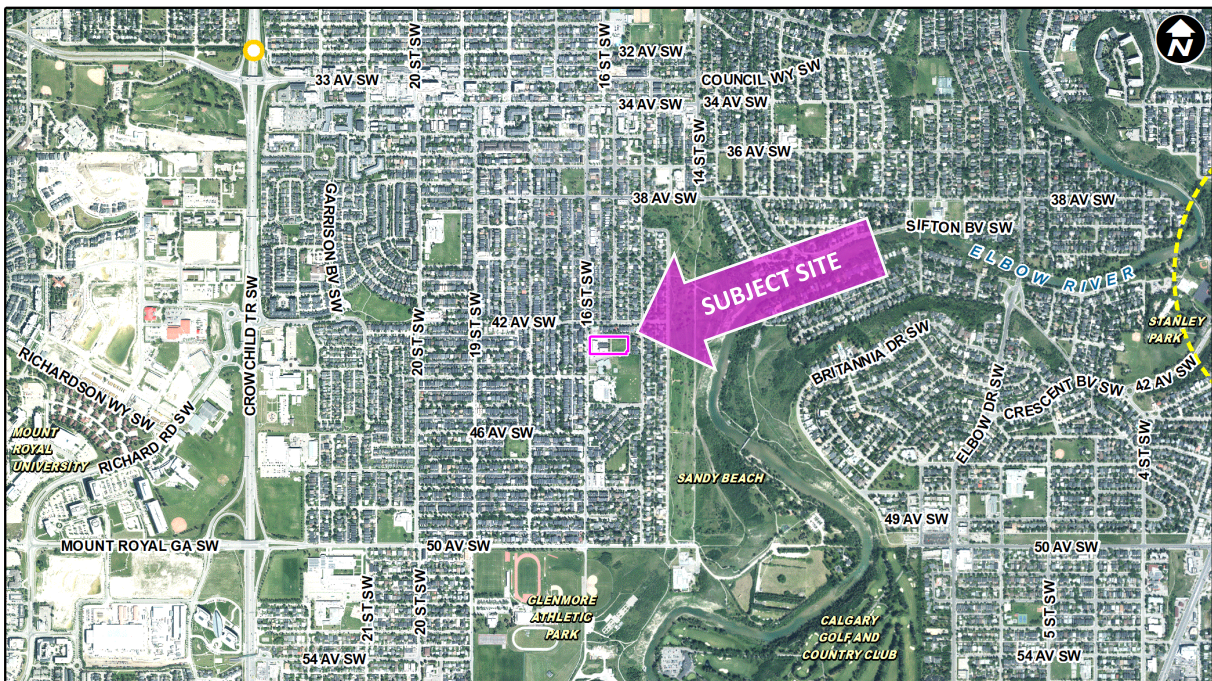
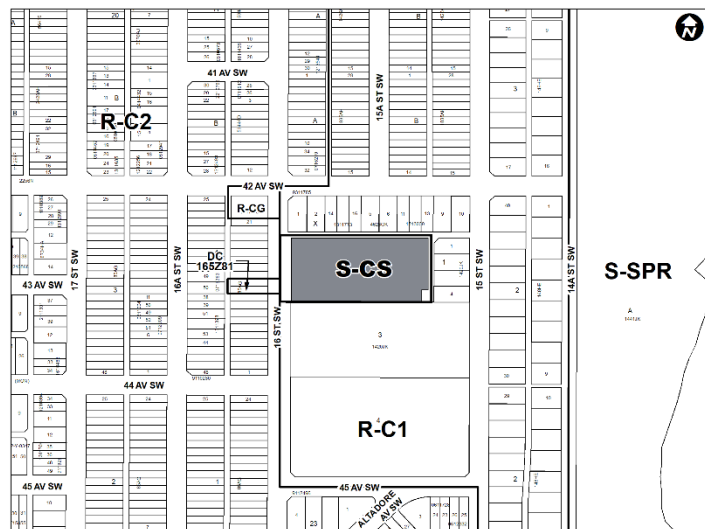
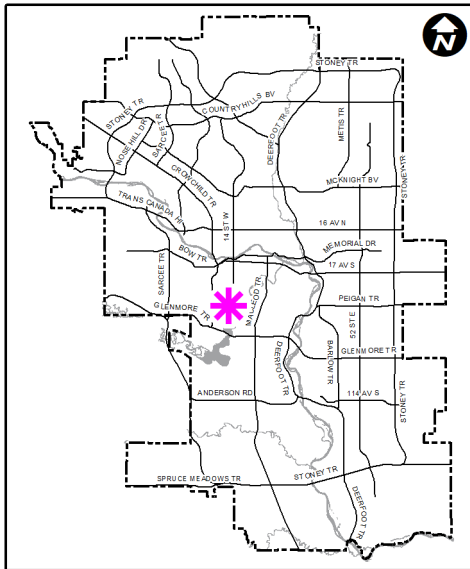
As identified below, the community of Altadore reached its peak population in 2019.

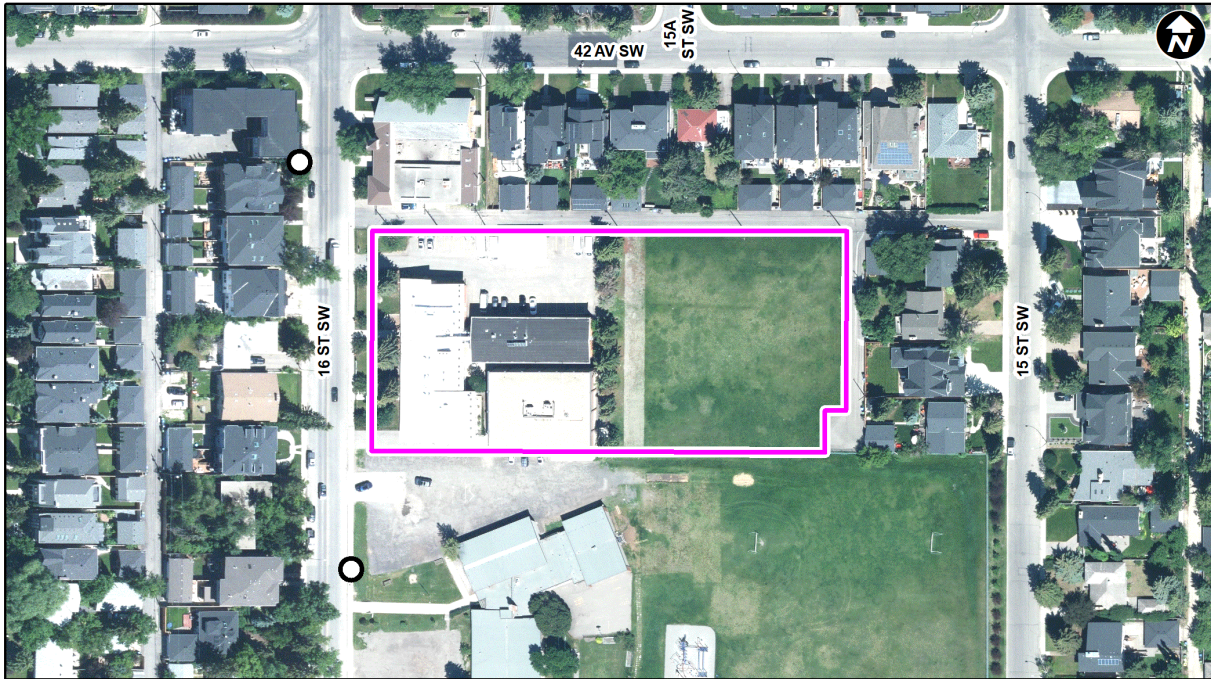
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Altadore Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings. The R-C1 District allows for a maximum building height of 10 metres. School - Private is a discretionary use within the District when located within a building used previously as a Community Recreation Facility or School Authority – School. Since the subject site is to be redeveloped with a private school in a new building, which is not a listed use within the current land use district, a land use redesignation is required.

Administration, in consultation with the applicant, recommended the S-CS District, as it lists private school as a discretionary use and includes a limited number of other institutional uses. The proposed Special Purpose – Community Service (S-CS) District is intended for education and community uses and a limited range of small scale, public indoor and outdoor recreation facilities. There is no maximum building height or floor area ratio within the District.

Development and Site Design

A concurrent development permit (DP2023-01159) has been submitted for a new private school and will be held for a decision until City Council's decision on this land use amendment proposal. The rules of the proposed S-CS District are currently providing guidance for Administration's review on the proposed redevelopment of the site (a new private school - approximately 6,813.5 square metres) including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that are being considered through the development permit process include, but is not limited to:

- ensuring an appropriate design and interface which fits within the established neighbourhood.

Excerpts (Figures 1 – 4 within Attachment 4) from the development permit application (DP2023-01159) provide an overview of the proposal and are included for information purposes only.

Transportation

The subject site fronts onto a Collector class road (16 Street SW) with less than 5,000 vehicle trips a day.

The site is not within a Residential Parking Zone, and no restrictions are in effect except for stopping restrictions along the site's frontage for school bus loading.

The site is within 50 metres (1 min walk) from bus stops for Route 13 (Altadore) on 16 Street SW. Pedestrian access to the site is available via the sidewalk on 16 Street SW.

Adjacent to the site, 16 Street SW has an existing north/south on-street bikeway, and 50 metres to the north, 42 Avenue SW has an existing east/west on-street bikeway.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and Sanitary (deep) utilities exist adjacent to the site (within public road rights-of-way). There is currently no stormwater servicing adjacent to the parcel. 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.

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 have been explored and encouraged within the concurrent development permit review.

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 units, and duplex dwellings with built forms based on the R-C2 District. It should be noted that while the ARP does not contain a land use classification for school facilities, it does encourage education opportunities as close to the community as possible.

As per section '5.0 Open Space and Recreation', school sites are designated as R-C1 or R-C2 Districts. Further, section '6.0 School Facilities' notes that the provision of services such as schools, which cater to families, are considered important within the community.

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.