

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore, on the southwest corner of 19 Street SW and 37 Avenue SW. The site is approximately 33.3 metres wide, and 38.3 metres deep and is currently comprised of four residential lots. The north-half of the site (3803 – 19 Street SW) contains a single detached house and attached garage with driveway access from 19 Street SW. 37 Avenue SW is on the north side of this address. The south-half of the site (3823 – 19 Street SW) contains a single detached house and detached garage accessed from the rear lane that intersects 19 Street SW. The laneway is located to the south of this address.

Surrounding amenities include a specialized school (Dr. Oakley School) for grades 3 to 9 which is located within a four-minute walking distance, and Kiwanis Park which is about a 6-minute walk from the subject site. Nearby bus stops provide direct connections to Marda Loop, Mount Royal University, and downtown. Surrounding development is characterized by single and semi-detached dwellings and designated as Residential – Contextual One / Two Dwelling (R-C2) District.

Community Peak Population Table

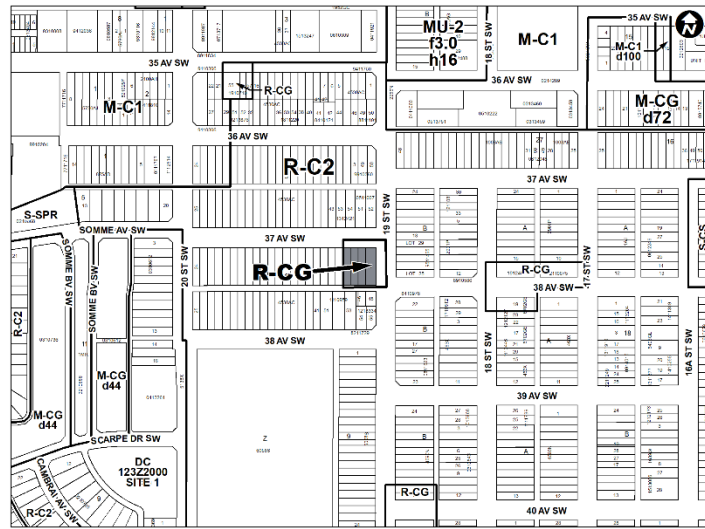
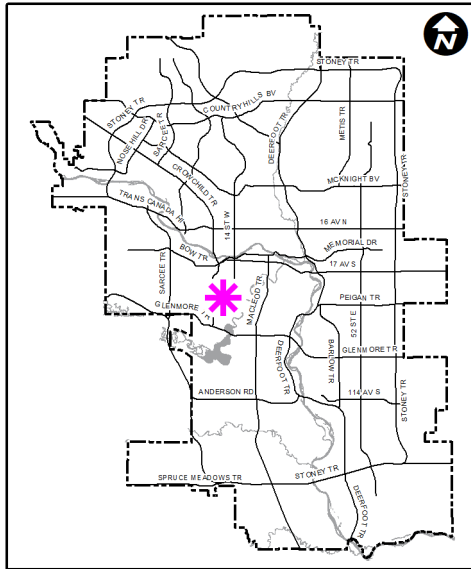
As identified below, the community of Altadore reached its peak population in 2019.

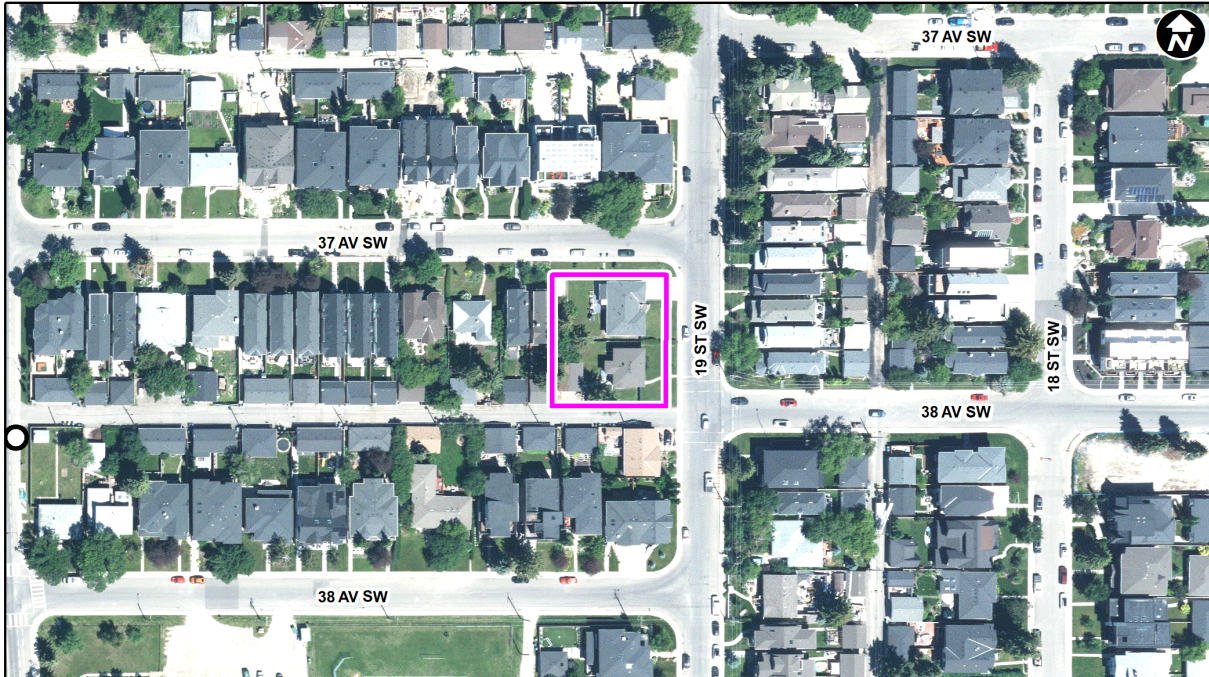
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 allows for a maximum of two dwelling units in the form of single detached, semi-detached, or duplex dwellings with a maximum building height of 10 metres. 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 nine dwelling units could be developed on this parcel with this land use 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. The parcel 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.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 37 Avenue SW and 19 Street SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The site fronts onto a collector class road (19 Street SW), and a Residential class road (37 Avenue SW). Pedestrian connectivity in the neighbourhood is provided through sidewalks on each street frontage

A bus stop northbound Route 7 (Marda Loop) stop is located approximately 235 metres to the west on 20 Street SW which provides transit connection through South Calgary, Marda Loop, Bankview, Beltline and into the downtown core. A stop for southbound Route 7 (Marda Loop) is located approximately 220 metres to the west on 20 Street SW which provides transit connection through Altadore, North Glenmore and onto a bus terminal at 54 Avenue SW, just east of Crowchild Trail (Transit Stop 3761) with access to BRT MAX Yellow (Route 304) and BRT MAX Teal (Route 306).

Vehicle access to the subject site would be provided from the rear lane. The subject site is currently not within a Residential Parking Permit Zone, and there are no on-street parking restrictions

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the development permit stage.

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 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 proposal aligns with the MDP policies which encourage low to moderate intensifications and grade-oriented built-forms with access to transit and local commercial uses. The MDP policies also promote housing diversity

and choice through a wide range of housing types and densities to create diverse neighbourhoods.

The proposal is in keeping with the relevant MDP policies as the R-CG District will accommodate a wider range of grade-oriented housing options that are compatible with the surrounding low density residential context.

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 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.

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 will be accepted for processing throughout the local area planning process.