

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Altadore, fronting along 14A Street SW, north of 37 Avenue SW. The site is approximately 0.09 hectares (0.22 acres) in size and is approximately 23 metres wide by 38 metres long. The site is currently developed with a single detached dwelling and detached garage with an access from the rear lane.

Surrounding development to the north and west is primarily characterized by low density residential development in the form of single and semi-detached homes designated as Residential – Contextual One / Two Dwelling (R-C2) District. The parcel immediately to the north is Residential – Grade-Oriented Infill (R-CG) District and across the street to the east is a parcel designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District. River Park Church is located southeast of the site within the Special Purpose – Community Institution (S-CI) District.

The site is approximately 600 metres (a 10-minute walk) to River Park and approximately 300 metres (a five-minute walk) to various commercial services along 34 Avenue SW and 14 Street SW. The site is also within 280 metres (a five-minute walk) from 33 Avenue SW which is classified as a Neighbourhood Main Street.

Community Peak Population Table

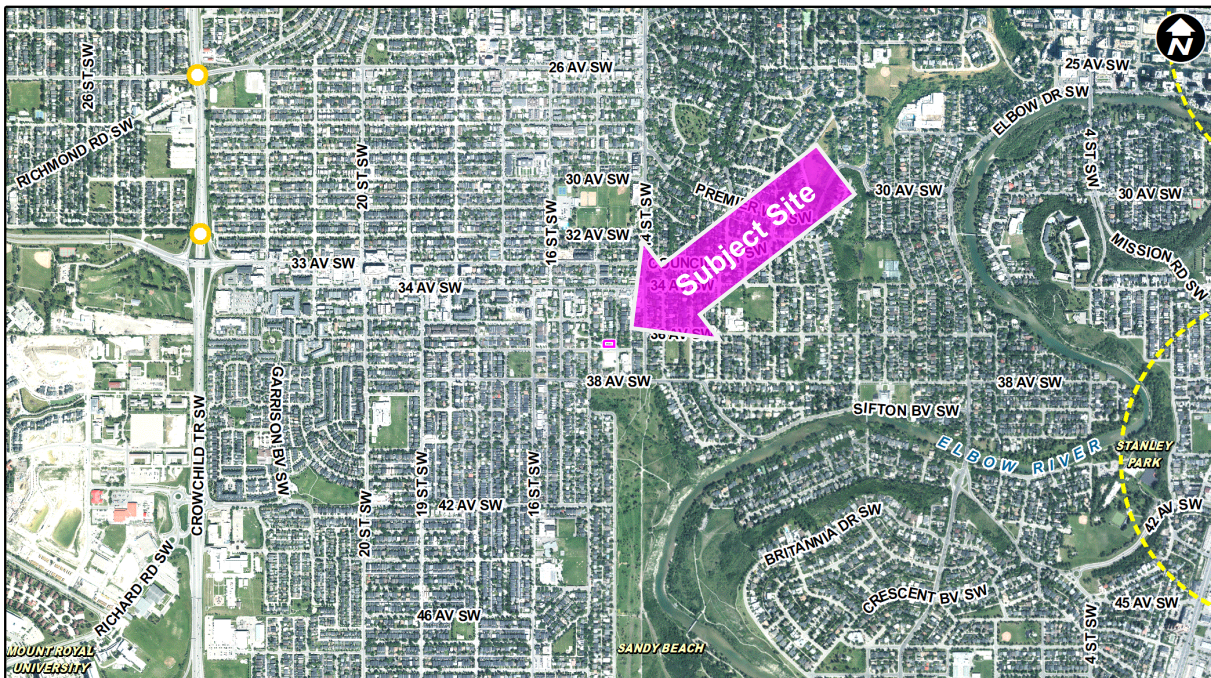
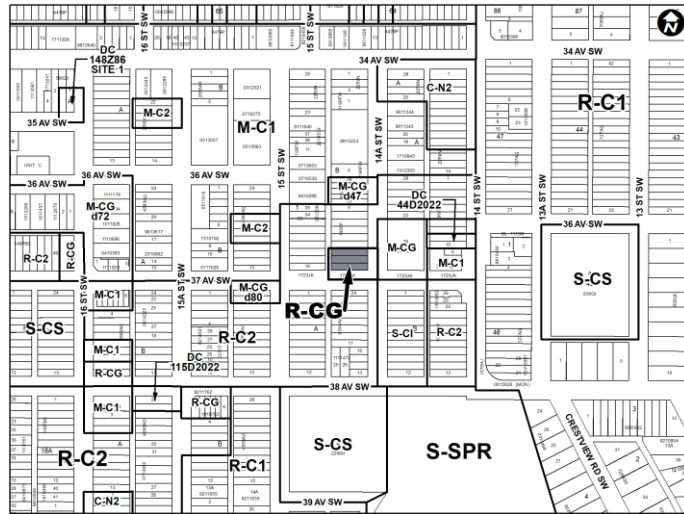
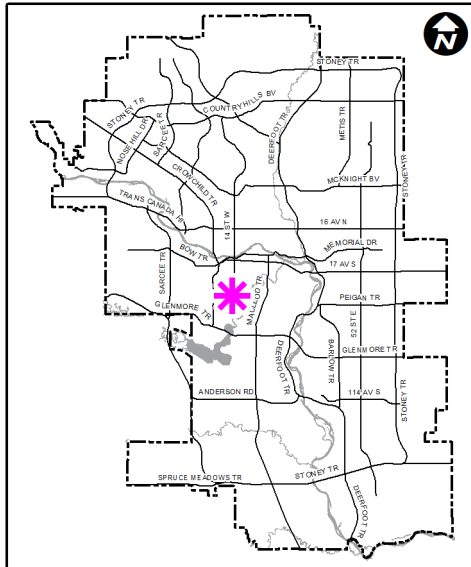
As identified below, the community of Altadore reached its peak population in 2019.

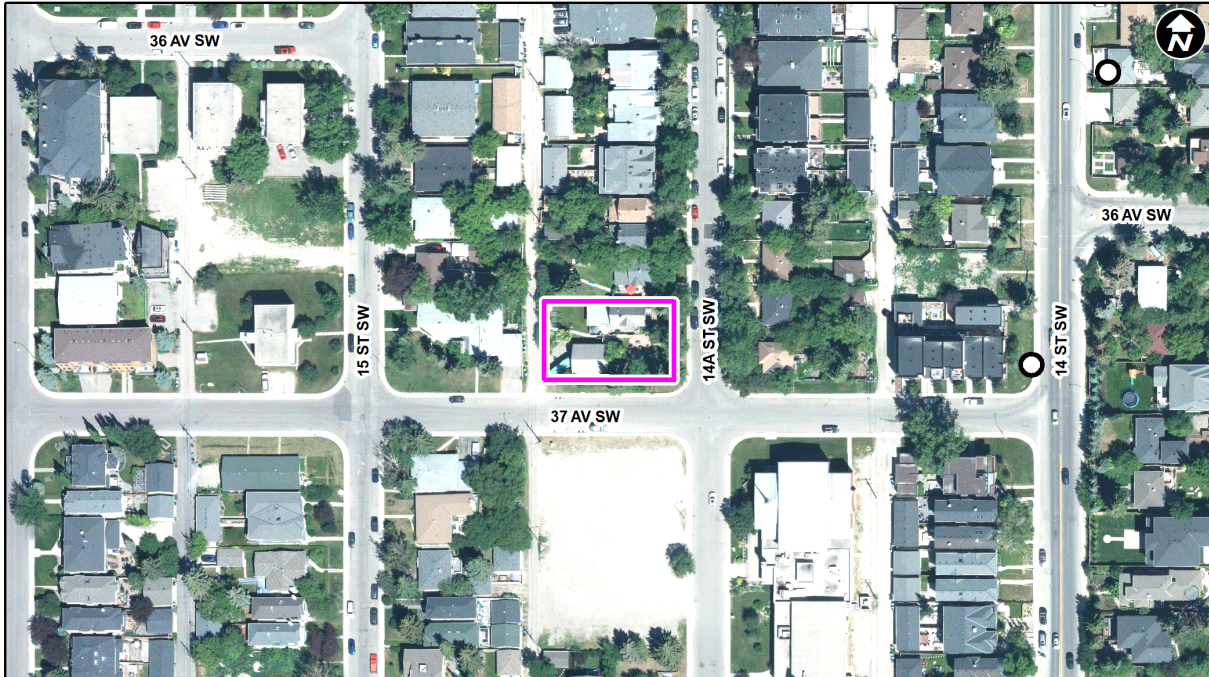
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	-0.00%

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 is primarily for single, semi-detached, duplex dwellings and secondary suites. 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 Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 six 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 would provide guidance for the future 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 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 14A Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the sidewalk on 14A Street SW. The site is well served by Calgary Transit with Route 13 (Altadore) on 38 Avenue SW within 160 metres of the site (a three-minute walk) and Route 7 (Marda Loop) and Route 22 (Richmond Road SW) on 33 Avenue SW within 500 metres (an eight-minute walk) of the site.

14A Street SW is a Residential Street and 33 Avenue SW, which is 200 metres north (a three-minute walk) of the site, is a Neighborhood Boulevard and a Neighbourhood Main Street. Current vehicular access is available from the rear lane. There are currently no parking restrictions on 14A Street SW.

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 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)

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 of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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 part of the Residential Conservation area (Map 2: Land Use Policy). This area supports low profile infill developments in the form of single detached dwellings, semi-detached dwellings and duplex dwellings.

To accommodate the proposed R-CG District, an amendment to Map 2: Land Use Policy is required to identify the site as Residential Low Density, which allows for contextually appropriate grade-oriented rowhouse and townhouse developments.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.