

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore, on the south side of 34 Avenue SW. The parcel is 15.24 metres wide and 42.66 metres long with an approximate size of 0.07 hectares (0.16 acres). Currently, the site is a vacant mid-block parcel with rear lane access.

The surrounding development is characterized by a mix of commercial and residential uses. Adjacent parcels to the immediate east, west and south are designated as Multi-Residential – Contextual Low Profile (M-C1) District and are developed with residential buildings, while the parcels across the street to the north are mostly designated as Mixed-Use Active Frontage (MU-2) Districts and are developed with a mix of standalone commercial and retail buildings, some with residential above. Mixed-Use General (MU-1) Districts also exist within a walking distance east of the subject site.

The site is located within a community rich with amenities such as Dr. Oakley School (grades 3 – 9) which is approximately 500 metres (seven-minute walk) south of the site. Additionally, Garrison Park and Kiwanis Park are located within 600 metres (nine-minute walk) to the southwest and 850 metres (11-minute walk) to the southeast respectively. Nearby bus stops (approximately two to three-minute walk) also provide direct connections to downtown, Beltline, Mount Royal University and West Hills Towne Centre.

Community Peak Population Table

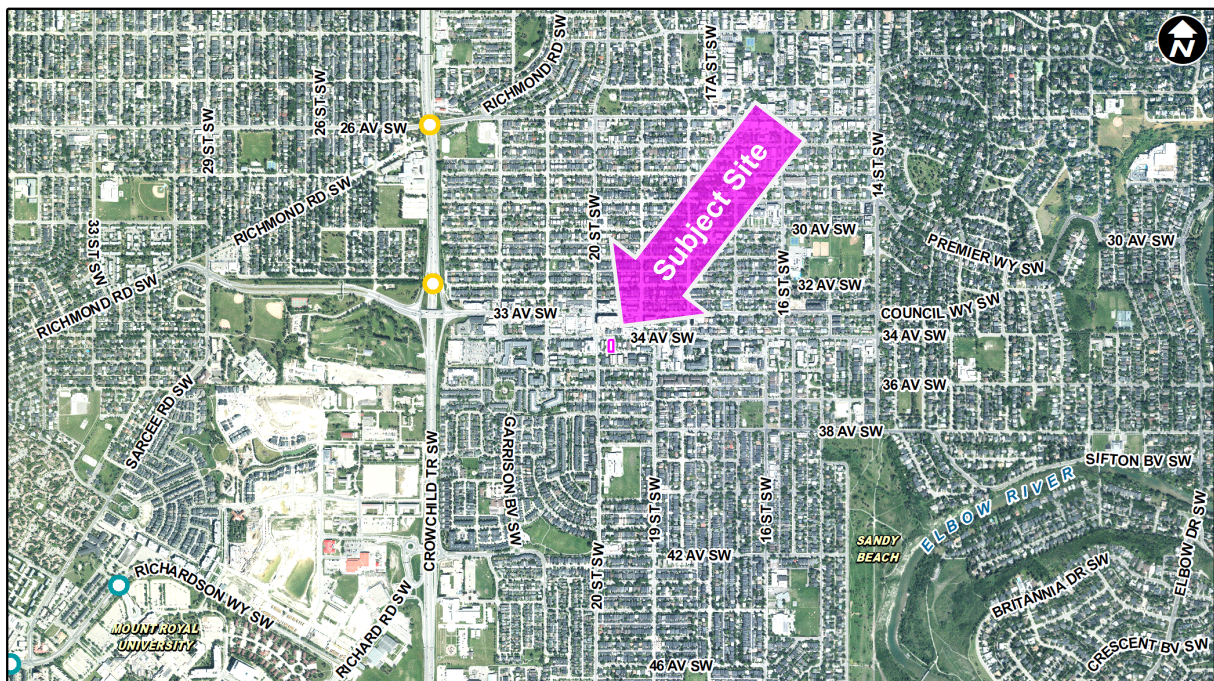
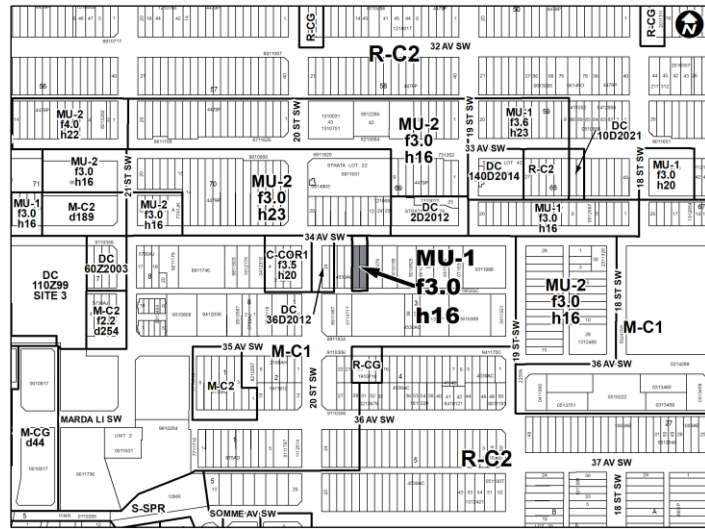
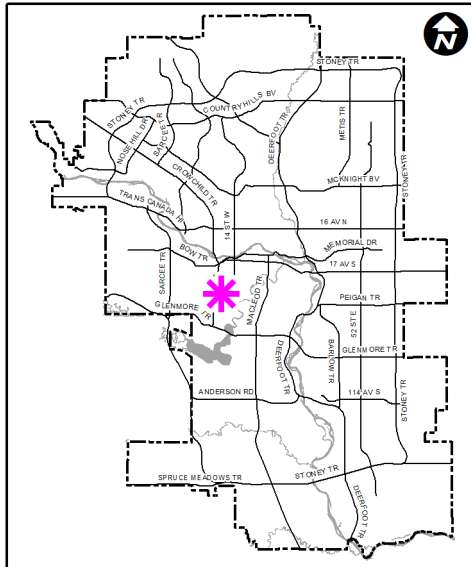
As identified below, the community of Altadore reached its peak population in 2019.

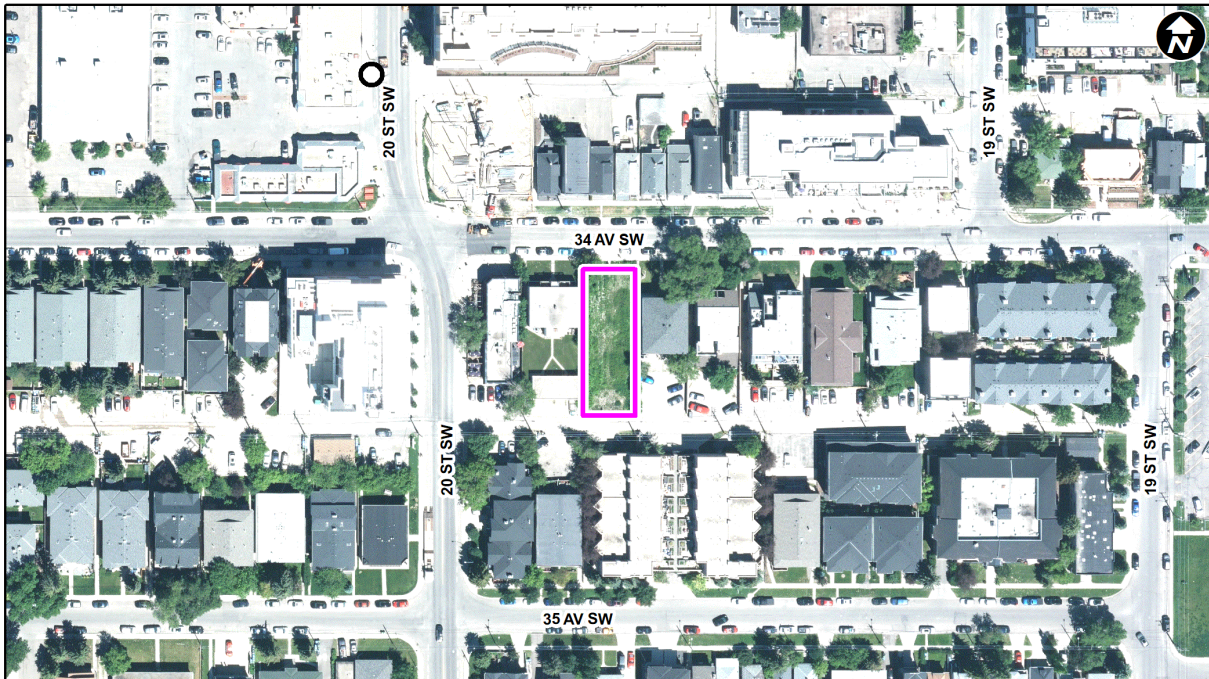
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 Multi-Residential – Contextual Low Profile (M-C1) District is primarily intended for multi-residential developments in variety of forms having low height and medium density. These forms typically have a higher number of dwelling units and traffic generation than low density residential dwellings. The M-C1 District allows for a maximum building height of 14.0 metres and a maximum density of 148 units per hectare (approximately ten dwelling units based on the parcel size of the subject site).

The proposed Mixed-Use General District (MU-1) District is intended to be adjacent to low density residential developments with specific rules for setbacks and maximum height at the shared property line or lane. This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade, facing the commercial street. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels and provides for compatible transition with surrounding developments.

The proposed MU-1f3.0h16 District is intended to accommodate a mixed-use development that can comprise of a mix of commercial, retail or residential uses at a maximum building height of 16.0 metres (up to four storeys). The proposed land use will allow for a maximum building floor area of approximately 1,950 square metres through a floor area ratio of 3.0. No density modifier is proposed, so the maximum number of dwelling units that could be developed will be subject

to the maximum building floor area allowed. A policy amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is also required in support of the proposed land use change.

Development and Site Design

The rules of the proposed MU-1f3.0h16 District will provide guidance for future site development including appropriate uses, parcel coverage, building massing and height, landscaping, waste management and parking.

Given the specific context of this mid-block site, other factors that will be considered through the development permit process include, but are not limited to:

- articulation of built form and physical separation from adjacent residential sites;
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential parcels;
- integrating a Main Streets streetscape design along 34 Avenue SW;
- ensuring a pedestrian-oriented built interface along both 34 Avenue SW; and
- the interface of the building design with the rear lane and access into the site.

Transportation

The site fronts onto 34 Avenue SW which is classified as a collector road and a Main Street corridor between 22 Street SW and 14 Street SW. Pedestrian connectivity in the neighbourhood is provided through sidewalks on 34 Avenue SW.

Transit service to downtown, Beltline, Mount Royal University, West Hills Towne Centre and Route 304 (Max Yellow Bus) are provided by local bus stops within walking of the subject site. A bus stop for southbound Route 7 (Marda Loop) is located on 20 Street SW approximately 100 metres (two-minute walk), including a northbound stop approximately 200 metres (three-minute walk) away on the same street. An eastbound Route 22 (Richmond Road) stop is also located approximately 200 metres (three-minute walk) on 33 Avenue SW.

An on-street cycling route is located on 20 Street SW which forms and connects to the greater bikeway network. Vehicle access to the subject site would be provided from the rear lane. The subject site is not located within a residential street parking permit zone and on-street parking is presently unrestricted on the south side of 34 Avenue SW (the side fronting the parcel) while parking on the north side is restricted to 09:00 to 18:00 (Monday to Saturday).

Environmental Site Considerations

No environmental 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 are being reviewed in detail through the development permit application.

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 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 Established Residential Area' as well as within a 'Neighbourhood Main Street'. The land use policies encourage modest redevelopment and new developments that incorporate appropriate densities, a mix of land uses and pedestrian-friendly environment to support an enhanced base or Primary Transit Network (i.e., 33 Avenue SW).

The MDP encourages grade-oriented housing, low scale apartments and mixed-use retail buildings within the Neighbourhood Main Street. It also requires an appropriate transition between the Neighbourhood Main Street and adjacent residential areas at a rear lane or public street. These transitions should be sensitive to the scale, form, and character of surrounding areas while still creating opportunities to enhance connectivity to the community.

The proposal aligns with the MDP policies in that it would allow for modest development to occur within an established community with opportunities for appropriate transition between the adjacent residential developments and the Main Street (34 Avenue SW). The proposal will also 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 [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 Medium Density' land use classification (Map 2: Land Use Policy). This land use classification allows for development in the form of residential apartments based on multi-residential land use districts and is encouraged to be located around activity nodes (i.e., commercial areas) or along the more major roads in the area.

Based on the proposed MU-1f3.0h16 that intends to add commercial uses on the site, a minor amendment to Map 2 of the ARP will be required to change the land use classification to "Community Mid-Rise". This classification provides for mid-rise building types (up to six storeys) that may accommodate a range of retail, services, office, and residential uses; in horizontal and vertical built forms.

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.