

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale at the corner of 33 Street NW and 5 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep with a rear lane. It currently contains a single detached dwelling and detached garage with access from 5 Avenue NW. A fire hydrant is located within the public boulevard at the front of the site.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District to the north, east and south of the site. Parcels to the west of the site are designated as Multi-Residential – Contextual Low Profile (M-C1) District and are characterized by multi-residential development with some sites containing single detached dwellings.

The site is close to community amenities and parks. Westmount Charter Elementary School is approximately 120 metres (two-minute walk) to the southeast and the Parkdale Community Association and Parkdale Park is approximately 300 metres (five-minute walk) to the northwest. The site is located approximately 260 metres (four-minute walk) north of the Bow River Pathway, with access to Edworthy Park to the northwest and downtown to the southeast. Foothills Medical Centre is approximately 580 metres (10-minute walk) to the north.

Community Peak Population Table

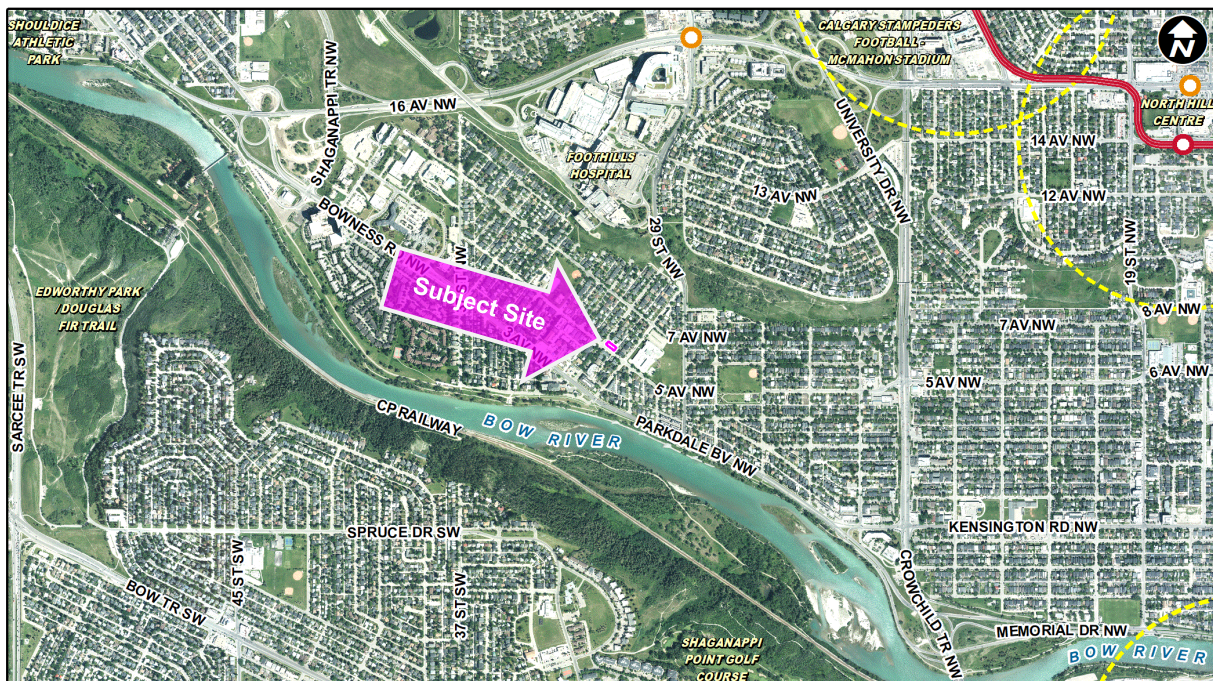
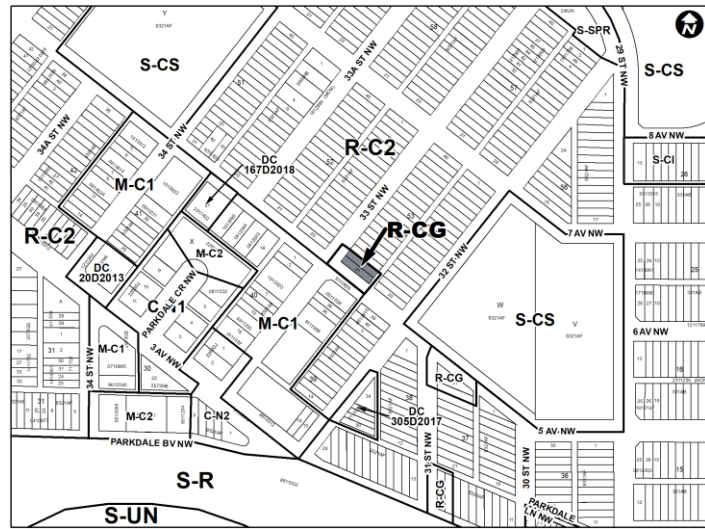
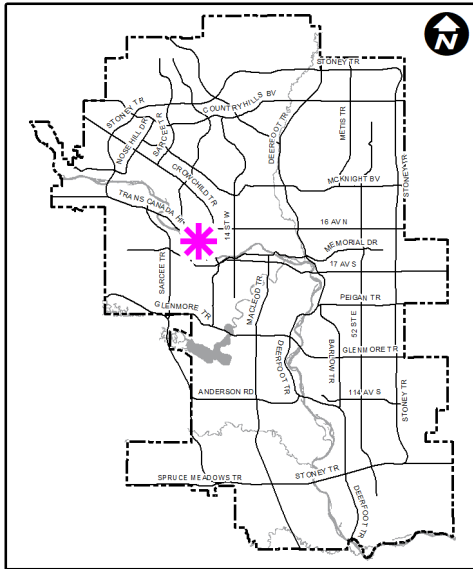
As identified below, the community of Parkdale reached its peak population in 2018.

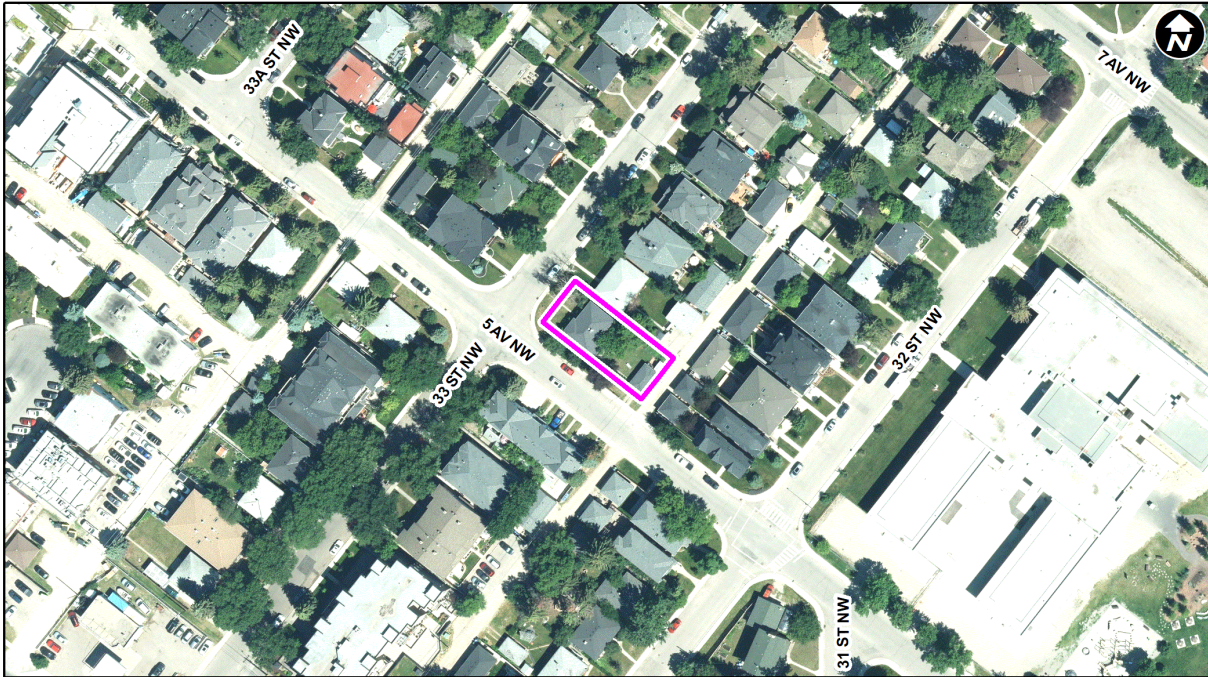
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkdale 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 building height of 10 metres and a maximum of two dwelling units. 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, 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 site area, this would allow up to four 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 33 Street NW and 5 Avenue NW;

- the site plan, lot coverage, setbacks and layout of dwelling units;
- mitigating shadowing, overlooking and privacy concerns; and
- protection of existing mature trees.

The development permit application (DP2023-05330) proposes a four-unit rowhouse building with four secondary suites and a rear detached garage. Mobility storage space and bike parking are proposed.

Transportation

Pedestrian access to the site is available from existing sidewalks on 33 Street NW, which is classified as a residential road and 5 Avenue NW, which is classified as a collector street in the *Calgary Transportation Plan*. Bow River Parkway, part of The City's Always Available for All Ages and Abilities (5A) network, is approximately 260 metres (four-minute walk) south of the site. The site is located near cycling infrastructure, with existing bike pathways on 29 Street NW and Parkdale Boulevard NW.

The site is well-served by Calgary Transit: a transit stop for Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot/North Hill) is located approximately 400 metres (seven-minute walk) away on Parkdale Boulevard NW; a transit stop for Route 9 (Dalhousie/Chinook), Route 40 (Crowfoot/North Hill), Route 90 (Bridgeland/University of Calgary) and Route 104 (Sunnyside/University of Calgary) is approximately 500 metres (eight-minute walk) away on 29 Street NW.

The site is located within an area with on-street parking restrictions on 33 Street NW (2 hours, 8 a.m. – 4 p.m. Monday to Friday) and 5 Avenue NW (permit required). A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to service the site from 33 Street NW. Sanitary and storm sewer mains are available for connection from 5 Avenue NW. Details of site servicing and stormwater management will be reviewed at the development permit stage.

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 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 site is located within the Developed Residential – Inner City policy area as identified on Map 1 (Urban Structure) of 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 deliver small and incremental benefits to climate resilience. Redevelopment 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 relevant MDP policies as the R-CG District is a low-density residential district that provides for modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has noted on the development permit application that energy modelling details will be provided with possible improved energy performance over energy code minimum requirements.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

The site is identified as Developed Areas – Inner City Residential on Map 3: Development Strategy and Urban Structure of the South Shaganappi Communities Area Plan [South Shaganappi Communities Area Plan](#) (SSCAP). Policies speak to creating complete communities and ensuring the stability of the existing residential communities but with new development respecting the existing neighbourhood context. Policies further note that diverse housing types should be provided including rowhouses, and greater intensity of residential development is to be supported where there is good access to transit. The application is aligned to the policies of the SSCAP.

South Shaganappi Communities Local Area Planning Project

Administration is currently working on the [South Shaganappi Communities Local Area Planning project](#) which includes Parkdale and the 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.