

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore and encompasses a three-parcel block with lane access. The site is bounded by 34 Avenue SW to the north, 36 Avenue SW to the south and 19 Street SW to the west. **The site is comprised of three parcels, which combined are approximately 36 metres of frontage along 34 Avenue SW and 109 metres of frontage along 19 Street SW.** The site is approximately 0.41 hectares (1.01 acres) in size and contains a two-storey commercial development (containing approximately 14,500 square metres of commercial space) and a two-storey multi-residential development with lane access.

The land uses in the area are mostly medium density and mixed-use residential land use districts developed with rowhouses, townhouses, apartment buildings and mixed-use development. Additionally, to the south of the site are single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The site is directly adjacent to various commercial services along the 34 Avenue SW Main Street to the north and a nine-minute walk to Kiwanis Park (approximately 600 metres).

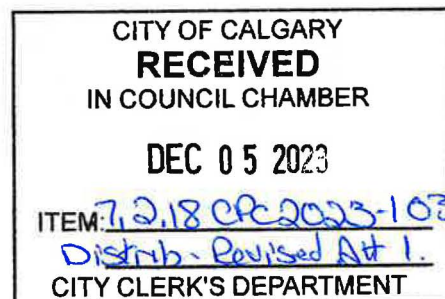
Community Peak Population

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

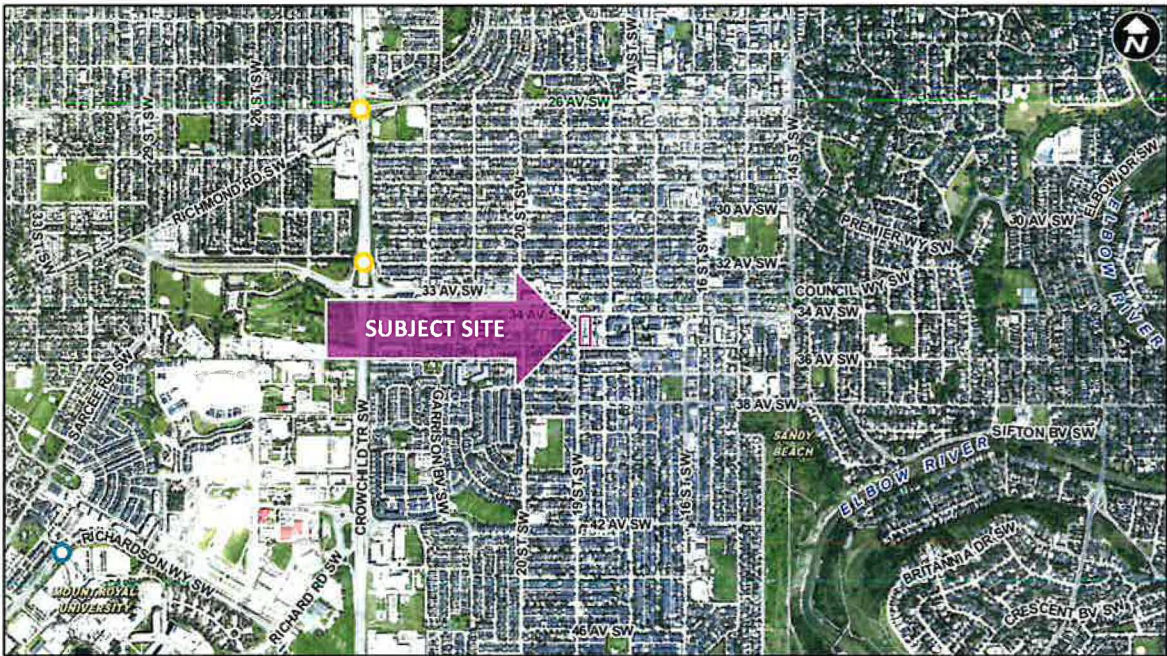
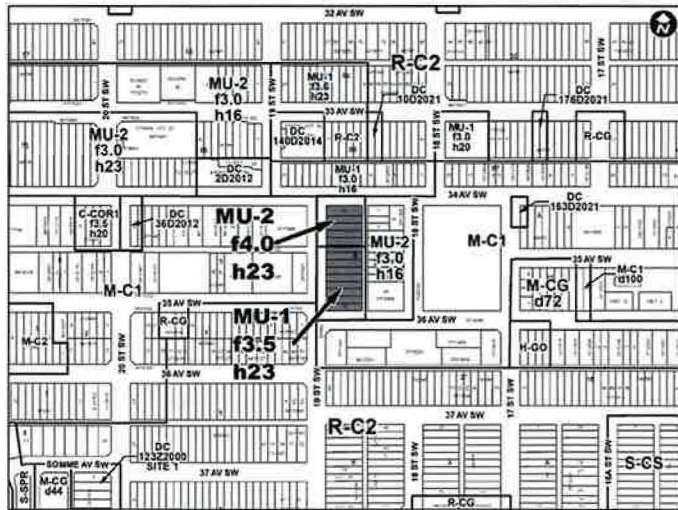
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00 %

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 Mixed Use – Active Frontage (MU-2f3.0h16) District allows street-oriented mixed-use developments with a requirement for commercial uses at grade to promote activity at street level. The maximum floor area ratio is 3.0 (approximately 12,411 square metres) and the maximum height is 16 meters (approximately four storeys).

The proposed Mixed Use – General (MU-1f3.5h23) District (approximately 0.25 hectares of the site) allows street-oriented developments with opportunities for a mix of both residential and commercial uses in the same building or in multiple buildings throughout an area and provides a compatible transition to surrounding developments. The maximum floor area ratio is 3.5 (approximately 8,852 square metres) and the maximum height is 23.0 metres (approximately six storeys).

The proposed Mixed Use – Active Frontage (MU-2f4.0h23) District (approximately 0.16 hectares of the site) allows street-oriented mixed-use developments with a requirement for commercial uses at grade to promote activity at street level. The maximum floor area ratio is 4.0 (approximately 6,431 square metres) and the maximum height is 23 meters (approximately six storeys).

It should be noted that the location of the proposed districts within the site were arrived at after extensive discussions between Administration and the Applicant. It was determined that it would

be appropriate to have the MU-2 District front onto 34 Avenue SW, where commercial uses are currently located, and continue south along 19 Street SW. Administration recommends the MU-1 District be placed directly opposite the residential uses across 19 Street SW. The MU-1 District does not require commercial uses at grade, which would allow for an appropriate residential interface.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 and MU-2 Districts, along with the policies of the *Marda Loop Area Redevelopment Plan (ARP)*, would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Administration considers that an increase in height from four to six storeys to be appropriate throughout the site as it is near medium and commercial districts, is located on a designated Main Street and is served by multiple transit routes. Additionally, the Applicant has been informed that there will be items that will be considered through the development permit process including but not limited to:

- ensuring an engaging built form and active uses where appropriate along 34 Avenue SW, 36 Avenue SW and 19 Street SW;
- ensuring an appropriate scale and interface to the existing residential developments across 19 Street SW and 36 Avenue SW; and
- mitigating shadowing impacts, overlooking and privacy concerns to the existing residential developments to the west of the site (across 19 Street SW) and south of the site (across 36 Avenue SW) through architectural design techniques such as building setbacks.

In addition, the site falls within The Marda Loop Main Streets project which has completed design drawings to 100% and Administration has communicated to the applicant that these drawings should be referenced at the development permit stage. As such, the applicant has been advised to include the Main Streets design for the urban realm within their proposed development plans.

The Marda Loop Main Street project has proposed several features and components as part of their design. These include but are not limited to:

- proposed community gathering spaces, custom street furnishings (benches, bike racks);
- enhanced landscaping, trees, street lighting, porous pavers, and a multi-use pathway with raised crosswalks along 34th Avenue; and
- traffic changes that will result in one way traffic flow along 18 Street SW (southbound) and 19 Street SW northbound with on street parking.

Transportation

Road classifications adjacent to the site include 34 Avenue SW and 19 Street SW as collector streets and 36 Avenue SW as a residential street. Both 34 Avenue SW and 19 Street SW are part of the City's Main Streets project. The site is well-served by Calgary Transit. Routes 7 (Marda Loop) and 22 (Richmond Road SW) are approximately 200 metres from the site (three-minute walk). The site is adjacent to the 34 Avenue SW on-street bikeway and 200 metres east of the 20 Street SW on-street bikeway.

The site is not in a Residential Parking Zone. Two-hour parking is available on 34 Avenue SW Monday to Saturday from 09:00 to 15:00.

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 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 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 MU-1 and MU-2 Districts provides for an increased intensity of development 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Marda Loop Area Redevelopment Plan (Statutory – 1986)

The site is subject to the [Marda Loop Area Redevelopment Plan](#) (ARP) which identifies the site as 'Commercial Mixed-Use Area' land use classification (Map 3.1: Land Use Policy Areas). This land use classification allows for buildings containing ground floor retail/commercial with residential or office/commercial above. As such, the proposed land use amendment is in alignment with the applicable policies of the ARP as the MU-1 and MU-2 Districts provide opportunities for mixed-use development.

To accommodate the proposed height, an amendment to Map 4.2 Maximum Building Heights is required to change the site's classification from 4 Storeys in 16 metres to 6 Storeys in 23 metres.

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 reviewed using existing legislation and Council approved policy.