

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Parkdale, on Parkdale Crescent NW, north of 3 Avenue NW and between 33 and 34 Street NW. Parkdale Crescent NW is a local commercial retail destination. The site is approximately 0.30 hectares (0.73 acres) and is approximately 86 metres wide by 49 metres long (at its deepest). It encompasses three parcels, the two at the northern end of Parkdale Crescent NW and the third to the south, on the eastern side of the Crescent. Parkdale Crescent NW has a unique, non-standard configuration and functions as a commercial cul-de-sac. It includes a sidewalk creating pedestrian circulation around the crescent, with angled parking on the east and west of the crescent, as well as in the middle. The layout of the crescent also means that the site is bounded to north, west and east with laneways.

Surrounding development is a mix of commercial and residential developments including multi-residential development in the Multi-Residential – Contextual Low Profile (M-C1) District, which also includes four low-density residential properties to the east of the site; mixed use development in the Multi-Residential – Contextual Low Profile (M-C1) District and commercial and retail development in the Commercial – Neighbourhood 1 (C-N1) District. Low density residential development, in the Residential – Contextual One / Two Dwelling (R-C2) District lies further to the north, north of 5 Avenue NW.

The two northern parcels included in the application are designated M-C2 District and the southeast parcel is designated C-N1 District. The site is located approximately 140 metres (two-minute walk) north of the Bow River Pathway, with access to Edworthy Park to the northwest and downtown to the southeast. Foothills Hospital is approximately 384 metres (six-minute walk) to the north. 3 Avenue NW provides access to transit.

## Community Peak Population Table

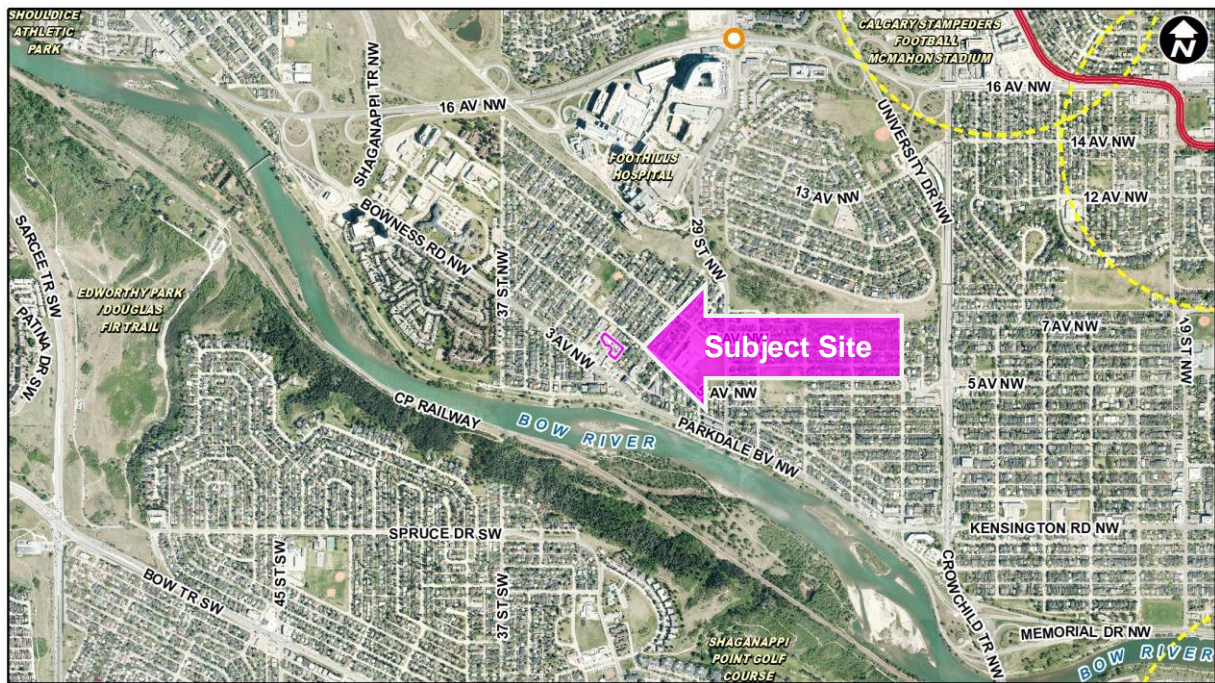
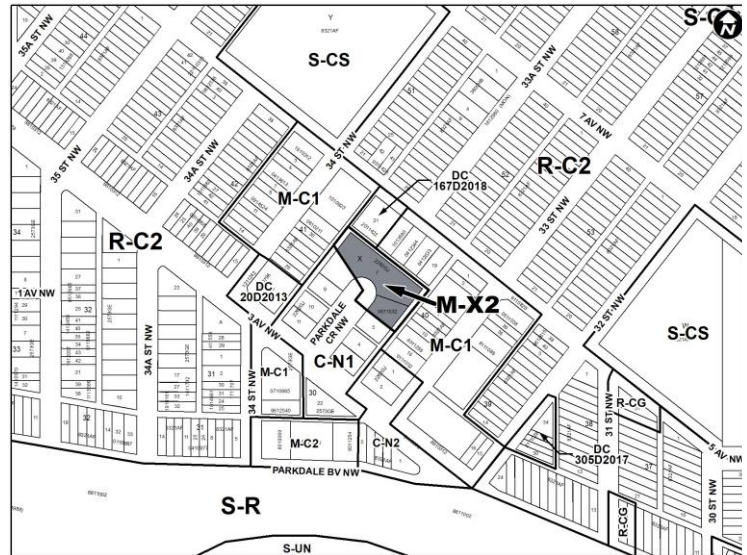
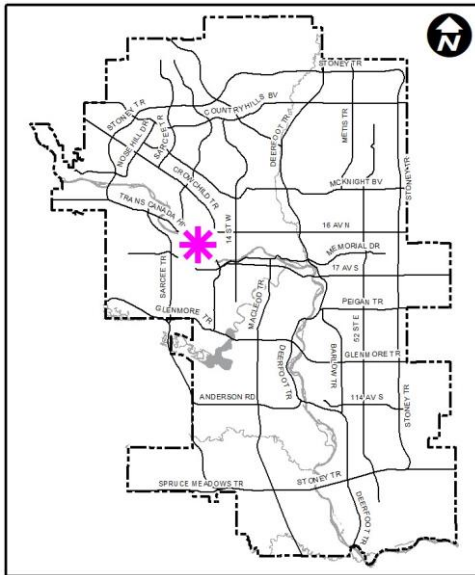
As identified below, the community of Parkdale reached its peak population in 2018.

<b>Parkdale</b>	
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 M-C2 District, representing the two northern most parcels of the site, accommodate two buildings with multi-residential development and a maximum building height of 14 metres (approximately four storeys). The remaining parcel is designated C-N1 and has commercial retail at grade, with four rental apartments above. The C-N1 District allows for a maximum building height of 10 metres (approximately three storeys).

The proposed M-X2 District is a multi-residential land use that also supports a minimum 300 square metres of commercial multi-residential uses, located at community nodes and intended to fit in close proximity to low density residential development. The applicant has indicated a preference for development consisting of at grade commercial retail with three storeys of residential apartments above. The Bylaw establishes rules for Commercial – Multi-Residential Uses. These include a minimum 300 square metres, located at grade.

The proposed M-X2 District would allow for a maximum floor area ratio of 3.0 which equates to a building floor area of approximately 8,910 square metres. The proposed 16 metre building height would allow for approximately four storeys with a 3.0 metre stepback requirement over 10 metres where the building faces the Street. The minimum density is 60 units per hectare which equates to 18 dwelling units. There is no maximum density.

### **Development and Site Design**

The rules of the proposed M-X2 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, density, amenity space and parking. Other key factors that would be considered as part of a future development permit application include the following:

- impact on the function of the lane;
- shadowing and interface with adjacent land uses;
- encouraging climate resilience measures; and
- impacts and improvements on mobility infrastructure.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks on Parkdale Crescent NW. Bow River Parkway, part of the City's "Always Available for All Ages and Abilities" (5A) network, is approximately 140 metres (two-minute walk) south of the site. Vehicle access through future redevelopment of the site is anticipated to utilize the lane, which surrounds the site on the west, north and eastern edges.

Transit Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot/North Hill) and BRT 305 (Bowness/City Centre) are available on 3 Avenue NW. Bus stops for these routes are approximately 110 metres (two-minute walk) on the south side of 3 Avenue NW and 147 metres (two-minute walk) on the north side.

A Transportation Impact Assessment (TIA) was reviewed and accepted by Mobility Engineering as part of this application. Future development proposals will require additional information and possible mitigation measures and solutions for impacts on existing mobility infrastructure and improvements.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a 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 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 area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). This application complies with the relevant land use policies and support modest intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposal is in keeping with relevant MDP policies, as the rules of the M-X2 District provide for a development that is of moderate multi-residential density in nature and supportive of commercial uses sensitive to existing residential and commercial land uses in terms of height and built form.

### **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.

### **Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Statutory – 2018)**

The [Parkdale Neighbourhood Activity Centre Area Redevelopment Plan](#) (ARP) specifically relates to Parkdale Crescent NW and its immediate environs. Map 2, Land Use Concept, identifies the subject site, and the entire Parkdale Crescent NW block as being appropriate for Mixed-Use – Active Ground Floor.

The supporting policies specifically indicate that future development in the Mixed-Use area is encouraged to provide a) Ground floor retail and commercial; and b) Residential units above grade. The policies indicate that the M-X2 District is entirely appropriate in this location.

### **South Shaganappi Communities Area Plan (Non-statutory – 2011)**

The site is identified as a Neighbourhood Activity Centre in the [South Shaganappi Communities Area Plan](#). This policy supports future development in this area to meet the basic shopping needs of the local population, together with other supporting uses such as a mix of residential, local commercial, retail, restaurant and public service uses.

### **South Shaganappi Communities Local Area Planning Project**

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