

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Altadore midblock on 14 Street SW between 34 Avenue SW and 37 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 38 metres deep by 15 metres wide and is serviced by a rear lane. **The site is located on 14 Street SW and is within 200 metres of the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets as defined in the Urban Structure Map of the Municipal Development Plan (MDP).** There is currently a single detached building and a detached garage on the site.

Surrounding development is characterized by single detached and semi-detached buildings. The parcels to the north of the site are designated Multi-Residential – Contextual Low Profile (M-C1) District. The parcels to the south and west are designated Residential Contextual – One / Two Dwelling (R-C2) District and the parcels across the street to the east are designated Residential Contextual – One Dwelling (R-C1) District. The parcel is 215 metres north of River Park and 315 metres south of South Calgary Park, which contains the Guiffre Family Library, the Marda Loop Community Association and playground, Marda Loop outdoor rink, South Calgary Outdoor Pool, a Community Recycling facility, and South Calgary Fire Station No. 5.

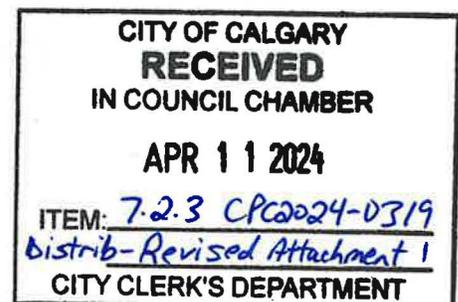
Community Peak Population Table

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

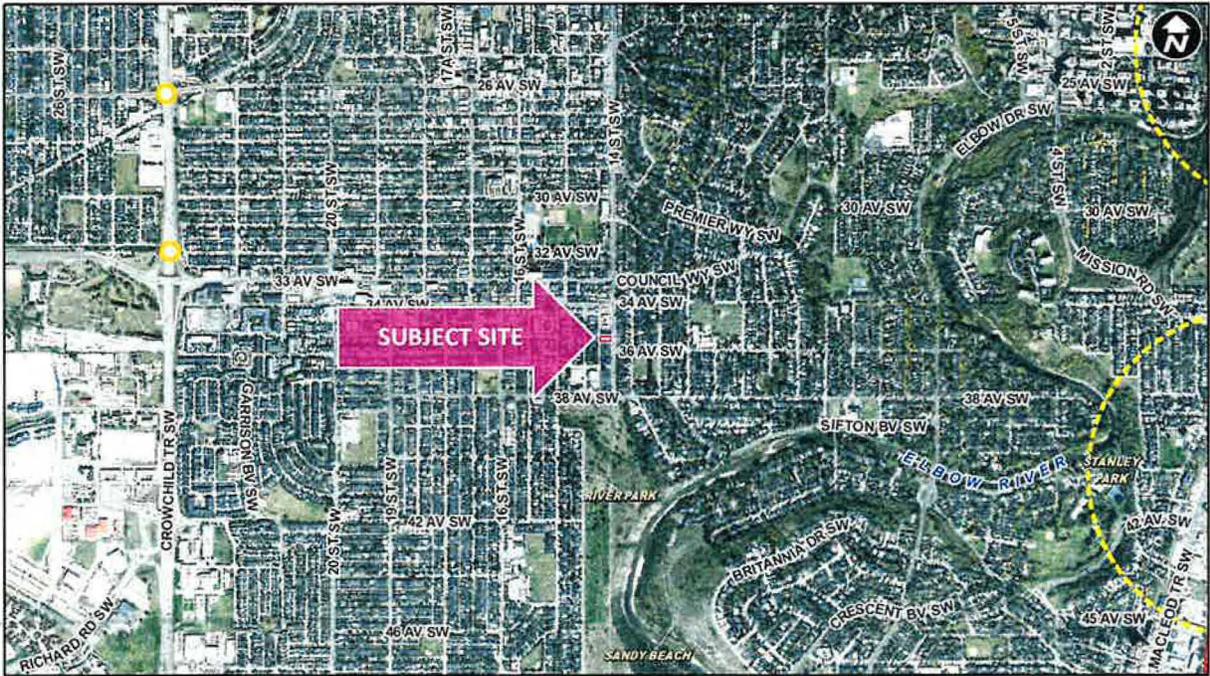
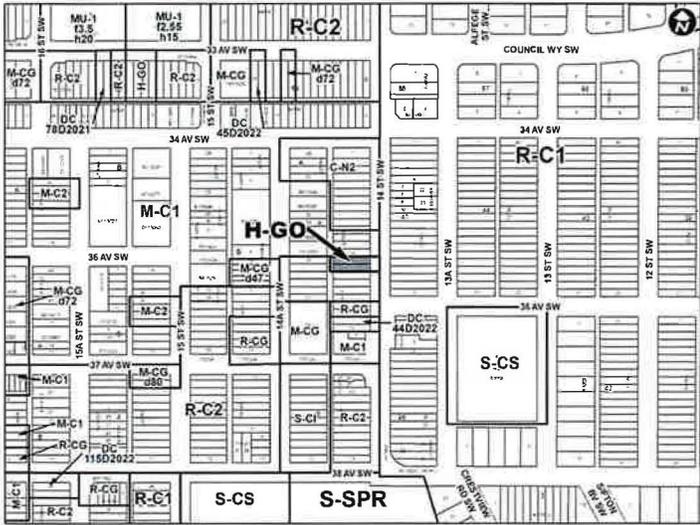
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 accommodates contextually sensitive redevelopment in the form of duplex dwelling, semi-detached and single detached dwellings. The district allows for a maximum of two dwellings and a maximum building height of 10 metres. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; and
- within 200 metres of primary transit service.

The subject site is located in the Inner City within 200 metres of the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets and 200 metres of the Primary Transit Network. This application meets two of the location criteria to be considered for the H-GO District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District 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 site, additional items that will be considered at the development permit stage include, but are not limited to:

- relationship to the two-storey buildings to the north and south;
- providing high quality design and building articulation; and
- providing parking from the lane.

Transportation

14 Street SW is designated as a Neighbourhood Boulevard. Pedestrian access to the site is available via the sidewalk on 14 Street SW. The site is located near the Elbow River Pathway System and many on-street cycling routes. The subject site is well served by Calgary Transit with Route 13 (Altadore) within 100 metres (2-minute walk). Vehicular access to the site is available from the lane. On-street parking adjacent to the parcel along 14 Street SW is currently unrestricted, and the parcel is not within an existing Residential Parking Program (RPP) zone.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this land use.

Utilities and Servicing

Sanitary and water mains are available to service the site.

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)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with

the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent 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 subject site is currently identified as Residential Conservation as shown in Map 2: Land Use Policy of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). These areas are intended to reflect the existing built form and to conform with surrounding uses.

An amendment to Map 2: Land Use Policy is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy for the subject site from 'Residential Conservation' to 'Residential Medium Density'. The range of housing forms that can be accommodated in the H-GO District would complement the mix of single detached and semi-detached buildings in the area.

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 are reviewed using existing legislation and Council approved policy.