

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Altadore, is a corner parcel that faces both 40 Avenue SW and 20 Street SW. The area of the site is approximately 0.05 hectares (0.12 acres) and approximately 13 metres wide and 37 metres deep. The existing development on site is a single detached dwelling with a detached garage accessed off the rear lane.

Surrounding residential development is characterized primarily of single detached, semi-detached and rowhouse dwellings along both 40 Avenue SW and 20 Street SW. Other amenities within 100 metres (a two-minute walk) of the site include Dr. Oakley School, a Calgary Board of Education facility for students in Grades 3 to 9, located north of the site, as well as Flanders Park and various commercial businesses to the south.

Community Peak Population Table

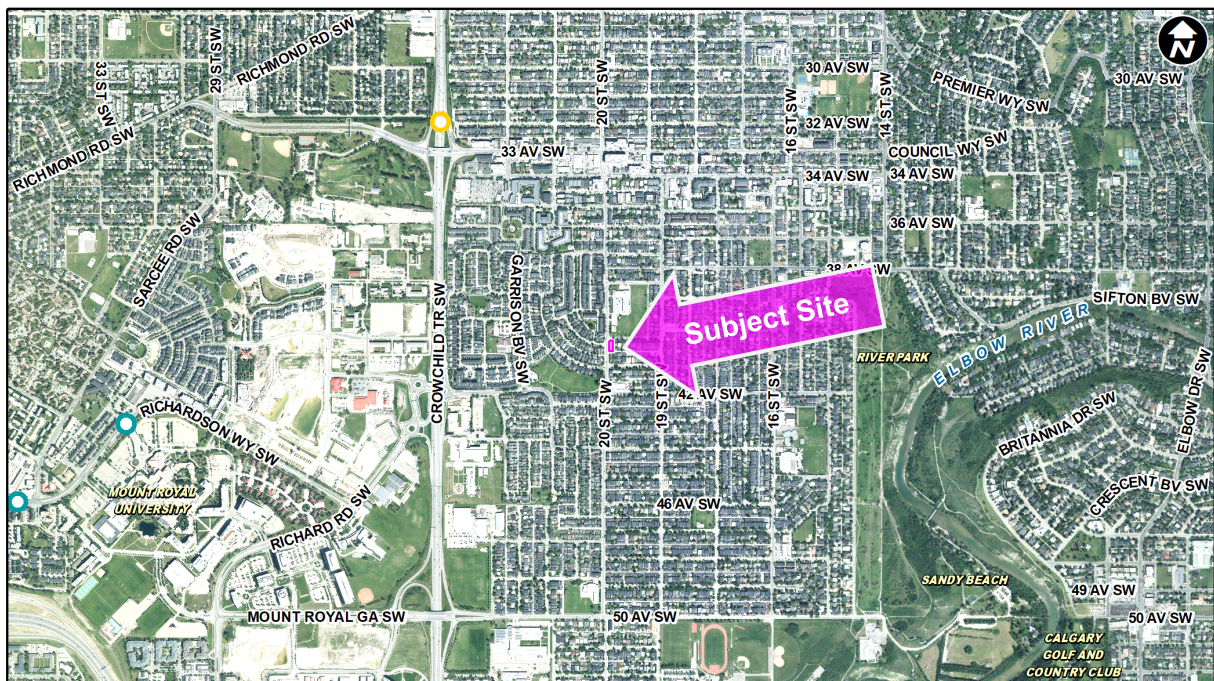
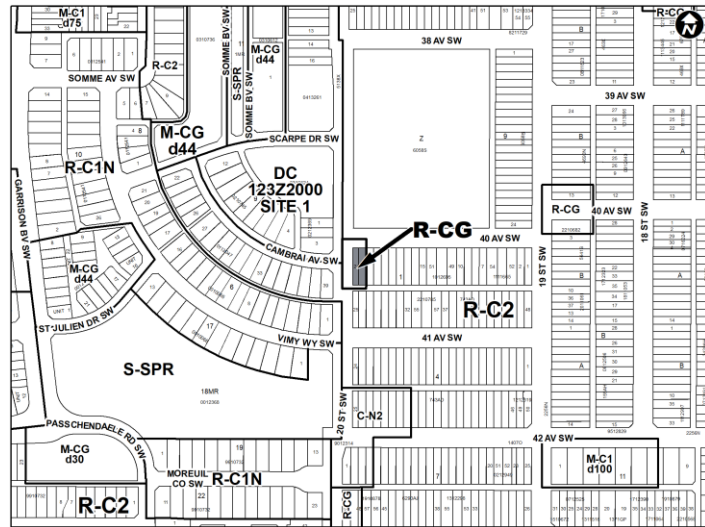
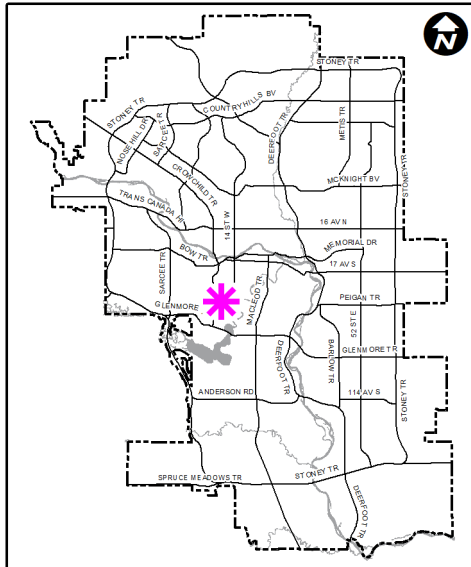
As identified below, the community of Altadore reached its peak population in 2019.

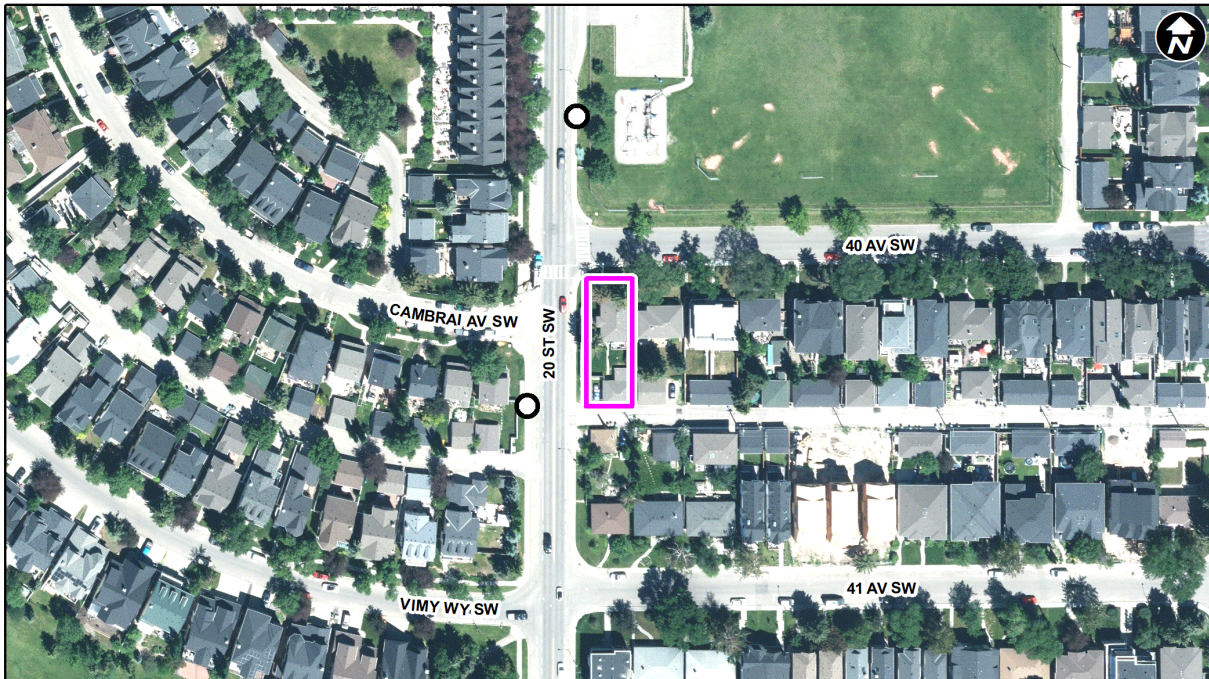
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 Residential – Contextual One / Two Dwelling (R-C2) District primarily allows for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres at a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as rowhouses and townhouses, in addition to single detached, semi-detached and duplex dwellings. 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 subject site parcel area, this would allow for up to three dwelling units to be developed.

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 parcel, additional items that will be considered through the development permit process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with the neighbouring parcels;
- ensuring appropriate built form with the surrounding context;
- providing an engaging built interface along both streets that interface with the parcel;
and
- vehicle parking, bicycle parking and mobility storage lockers.

Transportation

The subject corner parcel has street frontages along both 40 Avenue SW and 20 Street SW. 20 Street SW is classified as a Collector Road and also forms part of the Always Available for All Ages and Abilities (5A) Network with a dedicated bicycle lane running along both the west and east sides of 20 Street SW. Vehicular access to and from the site will be off the existing rear lane along the south edge of the site, typically accessed from 20 Street SW. Pedestrian access is currently situated exclusively off 20 Street SW via the existing sidewalk, which continues along the 40 Avenue SW frontage. This access may be reconfigured through a future development permit.

Unrestricted on-street parking is available along the 40 Avenue SW frontage and is not located within an existing Residential Parking Permit (RPP) zone.

Bus stops running northbound and southbound for Route 7 (Marda Loop) are also located within 50 metres (a one-minute walk) of the site.

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 servicing is available to the site. Future servicing arrangements and requirements will be determined at the time of a development permit, to the satisfaction of Administration.

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 and policy 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' typology. 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 delivers small and

incremental benefits to climate resilience.

The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that as part of a future development, they plan to integrate higher standard insulation, low water-consumption landscaping materials, and high efficiency mechanical systems. These actions would align with 'Program Pathway A: New buildings – Build new buildings to a net zero emissions standard' in regards to net zero building emissions, as well as 'Program Pathway H: Focus land use planning to prioritize zero emissions city design' regarding energy efficient development increased/diversified housing types.

Further opportunities to develop environmental and climate-resilient considerations 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 a 'Residential Conservation' land use (Map 2: Land Use Policy). This land use classification allows for family-oriented low-profile developments in the form of single detached, semi-detached and duplex dwellings with built forms based on the R-C2 District.

To accommodate the proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use classification to 'Residential Low Density', which allows for contextually appropriate grade-oriented townhouse developments.

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 is currently under review. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.