

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Erlton on the north side of 28 Avenue SW, between Erlton Street SW and Macleod Trail S which is designated as an Urban Main Street. The site is approximately 0.34 hectares (0.84 acres) in size and is 91 metres wide and 37 metres deep. Vehicular access to the site is provided from the rear lane.

Surrounding development is comprised of both single and semi-detached dwellings to the north, south and west, designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. Across Macleod Trail S to the east is an open space designated as Special Purpose – City and Regional Infrastructure (S-CRI) District.

The site is well located, with the Erlton/Stampede LRT Station located 400 metres (a seven-minute walk) to the northeast. Calgary Transit stops are located 150 metres (a three-minute walk) for southbound Route 10 (City Hall/Southcentre) on Macleod Trail S and 300 metres (a five-minute walk) from Route 17 (Renfrew/Ramsay) on 25 Avenue SW.

Community Peak Population Table

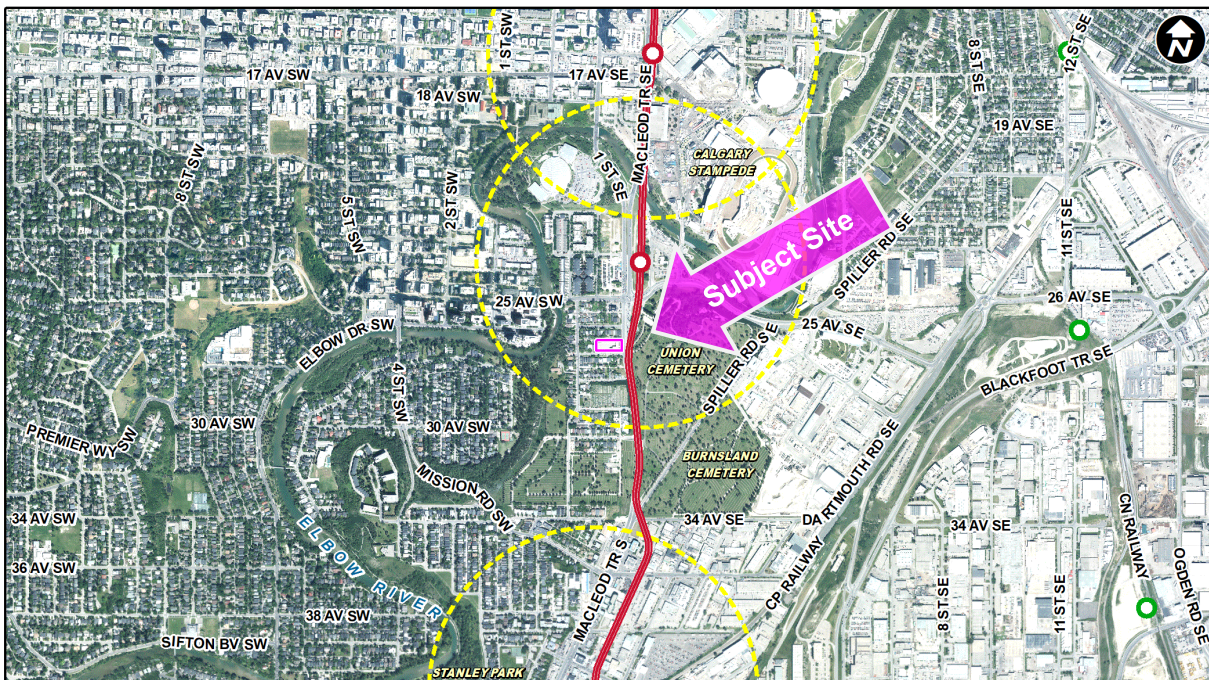
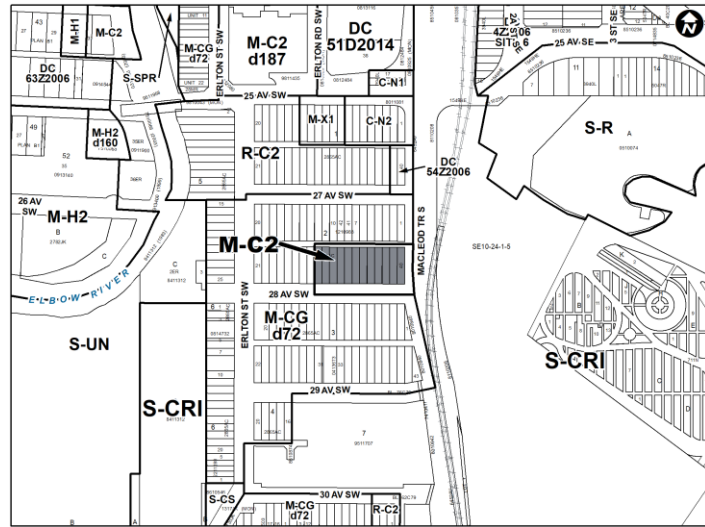
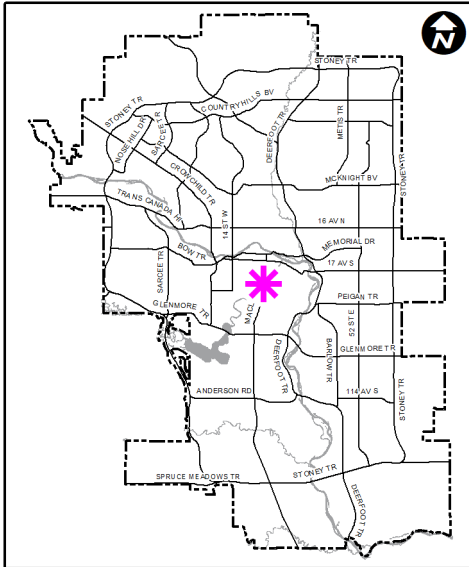
As identified below, the community of Erlton reached its peak population in 2017.

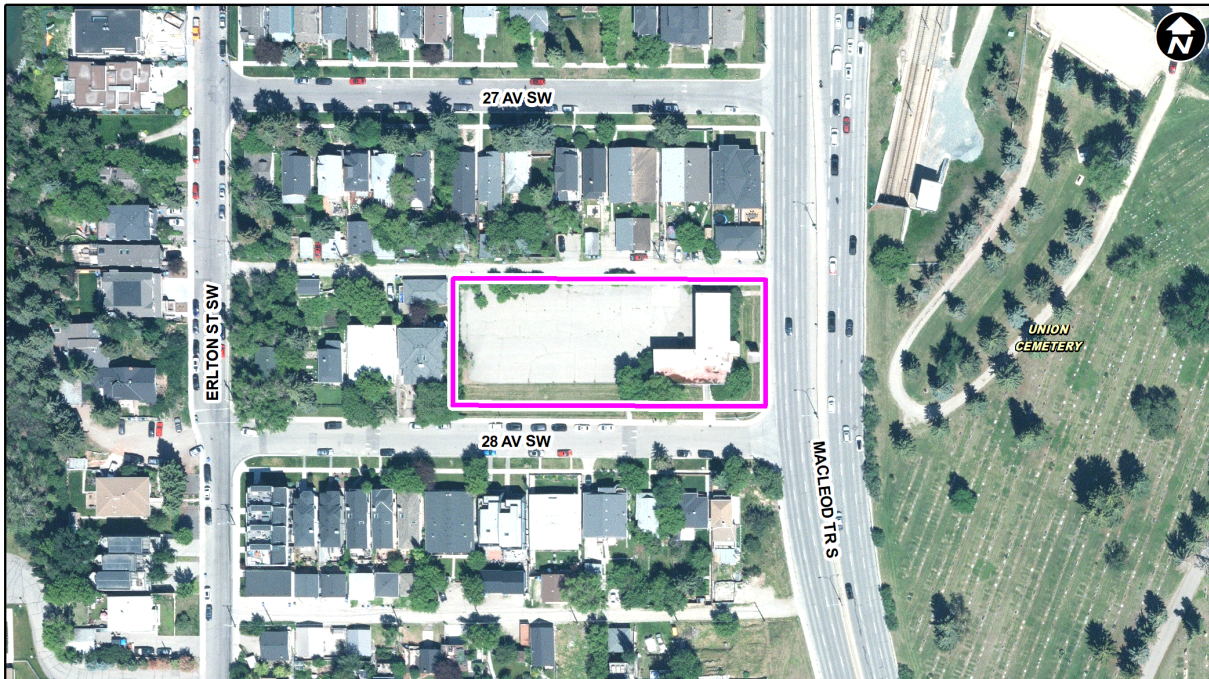
Erlton	
Peak Population Year	2017
Peak Population	1,307
2019 Current Population	1,270
Difference in Population (Number)	-37
Difference in Population (Percent)	-2.83%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Erlton Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is comprised of two land use districts. The Special Purpose – Community Service (S-CS) District is currently designated for the eastern portion of the site and accommodates education and community uses. Multi-residential development is not allowed within the S-CS District. The western portion of the site is designated as the M-CGd72 District and accommodates multi-residential development in a variety of forms where some or all of the units have direct access to grade.

The proposed Multi-Residential – Contextual Medium Profile (M-C2) District allows for multi-residential developments in a variety of forms that will typically have higher numbers of dwelling units than the M-CG District. The M-C2 District measures density by floor area ratio which provides additional flexibility in building form and dwelling unit size and numbers. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16 metres. The M-C2 District also contains contextual building rules to enable development that reflects the surrounding developments. The M-C2 District also allows for discretionary uses, such as Child Care Service, that are complimentary to residential development.

Development and Site

The rules of the proposed M-C2 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:

- minimizing overlooking, shadowing and privacy for both residents and neighbours;
- establishing well-considered landscaping and amenity space design; and
- reducing the visual impacts of waste/recycling/organic storage areas.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 28 Avenue SW, along Macleod Trail S and towards Erlton Street SW. The site is located in close proximity to recommended on-street bikeways as identified on the Always Available for All Ages and Abilities (5A) Network, along Erlton Street SW and 25 Avenue SW.

The subject site is well served by Calgary Transit with stops located within 150 metres (a three-minute walk) for southbound Route 10 (City Hall/Southcentre) on Macleod Trail S, 300 metres (a five-minute walk) from Route 17 (Renfrew/Ramsay) on 25 Avenue SW and within approximately 400 metres (a seven-minute walk) of the Erlton/Stampede LRT station along Macleod Trail S.

Direct access to the site is available from 28 Avenue SW and Macleod Trail S. All vehicular access to the site is anticipated to be from the lane. On-street parking is presently restricted along 28 Avenue SW, with two-hour parking limits along the frontage of the subject site and via Residential Parking Permits (RPP) 'Zone ZZ' program.

Environmental Site Considerations

No environmental concerns have been noted for this parcel.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. A sanitary servicing study will be required with submission of a development permit.

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 policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendments build 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 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 MDP's City-wide policies, Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage development that makes optimal use of transit infrastructure and improves the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

According to section 2.3.1 (f) Housing – Housing Diversity and Choice mentions about increased opportunities for affordable housing by encouraging to locate in all areas of city , with a focus on location served by the Primary Transit Network and close to parks, schools, recreation facilities and commercial nodes.

The site lies within 400 metres of the Erlton/Stampede LRT Station and, as such, the proposed M-C2 District will allow for a multi-residential development and provide for better use of the existing transit infrastructure.

The City-wide policies in Section 2 also encourage a full range of housing forms, tenures and affordability, along with community services and facilities to help stabilize population declines and encourage personal growth, health and learning opportunities.

Overall, the proposed policy and land use amendment meets the applicable policies of the MDP.

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.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Erlton Area Redevelopment Plan (Statutory – 1985)

This application was reviewed against the applicable policies of the [Erlton Area Redevelopment Plan](#) (ARP). Map 2: Land Use identifies the parcel as being Erlton School with no specific land use identified. Policy 2.2.2.2 in the ARP indicates that consideration be given by The City to acquire the school property if the school site is considered surplus by Calgary Board of Education.

The M-C2 District was evaluated and determined to be compatible with the surrounding community context. To support the proposed M-C2 District, an ARP map and text amendment to change the classification to Medium to High Density Residential is required. Through

Administration's review, it has been determined that the amendments to the ARP are in alignment with the MDP.