

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale, and is a corner lot on the southwest corner of the intersection of 32 Street NW and 7 Avenue NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments designated as Residential – Contextual One / Two Dwelling (R-C2) District. Approximately 300 metres (a three-minute walk) to the southwest is the Parkdale Neighbourhood Activity Centre, as defined in the *Parkdale Neighbourhood Activity Centre Area Redevelopment Plan* (2013). This area includes several parcels designated Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District, and Commercial – Neighbourhood 1 (C-N1) District. The Westmount Charter Elementary School is located immediately adjacent across 32 Street NW, and the Parkdale Community Association is located approximately 550 metres (an eight-minute walk) to the west.

The site is located in close proximity to schools, community amenities and green space. The parcel is located approximately 300 metres (a three-minute walk) to the north of 3 Avenue NW, which includes commercial businesses and amenities, and is part of the Primary Transit Network. The Bow River Pathway is located approximately 350 metres (a four-minute walk) south of the subject site. Westmount Charter Elementary School is immediately adjacent to the east.

Community Peak Population Table

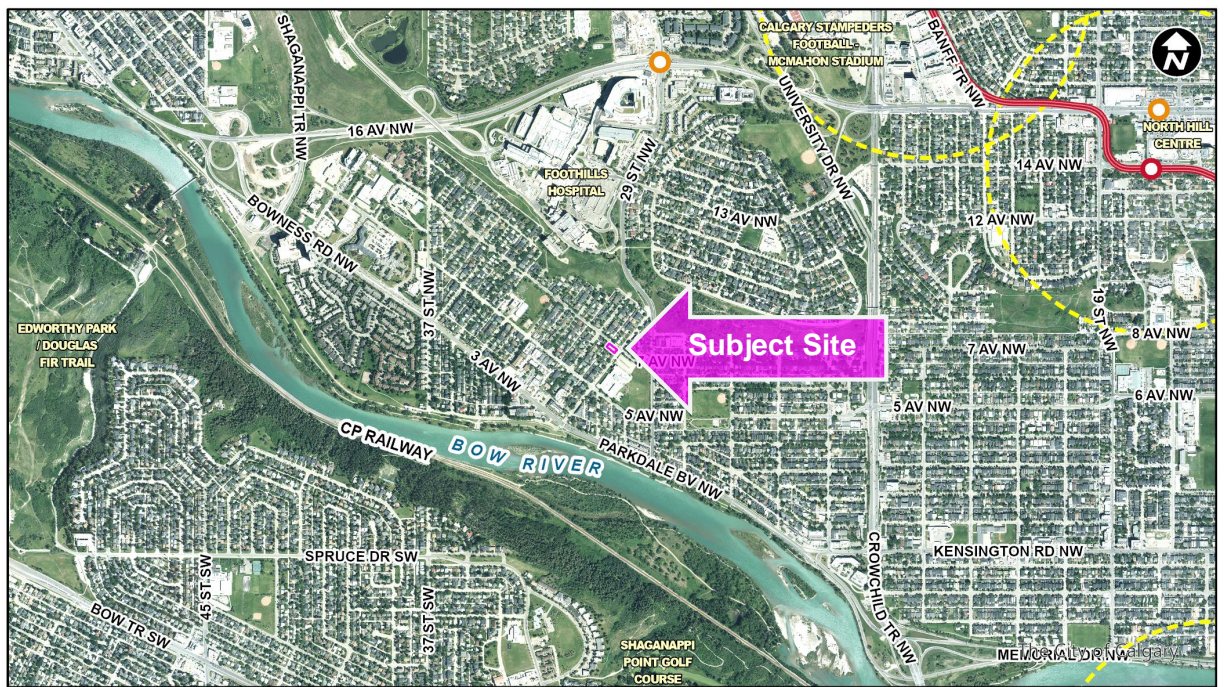
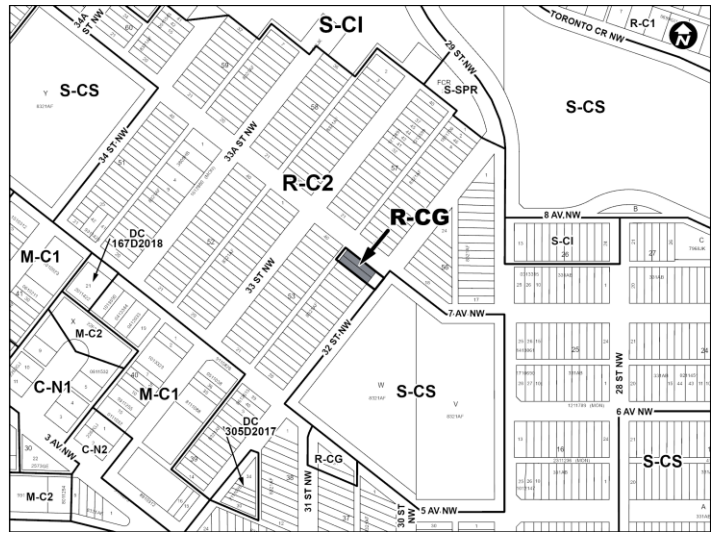
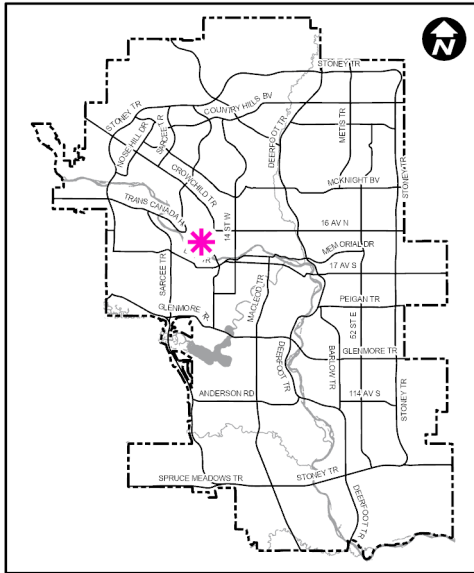
As identified below, the community of Parkdale reached its peak population in 2018.

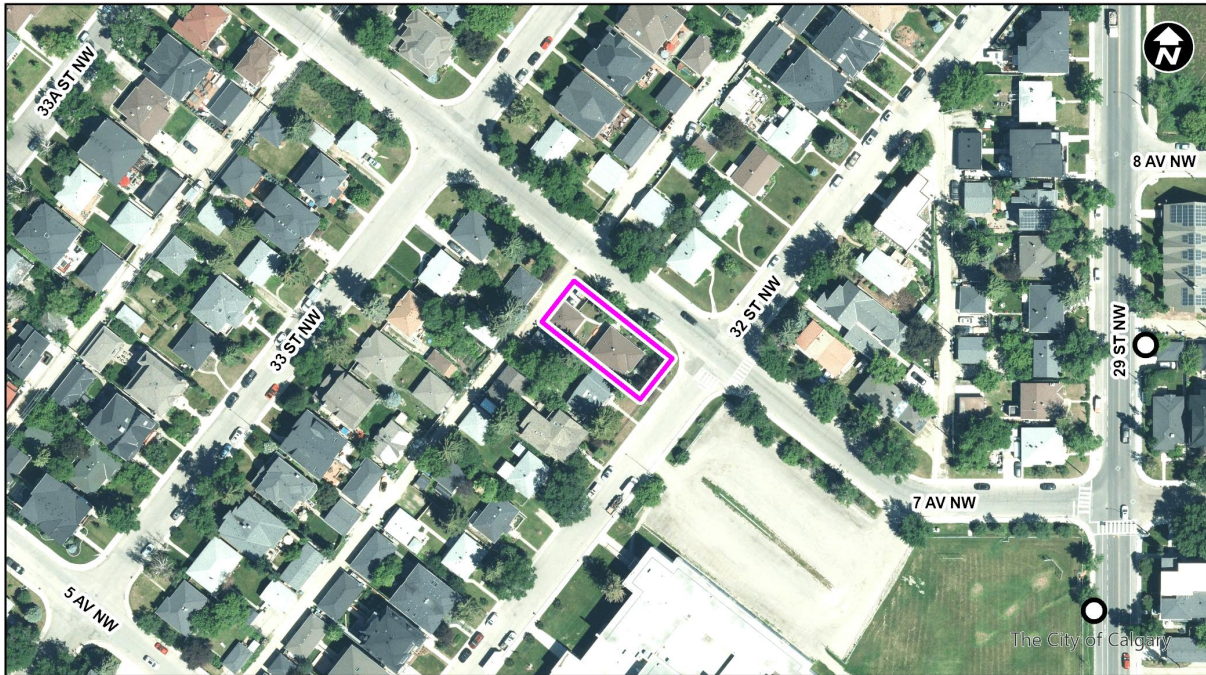
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.38%

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 R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. 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 four dwelling units.

Secondary suites (one backyard suite or 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout and configuration of dwelling units and suites;

- providing an engaging building design and interface along both 32 Street NW and 7 Avenue NW;
- ensuring direct vehicle access is from the rear lane; and
- mitigating shadowing and privacy impacts.

Transportation

Pedestrian and vehicle access to the site is currently available via 32 Street NW and 7 Avenue NW; both are classified as residential roads as per the Calgary Transportation Plan. Future vehicle access to the site is available from the rear lane. On-street parking is available along 32 Street NW and 7 Avenue NW.

The Bow River Pathway, part of the Always Available for All Ages and Abilities (5A) Network, is approximately 350 metres (a five-minute walk) south of the site.

This area is well served by Calgary Transit. The site is approximately 300 metres (a three-minute walk) from 3 Avenue NW which is part of the Primary Transit Network. Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill) are all available on 3 Avenue NW.

A Transportation Impact Assessment (TIA) and parking study were not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services 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 any 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 subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established 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 relevant MDP policies as the application complies with policies that supports moderate intensification in a form that respects the scale and character of the neighbourhood.

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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

Development of the subject site is guided by the [South Shaganappi Communities Area Plan](#) (SSCAP). The proposed land use redesignation proposes modest intensification within the inner city and is in keeping with the general direction provided by this plan, including with Strategic Objectives S02 and S03:

- S02 – Shape a more compact urban form: Direct future growth in a way that fosters a more compact and efficient use of land; and
- S03 – Create successful communities with strong neighbourhoods: Create strong neighbourhoods and complete communities within South Shaganappi that are socially cohesive, inclusive and have sufficient, accessible and quality services, amenities and infrastructure.

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. Phase 3 (Refine) of the project is expected to launch in Spring 2024. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.