

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 16 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling and a garage accessed via the lane from 20 Street SW.

Surrounding development to the north and east is characterized primarily by low density residential development in the form of single and semi-detached dwellings designated as the Residential – Contextual One / Two Dwelling (R-C2) District. The parcel immediately to the south, across 50 Avenue SW is Residential – Grade-Oriented Infill (R-CG) District and is developed with a five-unit rowhouse. Alternative High School (grades 10-12) is located across 20 Street SW to the west of the site.

Community Peak Population Table

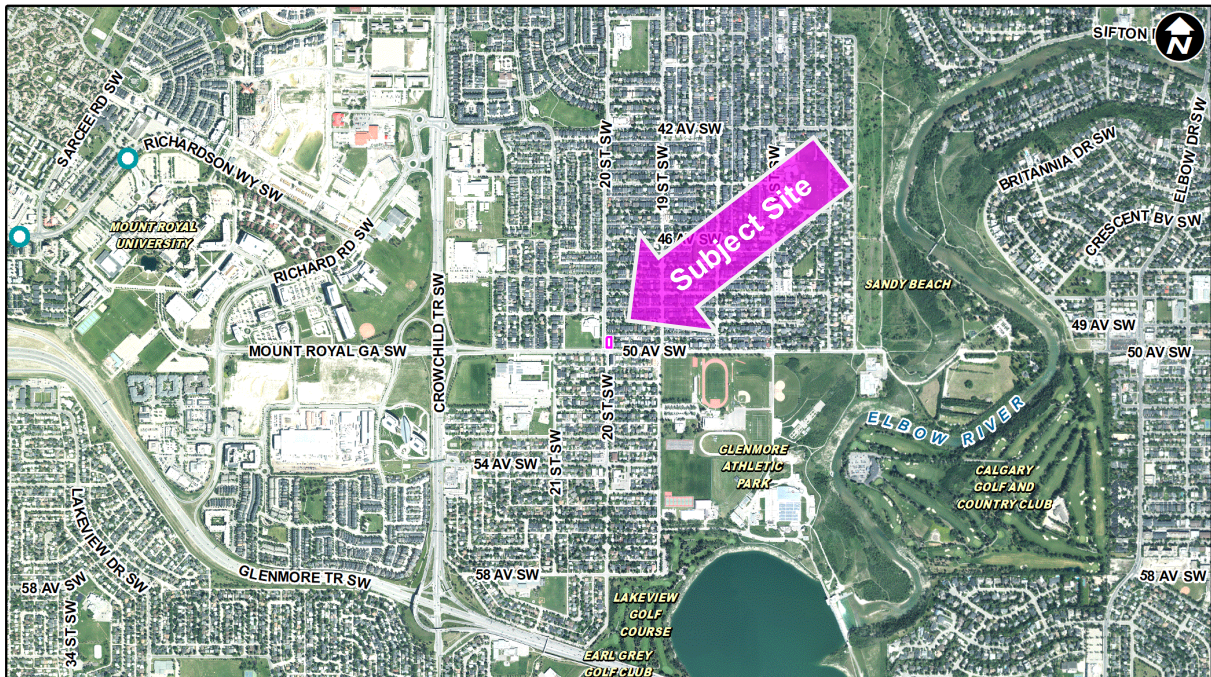
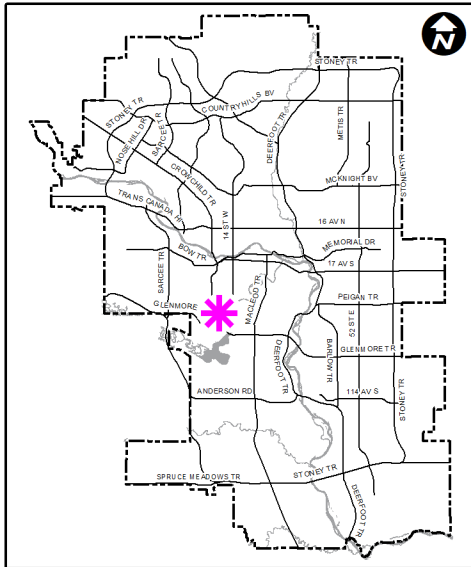
As identified below, the community of Altadore reached its peak population in 2019.

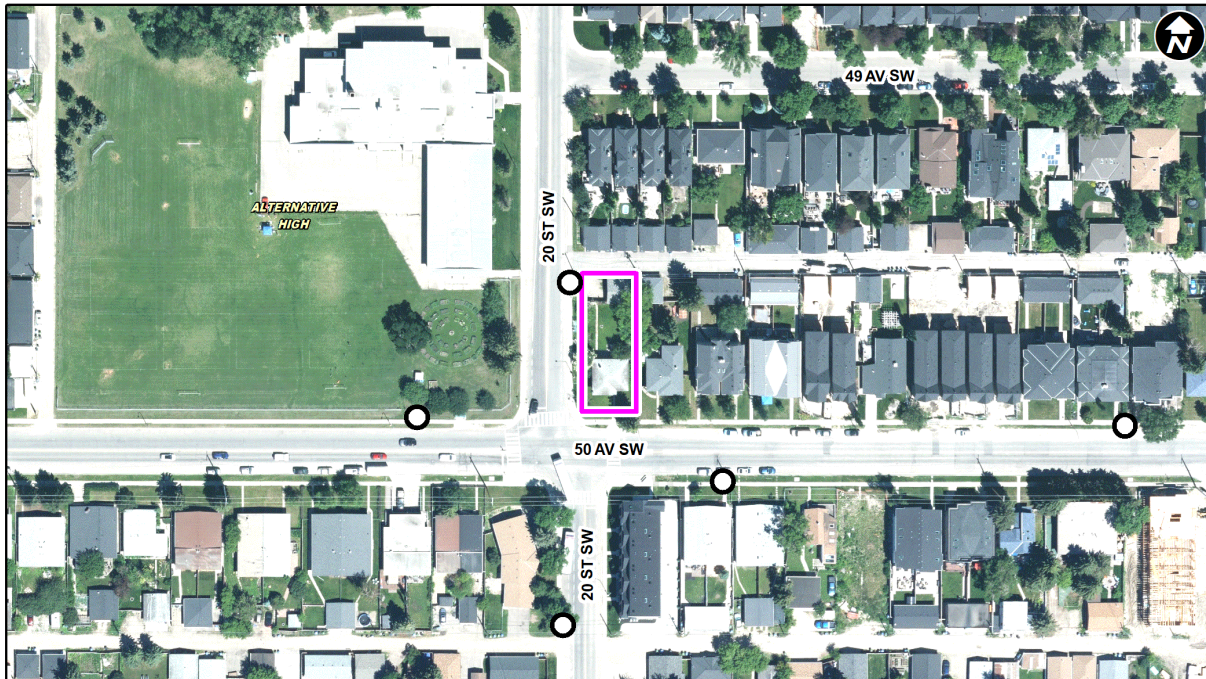
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 06. The subject site is included in the bylaw and will be redesignated to the R-CG District.

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 R-CG District will be applied to the site as of 2024 August 06 and allows for a range of low-density housing forms including 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. Density calculations are rounded down to the next lower whole number based on the provisions of the Land Use Bylaw 1P2007. Based on the subject site parcel area, this would allow up to four dwelling units. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District accommodates multi-residential development of low height and low density, where some or all the units have direct access to grade. The proposed land use would allow for a maximum of five dwelling units through a density modifier of 80 units per hectare, with or without secondary suites. To accommodate this type of development, an amendment from ‘Residential Conservation’ to

'Residential Medium Density' is required to the *South Calgary/Altadore Area Redevelopment Plan (ARP)*.

The M-CG District typically accommodates higher numbers of dwelling units and traffic generation than low density residential dwellings and has a maximum height of 12 metres. It contains rules for development which allow for varied building setbacks that reflect the built form of the area. Based on the M-CG District, the development would require 0.625 parking stalls per dwelling unit, as well as the requirement for bicycle stalls for each dwelling unit and suite. This site does not qualify for any further parking reductions based as it is too far from higher frequency transit and the Primary Transit Network. A development with five units and five secondary suites would require seven parking stalls and 10 class-1 bicycle stalls, which cannot be accommodated based on the dimensions of the site.

Development and Site Design

The rules of the proposed M-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 site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 50 Avenue SW and 20 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site fronts onto 20 Street SW, a Collector Road and 50 Avenue SW, a Parkway. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 20 Street SW and 50 Avenue SW, providing access to the surrounding area and park spaces.

The corner parcel is adjacent to a four-way stop controlled intersection which includes painted pedestrian crossings for both 20 Street SW and 50 Avenue SW. The site is served by cycling infrastructure with existing on-street bikeways along 20 Street SW and 50 Avenue SW, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within close proximity to transit with stops for the northbound Route 7 (Marda Loop) located directly adjacent to the parcel along 20 Street SW. Additionally, the parcel is located approximately 50 metres (a one-minute walk) from the eastbound and westbound transit stops for Route 13 (Altadore) on 50 Avenue SW, as well as 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) transit stop on 20 Street SW.

Future vehicular access to the subject site will be provided from the rear paved lane. On-street parking is presently unrestricted along 50 Avenue SW, but constrained by the stop control and pedestrian crossing. Additionally, parking is restricted on 20 Street SW with the presence of the on-street bike lane and transit stop directly adjacent to the parcel.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities are being reviewed through the 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 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)

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 of inner-city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. The MDP also states that sites within the inner-city area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street) or if the intensification is consistent and compatible with the existing character of the neighbourhood. This proposal is generally in alignment with the broader 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 is being explored and encouraged through the development permit, which is under review.

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 part of the Residential Conservation area (Map 2: Land Use Policy). This area supports low profile infill developments in the form of single detached dwellings, semi-detached dwellings and duplex dwellings.

Should Council approve this application, an amendment to Map 2: Land Use Policy in the ARP would be required to change the site from 'Residential Conservation' to 'Residential Medium Density'. The proposal for M-CGd80 does not qualify for the Residential Low Density area as the density is greater than 75 units per hectare (policy 2.3.2). In addition, a text amendment would be required to 2.3.4 to add the site to the addresses deemed acceptable under the medium density policy.

The proposed amendment to the ARP is not supported by Administration as the site is outside the specific areas considered by the Residential Medium Density policies. Medium density has typically been applied in the ARP closer to the Main Streets and activity nodes which support smaller commercial developments (e.g., 26 Avenue SW or 42 Avenue SW). Medium density areas typically function as a transition area between higher and lower density in the community. The site is located further south of these areas and is primarily surrounded by 'Residential Conservation' with a few parcels designated as 'Residential Low Density'. Low density residential would be considered compatible with these residential conservation areas.

West Elbow Communities Local Area Planning Project (Area 2/3)

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.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The [Location Criteria for Multi-Residential Infill](#) is used in order to assist in the evaluation of applications for multi-residential land uses and associated local area plan amendments. The subject parcel meets the following six out of the eight location criteria outlined in the non-statutory document. The site is:

- on a corner parcel;
- within 400 meters of a transit stop;
- within 600 meters of an existing or planned primary transit stop;
- on a collector or higher-standard roadway on at least one frontage;
- adjacent to or across from an existing or planned open space, park or community amenity; and
- has direct lane access.

Despite alignment with the majority of the criteria, Administration recommends refusal for non-compliance with the statutory area redevelopment plan.