

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale, at the corner of 34 Street NW and 3 Avenue NW. The site is approximately 0.14 hectares (0.36 acres) in size and is approximately 36.6 metres wide by 39.6 metres deep and is currently vacant.

The site is located on the southern edge of the Parkdale Neighbourhood Activity Centre, which is a mix of one and two-storey commercial buildings designated Commercial – Neighbourhood 1 (C-N1) District, as well as two-storey multi-residential buildings designated Multi-Residential – Medium Profile Support Commercial (M-X2) District. Directly north and south of the site are Multi-Residential Contextual Low Profile (M-C1) District sites, including a three-storey seniors centre adjacent to the site to the north. Surrounding the Neighbourhood Activity Centre is a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two (R-C2) District.

The site is located approximately 160 metres (a three-minute walk) north of the Bow River Pathway, which connects to Edworthy Park to the northwest and downtown to the southeast. The site is 600 metres north (a 10-minute walk) to Foothills Hospital. Westmount Charter Elementary School is located 430 metres (a seven-minute walk) from the site. The Parkdale Community Association is 230 metres (a four-minute walk) directly north of the site.

Community Peak Population Table

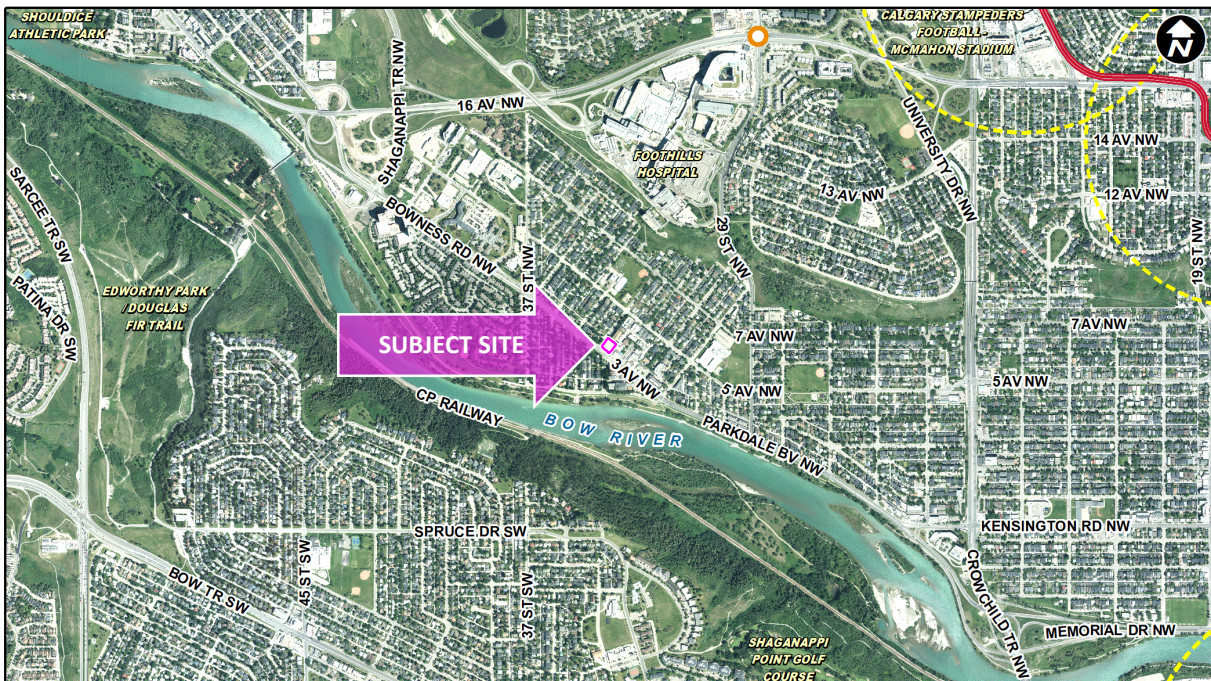
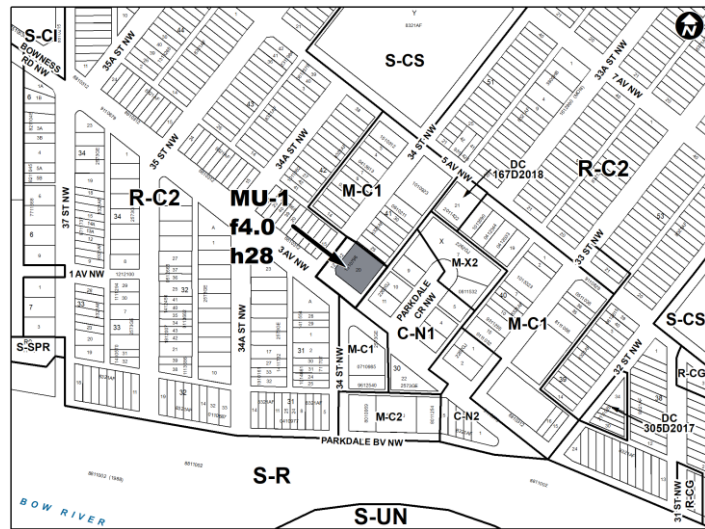
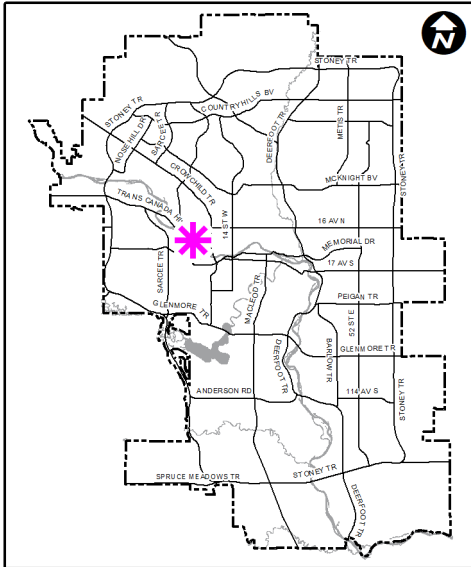
As identified below, the community of Parkdale reached its peak population in 2018.

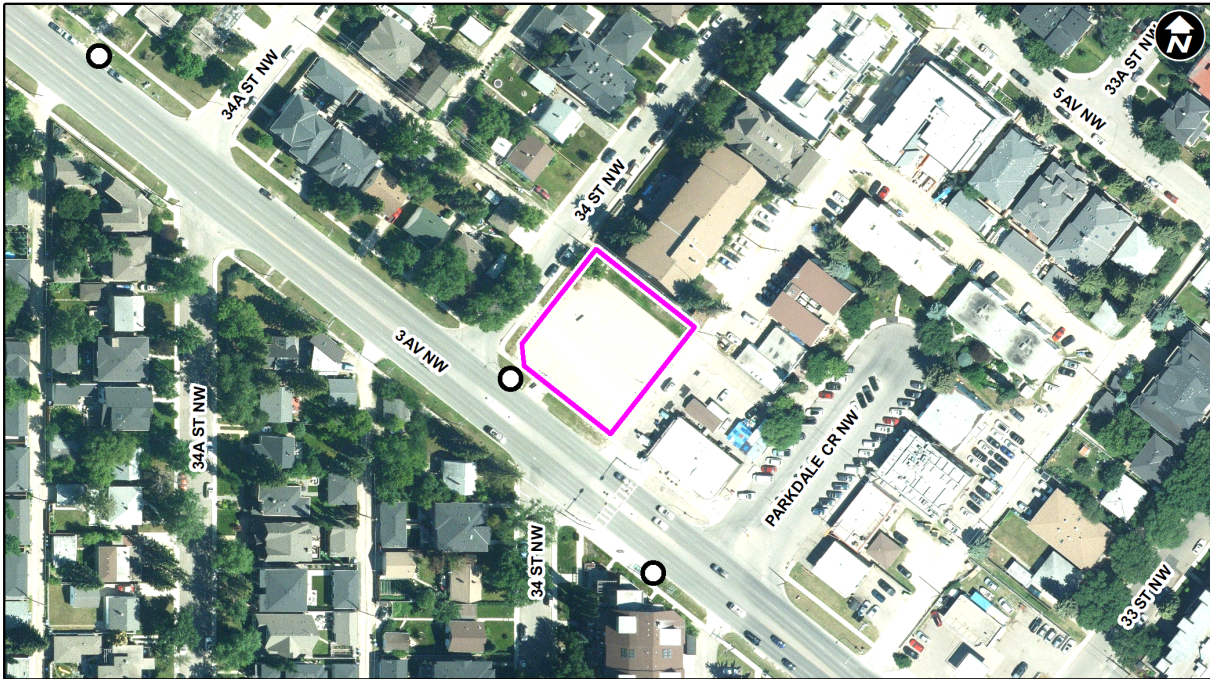
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

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 Direct Control (DC) District ([Bylaw 20D2013](#)) was intended to accommodate mixed-use development. The DC District is based on the Multi-Residential – Medium Profile Support Commercial (MX-2) District and provides for a mixed use development requiring a minimum of 200 square metres of commercial development on the ground floor. The district has a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 16 metres.

The proposed Mixed Use – General (MU-1) District is a mixed-use designation characterized by street-oriented buildings with either residential or commercial uses on the ground floor. It allows for the flexibility to accommodate solely residential, solely commercial, or a mix of residential and commercial uses in a development. The district has rules related to building step backs from property lines. A floor area ratio (FAR) modifier of 4.0 and a height modifier of 28 metres have been proposed for the site. This would allow for an approximately six storey building on the site, and provide for access to a rooftop amenity for building residents. The MU-1 District was preferred over the Mixed Use – Active Frontage (MU-2) District as commercial activity is only required along 3 Avenue NW (the commercial street) and not 34 Avenue NW (which is more residential in nature).

Administration has reviewed the context and applicability of the proposed MU-1 District and determined that it is appropriate for this location as it offers the ability to achieve the goals of the *Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (ARP)* of a primarily

residential building with commercial uses at grade along 3 Avenue NW that integrates within the local community.

Development and Site Design

The rules of the proposed MU-1f4.0h28 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- providing an engaging building interface with both 3 Avenue NW and 34 Street NW;
- providing a response to the utility right-of-way on the northern side of the property to enhance safety and prevent shortcutting to the commercial site; and
- ensuring massing and overlook issues to properties to the north are addressed through placement of any amenity spaces.

Transportation

Pedestrian access to the site is provided via existing sidewalks along 34 Street NW and 3 Avenue NW. There is a pedestrian activated light south of the site to connect 34 Street NW to the Bow River Pathway System 160 metres (a three minute walk) from the site. This also provides access to the Always Available for All Ages and Abilities (5A) Network along the Bow River. Vehicle access to the site will be from the rear lane parallel to 34 Avenue NW.

The site is located on the Primary Transit Network, with a bus stop directly adjacent to the site that provides access to Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill). An amendment to the ARP to remove the requirement to integrate the bus shelter into the development is proposed to allow future flexibility in route planning for Calgary Transit.

A Transportation Impact Assessment (TIA) was submitted by the applicant for this site. The study found the increase in density would have a negligible impact on the existing traffic volumes.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

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 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.

This application complies with the relevant land use policies and supports modest intensification in a form and nature that respects the scale and character of the neighbourhood. The proposal is in keeping with relevant MDP policies, as the rules of the MU-1 District provide for a development that is of moderate multi-residential density in nature and supportive of commercial uses sensitive to existing residential and commercial land uses in terms of height and built form.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that preliminary energy modeling shows that the development will achieve energy consumption reductions of 50 per cent as well as emissions reductions of 50 per cent, from National Energy Code for Buildings (NECB) 2017, which is generally in alignment with Pathway 1: NECB 2017 of the Green Building Priority Stream. This application has therefore been deemed a priority by Administration and reviews have been expedited accordingly.

The greater energy efficiency of the building is expected to be achieved by using highly efficient building assembly components along with low-energy mechanical equipment including suite energy recovery, intelligent temperature controls, and heat pump-based heating/cooling. Emissions reductions are expected to be achieved using low carbon heating systems such as ground source heat pump or central air source heat pump. Alternative decentralized systems such as variable refrigerant flow will also be considered.

In addition to the building performance measures, the applicant has proposed additional climate measures through the development permit application, including electric Vehicle Charging capacity and ensuring the roof of the building is solar ready.

Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Statutory – 2018)

The [Parkdale Neighbourhood Activity Centre Area Redevelopment Plan](#) (ARP) guides development within the immediate area. Map 2: Land Use Concept, identifies the subject site as being appropriate for a mixed-use building with active commercial uses at grade. The urban design section provides guidance for new developments to be implemented through the Development Permit process. The proposed amendments to the ARP would facilitate development of a six-storey mixed-use development on the site and allow for flexibility for future transit locations.

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

The site is identified as a Neighbourhood Activity Centre in the [South Shaganappi Communities Area Plan](#). This policy supports future development in this area to meet the basic shopping needs of the local population, together with other supporting uses such as a mix of residential, local commercial, retail, restaurant and public service uses.

South Shaganappi Communities Local Area Plan

Administration is currently working on the [South Shaganappi Communities Local Area Plan](#) which includes Parkdale and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.