

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore on the southeast corner of Altadore Avenue SW and 16 Street SW. The site is approximately 0.11 hectares (0.26 acres) in area, has dimensions of approximately 38 metres deep by 28 metres wide and is serviced by a rear lane. There is currently a single detached building and a detached garage on the site.

Surrounding development is characterized by single detached dwellings, semi-detached dwellings and rowhouse buildings. The parcels to the south of the site are designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The parcels to the north and east and west are designated Residential – Contextual One / Two Dwelling (R-C2) District. The parcel is 100 metres north of Verna Reid Park (a two-minute walk) and 400 metres west of River Park (a seven-minute walk). Altadore School (kindergarten to grade six) and Rundle Academy (grades four to nine) is 120 metres (two-minute walk) north of the subject site.

Community Peak Population Table

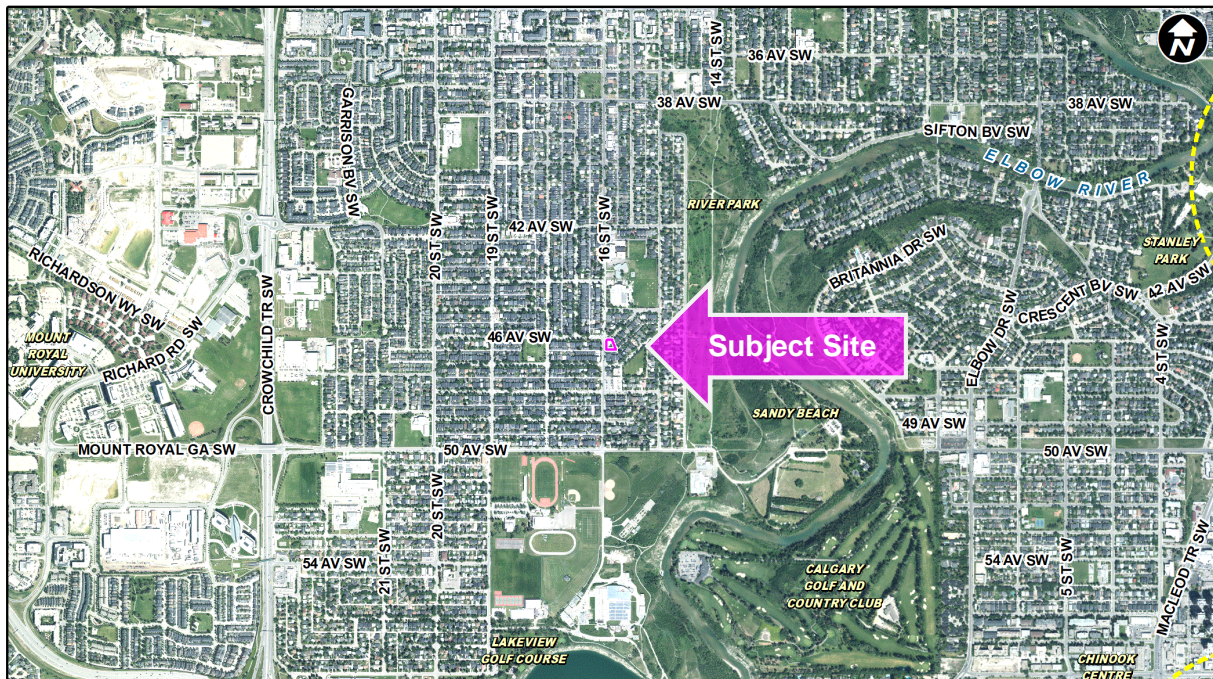
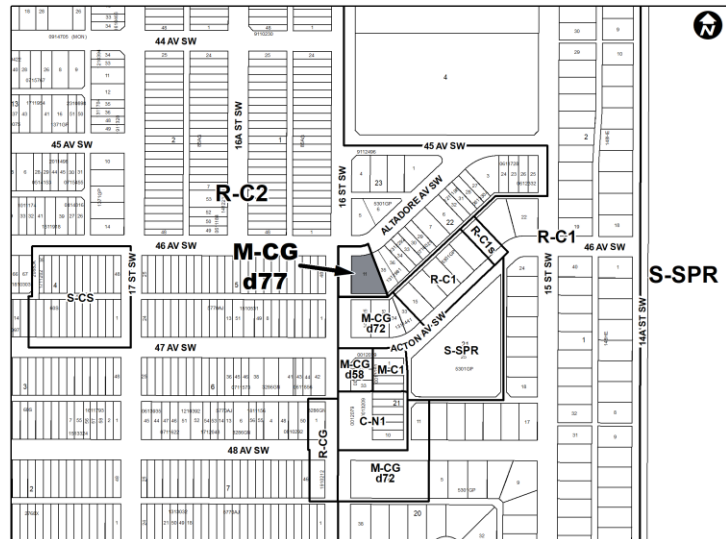
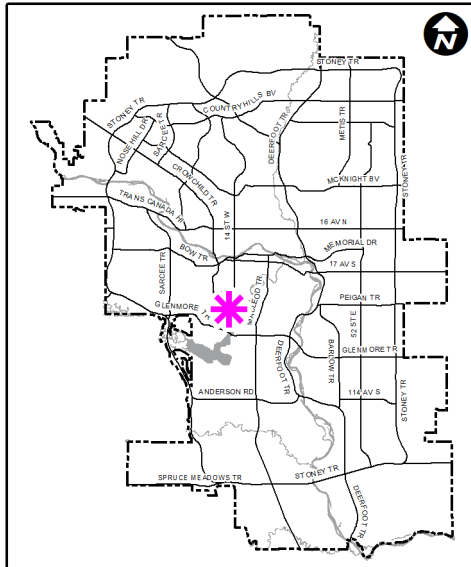
As identified below, the community of Altadore reached its peak population in 2019.

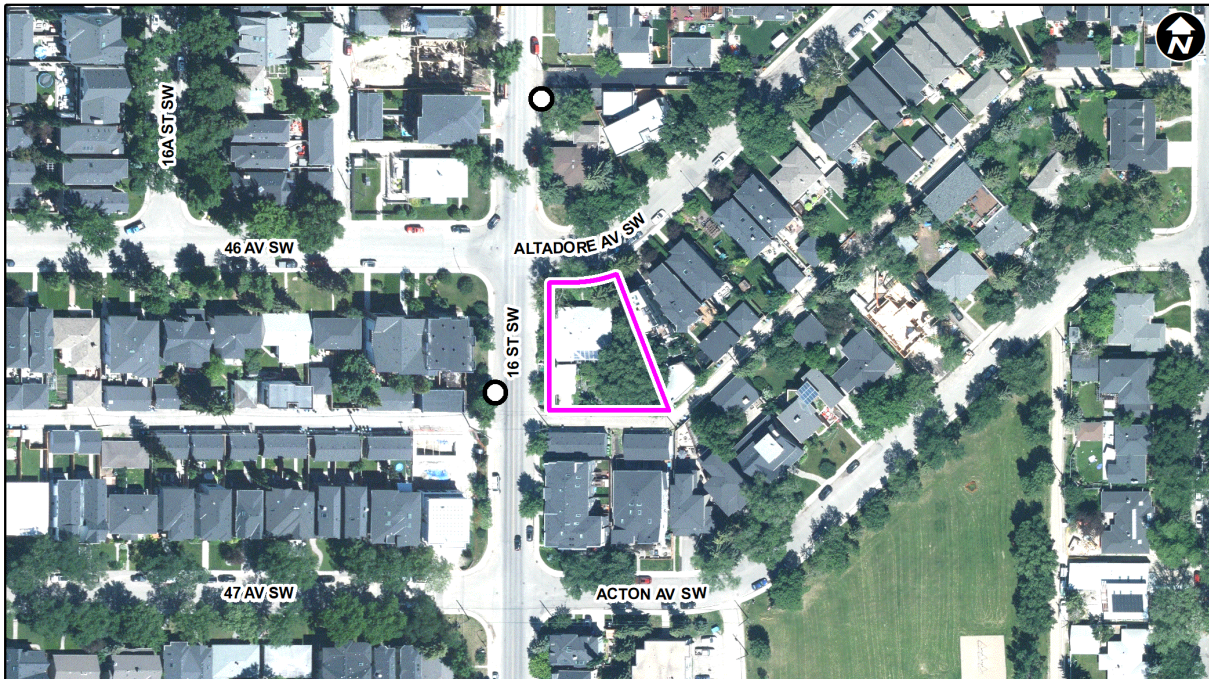
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 city-wide, which will take effect on 2024 August 06. The subject site is included in the bylaw and will be redesignated to the Residential – Grade Oriented (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 of two dwellings and a maximum building height of 10 metres. Secondary suites are permitted uses within the R-C2 District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd77) District is intended to be similar to low density residential development. It allows for a range of multi-residential development of low density and low building height including townhouses, rowhouse buildings and fourplexes. A density modifier of 77 units per hectare has been applied to limit the number of dwelling units to eight on the parcel. Secondary suites are allowed in the M-CG District and do not count towards allowable density. The parcel would require 0.625 parking stalls per dwelling unit or per secondary suite.

An M-CGd77 District is similar to the Residential – Grade-Oriented Infill (R-CG) District as it allows for similar building forms with R-CG District. However, the R-CG District would only allow seven units on the site based on 75 units per hectare compared to the eight units envisioned with this proposal. The M-CG District also allows for up to 12 metres in height where R-CG allows for a maximum of 11 metres in building height.

Development and Site Design

The rules of the proposed M-CGd77 District provide guidance for future redevelopment including appropriate uses, building height and massing, landscaping and parking. Items being considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

Transportation

The site is a corner parcel with adjacent lane access. The bordering roadways are 16 Street SW and Altadore Avenue SW. 16 Street SW is classified as a Collector Road, whereas Altadore Avenue SW is classified as a Residential Street. Vehicle access to the site will continue from the laneway. Pedestrian access to the site will continue from the sidewalks fronting the site. On-street parking adjacent to the site is presently unrestricted. The parcel is not located in an existing Residential Parking Permit (RPP) zone.

The subject site is well-served by Calgary Transit. Bus stops are located within 50 metres (a one-minute walk) for Route 13 (Altadore) and 650 metres (an 11-minute walk) for Route 7 (Marda Loop). 16 Street SW, adjacent to the subject parcel, forms part of the Always Available for All Ages and Abilities (5A) Network which includes an existing on-street bikeway. The parcel is also located 500 metres from the Elbow River pathway system.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this land use.

Utilities and Servicing

Sanitary and water mains are available to service the site.

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 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 within existing residential neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the M-CGd77 District provides for increased intensity of development in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application and the development permit application do not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged at subsequent development approval stages.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Residential Conservation area as identified in Map 2: Land Use Policy of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). The intent of the residential conservation policy is to improve existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

An amendment to the ARP is required to support the application, which proposes a higher intensity than what is considered in Residential Conservation. Medium Density is encouraged to locate around activity nodes (such as small scale commercial) and along the more major roads in the area. A Medium Density policy area and the M-CG District is considered appropriate in this location.

West Elbow Communities Local Area Planning Project

This site is located in Area 2/3 (West Elbow Communities), which includes Altadore and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing ARP.