

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale on the south side of 3 Avenue NW, between 34A Street NW and 34 Street NW. The irregularly shaped triangular site is approximately 0.08 hectares (0.2 acres) in size and is approximately 36 metres wide by 36 metres deep on the west side and seven metres deep on the east side. Vehicular access is available from the rear lane. The site currently contains a single detached dwelling and a detached garage.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District to the west and south and by multi-residential development on parcels designated Multi-Residential – Contextual Low Profile (M-C1) District to the east. To the north, the parcel is surrounded by a mix of parcels designated as Mixed Use – General (MU-1) District, R-CG District and M-C1 District. An R-CG parcel was approved to be redesignated to the Housing – Grade Oriented (H-GO) District approximately 200 metres northwest of the site on 2024 October 8.

The site is in close proximity to community amenities and parks. The Parkdale Neighbourhood Activity Centre is approximately 50 metres (a one-minute walk) to the northeast and the Parkdale Community Association and Parkdale Park is approximately 300 metres (a five-minute walk) to the northwest. Westmount Charter Elementary School is approximately 550 metres (a nine-minute walk) to the east. The site is located approximately 200 metres (a three-minute walk) north of the Bow River Pathway, with access to Edworthy Park to the west and downtown to the southeast. Foothills Medical Centre is approximately 1.3 kilometres (a 21-minute walk) to the north.

Community Peak Population Table

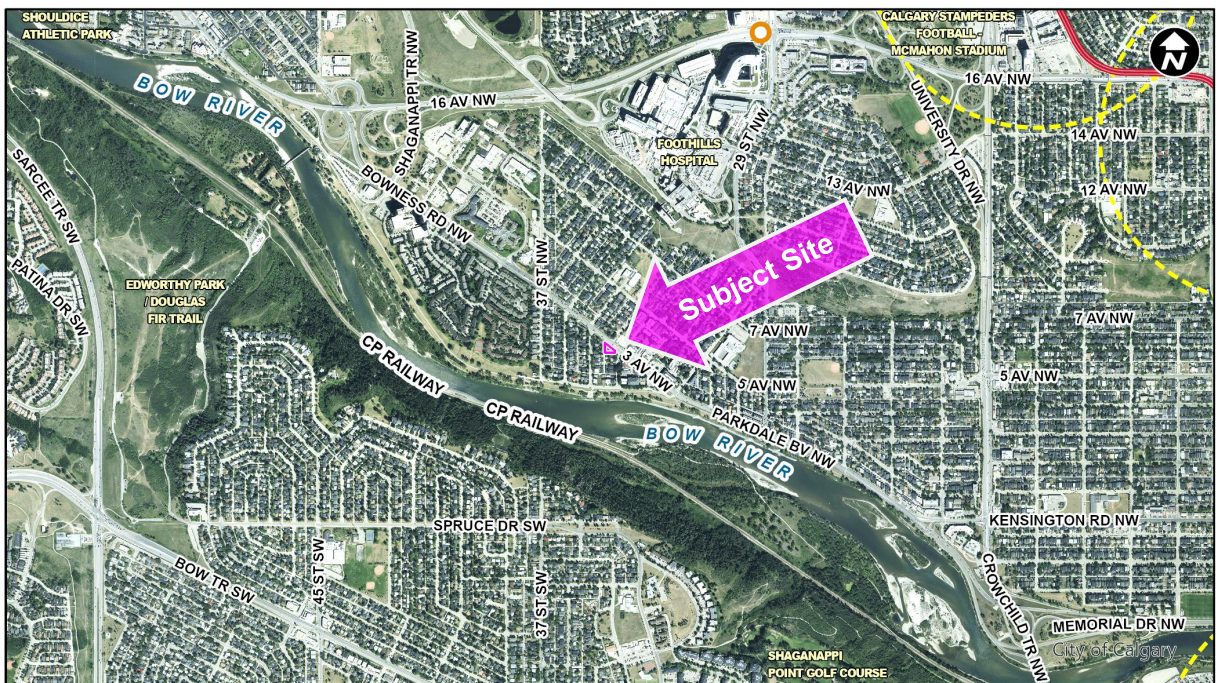
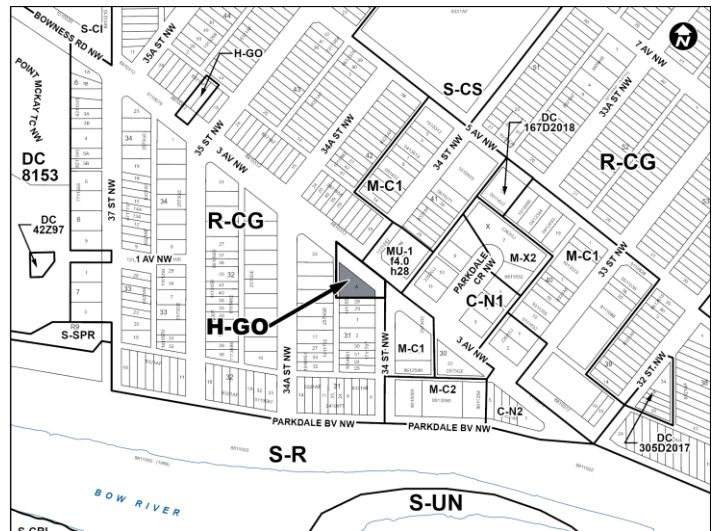
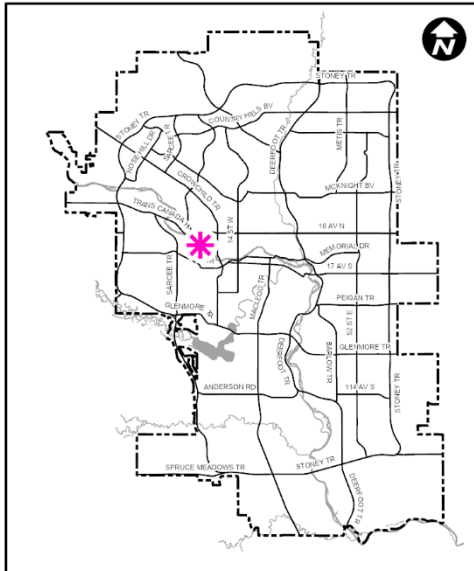
As identified below, the community of Parkdale reached its peak population in 2018.

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 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 site area, this would allow up to five dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed Housing – Grade Oriented (H-GO) District allows for grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings, in a form and scale that is consistent with low density residential development. The H-GO District also provides rules to:

- provide a minimum building separation of 6.5 metres between a residential building at the front and a residential building to the rear of the parcel to provide a usable courtyard;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per dwelling unit or suite.

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d) (ii). The subject site is located in the Inner City area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and is located within 200 metres of 3 Avenue NW, which is part of the primary transit network. The proposed H-GO District also fulfills the applicant's needs by accommodating a complex of seven dwelling units and five secondary suites, which cannot be achieved under the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District will provide guidance for the redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that are being considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

Transportation

The site is ideally located to benefit from nearby pathways and transit facilities. Pedestrian access is available from 3 Avenue NW and 34 Street NW. Vehicular access to the parcel is currently available from the rear lane and will continue to come from the rear lane for future development. Existing Calgary Transit bus stops are located within 100 metres (a one-minute walk) along 3 Avenue NW for Route 1 (Bowness/Forest Lawn) and Route 40 (North Hill), which are primary transit routes.

The existing Always Available for All Ages and Abilities (5A) Network pathway along the Bow River is located 200 metres south of the site. The existing 5A on-street bikeway is located 250 metres west along 37 Street NW.

A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application. The subject parcel is within a Residential Parking Zone along 34 Street NW and on-street parking is unrestricted along 3 Avenue NW.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing sanitary, storm and water services available for the proposed development.

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 site is located within the Developed Residential – Inner City policy 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 deliver small and incremental benefits to climate resilience. Redevelopment 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 H-GO District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant for the development permit application has noted that the project will undergo energy modeling at the time of building permit application and include triple windows to reduce thermal bridging.

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

The site is identified as Developed Areas – Inner City Residential on Map 3: Development Strategy and Urban Structure of the [South Shaganappi Communities Area Plan](#) (SSCAP). Policies speak to creating complete communities and ensuring the stability of the existing residential communities but with new development respecting the existing neighbourhood context. Policies further note that diverse housing types should be provided, including rowhouses, and greater intensity of residential development is to be supported where there is good access to transit. The application is aligned to the policies of the SSCAP.

South Shaganappi Communities Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Parkdale and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan Project](#). Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).