

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale along 3 Avenue NW and 35 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 34 metres wide by 16 metres deep with future vehicular access available from the rear lane. The site is currently developed with a single detached dwelling and an attached garage with access from 35 Street NW.

Surrounding development is characterized by low density residential, multi-residential and commercial districts. Parcels designated as Residential – Grade-Oriented Infill (R-CG) District surround the subject site, and southeast of the site are parcels designated as Multi-Residential – Contextual Low Profile (M-C1), Multi-Residential – Contextual Medium Profile (M-C2) and Multi-Residential – Medium Profile Support Commercial (M-X2) Districts. In addition, there are parcels designated as Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts located along 3 Avenue NW southeast of the site.

The site is ideally located near community amenities, parks and public transit. The Parkdale Neighbourhood Activity Centre is approximately 300 metres (a five-minute walk) southeast of the site. The Parkdale Community Association, Parkdale Outdoor Rink and Parkdale Park are approximately 210 metres (a four-minute walk) northeast of the site. The Westmount Charter Elementary School is approximately 650 metres (an 11-minute walk) southeast of the site. The site is directly adjacent and has access to public transit located along 3 Avenue NW, which is a part of the Primary Transit Network (PTN).

Community Peak Population Table

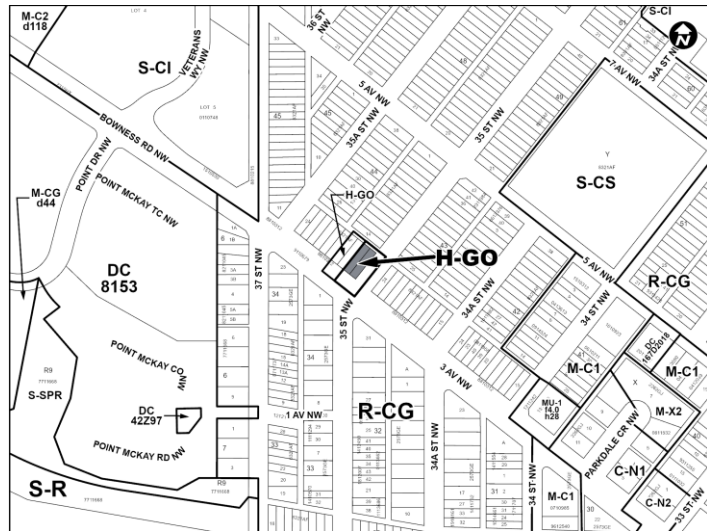
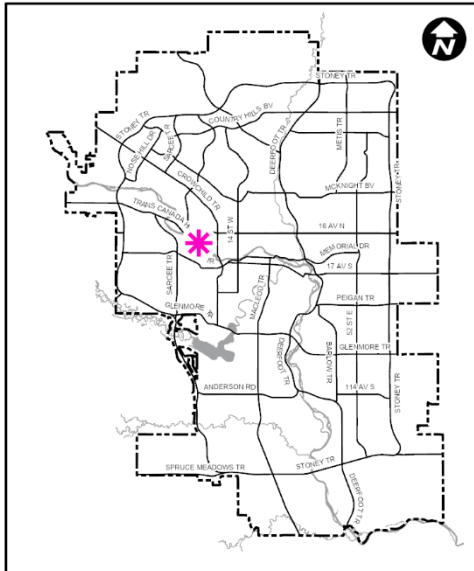
As identified below, the community of Parkdale reached its peak population in 2018.

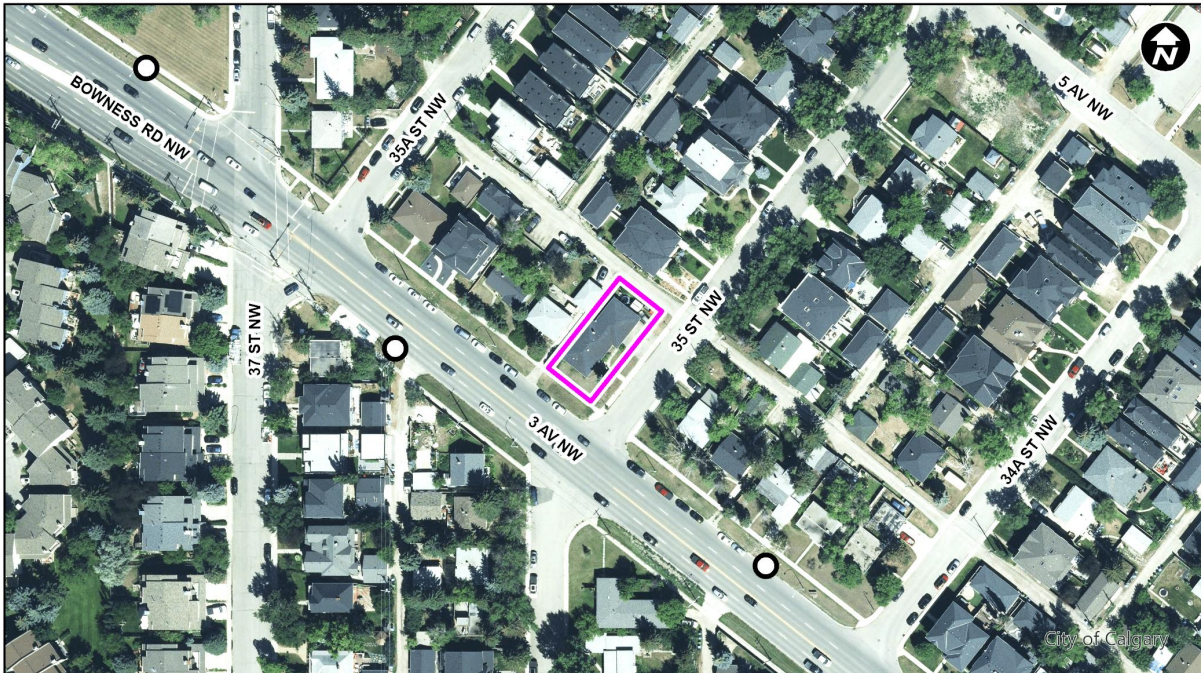
| Parkdale | |
|------------------------------------|-------|
| Peak Population Year | 2018 |
| Peak Population | 2,602 |
| 2019 Current Population | 2,566 |
| Difference in Population (Number) | -36 |
| Difference in Population (Percent) | -1.4% |

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 for up to three dwelling units. Secondary suites are permitted uses within the R-CG District and do not count towards allowable density.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms where 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. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that would allow for a total developable area of approximately 797 square metres (8,579 feet squared);
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet at least one of the following criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital funded BRT station; or
- within 200 metres of primary transit service.

The subject site is considered appropriate for the H-GO District as it is located within an Inner City Area and is directly adjacent to 3 Avenue NW, which is identified as being a part of the Primary Transit Network (PTN). Therefore, the subject site is appropriate for redesignation to the H-GO District.

Development and Site Design

The rules of the proposed H-GO 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 at the development permit stage include, but area not limited to:

- ensuring an engaging interface along 3 Avenue NW and 35 Street NW;
- mitigating shadowing and privacy concerns with neighbouring parcels;
- protecting existing mature trees wherever possible; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via 35 Street NW and the adjacent lane. On-street parking is restricted along 35 Street NW from Monday to Friday during 7:00 a.m. to 6:00 p.m.

There are existing Calgary Transit bus stops approximately 100 metres away (a two-minute walk) along 3 Avenue NW including Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill). These stops are also the future location for future MAX Bus Rapid Transit (BRT) stations.

The Always Available for All Ages and Abilities (5A) Network is available via the Bow River Pathway system and is approximately 500 metres away (an eight-minute walk) south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanity sewer mains are available to service the subject site. Details of the site servicing, as well as appropriate stormwater management, will be considered and reviewed 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 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 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 in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities, especially in areas close to Primary Transit Network (PTN) to make more efficient use of existing infrastructure, public amenities and transit.

The proposed H-GO District recognizes the predominantly low-density residential nature within these communities and supports moderate intensification that respects the scale and character of the neighbourhood. This application is in keeping with relevant policies in 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 will be explored and encouraged at subsequent development approval stages.

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

The subject site is located within the Inner City Residential – Developed Areas and is within the 600 metre Neighbourhood Activity Centre (NAC) Buffer Area associated with the Walkshed Network as per Map 3: Development Strategy and Urban Structure.

The application is in keeping with relevant policies and objectives identified within the [South Shaganappi Communities Area Plan](#) by providing an additional housing type near an Activity Centre and multi-modal transportation options such as cycling and public transit.

South Shaganappi Communities Local Area Planning Project

Administration presented the proposed [South Shaganappi Communities Local Area Plan](#) (LAP), which includes Parkdale and surrounding communities, to the Infrastructure and Planning Committee on 2025 January 30. The proposed LAP will be presented to Council on 2025 March 4 with a recommendation for approval. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. 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.