

Background and Planning Evaluation

Background and Site Context

The subject site is located mid-block, on the east side of 16 Street SW, south of 38 Avenue SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage with lane access.

Surrounding development to the north, east and west is primarily single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. Directly to the south of the site, along 16 Street SW (north of 40 Avenue SW), are sites developed with small scale commercial development and are designated as Commercial – Neighbourhood (C-N2) District. Additionally, to the north, just south of 38 Avenue SW, there is a site designated Multi-Residential – Contextual Low Profile (M-C1) District developed with low-rise apartment buildings.

Community Peak Population

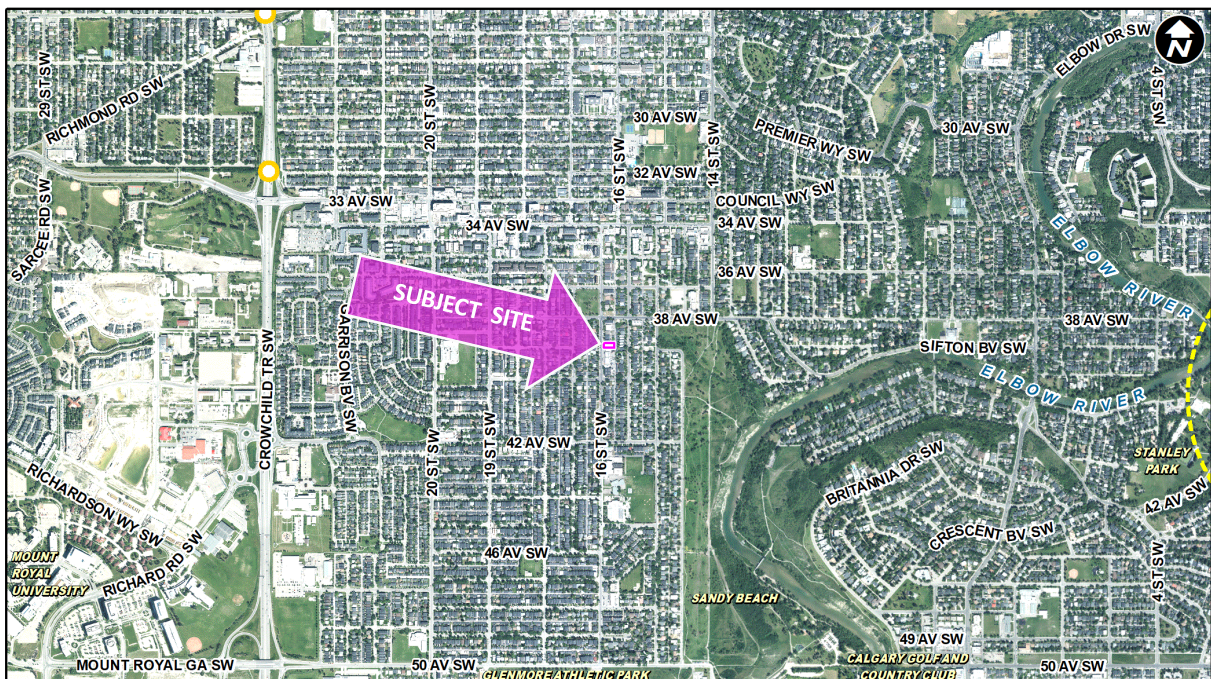
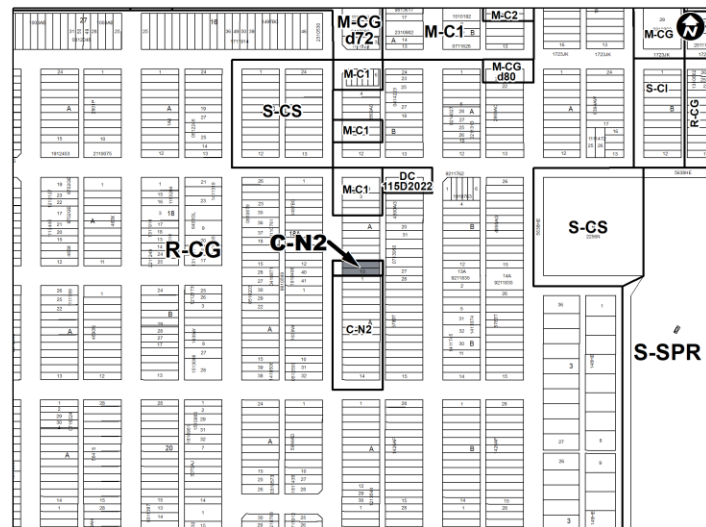
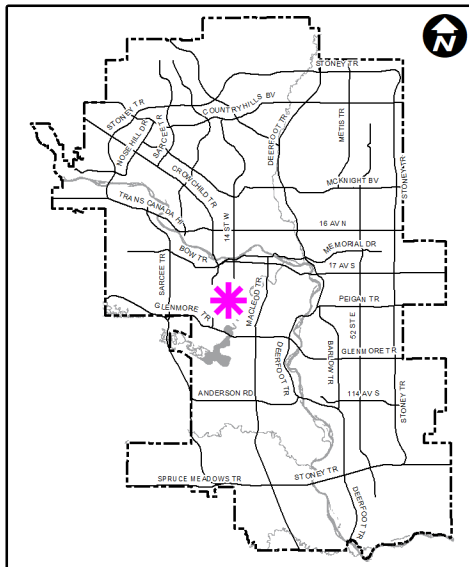
As identified below, the community of Altadore reached its peak population in 2019.

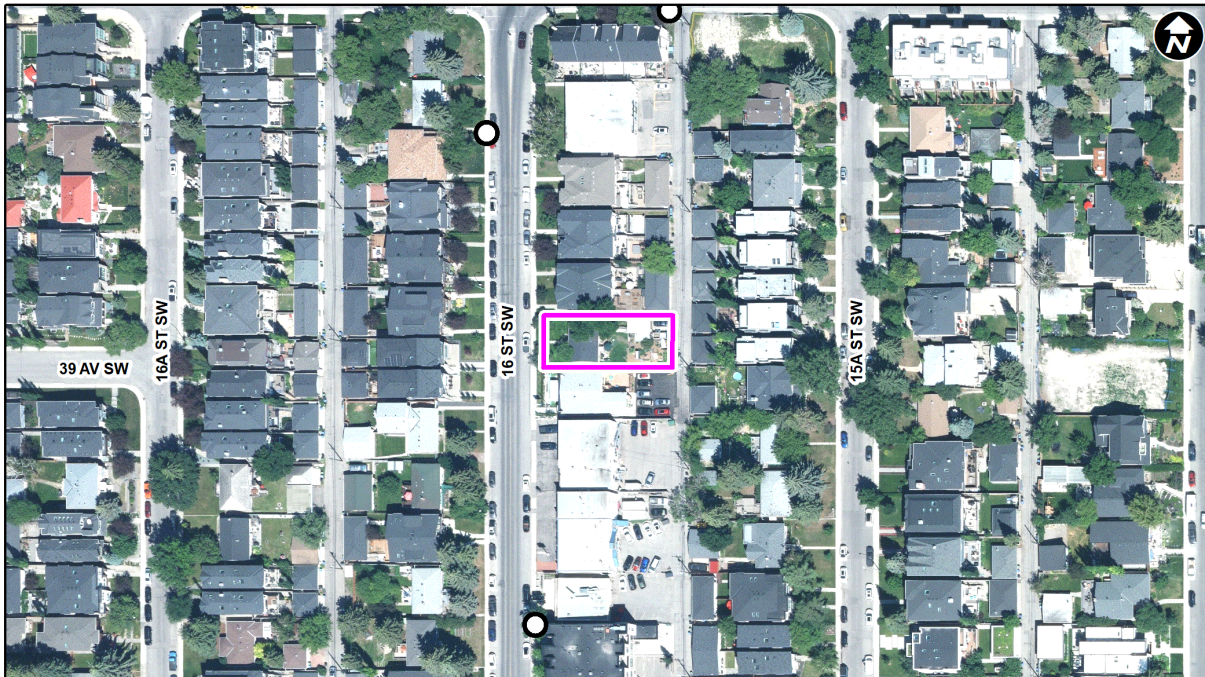
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Altadore Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District provides 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 subject site parcel area, this would allow up to four dwelling units. Secondary suites are permitted uses within the R-CG District. This land district does not allow for office uses and is limited to home occupation uses for businesses.

The proposed C-N2 District accommodates small scale commercial developments and buildings that are in keeping with the scale of nearby residential areas, with opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses. The C-N2 District allows for a maximum height of 10.0 metres and a maximum floor area ratio (FAR) of 1.0.

Development and Site Design

If approved by Council, the rules of the C-N2 District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- access and parking provision;
- mitigations of shadowing and privacy; and
- ensuring appropriate interface with the adjacent low density developments.

Transportation

The site fronts onto the collector road of 16 Street SW and is near 38 Avenue SW, also a collector road, and 40 Avenue SW, which classified as a residential street.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 16 Street SW, 38 Avenue SW and 40 Avenue SW.

The site is served by the cycling infrastructure with an existing on-street bikeway along 16 Street SW, which connects to on street bikeways along 38 Avenue SW, 42 Avenue SW and to the Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within proximity to the transit network on 16 Street SW and 38 Avenue SW, with Stops for Route 13 (Altadore), which are within approximately 85.0 metres of the site (a two-minute walk).

Vehicular access to the subject site would be provided from the rear lane. On-street parking is available on 16 Street SW with current parking restrictions of 20 minutes, and one-hour limits during the day, to the south of the subject parcel. No restrictions are noted for the on street parking on the west side of 16 Street SW.

Environmental Site Considerations

Currently, there are no known environmental concerns with the proposed land use amendment application.

Utilities and Servicing

Water and sanitary sewer lines are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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.

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 proposed application complies with relevant policies that support at-grade local commercial development that provides retail and service uses in close proximity to residents.

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 within the development permit review.

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

The [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) Map 2: Land Use Policy identifies the subject site as Residential Conservation, which has an intent to permit low profile infill development that is compatible with surrounding dwellings.

An amendment to Map 2 is required to accommodate the proposal. This amendment will identify the subject site as Local Commercial which encourages commercial development that relates in appearance, scale, and function to the surrounding residential area. This is in accordance with Section 3.3.2 'New Local Commercial' which states that if local commercial areas are to be expanded an amendment to the plan would be required.

West Elbow Communities Local Area Plan 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. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft West Elbow Communities Local Area Plan (LAP).