Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Altadore at the southeast corner of 16 Street SW and 40 Avenue SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The existing development on the site is a single detached dwelling with a rear detached garage. Motor vehicle access for the garage is from 40 Avenue SW, and there is additional access from the rear paved lane.

The surrounding land uses consist of Commercial – Neighbourhood 2 (C-N2) District to the north and Residential – Grade-Oriented Infill (R-CG) District elsewhere. The residential area is largely characterized by single detached and semi-detached dwellings.

The site is located approximately 30 metres (a one-minute walk) south of commercial uses along 16 Street SW and the site is located approximately 700 metres (a ten-minute walk) from 33 Avenue SW which is identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). River Park can be accessed to the east of the site and is approximately 350 metres (a five-minute walk). Rundle Academy is located approximately 300 metres (a four-minute walk) south of the site, and Altadore School is located approximately 650 metres (a nine-minute walk) south of the site.

A development permit (DP2024-07280) for a four-unit rowhouse development with secondary suites was submitted and a policy amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to support this development.

Community Peak Population Table

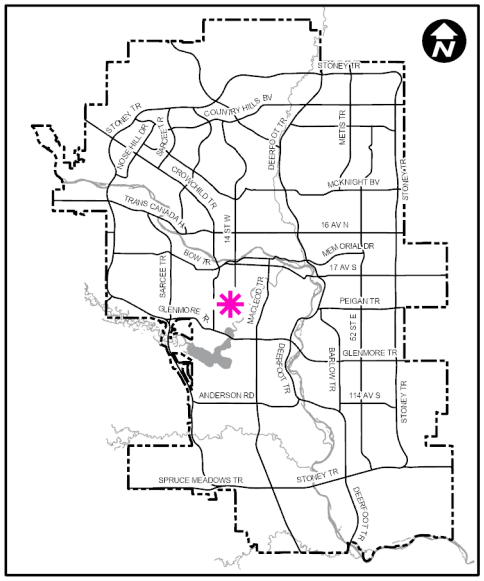
As identified below, the community of Altadore reached its peak population in 2019.

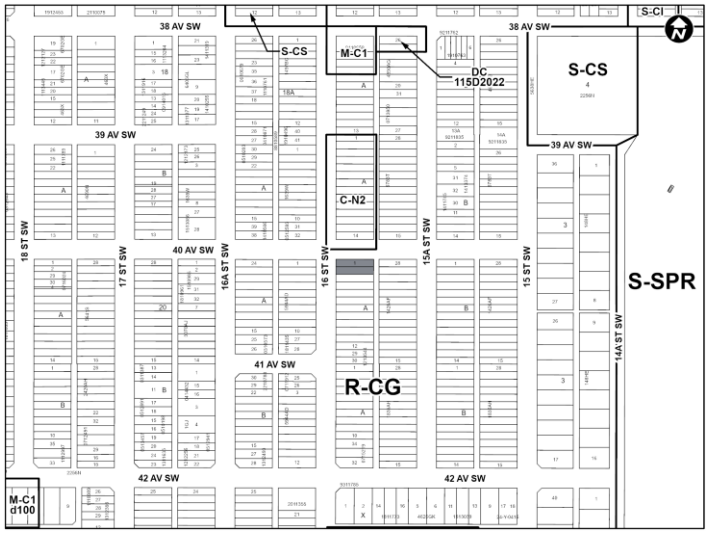
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

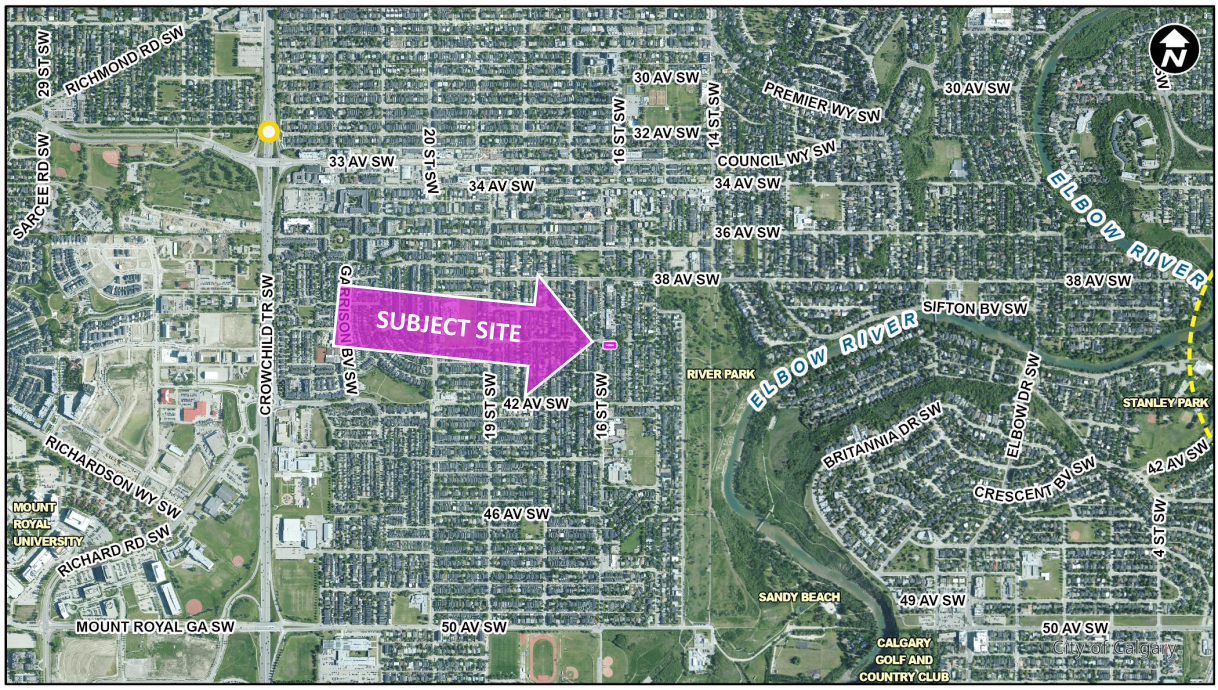
Source: *The City of Calgary 2019 Civic Census*

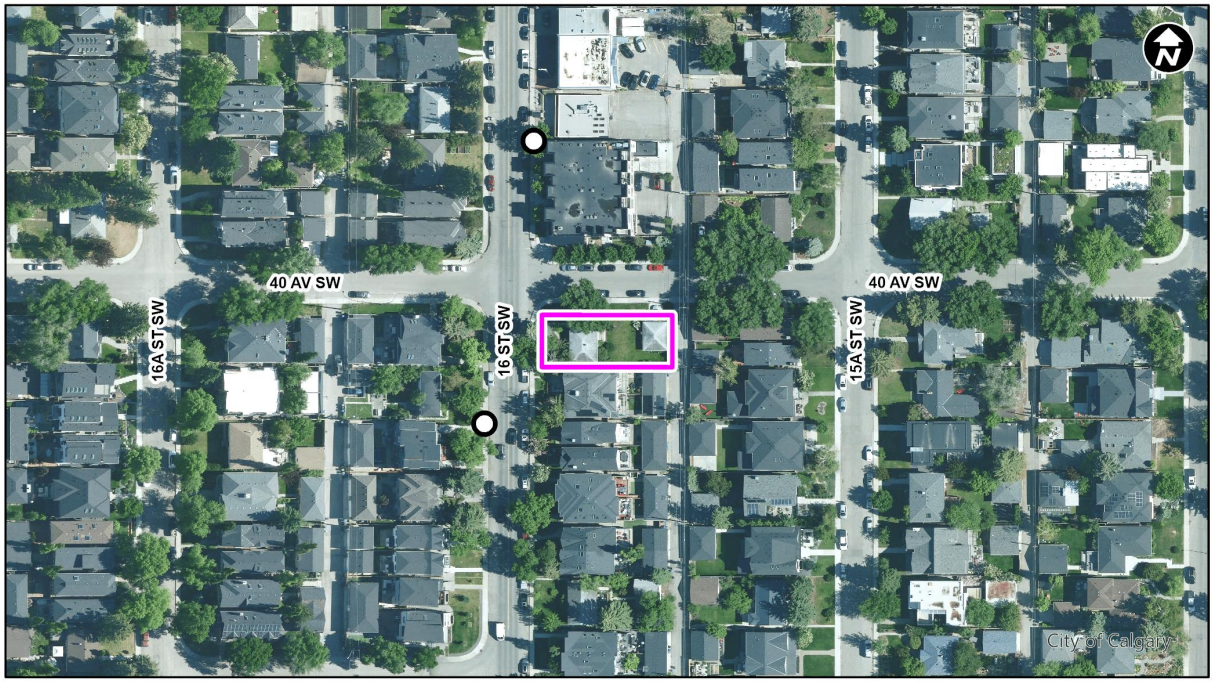
Additional demographic and socio-economic information may be obtained online through the Altadore Community Profile.

Location Maps









Previous Council Direction

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 subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 site is identified on Map 1: Urban Structure as Developed Residential – Inner City in 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 aligns with relevant MDP policies.

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 proposed the following two climate measures on the concurrent development permit application:

- a conduit to be installed in the attic for future solar installment that supports Program D: Zero Carbon Energy; and
- the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program F: Zero Emissions Vehicles.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)
The subject site is identified in the *South Calgary/Altadore Area Redevelopment Plan* (ARP) as 'Residential Conservation' as per Map 2: Land Use Policy. This classification provides for low-profile development in the form of single and semi-detached dwellings and duplex dwellings.

To accommodate the proposed four-unit rowhouse development, an amendment to Map 2 of the ARP to 'Residential Low Density' is required to support this development. Policies for the Low Density area support the construction of rowhouses.

West Elbow Community 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 *South Calgary/Altadore Area Redevelopment Plan*. The proposed map amendment 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).

Administration presented the proposed *West Elbow Communities Local Area Plan* to the Infrastructure and Planning Committee on 2025 April 2. The proposed LAP will be presented to Council on 2025 May 6 with a recommendation for approval.