

Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Altadore was submitted by Horizon Land Surveys on behalf of the landowner, 1966720 Alberta Ltd. (Bill Truong), on 2025 May 26.

The approximately 0.06 hectare (0.16 acre) site is situated at the northeast corner of 50 Avenue SW and 20 Street SW. It is currently developed with a single detached dwelling and a detached garage that is accessed via a lane from 20 Street SW. The site is immediately adjacent to the northbound Route 7 (Marda Loop) bus stop located along 20 Street SW and approximately 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) bus stop.

As indicated in the Applicant Submission (Attachment 2), the subject parcel meets the location criteria of the Housing – Grade Oriented (H-GO) District established in Land Use Bylaw 1P2007 as the site is located within an approved Local Area Plan (LAP) and is identified within the Neighbourhood Connector Urban Form Category. No development permit has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to residents within a 100 metre radius and contacted the Marda Loop Communities Association (CA) and the Ward 8 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter in opposition which cited concerns regarding the potential increased height and shadowing impacts. The CA provided a letter on 2025 June 25 (Attachment 4) indicating the proposal aligns with the LAP and they have no comments on the proposed land use district. The letter outlines several considerations relevant to a future development permit application submission.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, including confirming that the proposal meets the location criteria of the H-GO District. The building and site design, number of units, on-site parking, site access and protection of public trees will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles and demographics, which may contribute to a more inclusive community.

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Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program D: Renewable energy). Further opportunities to consider additional environmental and climate-resilient strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform