

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Altadore at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 16 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling and a garage accessed via the lane from 20 Street SW.

Surrounding development to the north, east and south is characterized primarily by low density residential development in the form of single detached, semi-detached, duplex dwellings, townhouses and rowhouses designated as the Residential – Grade-Oriented Infill (R-CG) District. Alternative High School (grades 10-12) is located across 20 Street SW to the west of the site.

## Community Peak Population Table

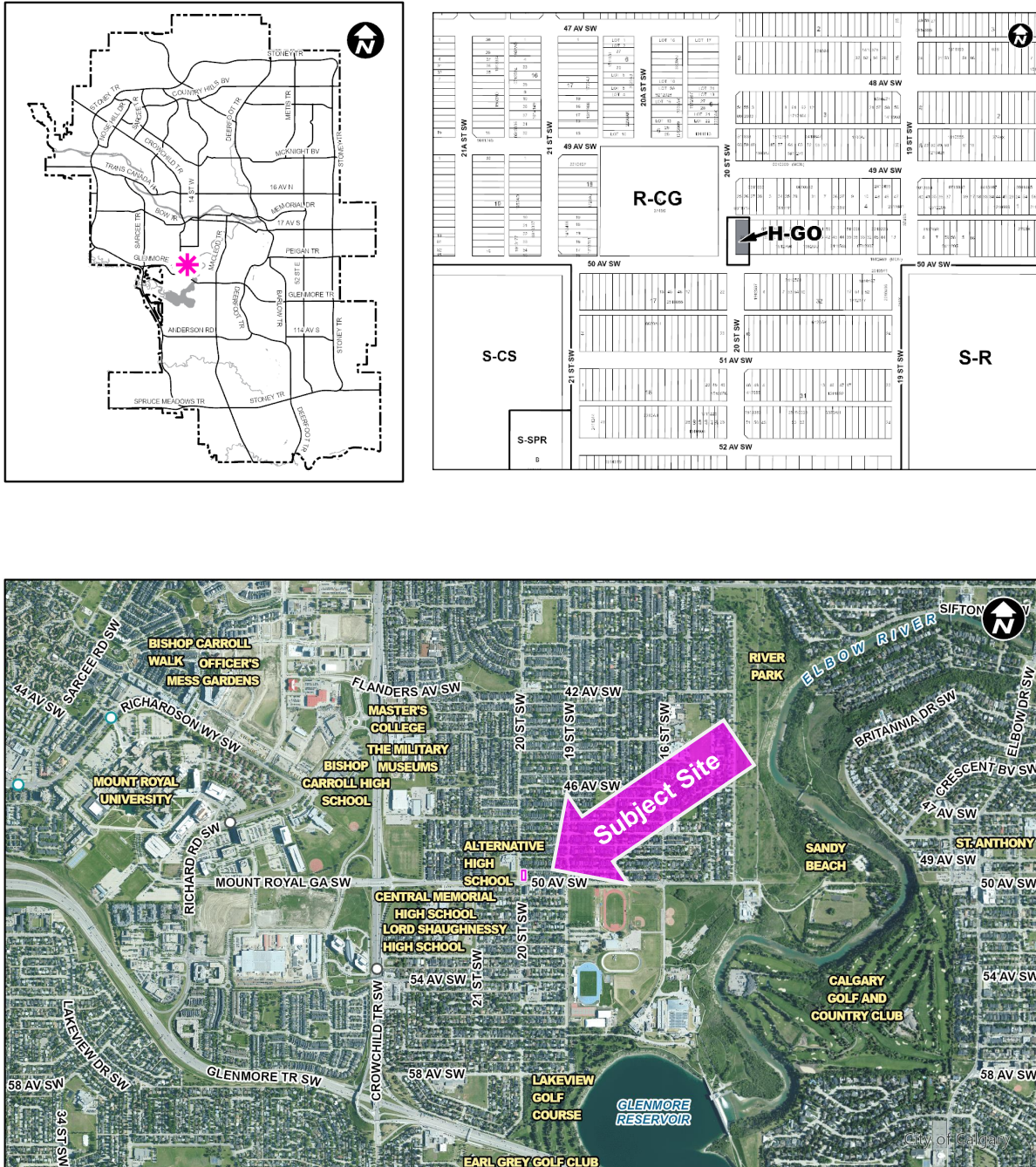
As identified below, the community of Altadore reached its peak population in 2019.

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

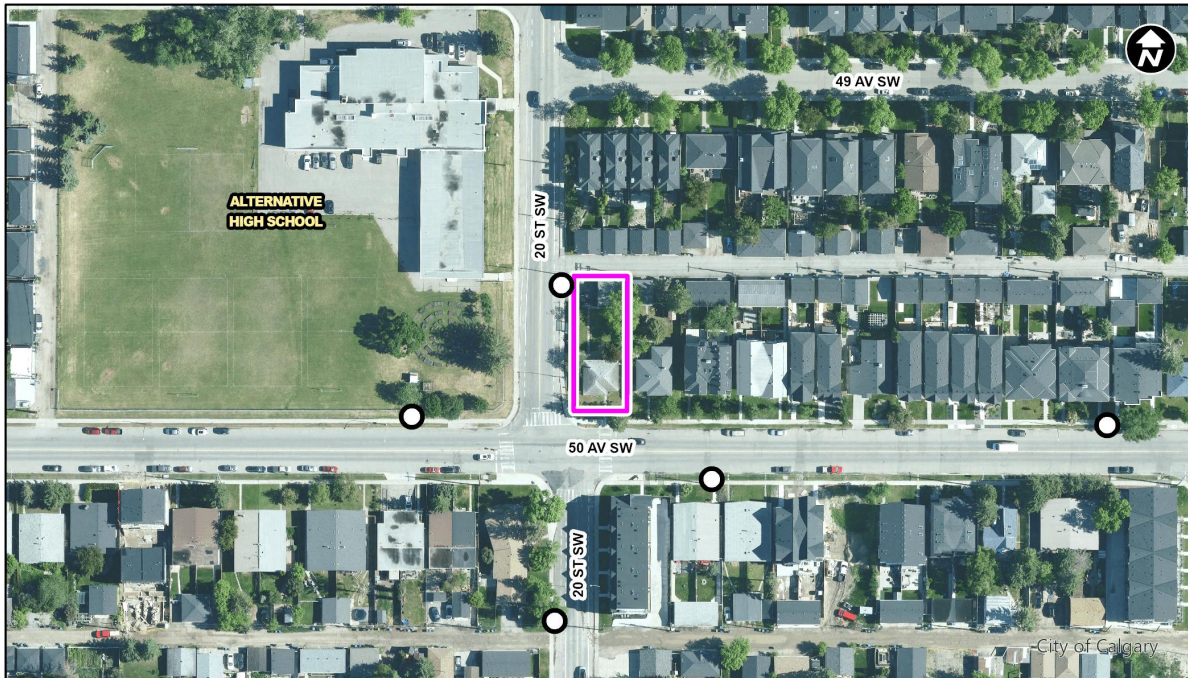
Source: *The City of Calgary 2019 Civic Census*

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 is a low-density residential designation applied to developed areas that accommodates single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for up to four dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented developments 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 at a scale that is consistent with adjacent residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres where there is more than one residential building on a laned parcel (between the residential building at the front and the residential building at the rear) to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The subject site is identified as Neighbourhood Connector on Map 3: Urban Form of the *West Elbow Communities Local Area Plan* (LAP) and therefore meets the locational criteria of Section 1386(d).

### **Development and Site Design**

The rules of the proposed H-GO District will provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

### **Transportation**

The site fronts onto 20 Street SW, a Collector Road and 50 Avenue SW, a Parkway. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 20 Street SW and 50 Avenue SW, providing access to the surrounding area and park spaces.

The site is served by cycling infrastructure with existing on-street bikeways along 20 Street SW and 50 Avenue SW, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within close proximity to transit, with stops for the northbound Route 7 (Marda Loop) located directly adjacent to the parcel along 20 Street SW. Additionally, the parcel is located approximately 50 metres (a one-minute walk) from the eastbound and westbound transit stops for Route 13 (Altadore) on 50 Avenue SW, as well as 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) transit stop on 20 Street SW.

Future vehicular access to the subject site is anticipated to be provided from the rear paved lane. On-street parking is presently unrestricted along 50 Avenue SW, but constrained by the stop control and pedestrian crossing. Additionally, parking is restricted on 20 Street SW with the presence of the on-street bike lane and transit stop directly adjacent to the parcel.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **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 future 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 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 delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **West Elbow Communities Local Area Plan (Statutory – 2025)**

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Connector category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. The proposed H-GO District is in alignment with the LAP.