

Background and Planning Evaluation

Background and Site Context

The subject parcel is in the southwest community of South Calgary on the west side of 16 Street SW, between 29 Avenue SW and 30 Avenue SW. The site has a lane along the west property line and is approximately 0.36 hectares (0.89 acres) in area with dimensions of approximately 15 metres wide by 36 metres deep. A six-storey assisted living facility currently exists on the parcel.

Surrounding development is characterized by a mix of low to mid-rise single and multi-residential development to the north, south and east. The subject site is situated on the east half of the King Edward School Site that has recently accommodated adaptive re-use of the historic school building as a mixed-use community hub. A recently completed low-rise (3 storeys) multi-residential building sits on the western half of this site.

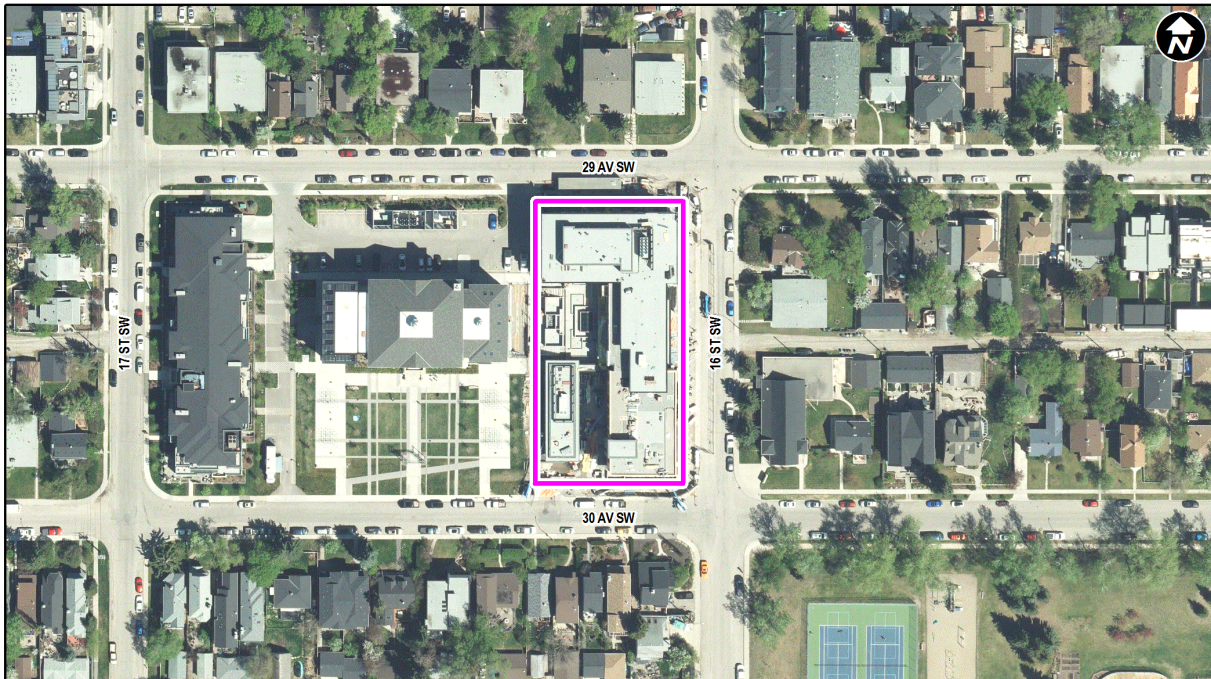
Community Peak Population Table

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

South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
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 [South Calgary Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C2 District is a residential designation applied to developed areas accommodating medium-density development and does not accommodate any commercial uses. The M-C2 District allows for a maximum building height of 14 metres and maximum floor area ratio of 2.5.

The proposed DC District, based on the M-C2 District, would accommodate two commercial uses (Restaurant: Licensed and Outdoor Café). Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. The proposed DC District includes a rule requiring these uses to be located within the existing assisted living facility.

Development and Site Design

If the application is approved by Council, the rules of the proposed DC District would provide guidance for future incorporation of the proposed Restaurant: Licensed and Outdoor Café uses within the existing building.

The existing assisted living facility was approved in 2018, subject to conditions established through development permit application DP2017-3405. The approval of this application

accommodated the existing development (Assisted Living – 1 Building, 95 Suites) constructed in 2020. As part of the development, a surplus of 19 stalls remain undedicated to specific uses or users on the subject site. Dining and outdoor café areas are currently available for the sole use of residents and their guests.

The proposed Restaurant: Licensed and Outdoor Café uses are to be accommodated within existing dining room and lounge areas on the first two levels of the existing assisted living facility. These commercial uses are intended to serve the public and be reservation-based. Detailed floor plans and proposed public use areas will be subject to further review at the development permit stage.

Transportation

Site Access and Traffic

Pedestrian access to the site is available from existing sidewalks along 16 Street (designated as a Collector Road) and 30 Avenue SW (designated as a Neighbourhood Street). Street parking is available on both streets and is unrestricted. The subject area is not within a residential parking permit zone.

Transit

The site is well served by transit stops and is located within 400 metres of two routes (Route 7 and 22) located at 14 Street SW and 29 Avenue SW. Furthermore, the same routes are accessible from 33 Avenue SW within 350 metres of the subject site.

Motor Vehicle Parking

A parking study was submitted to determine the additional parking demand anticipated with the inclusion of the proposed restaurant and outdoor café uses within the existing building. Findings from this study indicated a requirement of 12 stalls to satisfy the parking demand generated by the newly proposed uses. The existing assisted living facility includes 19 stalls that are undedicated to a specific use and can accommodate the anticipated parking demand generated by the proposed restaurant and outdoor café uses wholly within the existing development. Details and conditions of the specific development are subject to further review in association with a future development permit application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required.

Utilities and Servicing

Water and sanitary sewer connections were established as part of the original development permit application for the assisted living development (DP2017-3405). No changes to utilities or servicing is required to accommodate the proposed land use and policy amendment.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendments build on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – 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 inner-city communities to allow for more efficient use of land, existing infrastructure, public amenities, and transit. Ground-oriented housing is encouraged with the highest densities occurring near transit stops. The proposal is in keeping with relevant MDP policies as the proposed DC District accommodates restaurant and outdoor café uses within an existing assisted living development that aims to be sensitive to surrounding residential development.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

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

The subject site is located within the King Edward School Site land use policy area as shown on Map 2 of the [South Calgary/Altadore Area Redevelopment Plan](#). More specifically, the subject parcel is designated Medium Density envisioning development of multi-residential development in the form of apartments or townhouses.

The existing assisted living facility which closely resembles apartment-style dwelling units was built in accordance with these policies. As the proposed land use amendment seeks to accommodate Restaurant: License and Outdoor Café uses, Administration considered amendments to the Medium Density policies for the King Edward School Site to accommodate two commercial uses that remain in keeping with all other relevant land use policies in the ARP. For this reason, an additional land use policy for the King Edward Site (Medium Density) is found to be appropriate, accommodating restaurant and outdoor café uses. This policy amendment supports the proposed land use amendment.