

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of South Calgary on the south side of 33 Avenue SW, between 17 Street SW and 18 Street SW. This portion of 33 Avenue SW is located within a Neighbourhood Main Street area as identified in the MDP.

The midblock parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site has historically been used for residential purposes and consists of a one-storey single detached dwelling and a detached garage with rear lane access.

The surrounding area consists mainly of parcels designated as R-C2 District containing a mix of single and semi-detached dwellings along 33 Avenue SW. One pocket of land designated Mixed Use – General (MU-1f3.0h20) exists to the west of the subject site, located on the south east corner of 33 Avenue and 18 Street SW with a five-storey multi-residential development that is currently under construction.

Two other DC Districts, intended to accommodate additional uses with R-C2 as the base district, were approved along 33 Avenue SW in 2021 ([Bylaw 78D2021](#) for an Office, and [Bylaw10D2021](#) for a Child Care Service).

Community Peak Population Table

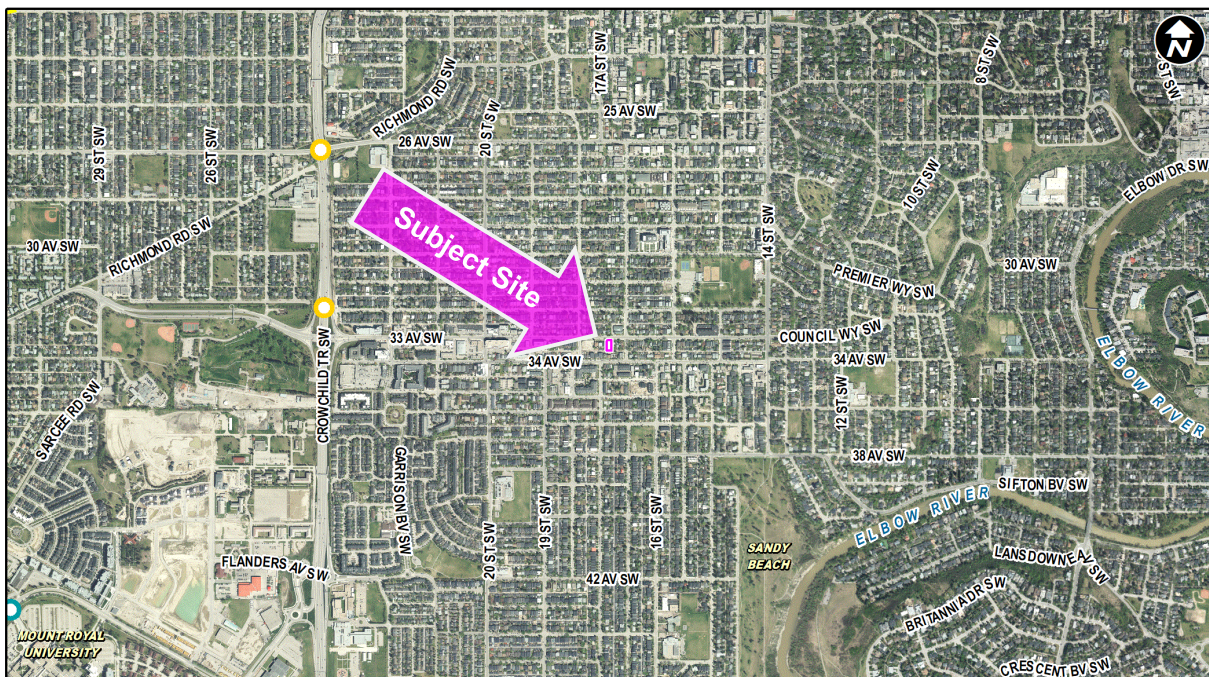
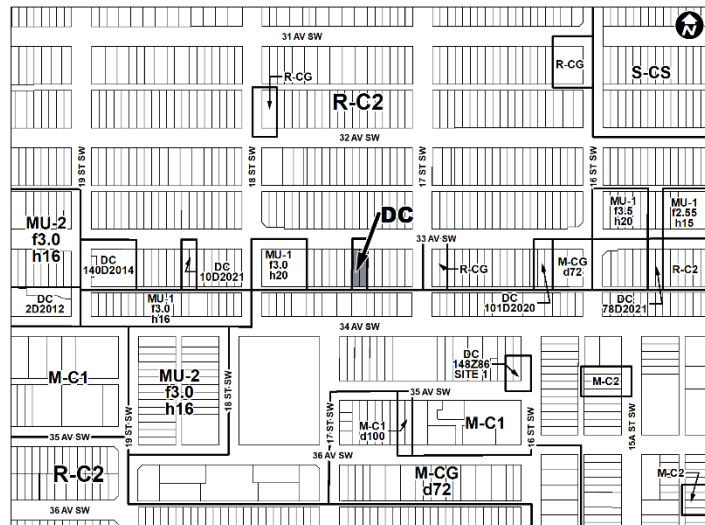
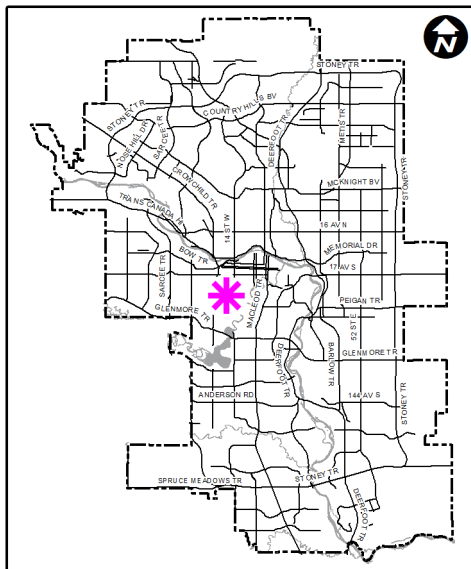
As identified below, the community of South Calgary reached its peak population in 2019.

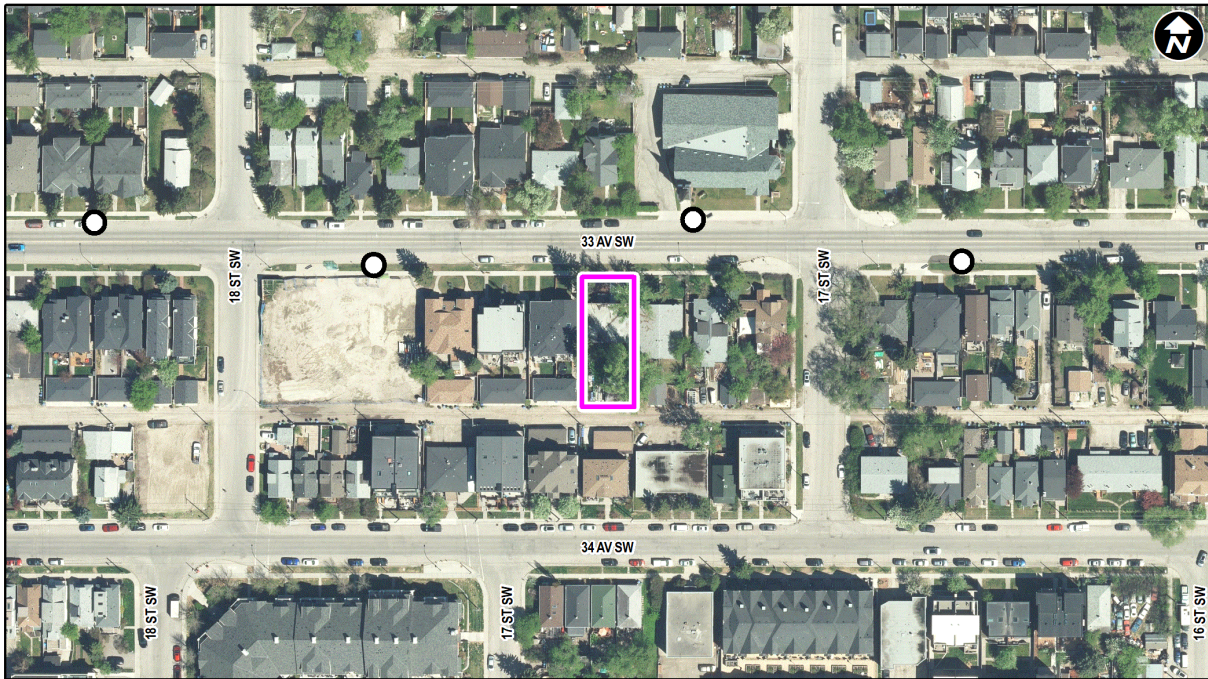
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District allows for low density residential development in the form of single detached dwellings, semi-detached dwellings and duplex dwellings. The R-C2 District also provides for Home Occupation – Class 1, which is an incidental use by a resident of a Dwelling Unit for business purposes. The Home Occupation – Class 1 is limited to a maximum of three business-associated vehicle visits per week, which includes, but is not limited to, drop-offs, pick-ups, deliveries, and visits from customers or consultants, which would not accommodate an Office use.

The proposed DC District, based on the R-C2 District, is intended to allow for the additional Office use within the existing building. The applicant indicated that the Office use would be located within the existing building with limited exterior and site modification. The proposed DC District and future redevelopment would preserve the residential character of this mid-block site along the Neighbourhood Main Street.

This DC District would allow for a specific, interim use on a small parcel until a future time where the adjacent parcels can be consolidated and M-C1 District redevelopment becomes feasible. During this interim period, this new commercial use would be limited to the life of the existing building and residential uses would continue to be allowed.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the Bylaw. Section 6 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 District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the proposed DC district and its base R-C2 District would allow for the permitted use development permit application that has been submitted to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site is being determined through the development permit process.

Transportation

Pedestrian and vehicular access to the site is available from 33 Avenue SW and the rear lane. At the time of redevelopment, vehicular access will be maintained from the rear lane. There are no parking restrictions on 33 Avenue SW.

The area is served by Calgary Transit by the Marda Loop Route 7 bus, with service to Downtown Core. The site is located approximately 85 metres (2 minutes walking time) from the transit stop on 33 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm mains are available to this site. Site servicing detailed will be reviewed at the development permit and development site servicing plan stage(s).

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 amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area, along a Neighbourhood Main Street (33 Avenue SW) as identified on Map 1: Urban Structures 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.

Climate Resilience Strategy (2018)

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

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1987)

The [South Calgary/Altadore ARP](#) identifies the property as Residential Conservation, which directs Administration to review applications according to size and scale during the development permit phase.

The proposed DC District and future redevelopment would preserve the residential character of this mid-block site along the Neighbourhood Main Street. For this reason, the proposed land use amendment is consistent with the applicable policies in the *South Calgary/Altadore ARP*.

West Elbow Local Area Planning Project

The *South Calgary/Altadore ARP* is currently under review as Administration is working on the [West Elbow Communities Local Growth Planning project](#), which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.