

Background and Planning Evaluation

Background and Site Context

Situated on the southwest corner of 17 Street SW and 33 Avenue SW in the community of South Calgary, this site is approximately 0.06 hectares (0.15 acres) and is approximately 15 meters wide and 38 metres deep. The site currently fronts onto both 33 Avenue SW and 17 Street SW and has a gravel lane along the south boundary.

In general, the area north of the site is characterized by low density residential development (single and semi-detached dwellings), with the R-C2 District as the primary land use. The area south of the site is primarily designated Multi-Residential – Contextual Low Profile (M-C1) District. The subject site is located along the Main Street of 33 Avenue SW, where development transitions to a lower density in comparison to the Mixed Use - Active Frontage (MU-2) District that has been designated as the primary land use between 19 Street SW and 22 Street SW. The MU-2 District supports a mix of commercial and residential uses.

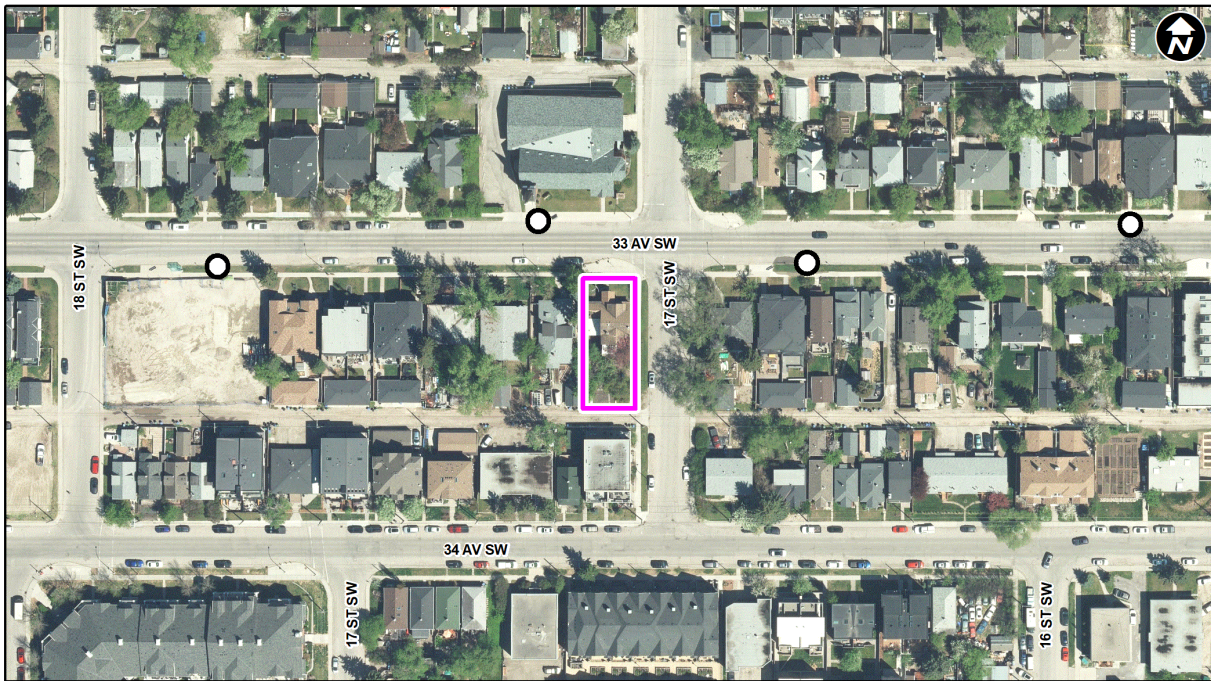
Community Peak Population Table

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)	0.0%

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 R-C2 District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for up to two dwelling units and a maximum building height of 10 metres.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District and the applicable policies of the *South Calgary/Altadore ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 33 Avenue SW and 17 Street SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties.

Transportation

Pedestrian and vehicular access is available from 33 Avenue SW and 17 Street SW as well as the rear lane. The site is located 150 metres from a transit stop that provides access to Route 7 (Marda Loop) and Route 22 (Richmond Road SW) which services the Downtown. On-street parking adjacent to the site is available along both 33 Avenue SW and 17 Street and is not regulated by the Calgary Parking Authority.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available for the subject site. Development servicing requirements have been determined during the development permit review for the concurrent application.

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 as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies, as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

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

This site is within the Residential Conservation typology of Map 2 of the [South Calgary/Altadore Area Redevelopment Plan](#), restricting development to a maximum of two dwelling units.

To facilitate this application, a minor map amendment to Map 2 will be required to change the subject site from Residential Conversation to Residential Low Density. This typology allows for slightly more intensive development but is still considered appropriate for a low density residential area.