

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of South Calgary, mid-block on 33 Avenue SW between 15 Street SW and 16 Street SW. The subject site consists of two titled parcels and is approximately 0.11 hectares (0.27 acres) in size. Approximate dimensions of the site are 30 by 37 metres. The subject site slopes up from 33 Avenue SW toward the rear lane and contains one single detached dwellings with detached garage accessed from the lane.

The subject site is mostly surround by the R-C2 District to the north, south and west developed with single and semi-detached dwellings. However, directly to the east of the site is an MU-1f2.6h15 District which is developed with a four-story building, and the parcels directly west of the site were recently approved for redesignation by Council on 2020 October 05 to MU-1f3.5h20 (LOC2019-0156). The applicant did subsequently submit a development permit for a six storey mixed-use development on that site (DP2020-5707), however the application is currently on hold and will be withdrawn pending the approval of the subject land use application herein, as the development site will be expanded to include the additional parcels in the subject application, at a future date.

No other development permit application has been submitted for the parcels associated with this land use amendment application.

## Community Peak Population Table

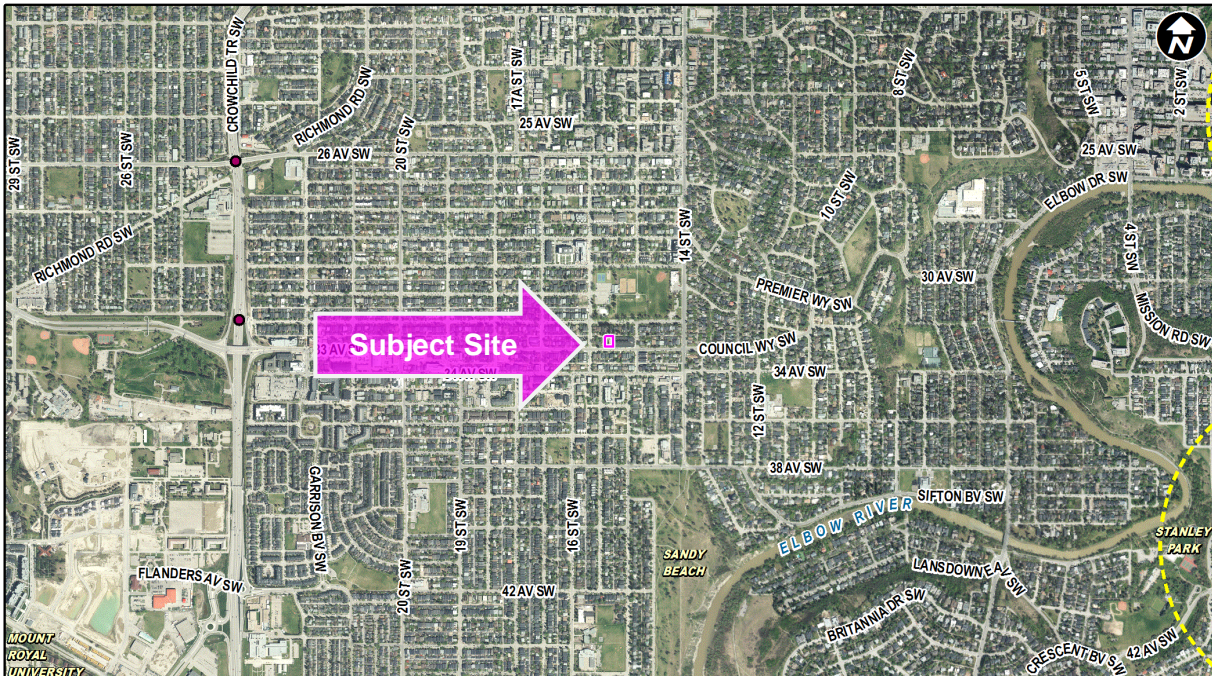
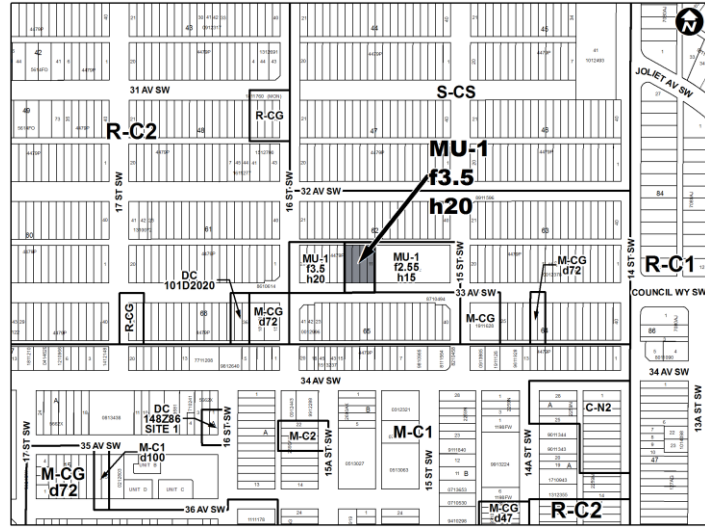
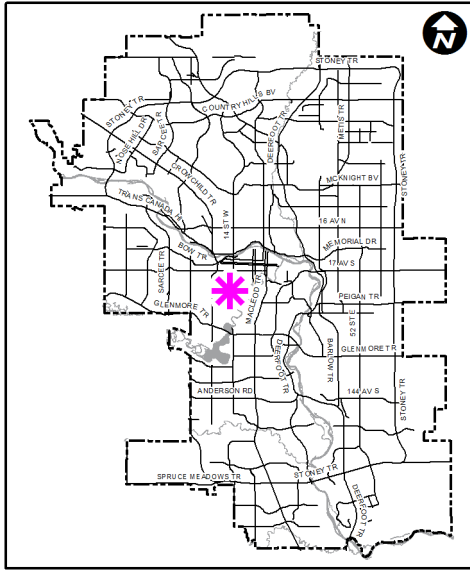
As identified below, the community of South Calgary reached its peak population in 2019.

<b>South Calgary</b>	
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 subject site is currently designated as R-C2 (western parcel) and MU-1 (eastern parcel) Districts. The western parcel contains the single detached dwelling. The R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the developed area. The maximum height is 10 metres and the maximum number of residential units is two dwellings.

The eastern parcel is designated MU-1 and is currently vacant and was redesignated along with the parcels directly to the east (LOC2017-0028) in 2017. The MU-1 District is characterized by buildings having street-oriented design and accommodating a mix of residential and commercial uses. The current MU-1 designation has a maximum height of 15.0 metres and a maximum floor area ratio of 2.55.

The proposed MU-1 District will have a maximum height of 20.0 metres and a maximum floor area of 3.5, which is the same designation as the site directly to the west. The MU-1 District is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

### **Development and Site Design**

If approved by Council, the rules of the proposed MU-1 District and policies of the *South Calgary/Altadore ARP* would provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. The design would also be expected to focus on creating a vibrant public realm on 33 Avenue SW

### **Transportation**

Pedestrian access to the site is available from 33 Avenue SW with vehicular access provided from the rear lane. Parking is permitted along 33 Avenue SW adjacent to the subject site.

The site is located along the Primary Transit Network on 33 Avenue SW. Calgary Transit service is provided via a Route Seven transit stop located along 33 Avenue SW approximately 60 meters to the east of the subject site. Route Seven offers service to the Downtown Core.

The Main Streets Program recently completed a Streetscape Master Plan that includes the site in question. This plan, which was approved by Transportation Leadership Team in 2019, provides a vision for 33 and 34 Avenue SW, and reflects the intensification of density along these corridors. Currently, there is no funding in place for construction in the area of this redevelopment site, but Administration is planning to commence with 60 percent Design Development for the entire area. Administration has proposed to work with the applicant to determine the design for the adjacent public right-of-way, but cannot commit funds for construction at this time.

While no Transportation Impact Assessment was required for this application, additional analysis may be required at the development permit stage.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

### **Utilities and Servicing**

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan (DSSP) 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 of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2020)**

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 policies promote intensification particularly in transition zones adjacent to areas intended for higher densities (i.e. Main Streets).

### **Climate Resilience Strategy (2018)**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

A portion of the subject site currently falls within the Residential Conservation area on Map 2: Land Use Policy in the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) which is intended to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with the surrounding dwellings.

This application proposes a minor map amendment to the ARP that would place the subject properties in the Community Mid-Rise category of the ARP (Attachment 4). The balance of the block face, including a portion of the subject site, was changed to the Community Mid-Rise area through an amendment to the ARP in August 2017.

Community Mid-Rise areas are intended to accommodate buildings up to six storeys in height that may include a range of retail, services, office, and residential uses in mixed-use buildings. The policy considers the proposed MU-1 designation as appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development. The proposed redesignation will allow for a variety of housing options and is in alignment with the objectives of the ARP.

### **Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)**

The proposed land use amendment meets the following Location Criteria for Multi-Residential Infill development. The subject site is:

- on a corner parcel (once consolidated with adjacent site to the west);
- within 400 metres of a transit stop (approximately 17 metres from the Transit stop, servicing the Route 7);
- on a collector or higher standard roadway on at least one frontage (33 Avenue SW)
- adjacent to existing or planned non-residential development or multi-unit development (apartment building on the same block at 3375 - 15 Street SW);
- adjacent to or across from an existing or planned open space, park or community amenity (South Calgary Park);
- along or in close proximity to an existing or planned corridor (33 Avenue SW - Main Street); and
- direct lane access (at rear).

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

**West Elbow Communities Local Area Planning Project**

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