

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Southview at the northwest corner of 26 Avenue SE and 36 Street SE. The site is 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 36 metres long. The parcel is developed with a single detached dwelling with a detached garage access from the rear lane.

Surrounding development is characterized by commercial, institutional, and low-density residential developments in the form of single detached dwellings. The adjacent parcels to the north and west are developed with low density residential that fall under R-C1 District and the adjacent parcels to the east and south are developed with single storey commercial developments, holding the Commercial – Neighbourhood 2 (C-N2) District and Commercial – Community 1 (C-C1) District, respectively. Holy Cross Elementary and Junior High Schools are located to the southeast and are designated the Special Purpose – Community Service (S-CS) District designation.

Community Peak Population Table

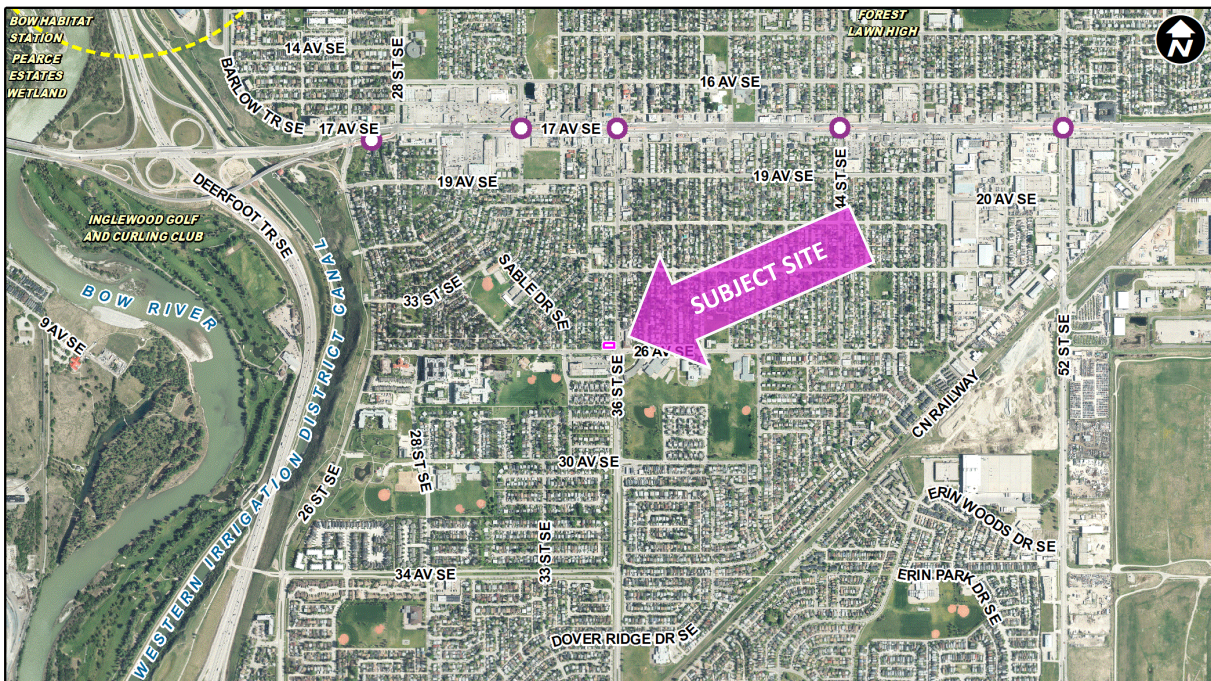
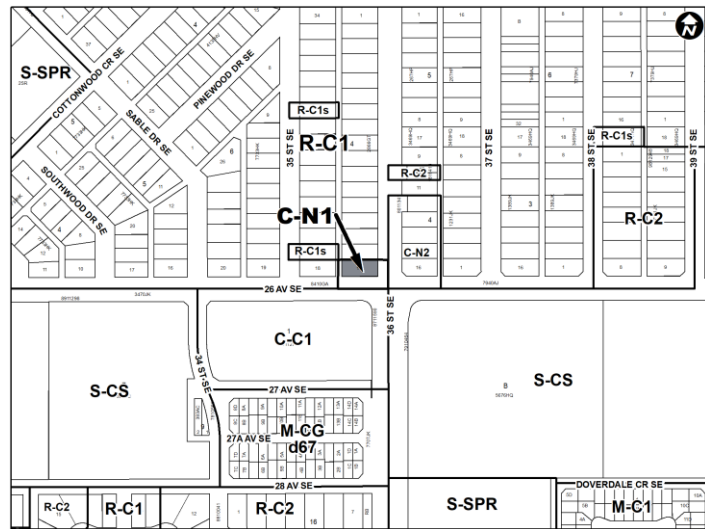
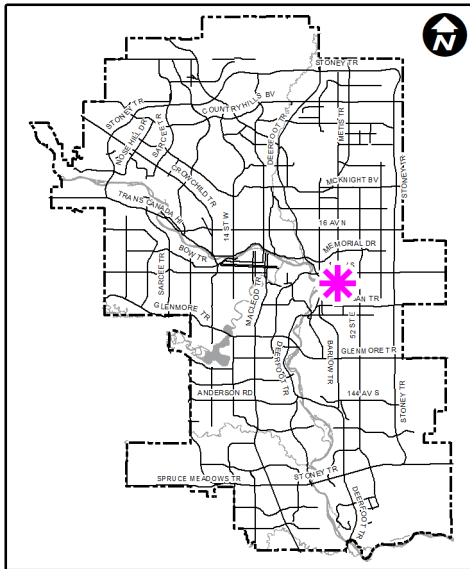
As identified below, the community of Southview reached its peak population in 1970.

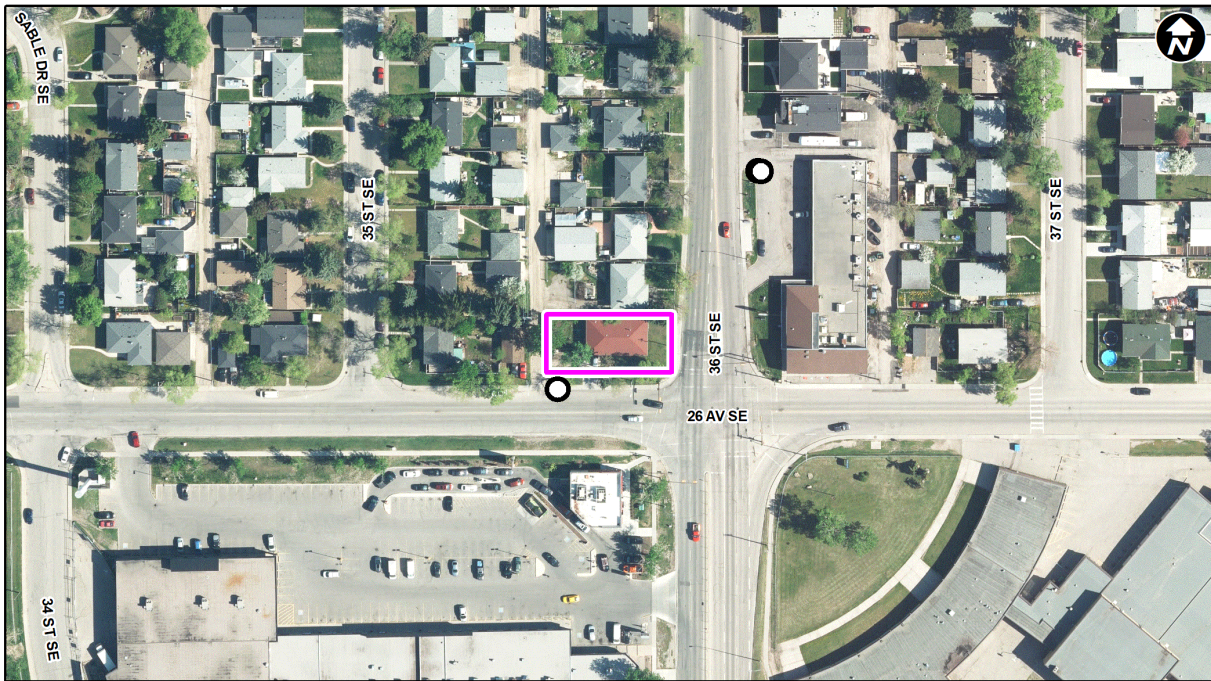
Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.89%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation characterized by low density residential development. It allows for a maximum building height of 10 metres and a maximum of one main residential building.

The proposed C-N1 District is intended to small scale commercial developments with buildings that are oriented towards the street and are close to the public sidewalk. The District is intended to complement the scale of nearby residential areas and has limited use sizes and types. The C-N1 District also provides opportunities for residential units to be located on the upper floors of buildings that contain commercial uses. The District allows for a maximum building height of 10 metres and a maximum FAR of 1.0.

Development and Site Design

If approved by Council, the applicable land use policies of the *Municipal Development Plan* (MDP) and the rules of the proposed C-N1 District would provide guidance for the future redevelopment of this site including appropriate uses, height, landscaping, and parking. Given the specific context of this site with frontage on 36 Street SE and the adjacent transit stops in the vicinity, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging front façade along 36 Street SE and 26 Avenue SE;

- ensuring building and site design address aesthetical opportunities associated with this highly visible location;
- improving pedestrian connections by ensuring vehicle access and parking is from the lane; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access to the site is available 36 Street SE, 26 Avenue SE, and the rear lane to the west. 26 Avenue SE is classified as a collector road, and 36 Street SE is classified an arterial street and as part of the Primary Transit Network as per the *Calgary Transportation Plan*.

The area is serviced by Calgary Transit Routes 43 (McKnight – Westwinds Station/Chinook Station), 135 (Erin Woods/36 St SE), and 155 (West Dover/Forest Lawn). Route 43 provides service every 15 minutes during the peak hours and Routes 155 and 135 provide transit service every 30 minutes during the peak hours. The site is approximately 50 metres (1-minute walk) from a Calgary Transit stop on 36 Street SE (Routes 43, 135, and 155) and directly adjacent (1-minute walk) from a Calgary Transit stop on 26 Avenue SE (Route 155). On street parking is prohibited on 36 Street SE directly in front of the site, however on street parking is permitted on 26 Avenue SE.

A Transportation Impact Analysis (TIA) was not required in support of the land use redesignation application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sanitary deep utilities are available. Public storm utilities are not immediately available. Servicing requirements will be determined at the time of development.

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 and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located outside of the 25–30 Noise Exposure Forecast (NEF), however still within the AVPA boundary. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in

certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed Commercial – Neighbourhood 1 (C-N1) District is generally allowable within the AVPA. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential Established area on Map 1 of the [Municipal Development Plan](#) (MDP). Developed Residential Established areas encourage modest redevelopment, and a mix of land uses within a pedestrian-friendly environment with transit access. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

Climate Resilience Strategy (2018)

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

Local Area Plan

There is no Local Area Plan that currently exists for the subject lands; however, Administration is currently working on the [Greater Forest Lawn Communities Local Area Plan](#) (LAP) which includes Southview and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.