

Background and Planning Evaluation

Background and Site Context

The subject site comprises two side-by-side mid-block parcels located in the southwest community of South Calgary. The site fronts onto the south side of 33 Avenue SW between 15 Street and 16 Street SW. Thirty-Third Avenue SW is designed as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). The site is approximately 0.12 hectares (0.3 acres) in size and is approximately 30 metres wide and 38 metres deep. Each of the parcels contains a single detached dwelling.

Surrounding development is generally characterized by a mix of single detached, semi-detached dwellings, as well as a 77-unit four-storey multi-residential development directly north of the site across 33 Avenue SW. Parcels to the east and west are designated as Residential – Contextual One / Two Dwelling (R-C2) District which permits a maximum of two dwelling units. Parcels to the south across the lane are designated as Multi-Residential – Contextual Low Profile (M-C1) District which provides for multi-residential development in a variety of forms. The parcel accommodating the 77-unit four-storey multi-residential development is designated as Mixed Used – General (MU1-f2.55h15) District.

Community Peak Population Table

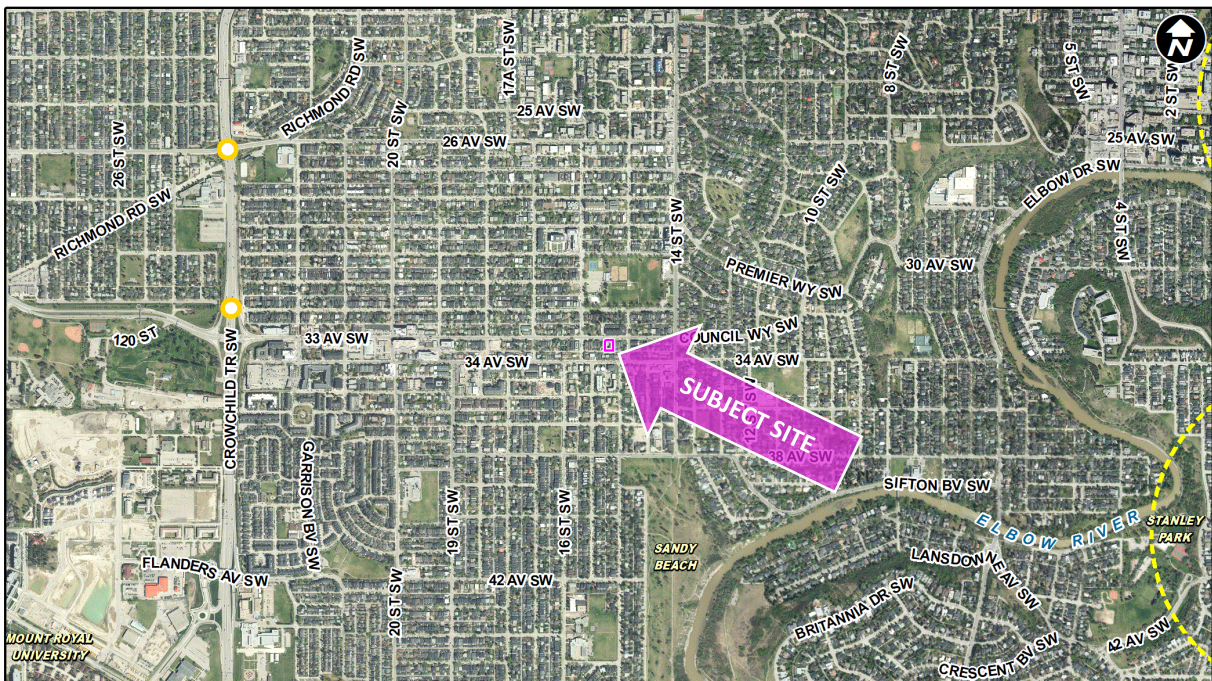
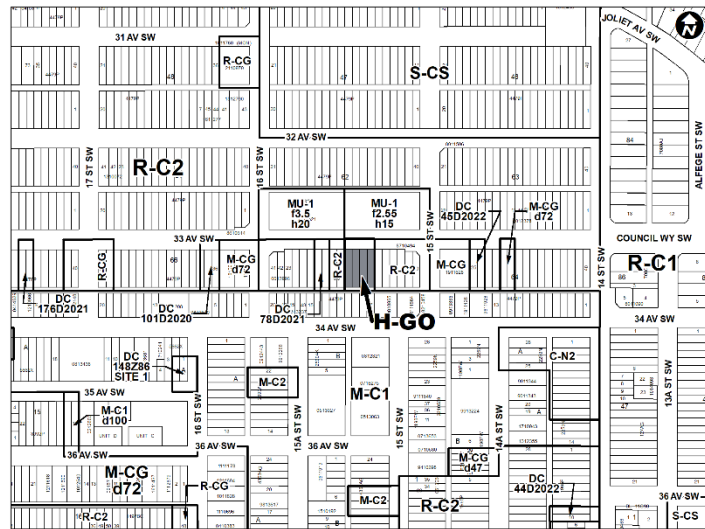
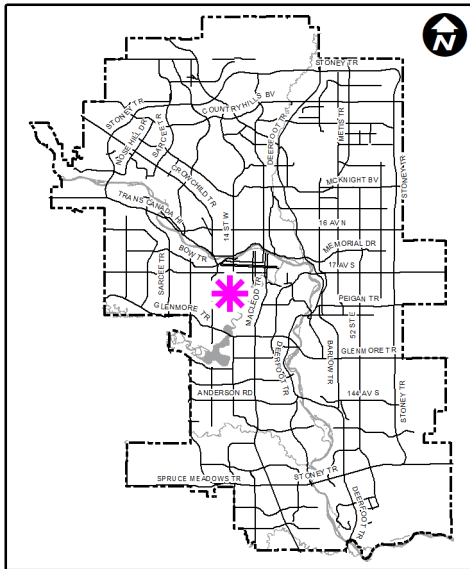
As identified below, the community of South Calgary reached its peak population in 2019.

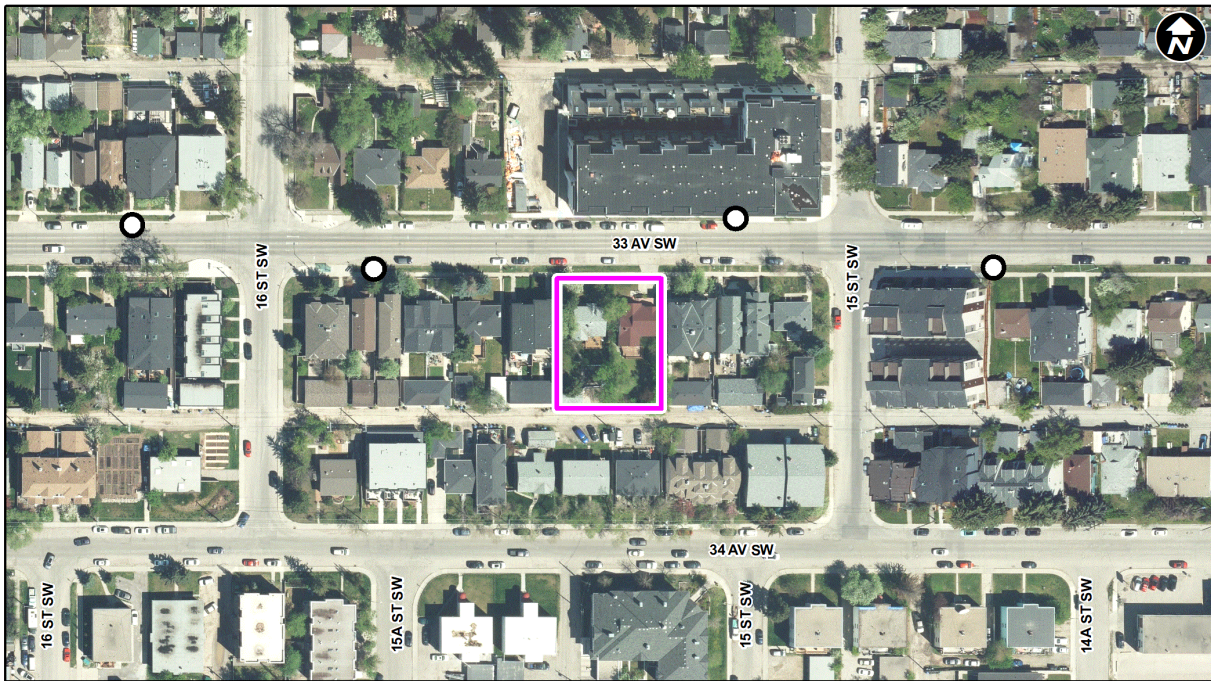
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. This district allows for a maximum of two dwellings and a maximum building height of 10 metres.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides for rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels within inner city areas that meet one or more of the following criteria:

- within 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; or
- within 200 metres of a primary transit service.

The subject site is located on 33 Avenue SW which is recognized as a Neighbourhood Main Street in the MDP and meets the criteria to be considered for the H-GO District.

As indicated in the cover report, the initial submission for this application was for a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council approval of the H-GO District, the application was amended to the H-GO District. Administration considers this an appropriate change in land use as the intended built form can be facilitated through a new stock district instead of a DC District. Further, this change did not materially impact the uses proposed on the site or the site plan that was originally contemplated.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this mid-block site, additional items that have been considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 33 Avenue SW;
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels; and
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas while supporting all back-of-house functions.

Transportation

The subject site is located along 33 Avenue SW, a collector road. The site is within walking distance to existing bus stops (Routes 7 and 22) along 33 Avenue SW, which provide service to the Downtown Commercial Core. This parcel is serviced by a rear lane, where back of house functions and vehicular parking are currently provided. These functions are expected to remain upon redevelopment under the proposed H-GO District. On-street vehicular parking is available within this block along 33 Avenue SW, 15 Street SW and 16 Street SW (Zone GG) through the City's Residential Parking Permit program.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, and sanitary deep utilities service the site and will continue to do so upon redevelopment under the proposed H-GO District. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan (DSSP) processes.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP 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 Developed Residential - Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). The proposed application complies with relevant land use policies that recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

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

The subject site is currently identified as Residential Conservation, as shown on Map 2, Land Use Policy, in the [South Calgary/Altadore Area Redevelopment Plan \(ARP\)](#). These areas are intended to improve existing neighbourhood quality and character while accommodating low profile infill development compatible with surrounding development, such as single and semi-detached housing forms.

An amendment to Map 2, Land Use Policy, is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy for the site from 'Residential Conservation' to 'Residential Medium Density' (Attachment 2). Residential Medium Density areas are intended to accommodate a variety of housing forms in proximity to activity nodes such as commercial areas or along streets that generally support higher traffic volumes. As 33 Avenue SW is a Neighbourhood Main Street, the H-GO District is compatible with existing development patterns in this area. The proposed land use amendment would represent a gradual progression of built forms beyond the predominantly single and semi-detached housing mix in the plan area.