

# 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

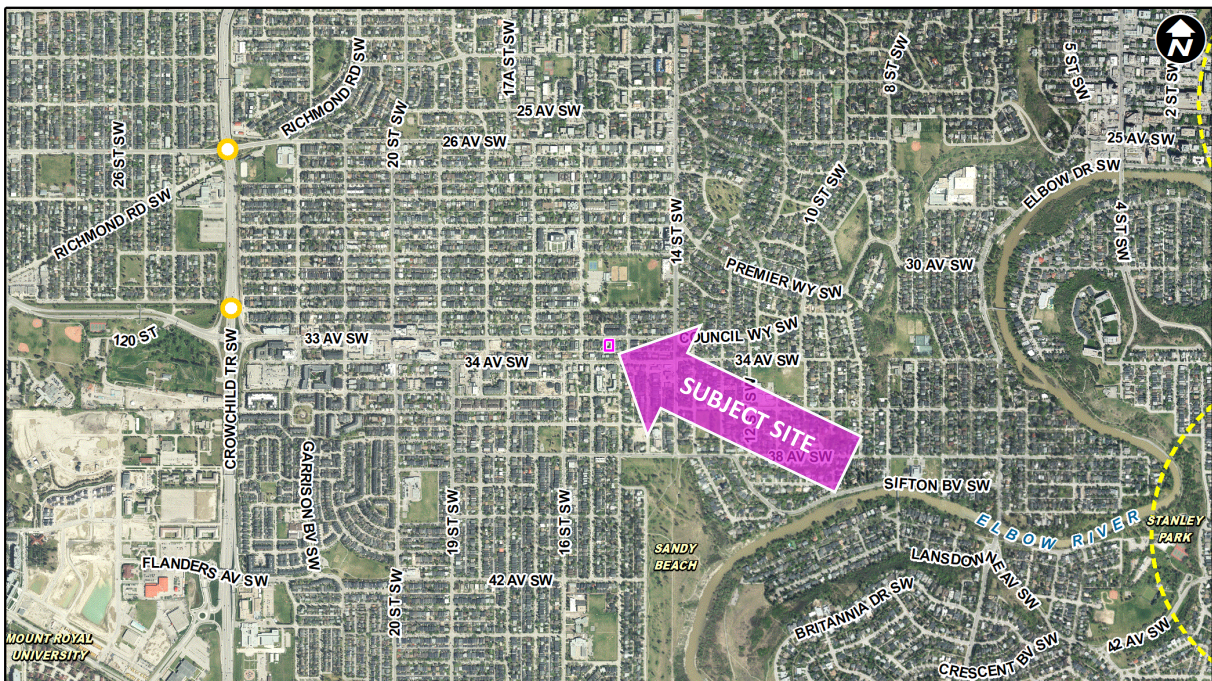
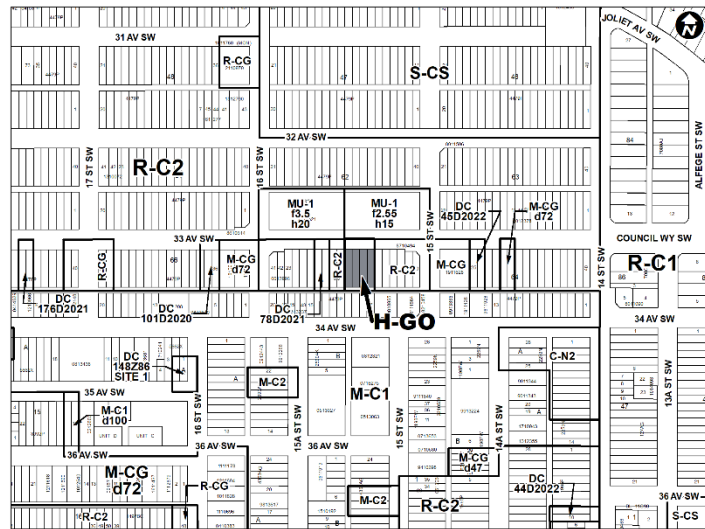
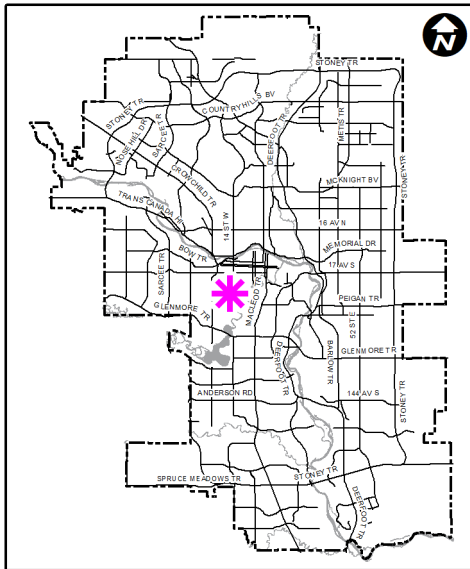
As identified below, the community of South Calgary reached its peak population in 2019.

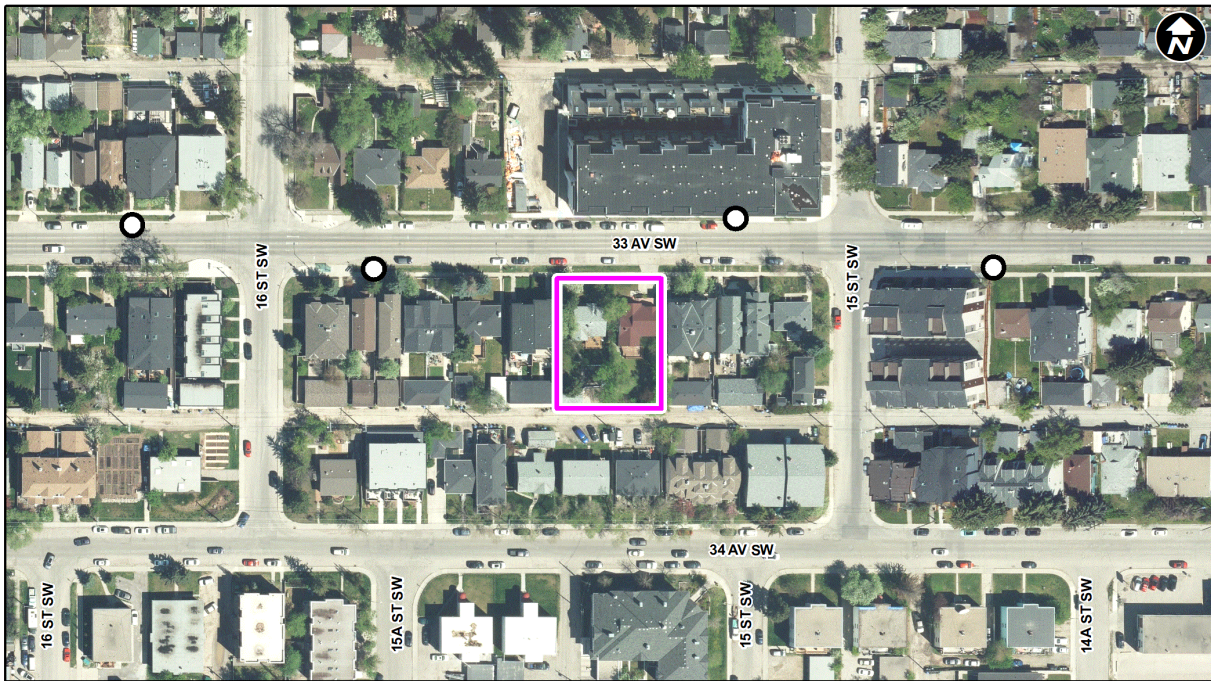
<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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.