

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of South Calgary, and the second parcel west of the corner of 19 Street SW and 28 Avenue SW. The site is approximately 0.07 hectares (0.16 acres) in size and is approximately 16 metres wide by 38 metres long. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by single and semi-detached dwellings to the south, west, north and east. Additionally, further to the north there are multi-residential developments.

The parcel is located approximately 120 metres (two-minute walk) to the east of 20 Street SW and 150 metres (two-minute walk) south of 26 Avenue SW, both of which are collector streets. A small commercial node is located 265 metres (three-minute walk) to the northwest (at the corner of 26 Avenue SW and 20 Street SW). The Marda Loop commercial area is located along 33 Avenue SW, approximately 515 metres (seven-minute walk) south of the parcel.

Community Peak Population Table

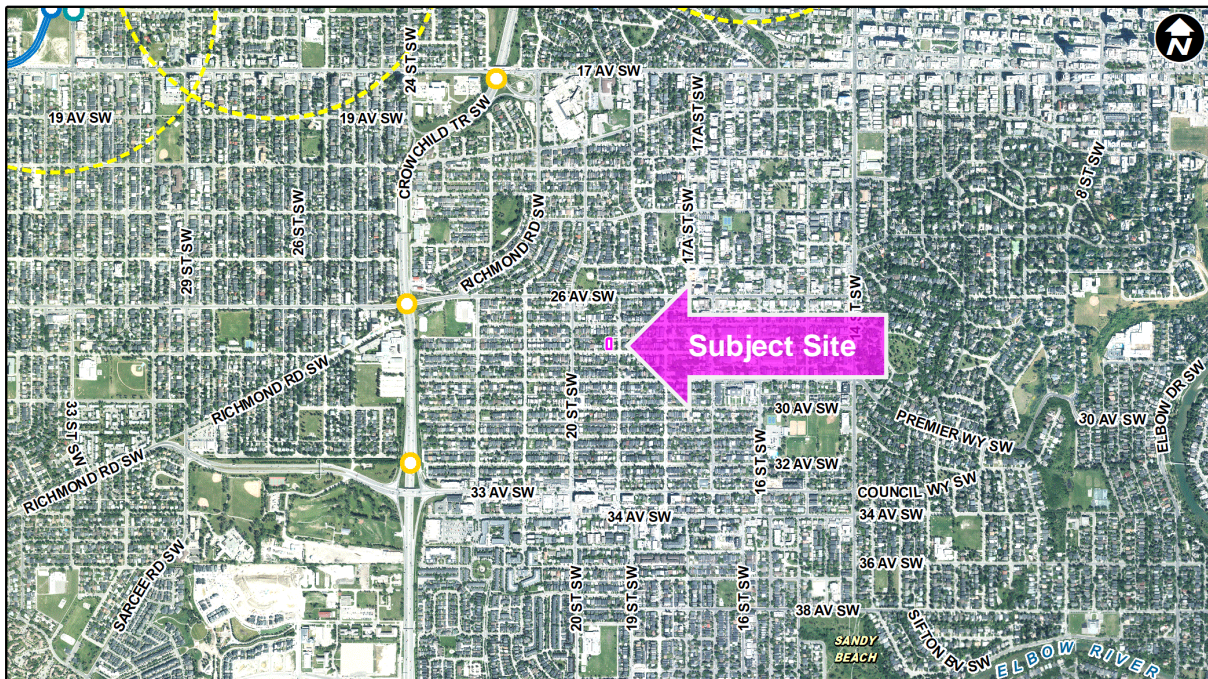
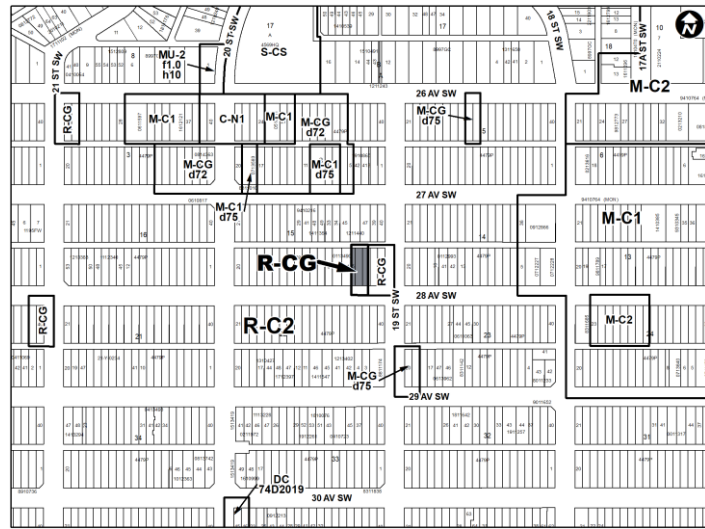
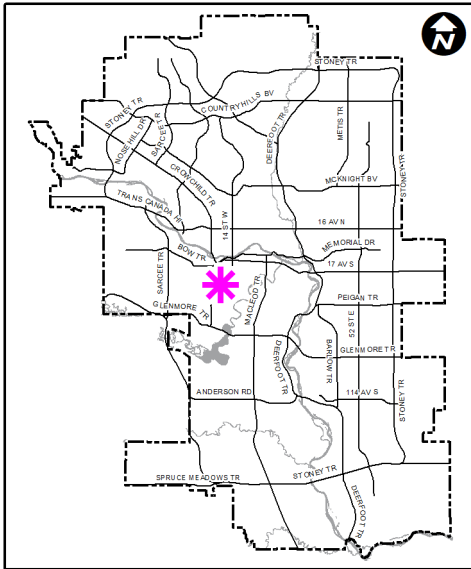
As identified below, the community of South Calgary reached its peak population in 2019.

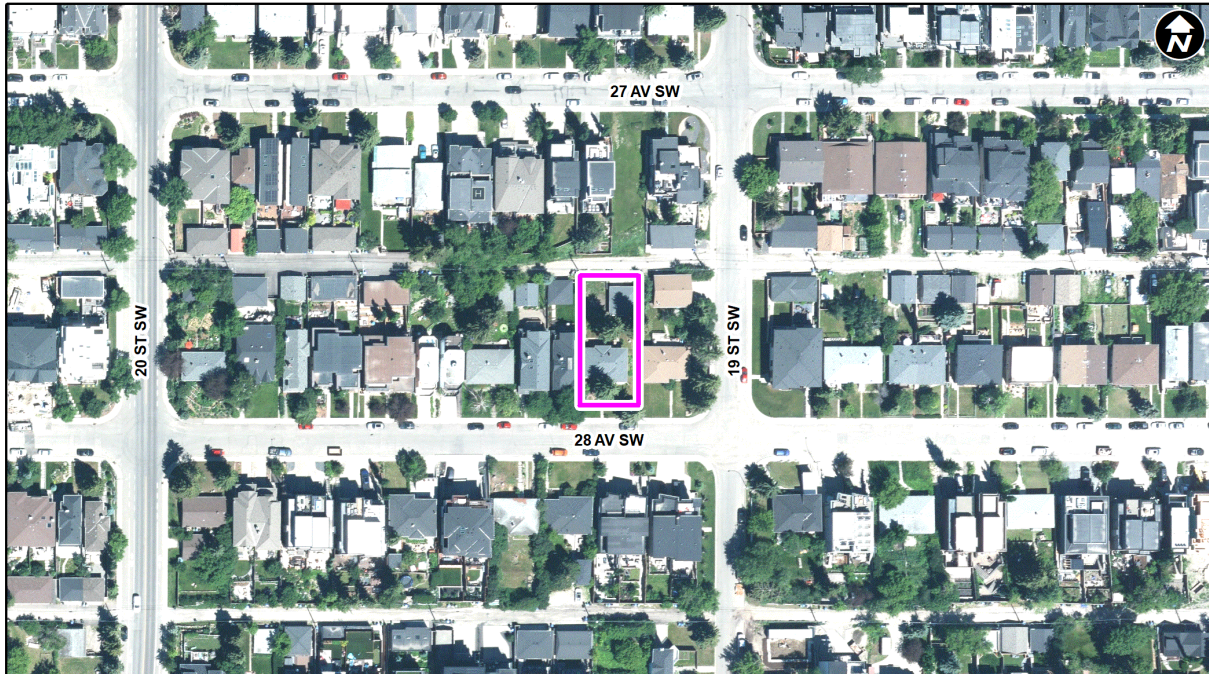
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 R-C2 District accommodates residential development and contextually sensitive redevelopment in the form of single, semi-detached and duplex dwellings in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the site, a maximum of four dwelling units could be developed on this parcel with this district.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The development would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The associated development permit application (DP2023-01449) that is currently under review includes the subject site and the parcel directly adjacent to the east, which is already designated as R-CG. The application proposes seven rowhouse units in two buildings that front both 28

Avenue SW and 19 Street SW, one semi-detached dwelling at the rear of the property in an interior courtyard and nine secondary suites dispersed throughout all three buildings.

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

- ensuring an appropriate interface along 28 Avenue SW and 19 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available via the sidewalk on 28 Avenue SW. The site is well served by Calgary Transit with the east/westbound Route 6 (Westhills) on 26 Avenue SW within 210 metres of the site (three-minute walk). East/westbound routes 7 (Marda Loop) and 22 (Richmond Road SW) on 33 Avenue SW are within 650 metres (10-minute walk). The road classification of 28 Avenue SW is a Residential Street. An on-street bikeway exists 130 metres west from the site on 20 Street SW. Current vehicular access is available from the rear lane. There is unrestricted parking on 28 Avenue SW.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Developed Inner City Residential Area'. The proposal aligns with the MDP policies which encourage low to moderate intensifications and grade-oriented built-forms with access to transit and local commercial uses. The MDP policies also promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods.

The proposal is in keeping with the relevant MDP policies as the R-CG District will accommodate a wider range of grade-oriented housing options that are compatible with the surrounding low density residential context.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures as part of the associated development permit application that is under review:

- the project will be outfitted with the conduit for the installation of future solar photovoltaic (PV) panels in line with the actions set out in Program D4.1: Develop and implement a city-wide strategy to accelerate the installation of solar PV; and
- the installation of an electric-vehicle-ready wiring/conduit for all nine vehicular stalls in line with the actions set out in Program F3.1: Require that all new residential buildings be built to an electric vehicle (EV)-ready standard).

South Calgary / Altadore Area Redevelopment Plan (Statutory – 1996)

The subject parcel is located within the Residential Conservation area as identified in Map 2: Land Use Policy of the [South Calgary / Altadore Area Redevelopment Plan](#) (ARP). The residential conservation policy is for “R-1, R-2 and DC (with residential guidelines)” with the intention of improving existing neighbourhood quality and character while permitting low-profile infill development that is compatible with the surrounding area.

While the ARP generally supports the land use proposed in this application, Map 2: Land Use Policy currently identifies this site as “Residential Conservation”. This land use category does not allow for the built form associated with the R-CG District. Therefore, an amendment to Map 2: Land Use Policy of the ARP is proposed to accommodate the land use redesignation. This amendment would reclassify the site to the “Residential Low Density” land use area, which is appropriate for a variety of housing types and has a maximum density of 75 units per hectare.

The ARP was created prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities with which this proposal is well-aligned. The ARP was also created prior to the creation of the R-CG District, which was designed to achieve the intention of the policy for contextually sensitive redevelopment. Finally, this application aligns with the general policies of the ARP encouraging compatible infill and helping to stabilize and improve residential areas through new and diverse housing types.

West Elbow Local Area Planning Project (Area 2/3)

Area 2/3 (West Elbow Communities) which includes South Calgary and surrounding communities is currently planned to launch in fall 2023. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.