

Background and Planning Evaluation

Background and Site Context

This mid-block parcel is located on the north side of 29 Avenue SW, 40 metres west of 14 Street SW, which is designated as a Neighbourhood Main Street. The site is 0.06 hectares ± (0.14 acres ±) in size, with dimensions of approximately 15 metres in width and 38 metres in depth. The parcel is currently developed with a four-plex development, with a four car garage accessed from the rear lane.

The adjacent parcels to the east, between the subject site and 14 Street SW are designated as Commercial – Corridor 1 f1.0h10 (C-COR1f1.0h10) District and are occupied by single storey buildings comprising a financial office and a hair salon. To the west are parcels designated as Multi-Residential – Contextual Low Profile (M-C1d75) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Directly south on the corner of 29 Avenue SW and 14 Street SW is a four-storey mixed-use development designated as Mixed Use - General (MU-1f1.5h16.5) District, whilst the remaining parcels on the south side of 29 Avenue SW are designated Residential – Contextual One / Two Dwelling (R-C2) District.

Community Peak Population Table

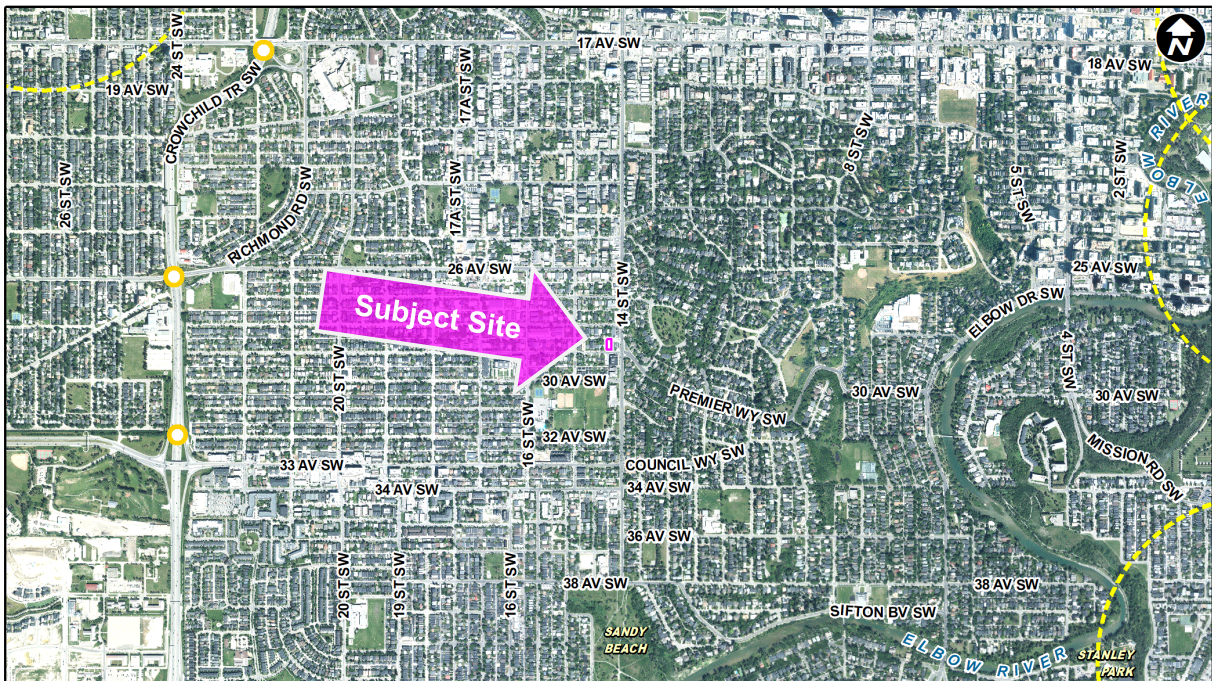
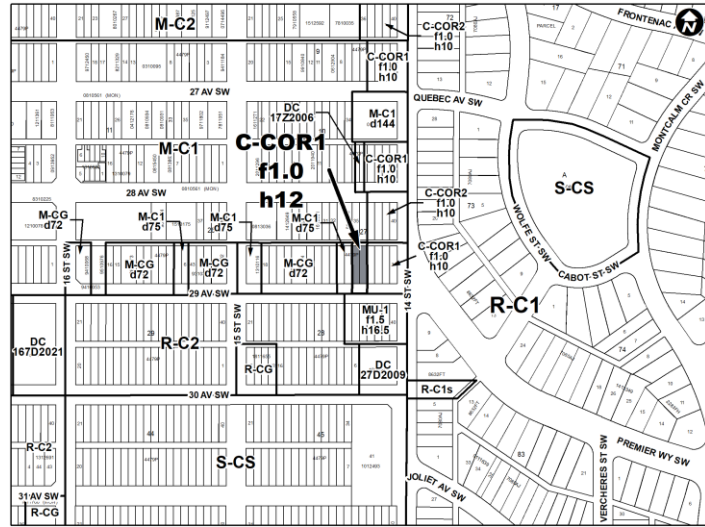
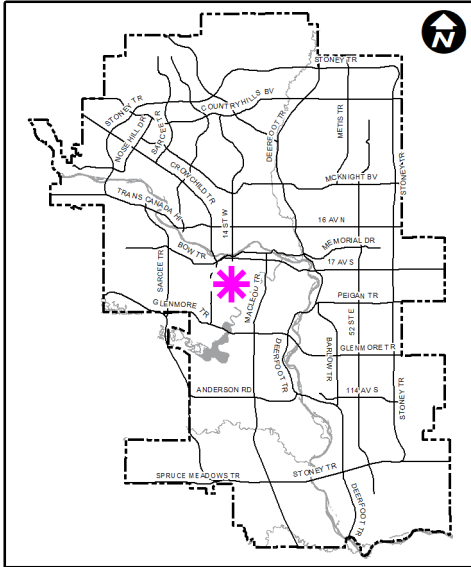
As identified below, the community of South Calgary reached its peak population in 2019

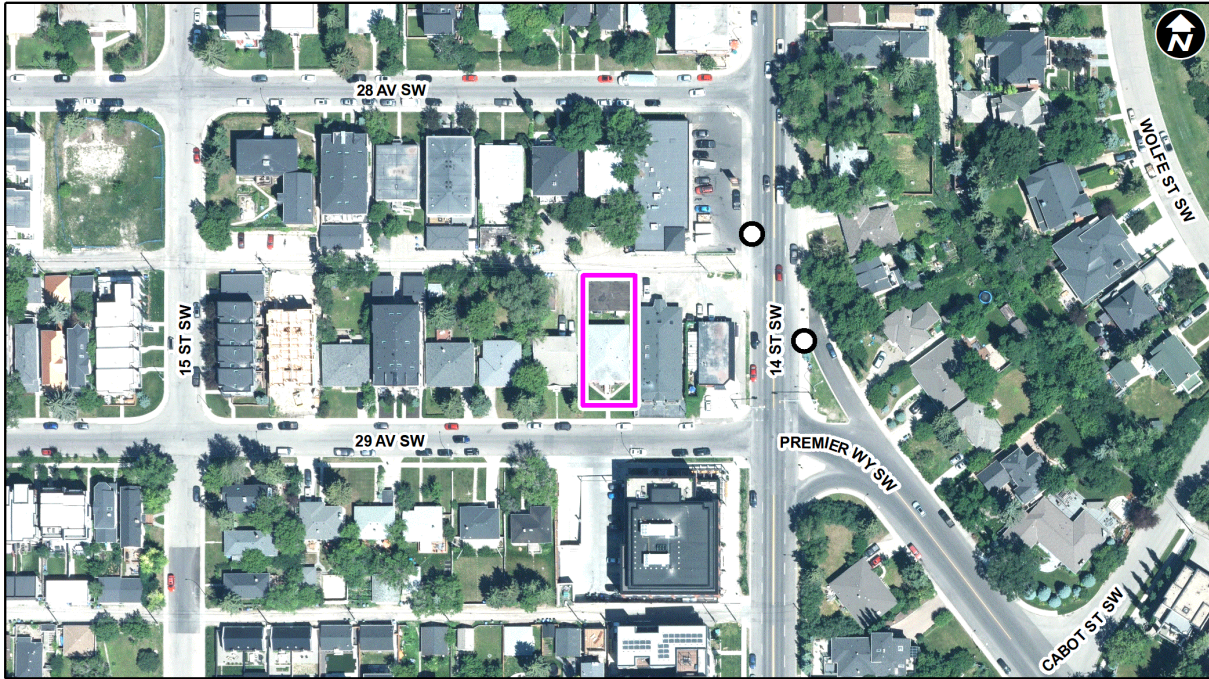
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Multi-Residential – Contextual Low Profile (M-C1d75) District accommodates multi-residential development of low height and medium density. It is intended to be applied to sites within close proximity or adjacent to low density residential development and contains contextual rules which enable developments to respond to their context. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 148 units per hectare. In this case there is a density modifier of 75 units per hectare, which would restrict development to a maximum of four dwelling units on the parcel.

The proposed Commercial – Corridor 1 (C-COR1f1.0h12) District allows for mixed-use buildings with commercial, residential and office uses. It does not allow for auto-oriented uses and provides a range of commercial uses that can be developed on smaller parcels.

The proposed C-COR1f1.0h12 District would allow for a maximum floor area ratio of one which equates to a building floor area of approximately 578 square metres. The proposal would also have a modifier that would restrict the building height to a maximum of 12 metres. The proposed floor area ratio modifier would match that of the C-COR1 parcels to the east, while the proposed height modifier of 12 metres would transition between the 10 metres allowed for the C-COR1 parcels to the east and the M-C1d75 parcel to the west (14 metres allowed).

Development and Site Design

The rules of the proposed C-COR1f1.0h12 District will provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Additional items that will be considered through the review of a future development permit include, but are not limited to:

- the impact on sunlight and outlook from any future development on adjacent residential occupiers; and
- the location and specifics of waste, recycling and organics storage areas.

Transportation

The site is bordered by 29 Avenue SW to the south, a residential street with two-way traffic and parking on both sides of the street. Direct pedestrian access to the site is available via the existing sidewalks on 29 Avenue SW. The site is 40 metres (one-minute walk) from 14 Street SW, classified as a Neighbourhood Boulevard in the [Calgary Transportation Plan](#) (CTP).

The subject site is well-served by Calgary Transit with bus stops for Route 7 (Marda Loop) and Route 22 (Richmond Road SW) on 14 Street SW located within approximately 100 metres (two-minute walk) of the site. Both routes service downtown, with the former providing additional service to the Beltline.

On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. This site is within Zone GG. On-street parking is presently unrestricted on the north side of 29 Avenue SW, the area directly fronting the subject parcel. The south side of 29 Avenue SW, and the west side of 14 Street SW are presently restricted under two hour short stay parking.

Vehicular access, waste and recycling operations, and loading will occur from the rear lane.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at a future development permit stage.

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)

The parcel lies within the Inner City, Developed Residential Area and adjacent to a Neighbourhood Main Street on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP).

Policy 3.5.2 (a) states that 'Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood'. Policy 3.5.2 (c) states that Inner City areas should 'Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations'.

The proposed policy and land use redesignation would comply with these policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

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

The parcel currently lies within the 'Residential – Low Density' area on Map 2 – 'Land Use Policy' of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP).

Commercial land use policies within this plan encourage new development that relates to the scale and function of surrounding residential areas. It also states that if new commercial land uses are proposed, that an amendment to the plan would be required. Therefore, the proposed District would require a minor amendment to the South Calgary/Altadore ARP. To accommodate the proposed C-COR1 f1.0h12 District, a minor amendment to Map 2 is required to change the land use classification to 'General Commercial', which would allow for a mixed-use development with commercial, residential and office uses.

West Elbow Communities 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 will be accepted for processing throughout the local planning process.