

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the community of South Calgary on 26 Avenue SW and within the plan area boundary of the *Bankview Area Redevelopment Plan (ARP)*. The site has an area of approximately 0.06 hectares (0.14 acres) and is approximately 15 metres wide by 38 metres long. The site is currently developed with a one-storey single detached dwelling. A rear lane exists along the south boundary of the site; however, vehicle access to the site is provided by a driveway from 26 Avenue SW.

The surrounding area is primarily characterized by low density residential development (single and semi-detached dwellings). Further to the west is characterized by low to medium density multi-residential developments (rowhouse buildings and apartment buildings ranging from 3 to 5 storey apartment buildings).

Community Peak Population Table

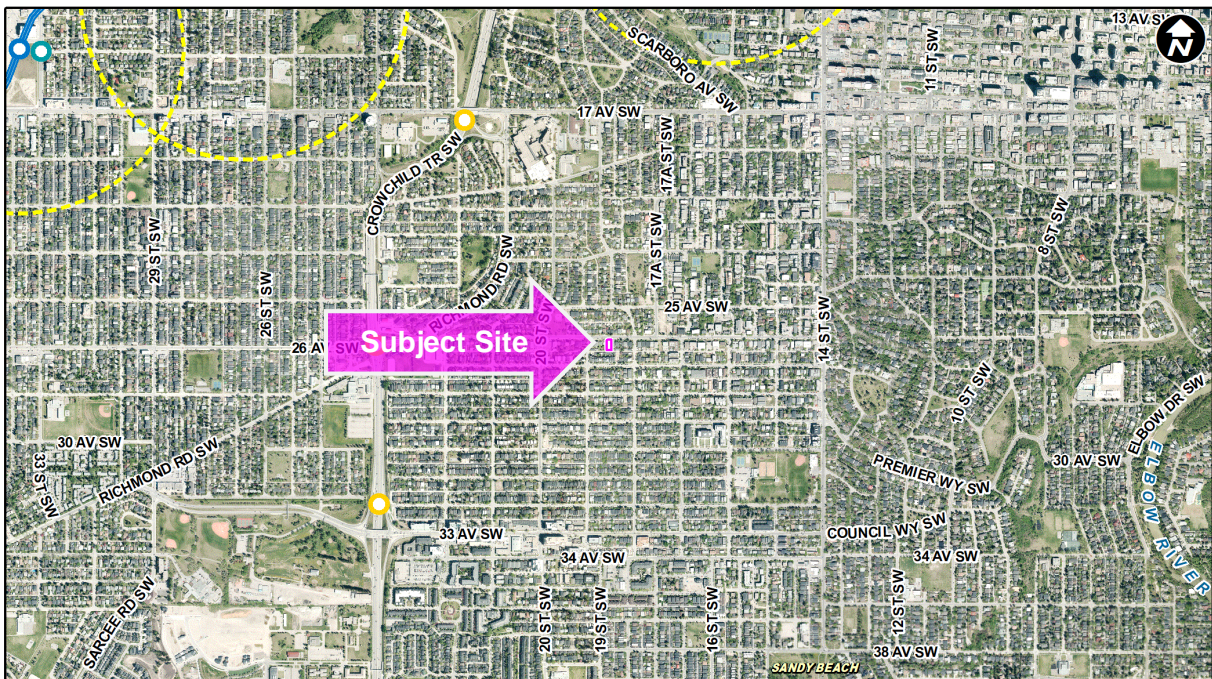
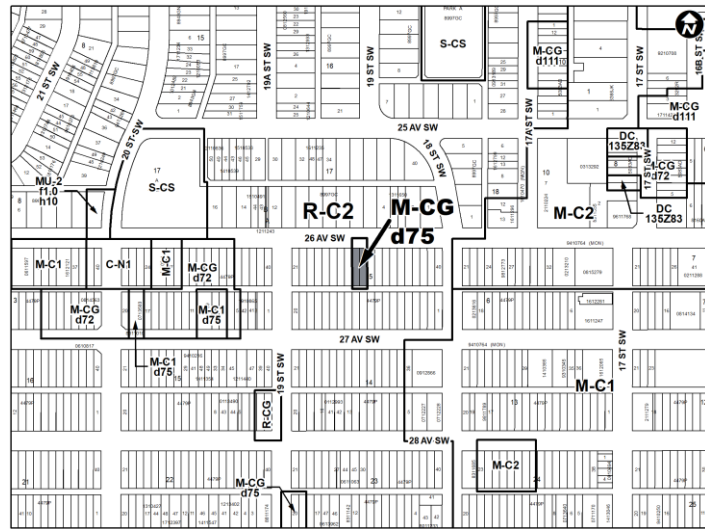
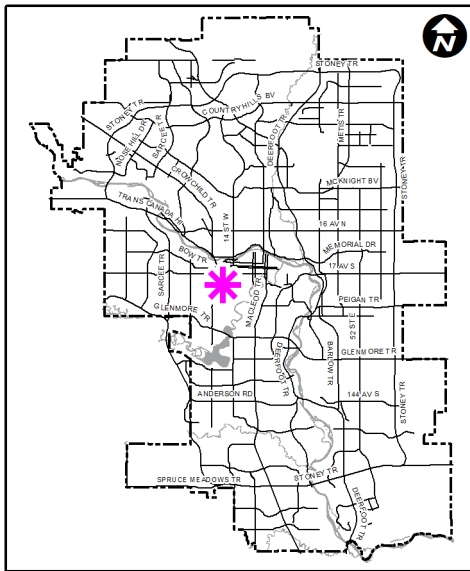
As identified below, the community of South Calgary reached its peak population in 2019.

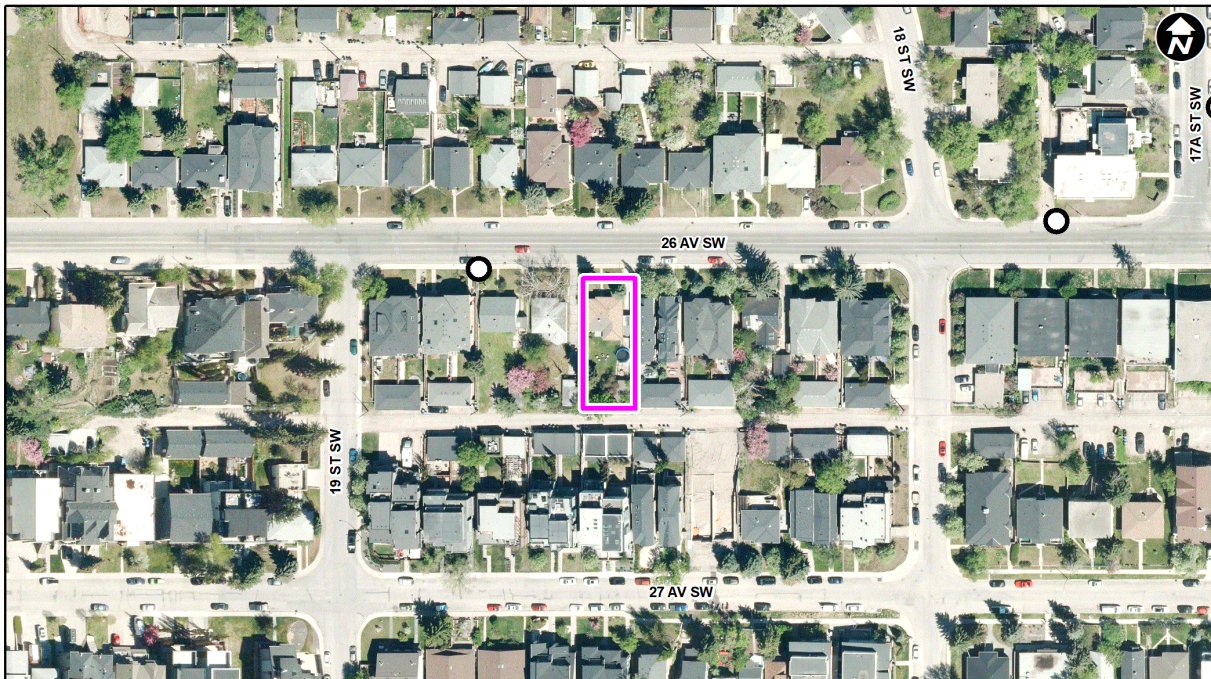
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings, as well as secondary suites. The R-C2 District allows for up to two dwelling units and a maximum building height of 10 metres.

The proposed M-CGd75 District is intended for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed district allows for a maximum building height of 12 metres and is proposed with a density modifier of 75 units per hectare. The intent of the density modifier is to reflect the applicant's intention to develop a four-unit development and encourage a form that is compatible with the adjacent low-density residential development. A maximum of four units can be developed on an approximately 0.06 hectare lot with a density modifier of 75 units per hectare.

Development and Site Design

If this application is approved by Council, the rules of the proposed M-CGd75 District and the applicable policies of the *Bankview ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

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

- an engaging built interface along 26 Avenue SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties and the low-density development on the rest of the block.

Transportation

Future vehicular access to the subject site shall be provided via the rear lane, accessed from 18 Street SW and 19 Street SW. On-street parking is presently unrestricted along 26 Avenue SW. Additionally, 18 Street SW and 19 Street SW provide unrestricted parking.

The subject site is well-served by Calgary Transit. Transit stops are located within 50 metres, 100 metres and 200 metres, with access to the east/westbound Route 6 on 26 Avenue SW. The site is also located approximately 200 metres west of the northbound transit stop for Route 6 on 17A Street SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

All necessary services including water and sanitary utilities are available for the subject site. Site servicing details will be reviewed at the development permit stage.

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, 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 in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the M-CGd75 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Bankview Area Redevelopment Plan (Statutory – 1981)

This subject site is located within the Conservation area of the [Bankview ARP](#), as identified in Figure 2: Land Use Policy. To support the proposed land use redesignation, an amendment to Figure 2 is required to reclassify the subject site to Conservation and Infill.

Policies for the proposed area encourage multi-family development that is attractively landscaped, similar in scale to its surroundings, varied in terms of housing types, and suitable for families. The proposed land use district allows for development that complies with these development guidelines.

Location Criteria for Multi-Residential Infill (Non-statutory)

The proposed land use amendment meets the following Location Criteria for Multi-Residential Infill development. The subject site is located:

- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage (26 Avenue SW);
- along or near an existing or planned corridor or activity centre (Crowchild Trail to the east of the site); and
- direct lane access.

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.