

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of South Calgary, mid-block on 33 Avenue SW between 14 Street SW and 15 Street SW. The site comprises five parcels that are currently occupied with single detached dwellings and detached garages with rear lane access. The site is relatively flat and is 0.29 hectares ± (0.72 acres ±) in size, with dimensions of approximately 76 metres in width by 38 metres in depth.

The site is situated along a Neighbourhood Main Street and is located within a five-minute walk east of commercial, retail and residential developments of varied forms and intensities along 33 Avenue SW. 33 Avenue SW and 14 Street SW are part of the Primary Transit Network with nearby bus stops providing direct connection to downtown, Mount Royal University and WestHills Towne Centre shopping area.

Surrounding development is characterized by single and semi-detached dwellings to the north and east, designated as Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Development to the south and west is characterized by a mixture of multi-residential development, designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, a Direct Control (DC) District ([45D2022](#)), mixed-use development designated as Mixed Use – General District (MU-1) District, and commercial development designated as Commercial – Neighbourhood 2 (C-N2) District.

Active redevelopment and recent construction is evident along 33 Avenue SW, with buildings that are either occupied, under construction, approved or planned. A six-storey building has recently been completed at the corner of 16 Street SW and 33 Avenue SW (one block west of the subject site). The land use district for that site was approved by Council on 2020 October 5 for a Mixed Use – General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.5. A six-storey building has recently been approved at the corner of 19 Street SW and 33 Avenue SW (four blocks to the west of the subject site). The land use district for that site was approved by Council on 2023 April 4 for a Mixed Use – General (MU-1) District with a maximum height of 23 metres and a maximum floor area ratio (FAR) of 3.6.

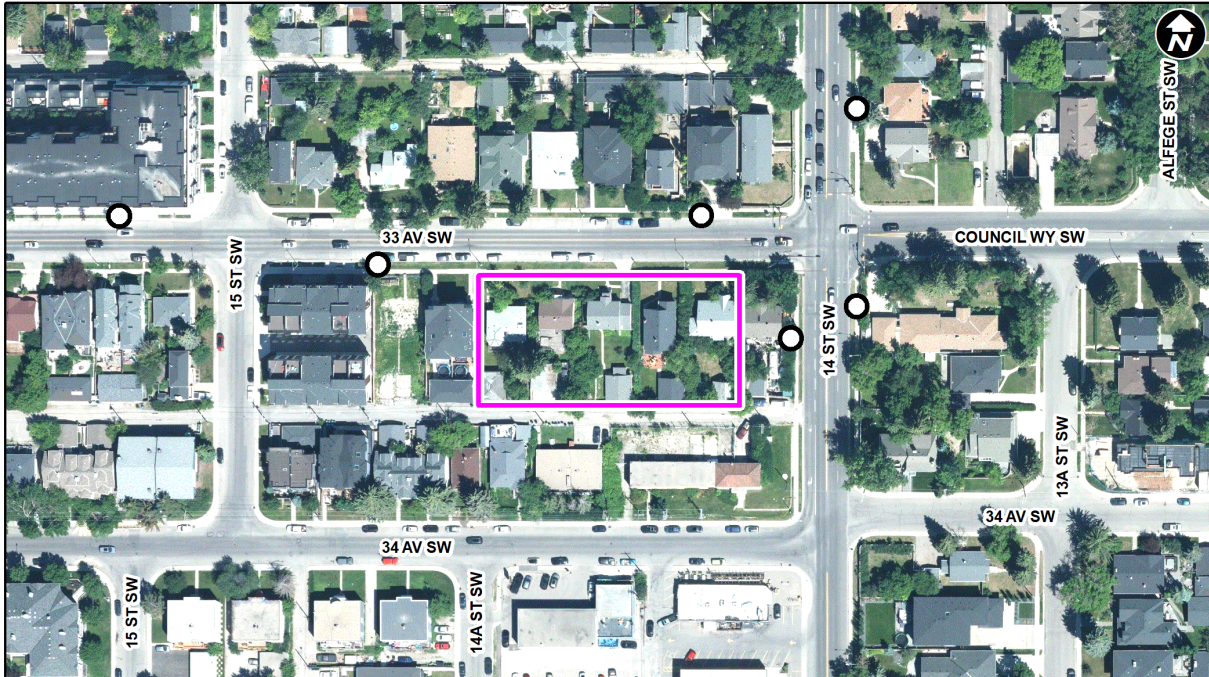
Community Peak Population Table

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

Four of the five parcels on the subject site are currently designated Residential – Contextual One / Two Dwelling (R-C2) District. This District is intended to accommodate single detached, semi-detached, and duplex dwellings including secondary suites. The R-C2 District allows for a maximum building height of 10 metres (two-three storeys) and a maximum of two dwelling units on each parcel.

The parcel to the far west of the subject site is currently designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The M-CG District provides for multi-residential development in a variety of forms, with a maximum building height of 12.0 metres and a maximum density of 72 units per hectare, which equates to four units on this parcel.

The proposed Mixed Use – General (MU-1f3.6h24) District is intended to accommodate a mixed-use development comprising commercial/retail/residential on the ground floor with residential dwelling units above at a maximum building height of 24 metres (up to six storeys). The proposed land use will allow for a maximum building floor area of approximately 10,450 square metres through a FAR of 3.6.

The MU-1 District is designed to be located adjacent to low density residential development with specific rules for setbacks, stepbacks and maximum height at the shared property line or lane.

This district is intended to be located along commercial streets where both residential and commercial uses are supported at-grade, facing the commercial street.

The corner of 14 Street SW and 33 Avenue SW to the east of the subject site is a key entry/gateway into the community. For this reason, Administration suggested to the applicant that they consider acquiring the parcel at 1501 – 33 Avenue SW to allow for a development that could create a gateway building into the community. The applicant had extensive communication with the owner of the adjacent parcel over a four-month period, however, a purchase price for the land could not be agreed and the applicants have since advised that they wish to proceed with the application as originally submitted.

Administration raised concerns during the consideration of the application about the potential for significant sun shadowing impacts to the parcel to the east at 1501 – 33 Avenue SW. The applicants provided sun shadow studies that considered different height scenarios in a future redevelopment of the subject site. These studies indicated negligible differences in the likely shadows cast by reducing the height of a future development. Therefore, Administration is satisfied that the proposed height modifier of 24 metres, in conjunction with the MU-1 District rules around stepbacks from the adjacent parcel would be sufficient to ensure the amenities of this parcel are not unduly impacted.

Development and Site Design

The Land Use Bylaw 1P2007 rules for the proposed MU-1f3.6h24 District, along with the development guidelines for MU-1 Districts in the *South Calgary/Altadore Area Redevelopment Plan* (ARP) will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking. Given the specific context of the subject site, additional items that will be considered through the development permit process include, but are not limited to:

- articulation of built form and physical separation from low-density residential parcels;
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential parcels;
- the design of the eastern facing elevation, as this will be highly prominent;
- integrating a Main Streets streetscape design along 33 Avenue SW;
- ensuring a pedestrian-oriented built interface along 33 Avenue SW; and
- the interface with the rear lane, along with access into the site.

Transportation

The site fronts onto 33 Avenue SW which is a Main Street corridor between Crowchild Trail SW and 14 Street SW. Pedestrian connectivity in the neighbourhood is provided through sidewalks on 33 Avenue SW and 19 Street SW.

The subject site is well-served by the cycling infrastructure with an existing on-street bikeway along 34 Avenue SW extending east/west from 14 Street SW to 20 Street SW. An on-street bikeway is planned for 14 Street SW, whilst bicycle lanes on 20 Street SW provide north-south connectivity into downtown, the Glenmore Reservoir pathway system, and the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located on the Primary Transit Network. Transit Stops for Route 7 (Marda Loop) and Route 22 (Richmond Rd SW) are located on 33 Avenue SW and 14 Street SW, within a one-minute walk of the subject site.

The subject site is also 1.5 kilometre (a 25-minute walk) to the BRT MAX Yellow (Route 304) on Crowchild Trail providing transit service to downtown and Mount Royal University.

Vehicle access to the subject site would be required from the rear lane. On-street parking is available on 33 Avenue SW, with a portion of the street having restrictions at the intersection with 14 Street SW. The parcel is not presently located within an active Residential Parking Permit (RPP) Zone.

A traffic assessment was submitted as part of the application to ensure traffic impacts to the network remain within current operating guidelines. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Mobility Engineering.

Environmental Site Considerations

There are no known environmental concerns at this time and no reports were required for this application.

Utilities and Servicing

There are existing sanitary and water mains available to service the site. Storm servicing may be provided by drywell or main extension, to be determined with any future 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 amendment 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 Residential Inner City Area' as well as within 33 Avenue SW 'Neighbourhood Main Street'. The land use policies direct a greater share of new growth to the Main Streets and Activity Centres that provide a mix of employment, residential, retail and service uses that support the needs of adjacent communities. Furthermore, policies aim to concentrate urban development in a built form that helps to optimize existing public investment, municipal infrastructure and facilities, whilst supporting a range of housing opportunities in terms of type, tenure, unit size and affordability. The MDP also provides direction for respecting and enhancing neighbourhood character by ensuring that new developments provide an appropriate transition between the Neighbourhood Main Street and the adjacent residential areas. These transitions should generally occur at a rear lane or public street and be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

As indicated on Map 2 of the MDP, 33 Avenue SW is also identified as part of the Primary Transit Network. The MDP encourages the location of transit-supportive land uses, including higher density residential and employment developments within Main Streets supported by the Primary Transit Network.

The proposal therefore aligns with MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

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. One of the Climate Mitigation Plan themes and Program Pathways is 'Zero Carbon Neighbourhoods'. By 2050, the goal is to have 95% of Calgarians live within 2000 metres of a dedicated transit facility (e.g. LRT, MAX bus service). In this case, the MAX Yellow dedicated bus route lies within 1.5 kilometres to the west of the subject parcels at the junction of 33 Avenue SW and Crowchild Trail SW, thus meeting this goal.

South Calgary/Altadore Area Redevelopment Plan (Statutory 1986)

The subject site is identified within the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) as 'Residential Conservation' and 'Residential Low Density' on Map 2: Land Use Policy. The proposed MU-1f3.6h24 District would require a minor amendment to Map 2 of the ARP to identify the subject site as 'Community Mid-Rise'. Community Mid-Rise areas are intended to accommodate buildings up to six storeys in height that may include a range of retail, services, office, and residential uses in mixed-use buildings (horizontal and vertical mixed-use). The policy considers the proposed MU-1 District as appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development. The proposed redesignation will allow for a variety of housing options and is in alignment with the objectives of the ARP.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [West Elbow Communities Local Area Planning Project](#) which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.