

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Southview and is a mid-block parcel located on 28 Street SE between Birch Crescent SE and 19 Avenue SE. This parcel is approximately 0.08 hectares in size (0.19 acres) and is approximately 21 metres wide by 36 metres deep. The parcel is currently vacant.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by single detached dwellings designated R-C1 District, with pockets of Residential – Contextual One / Two Dwelling (R-C2) District throughout the community.

The subject site is approximately 400 metres (a six-minute walk) from 17 Avenue SE, an Urban Main Street as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP), which contains many commercial businesses and services. There are schools and other community amenities, including Holy Cross School and the Southview Community Association, located within a kilometre (a 16-minute walk) of the subject site. The subject site is also well serviced by nearby primary transit along 17 Avenue SE, including the MAX Purple Bus Rapid Transit (BRT) line.

Community Peak Population Table

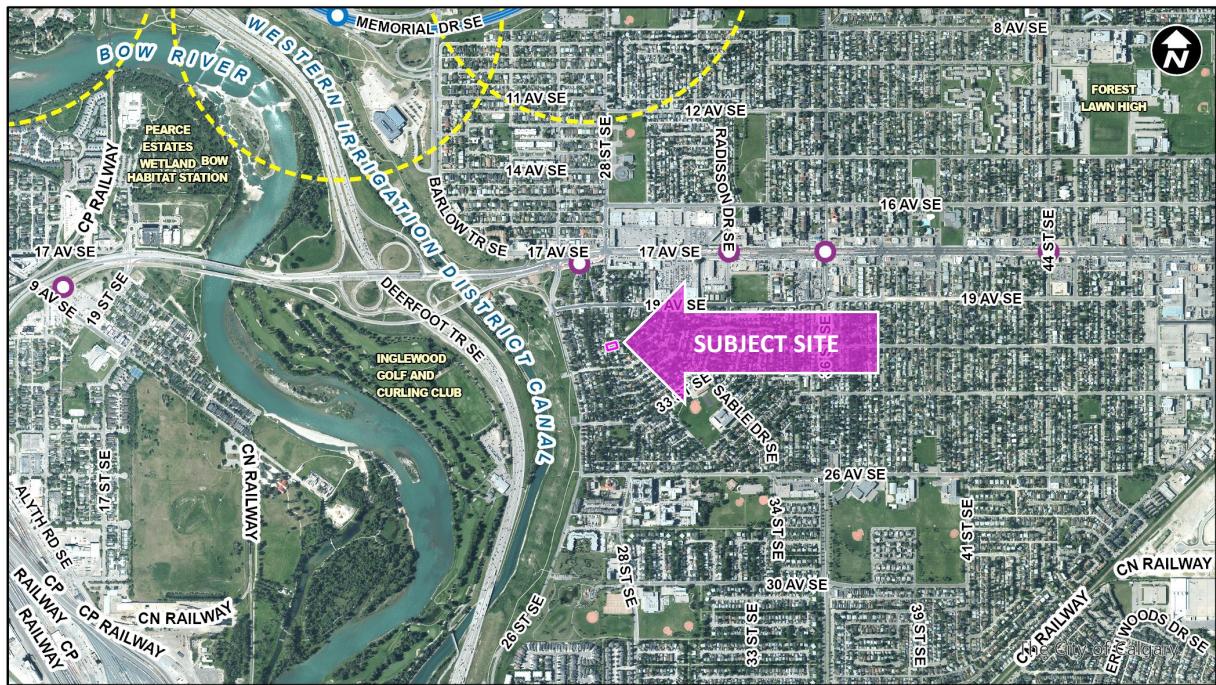
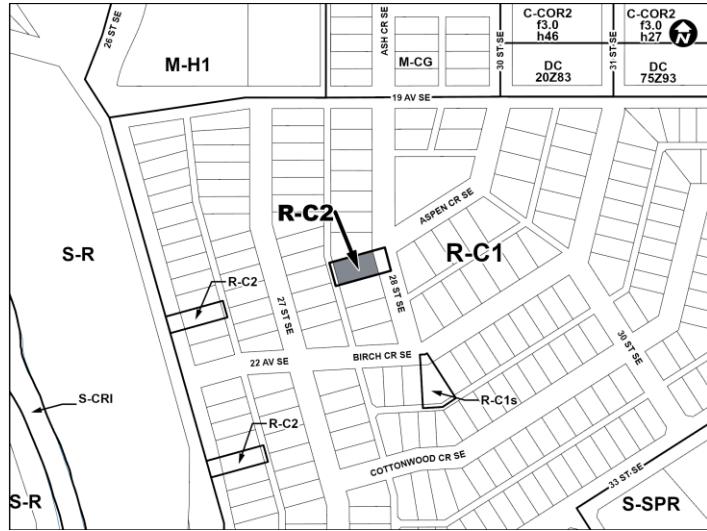
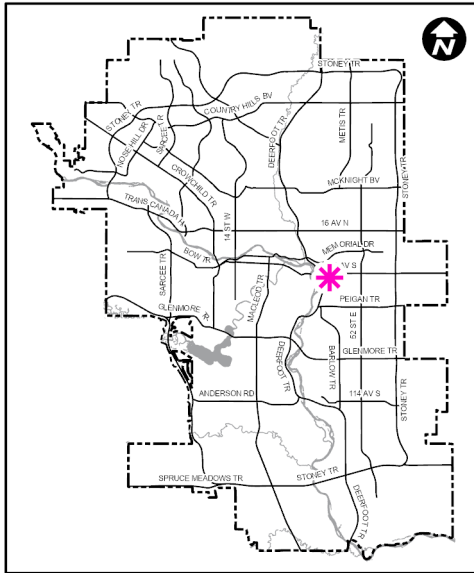
As identified below, the community of Southview reached its peak population in 1970.

Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.89%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Southview Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The proposed district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses under the R-C2 District and do not count towards the allowable density of the site.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the development of the site, including the appropriate uses, building height and massing, landscaping, parcel coverage and parking.

Transportation

Pedestrian and vehicular access to the subject site is available from existing sidewalks along 28 Street SE as well as the existing lane. There is an existing on-street bikeway (19 Avenue SE) approximately 140 metres to the north which is part of the City's Always Available for All Ages and Abilities (5A) Network. The subject site is well-served by Calgary Transit.

The subject site is approximately one kilometre (a 16-minute walk) from the transit stops for bus Route 155 (Forest Lawn) on 26 Street SE and 400 metres (a six-minute walk) from 17 Avenue SE where transit stops are located for bus Route 1 (Bowness/Forest Lawn) and Route 307 (MAX Purple City Centre/East Hills).

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed at the 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 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 – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment of established areas to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the provision of the R-C2 District allows for modest intensification that is compatible with existing low-density residential development in terms of height, built-form, and density.

Calgary Climate Strategy (2022)

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

Greater Forest Lawn Communities Local Area Planning Project

There is no existing local area policy for this site. Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Southview and surrounding communities. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Greater Forest Lawn Communities Local Area Plan. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.