

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 approximately 0.06 hectares (14 acres) and is approximately 15.24 metres wide and 38.10 metres deep. The site is currently developed with a one-storey single detached dwelling and a detached garage to the rear. There is an existing rear lane along the south boundary of the site; however, current 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 east and west is characterized by low to medium density multi-residential development (rowhouse buildings and apartment buildings ranging from three to five storeys).

The subject site is well served by Calgary Transit. An eastbound transit stop for Route 6 is located just west of the site and a MAX Yellow Bus Rapid Transit (City Centre to Woodpark) on Crowchild Trail SW is approximately 800 metres (12-minute walk) from the site.

Community Peak Population Table

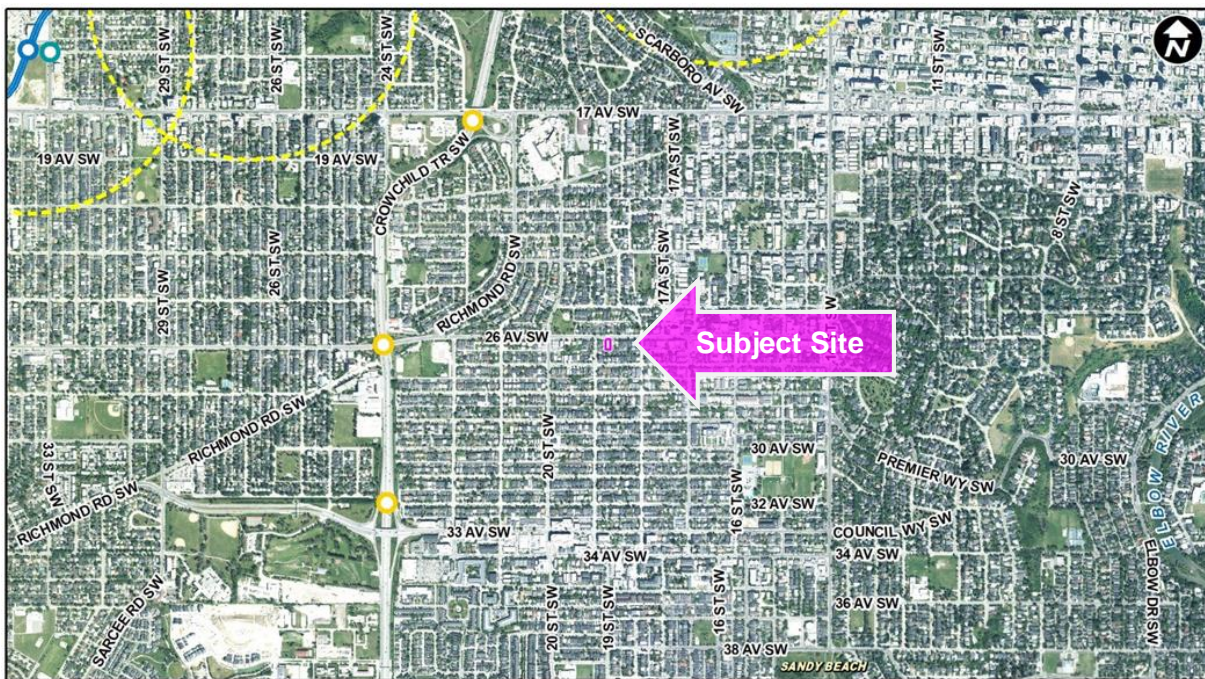
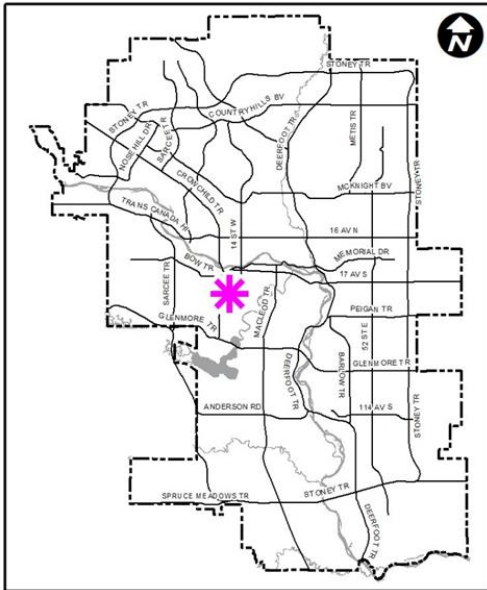
As identified below, the community of South Calgary reached its peak population in 2019.

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum height of 10 meters and maximum density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms, such as single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. 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 subject site parcel area, this would allow up to four dwelling units.

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 density. The parcel would require 0.5 parking stalls for each dwelling unit and secondary suite.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, 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

26 Avenue SW is a collector street and the pedestrian access is from the sidewalk along 26 Avenue SW. The site is approximately 200 metres from the on-street bikeways on 20 Street SW and 26 Avenue SW.

The subject site is well served by Calgary Transit. An eastbound transit stop for Route 6 (Killarney/26 Avenue SW) is located just west of the site frontage and a MAX Yellow Bus Rapid Transit on (City Centre to Woodpark) Crowchild Trail SW is approximately 800 metres (12-minute walk) from the site.

The current vehicular access to the site is from 26 Avenue SW and the rear lane, future vehicular access will be from the rear lane. On-street parking is unrestricted along 26 Avenue SW.

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 the time of development.

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 and policy 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- 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 within inner city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

The 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 approval stage.

Bankview Area Redevelopment Plan (Statutory- 1981)

The subject parcel is located within the Conservation area as identified in Figure 2: Land Use Policy of the [Bankview Area Redevelopment Plan](#) (ARP). The Conservation policy is intended for Residential Low Density (R-2) (2P80 Districts) in forms of single detached, semi-detached, and duplex dwellings. In order to accommodate the proposed land use redesignation, a minor amendment to Figure 2 is required to change the land use category of the subject site to Conservation and Infill (Attachment 2).

The Conservation and Infill policy encourages small multi-dwelling 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.

In addition, this ARP was implemented 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 created prior to the creation of the R-CG District, which was designed to achieve the intention of the MDP policy for contextual sensitive redevelopment.

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.