

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of South Calgary, at the northeast corner of 33 Avenue SW and 17 Street SW. The site is approximately 0.09 hectares (0.21 acres) in size, with dimensions of approximately 22.5 metres wide by 38 metres deep and is currently developed with a single detached dwelling. Vehicular access is available from the rear lane on the north side of the site.

Surrounding development is mostly characterized by residential uses, developed with a mix of single-detached and semi-detached dwellings, including several corner townhouse developments and a place of worship on the west side of 17 Street SW. Adjacent parcels to the immediate east, west, south and north are designated as Residential – Grade-Oriented Infill (R-CG) District. Further east and west along both sides of 33 Avenue SW are a number of parcels designated as Mixed Use – General (MU-1) District containing primarily residential developments in the range of four to six storeys in height and some commercial uses at grade. Most of the existing commercial developments along 33 Avenue SW are concentrated west of 18 Street SW (approximately 250 metres, a four-minute walk from the subject site).

The site is approximately 20 metres (less than a one-minute walk) from the Marda Loop Business Improvement Area (BIA), which provides numerous local retail and service uses. South Calgary Park is approximately 150 metres (less than a three-minute walk) east from the site and contains a fire station, a public library, outdoor pool, the Marda Loop Communities Association facilities and outdoor play areas. The subject site is also approximately 300 metres (a five-minute walk) from the King Edward School heritage site and the arts facilities. There are four schools within an approximately 1,000-metre radius of the subject site (Richmond School, William Reid School, Dr. Oakley School and Altadore School).

Community Peak Population Table

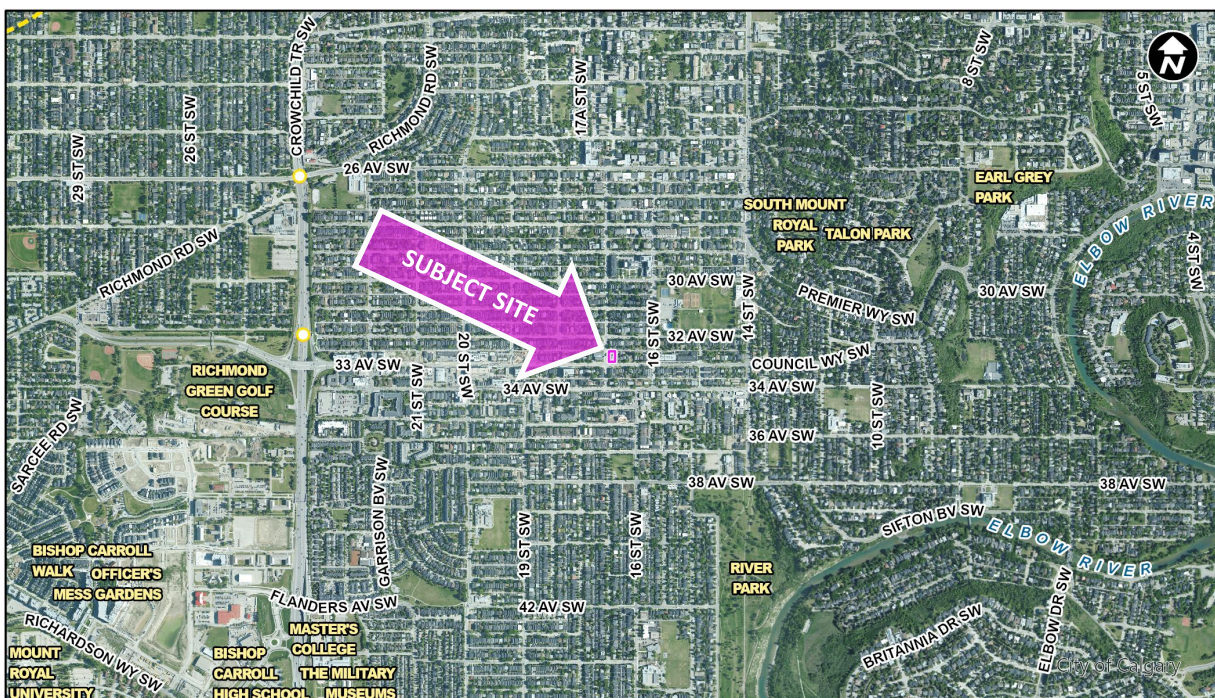
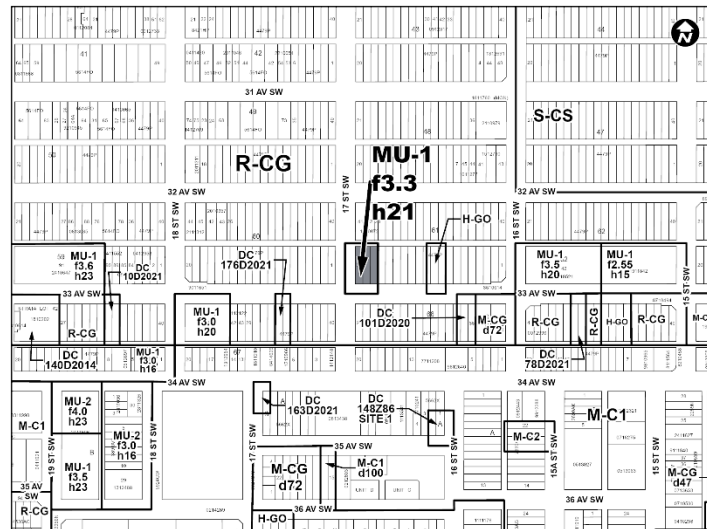
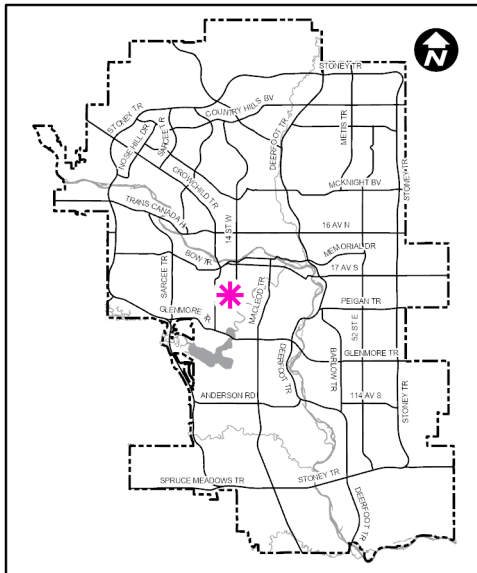
As identified below, the community of South Calgary reached its peak population in 2019.

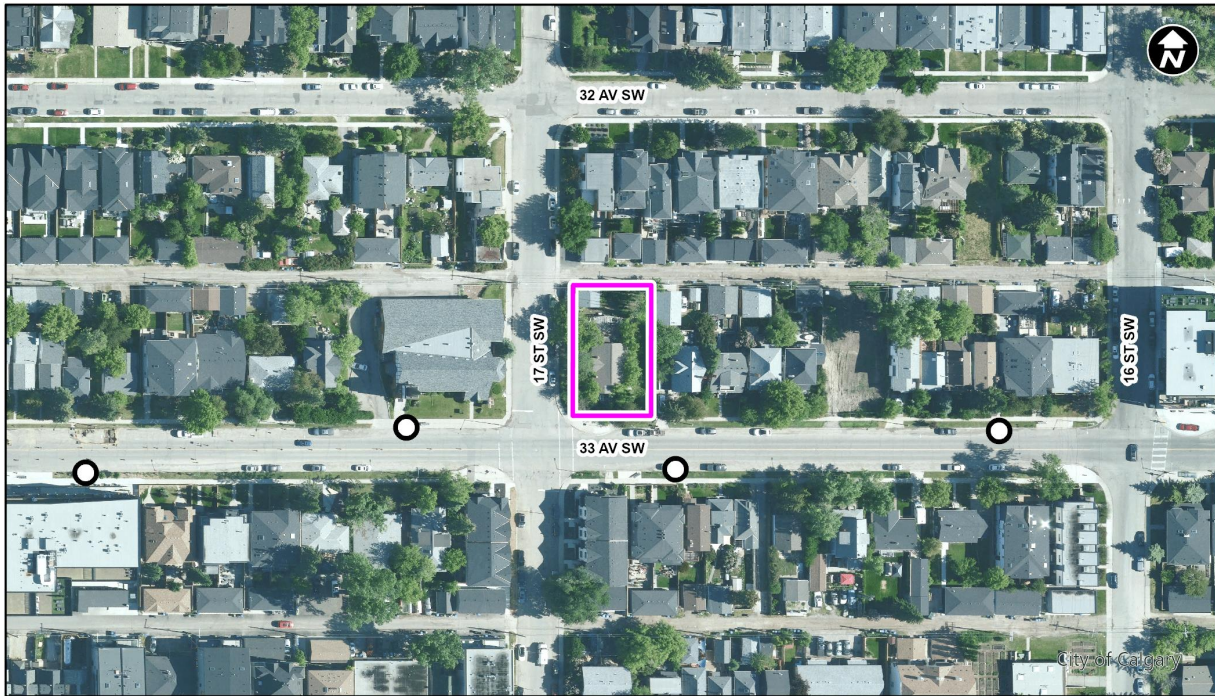
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2021 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 – Grade-Oriented Infill (R-CG) District allows for a range of grade-oriented development including single-detached dwellings, semi-detached dwellings, duplex dwellings, rowhouses and townhouses as well as secondary suites and backyard suites. The R-CG District also allows for a maximum building height of 11.0 metres (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units.

The proposed Mixed Use – General (MU-1f3.3h21) District is intended to accommodate street-oriented developments that may accommodate a mix of residential and commercial uses in the same building. The proposed land use will allow for a maximum building floor area of approximately 2,870 square metres and a maximum building height of 21.0 metres (up to six storeys). The MU-1 District is designed to be adjacent to and accommodate low-density residential development with specific rules for setbacks and maximum heights at the shared property line or lane.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.3h21 District will provide guidance for future site development, including appropriate uses, building configuration, parcel coverage, building height and massing, landscaping, waste management and parking. Given the specific context of this 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 sites;
- mitigating shadowing, overlooking and privacy concerns to adjacent residential neighbours;
- integrating Main Streets streetscape design along 33 Avenue SW;
- ensuring a pedestrian-oriented built interface along both 33 Avenue SW and 17 Street SW and appropriate location of uses along the street frontages; and
- the interface with the rear lane and the location of access into the site.

Transportation

As part of the identified Primary Transit Network under the *Calgary Transportation Plan* (CTP), the site is served by Calgary Transit with several bus routes along 33 Avenue SW, including Route 22 (Richmond Rd SW) and Route 7 (Marda Loop). A MAX Yellow Bus Rapid Transit (BRT) stop is also available along Crowchild Trail SW for Route 304 (Woodpark/City Centre) with a stop at 33 Avenue 1,100 metres (an 18-minute walk) from the subject site. There is an existing on-street bikeway along 34 Avenue SW east of 20 Street SW, as well as along 20 Street SW north of 34 Avenue. These pathways are part of the Always Accessible for All Ages and Abilities (5A) Network.

Vehicular access, waste and recycling operations and loading would occur from the rear lane, accessed from 17 Street SW. Any new development will also tie into the public realm improvements along 33 Avenue SW.

On-street parking is available adjacent to the subject site. Parking restrictions exist within the Marda Loop Business Improvement Area further west, which currently extends east to 17 Street SW. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Adjacent water and sanitary mains are available to service the site. Storm mains are not available adjacent to the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through a 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.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as being located within a Neighbourhood Main Street (Map 1: Urban Structure) as well as along the Primary Transit Network (Map 2: Primary Transit Network). The applicable policies encourage optimal use of transit infrastructure by directing future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices, and

enhance vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop with moderate intensity that is transit-oriented and is in keeping with the MDP policies.

Calgary Climate Strategy (2022)

This application proposes a density increase and the implementation of transit-oriented development, which aligns with 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 through a development permit application.

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the 'Neighbourhood Main Street' with a 'Neighbourhood Flex' Urban Form categories (Map 3: Urban Form) and a 'Low' Building Scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to buildings oriented to the street, and notes that commercial development may be appropriate on the ground floor but is not required. The proposed land use is in alignment with applicable policies of the LAP.