

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of South Calgary. The site fronts onto 33 Avenue, between 16 Street SW and 17 Street SW. The mid-block parcel is approximately 0.07 hectares (0.18 acres) in area with the approximate dimensions of 19 metres wide and 38 metres deep. The site is currently developed with a one storey office building and a detached garage accessed from the rear lane. The main building was previously a single detached dwelling that has been converted to commercial office use.

Surrounding development is characterized by a mix of low-density residential in the form of single and semi-detached dwellings, rowhouses, and low-rise multi-residential developments. Parcels to the north and west of the site are predominantly designated Residential – Grade-Oriented Infill (R-CG) District. Parcels to the south of the site and directly east of the site are designated Multi-Residential – Contextual Low Profile (M-C1) District.

There are several commercial uses within close proximity along 33 Avenue SW including a mixed-use development with commercial at grade approximately 70 metres (a one-minute walk) to the east of the site and a cluster of commercial uses in the Marda Loop Business Improvement Area approximately 400 metres (a five-minute walk) to the west of the site. The site is well serviced by transit including several bus routes along 33 Avenue SW and 14 Street SW. Other surrounding amenities include South Calgary Park, which is located approximately 150 metres (a two-minute walk) north of the site.

Community Peak Population Table

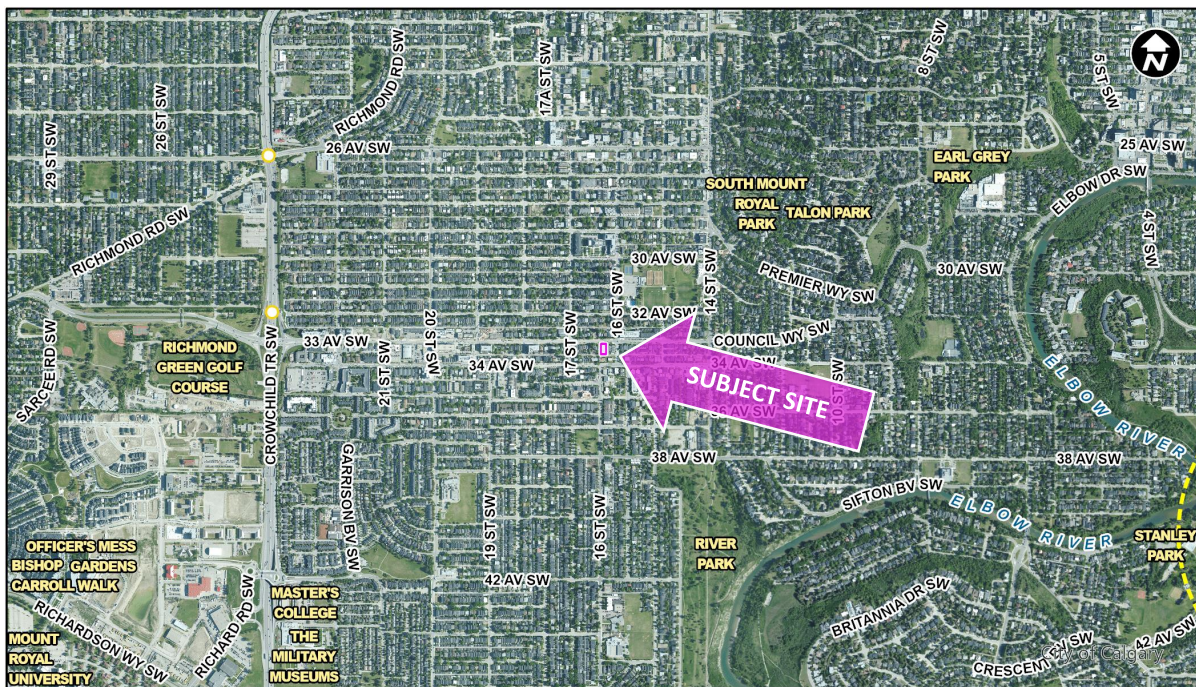
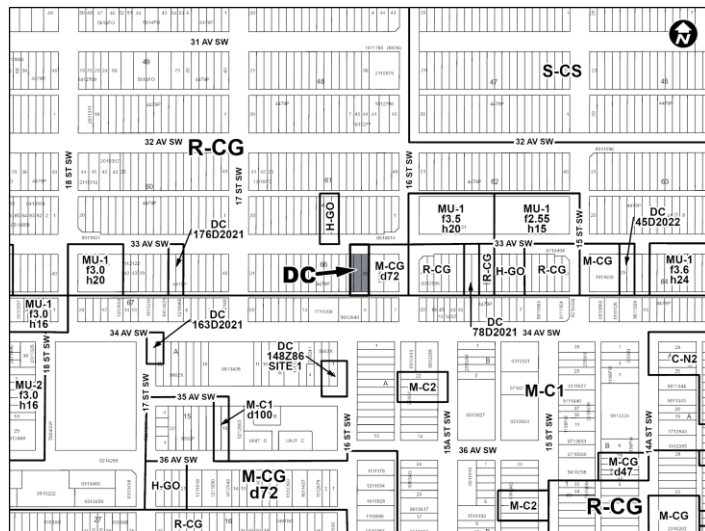
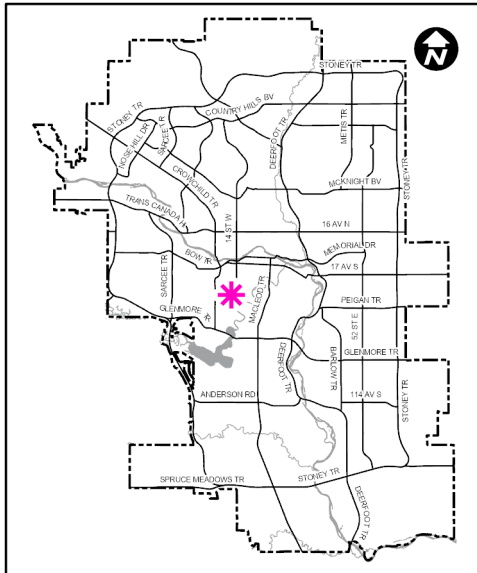
As identified below, the community of South Calgary reached its peak population in 2019.

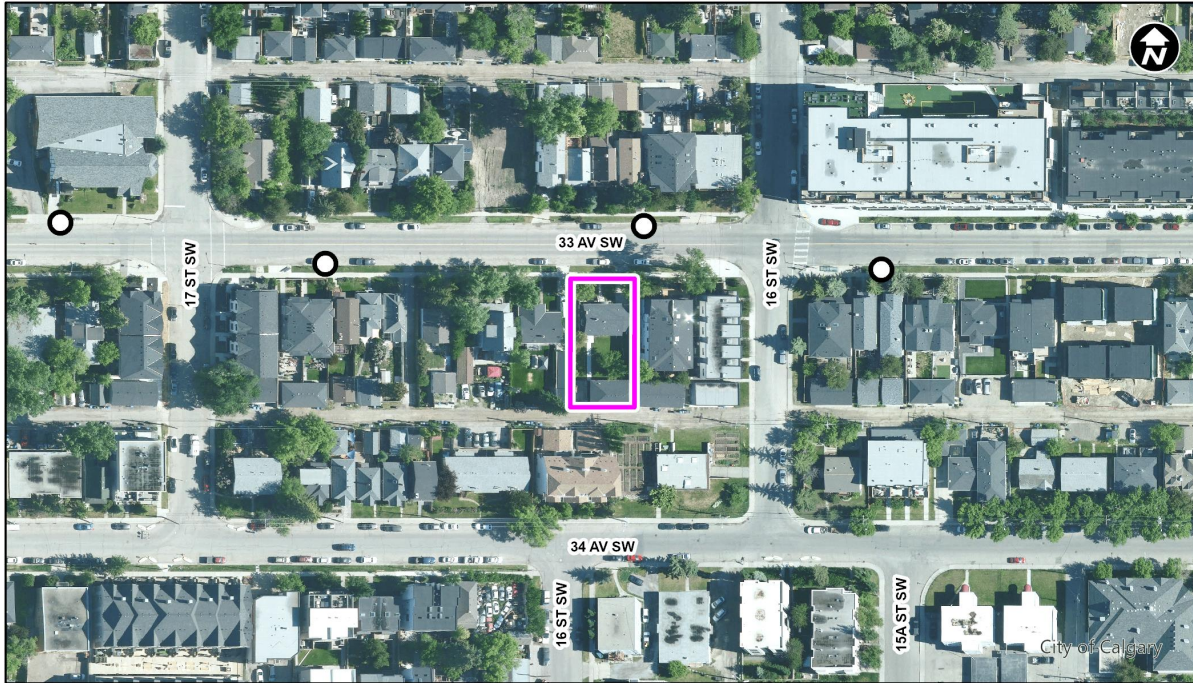
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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

The current Direct Control (DC) District ([Bylaw 101D2020](#)) designation is based on the now-defunct Residential – Contextual One/Two Dwelling (R-C2) District of Land Use Bylaw 1P2007. It allows for the additional use of office and the uses of the R-C2 District within buildings existing at the time of DC District approval. At the time of DC District approval, the subject site was developed with a single detached dwelling which was subsequently converted to office use. The existing DC District does not permit office use within the detached garage as it was constructed after the DC District approval.

The proposed DC district is based on the R-CG District and allows for the additional discretionary use of Office in addition to the uses of the R-CG district. In contrast to the current DC District, office use is no longer restricted to the existing buildings on site. The DC District also outlines rear setback rules of 0.60 metres for existing buildings and 1.2 metres otherwise. Rear setback rules are required to accommodate office use in the existing second building at the south portion of the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to unique characteristics. This proposal allows for the applicant's intended office use in the main building and detached garage, while maintaining the R-CG District base to align with the surrounding site context. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and 7 of the DC Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Specific rules for the rear setback are also listed as rules that may be relaxed, subject to the Development Authority finding criteria of Section 36 in the Land Use Bylaw being satisfied.

Development and Site Design

If approved by Council, the rules of the proposed DC District provide guidance for future redevelopment of the site, including appropriate uses, loading and parking stalls. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to, the interface with the lane, including loading stall access.

Transportation

The subject site fronts onto 33 Avenue SW which is classified as a Neighbourhood Main Street. The site features vehicular access from both the rear lane and driveway fronting onto 33 Avenue SW. Pedestrian access is provided via the public sidewalk along 33 Avenue SW. On-street parking is currently unrestricted along 33 Avenue SW as well as 16 Street SW and 17 Street SW.

The subject site is approximately 20 metres (less than a one-minute walk) from a westbound bus stop for Route 7 (Marda Loop) and Route 22 (Richmond Rd), and approximately 50 metres (a one-minute walk) from an eastbound bus stop for Route 7 (Marda Loop). Both Route 7 and 22 provide service through South Calgary, towards Upper Mount Royal, the Beltline and the Downtown core.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm connections are available to this site.

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 subject parcel is located within a Neighbourhood Main Street area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application aligns with the applicable MDP policy direction to create a city attractive to business by encouraging office growth outside of the downtown core in areas well connected to public transit. The MDP identifies 33 Avenue SW from Crowchild Trail SW to 14 Street SW as a Neighbourhood Main Street, which is appropriate for a mix of uses integrated with the surrounding neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives in the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of the site with applicable climate strategies may be explored and encouraged at the subsequent development permit stage.

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 Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows up to 12 storeys. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Development should be oriented towards the street and may include a range of uses in stand-alone or mixed buildings. The proposed land use is in alignment with applicable policy of the LAP.