

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 - 33 Avenue SW, LOC2018-0098

Application Review

The applicant submitted a land use redesignation and associated development permit application on 2018 May 2. The development permit (DP2018-2113) is for a discretionary use Multi-Residential Development. ~~The permit has been reviewed by Administration, and Administration is ready to recommend approval of the development permit, pending Council's approval of the land use.~~ This permit is still under review by Administration.

As mentioned, the subject site is along the 33 Avenue SW Main Street. The applicant did have initial discussions with the Main Streets team as to their proposal, but as the timing of the presentation to Calgary Planning Commission for the 33 Avenue Main Street will not be until later this year or early in 2019, the applicant opted to proceed with their application at present.

Land Use

The subject site is currently designated Residential – Contextual Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended for low height and low density grade-oriented multi-residential development. The maximum building height allowed within this district is 12.0 metres. The maximum density allowed is 111 units per hectare; this would accommodate 6 units on this site.

Infrastructure

Transportation Networks

Pedestrian access to the site is available from 33 Avenue SW and vehicular access is provided from the rear lane. The area is served by Calgary Transit bus service, with stops located approximately 46 metres walking distance from the subject site providing service to the downtown core. On-street parking to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. However, storm mains are not available. Individual servicing connections, as well as appropriate storm-water management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent landowners and the application has been advertised at www.calgary.ca/development.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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