

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
17 STREET SW AND 50 AVENUE SW
BYLAWS 4P2018 AND 40D2018**

MAP 5C

EXECUTIVE SUMMARY

This Land Use Amendment seeks the redesignation of a corner parcel in the residential community of Altadore to accommodate the development of new rowhouses. The proposed amendment is from Residential-Contextual Two Dwelling District (R-C2) to Residential – Grade-Oriented Infill District (R-CG). R-CG is a residential designation that primarily accommodates rowhouses but also allows for single detached, side-by-side, and duplex homes that may include a secondary suite.

An amendment to the South Calgary/ Altadore Area Redevelopment Plan (ARP) is required to accommodate the proposed land use amendment. The amendment changes the land use policy for the site, from “Residential Conservation” to “Residential Low Density” as shown in Map 2 of the South Calgary/ Altadore ARP (APPENDIX II).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 November 30
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 4P2018 and 40D2018; and	
1. ADOPT the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 4P2018.	
3. ADOPT the proposed redesignation of 0.06 hectares ± (0.138 acres ±) located at municipal address 1748 - 50 Avenue SW (Plan 5770AJ, Block 8, Lots 23 and 24) from Residential-Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and	
4. Give three readings to the proposed Bylaw 40D2018.	

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REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment complies with the general goals of the Municipal Development Plan to accommodate a moderate increase in density within developed areas, and to maximize the use of existing infrastructure. Furthermore, the proposed redesignation would accommodate multi-residential development that meets the Location Criteria for Multi-Residential Infill.

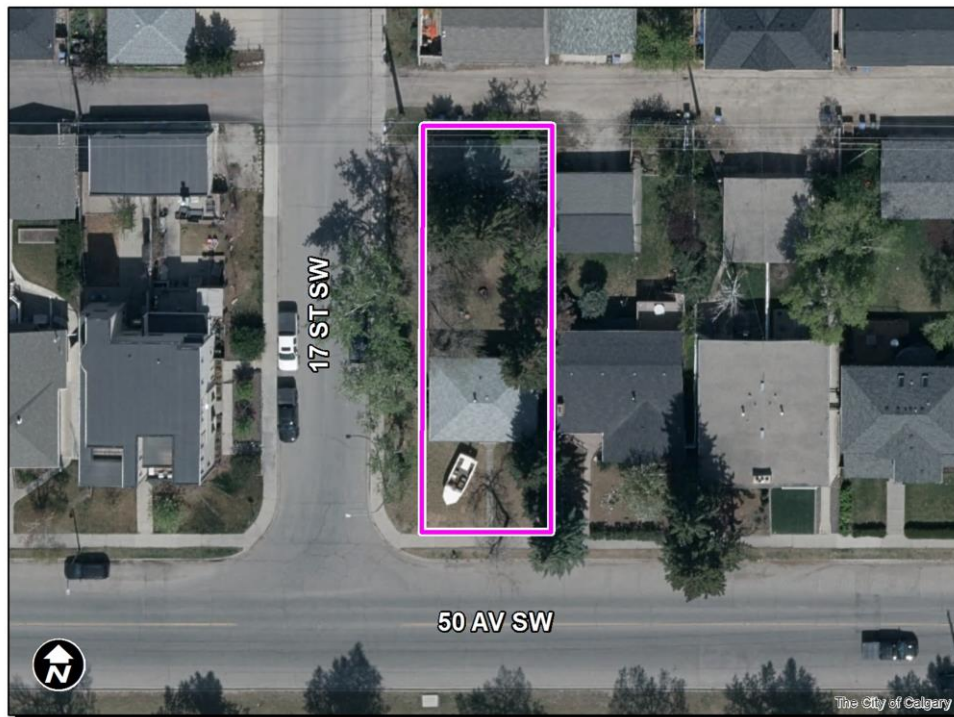
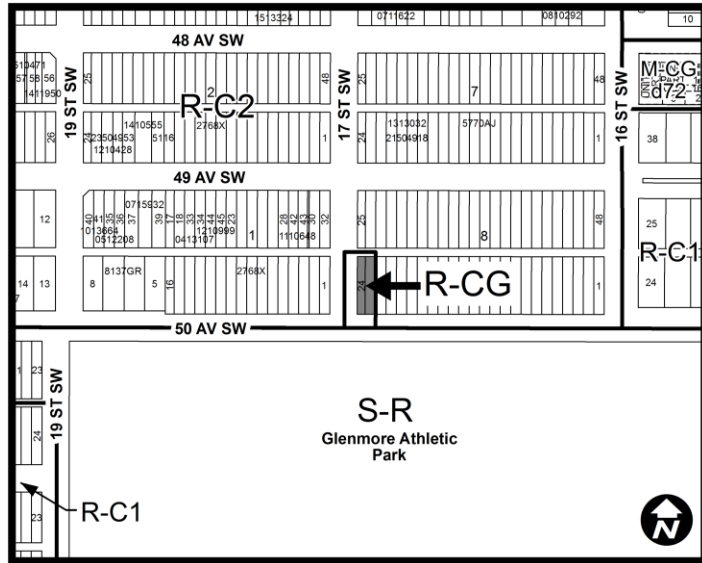
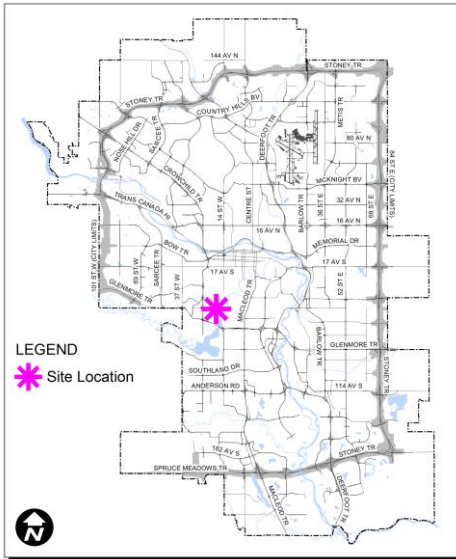
ATTACHMENTS

1. Proposed Bylaw 4P2018
2. Proposed Bylaw 40D2018
3. Public Submissions
4. Subsequent Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (APPENDIX II).

Moved by: M. Foht

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.138 acres \pm) located at municipal address 1748 - 50 Avenue SW (Plan 5770AJ, Block 8, Lots 23 and 24) from Residential-Contextual Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Foht

Carried: 7 – 0

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Applicant:

Inertia

Landowner:

Jason Schawalder

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Altadore in the southwest quadrant of the city. The site is currently developed with a single detached dwelling with a rear detached single garage that is accessed from 17 Street SW. Located at the north-east corner of 50 Avenue SW and 17 Street SW, the site is directly across from Glenmore Athletic Park to its south, and situated within a neighbourhood comprising primarily of single and semi-detached dwelling units.

Altadore	
Peak Population Year	2015
Peak Population	9 867
2017 Current Population	6 795
Difference in Population (Number)	-3 072*
Difference in Population (Percent)	-31%*

* A portion of Altadore was subtracted in 2016 to create the community of Garrison Woods. As a result, the population of Altadore will be much higher in years prior to 2016. A more accurate indication of population growth or decline within the newly defined boundaries for Altadore would result from data collected for 2018.

LAND USE DISTRICTS

Current Land Use District

The Residential – Contextual Two Dwelling (R-C2) District is intended to accommodate existing residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City.

Proposed Land Use District

The Residential – Grade-Oriented Infill (R-CG) District is intended to do the following:

- accommodate existing residential development;
- accommodate grade-oriented development in the form of rowhouse, duplex, semi-detached and cottage housing clusters;

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- accommodates secondary and backyard suites within new and existing residential development;
- provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

The Residential – Grade Oriented infill (R-CG) District would provide additional low density infill housing forms along with potential for secondary suites, at a maximum density of 75 units per hectare. A moderate increase in density would occur upon redesignation and redevelopment of the subject parcel in the form of rowhouses.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed Residential – Grade-Oriented infill (R-CG) District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is located on a corner parcel, and will allow for a greater variety of housing forms in the area. For this reason, the proposed redesignation is found to comply with the general goals of the MDP while providing sound rationale to accommodate the minor amendment to the South Calgary/Altadore Area Redevelopment Plan.

South Calgary/Altadore Area Redevelopment Plan (ARP)

The subject parcel is located within the area designated “Residential Conservation”.

Section 2.2(a) provides “Conservation and Infill” policies for the subject parcel and surrounding areas. The intent of this policy is as follows:

- improve existing neighbourhood quality and character;
- permitting low profile infill development compatible with surrounding dwellings;
- existing structures in good repair should be conserved;
- structures in poor repair should be rehabilitated or replaced; and

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- narrow lot (7.5 metres or 25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The proposed redesignation of the subject parcel to Residential – Grade-Oriented Infill (R-CG) District would continue to comply with this policy. The land use amendment would provide for infill development with moderate increase in density, allowing for a variety of appropriate low profile housing forms, compatible with surrounding dwellings. Rowhouses are not available in the Residential – Contextual Two Dwelling District (R-C2).

Minor Amendment to South Calgary/Altadore ARP

The redesignation of the parcel to Residential – Grade-Oriented Infill (R-CG) District would result in a site specific minor amendment to Map 2 (Land Use Policy) of the South Calgary/Altadore ARP from “Residential Conservation” to “Residential Low Density” (APPENDIX II).

Location Criteria for Multi-Residential Infill

The “Location Criteria for Multi-Residential Infill” are a set of guidelines that were adopted by Council on 2014 March 31. These guidelines provide measures to assess the appropriateness of multi-residential infill within its immediate context. While the guidelines were intended to be used in the evaluation of proposed M-CG, M-C1 and M-C2 districts, using the same guidelines in evaluating the proposed R-CG district is found to be appropriate for the proposed redesignation. The list of criteria and assessment of the parcel is as follows:

Criteria	Assessment
Located on a Corner Parcel.	Yes Parcel is located on the North-East Corner of 50 Avenue SW and 17 Street SW.
Within 400 metres of a transit stop.	Yes Parcel is 130 metres from westbound and 190 metres from eastbound Route 13 bus stop.
Within 600 metres of an existing or planned primary transit stop or station.	No Parcel is more than 600 metres away from nearest primary transit stop.
On a collector or higher standard roadway on at least one frontage.	Yes Parcel fronts along 50 Avenue SW, a collector street.
Adjacent to existing or planned non-residential development or multi-dwelling development.	No Parcel adjacent to single-detached housing to east.
Adjacent to or across from existing or planned open space or park or community amenity.	Yes Parcel is located across Glenmore Athletic Park.
Along or in close proximity to an existing or planned corridor or activity centre.	No Parcel is not located within existing or planned corridor or activity centre.

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Direct lane access.	Yes Parcel is currently serviced by direct lane access.
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The subject parcel meets five (5) of the eight (8) location criteria for multi-residential infill. The three criteria which the subject parcel does not meet are peripheral measures and are not critical in evaluating land use amendment to the Residential – Grade-Oriented Infill (R-CG) district. For such reasons, the land use amendment for the subject parcel from Residential-Contextual Two Dwelling District (R-C2) to Residential – Grade-Oriented Infill District (R-CG) complies with the Location Criteria for Multi-Residential Infill.

TRANSPORTATION NETWORKS

The South Calgary/ Altadore ARP designates 50 Avenue SW as a Collector Street. Fiftieth Avenue SW experiences higher levels of traffic than 17 Street SW, designated as a Local Road.

Eastbound and westbound transit service via Route 13 are available within 200 metres. Additionally, the parcel is located within 650 metres from a bus stop servicing Route 7.

On-street parking is available along 50 Avenue SW. The subject parcel is not located within a residential parking permit zone. A bike route exists (via signage) along 50 Avenue SW.

A Parking Study or Transportation Impact Assessment (TIA) was not required due to the smaller scope of the subject application.

50 Avenue SW Transportation Corridor Study

The City recently conducted a transportation corridor study of 50 Avenue SW between Crowchild Trail and 14A Street SW. This corridor was reclassified as a Parkway under the Calgary Transportation Plan. The objective of this study were to identify current issues and concerns with 50 Avenue SW and provide short term and long-term recommendations for future improvements to retrofit the corridor to Parkway standards.

The final recommended plan for 50 Avenue SW includes a multi-use pathway on the south side of 50 Avenue SW, a wider sidewalk along the north side of the corridor, and a number of intersection and pedestrian improvements. This plan incorporates public feedback such as maintaining parallel parking 15 Street and 17 Street SW, and multi-use crossings at intersections to allow cyclists to cross the street without dismounting. A roundabout was chosen as the preferred intersection treatment at 17 Street SW based on traffic modeling of the corridor. The roundabout provided the most benefits for overall traffic operations and maintaining traffic flow.

No funding has been made available at this time for the construction of the final design. Short term recommendations identified in the study include improvements west of 22 Street SW to improve traffic flow onto Crowchild Trail SW, and pedestrian improvements such as marked crosswalks and pedestrian crosswalk signs. These could be implemented over the next two years as funding becomes available.

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UTILITIES & SERVICING

Sanitary and stormwater mains are available to service the site. A 200 millimetre water main and 250 millimetre sanitary sewer are both available from 50 Avenue SW. No upgrades are required for both.

The closest location of the storm main is at the intersection of 49 Avenue SW and 17 Street SW. At the development permit stage, the storm sewer main may be required to be extended southerly along 50 Avenue SW to service the site at the expense of the developer.

Alternatively, as the site is less than 0.07 hectares and it is located in the redevelopment zone, a dry well option may be permitted. Further review is to follow at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Community Association provided objection by way of letter submitted on 2017 June 26 (APPENDIX III). Additionally, 13 letters in opposition and a petition of 30 signatures from local residents were received. One (1) letter of support was also received. The common concerns among the letters are as follows:

- Potential of the subject parcel to house four (4) units along with 4 secondary suites.
- Potential increase of demand for on-street parking further along 50 Avenue SW.

Administration reviewed the concerns raised by various residents and community stakeholders and believes the proposed redesignation continues to be appropriate. The most significant concern raised was site specific parking issues and can be reviewed in greater detail at the development permit stage. The future construction of a roundabout at

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17 Street SW and 50 Avenue SW is projected to remove several on-street parking spaces along both 17 Street SW and 50 Avenue SW, along the subject parcel. The only impact projected would be the loss of on-street parking stalls for immediate visitors. Community-wide parking issues are mitigated by the adoption of a Residential Parking permit zone through the Calgary Parking Authority. As stated previously in the report, the subject parcel is not located within a Residential Parking permit zone. Furthermore, the site is found to sufficiently satisfy the location criteria for multi-residential infill, which is typically used as criteria to assess appropriateness of multi-residential development in land use districts of greater density than this proposed redesignation.

Applicant-Initiated Public Engagement

The applicants have provided a summary of their public engagement with the Marda Loop Community Association and various residents (APPENDIX IV). The applicants have communicated their intent is to develop the parcel for a 4 unit rowhouse development with no secondary suites.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of South Calgary / Altadore and consists of 0.056886 ha. We are proposing a four unit rowhouse development with front doors facing 50 AV SW and 17 ST SW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential –Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Residential – Grade-Oriented Infill District.

The site has specific attributes which make it ideal for rowhouse development:

- The site is along 50 AV SW which is a Neighbourhood Boulevard.
- It is less than a minute walk from the bus stop for route #13 along 50 AV SW, and a block away from route #107 and #7's bus stop along 20 ST SW.
- The site is less than 5 minutes' walk from Altadore Park.
- The site is less than 10 minutes' walk from Glenmore Aquatic Centre, Stu Peppard Arena and the Tennis Academy.
- The site is less than 10 minutes' walk from St. James Catholic Church.
- It is less than 10 minutes' walk from Alternative High School and Central Memorial High School.
- The site is 10 minutes' drive from Rockyview General Hospital.
- The site is 10 minutes' drive to Chinook Centre and other local shopping and commercial uses on Macleod Trail.

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





APPENDIX II

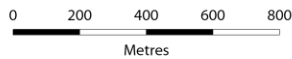
PROPOSED AMENDMENT TO THE SOUTH CALGARY/ALTADORE
 AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:

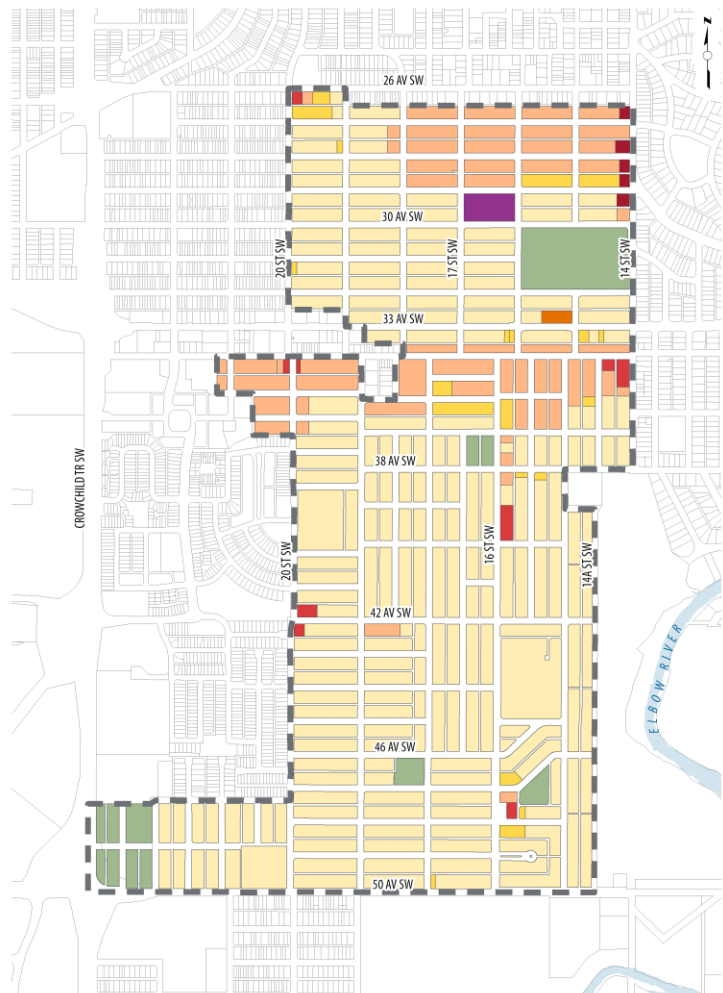
Map 2
 Land Use Policy

Legend

-  Study Area Boundary
-  King Edward School Site
-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Community Mid-Rise
-  Local Commercial
-  General Commercial
-  Open Space



This map is conceptual only. No measurements of distances or areas should be taken from this map.



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APPENDIX III

COMMUNITY ASSOCIATION LETTER

3130 16 Street SW
Calgary, AB, T2T 4G7

June 26, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Brendyn Seymour, Brendyn.Seymour@calgary.ca

SENT BY EMAIL

Dear Mr. Seymour;

RE: Community Association Feedback for LOC2017-0155

Thank you for providing us the opportunity to offer comments on this application that reflect the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

In general, the MLCA does not support land use amendments unless appropriate community consultation has taken place. Prior to the posted comment due date of June 20, 2017, the MLCA had not been engaged by the applicant or The City regarding this application.

On June 20, 2017, the applicant contacted the MLCA. A meeting has subsequently been scheduled to discuss concerns and the building design. It is our understanding that a development permit application will be submitted concurrently with this land use application.

To date, the MLCA has received written objections from 14 community residents. Additionally, we have been circulated on a petition opposing this application containing 30 signatures (some of whom also provided the written objections). On June 19, 2017 two community members presented the concerns of the neighbouring residents to the MLCA Planning & Development Committee.

The proposed land use re-designation does not fit contextually within the surrounding "residential conservation" area of the community. Re-zoning a lot from two units to the potential for eight (should suites be added to the four primary dwellings) is a significant increase in density. Parking at this location is an issue as the parcel is adjacent to a planned traffic circle.

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As Altadore continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate. We would prefer to see The City take a proactive approach and update the ARP in consultation with the community if incorporating the R-CG district is what The City envisions.

Based on the above, the MLCA Planning & Development Committee does not support this land use amendment application.

If you have any questions regarding these comments, please contact me at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,

Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com

cc: Tom Rosettis, President, Marda Loop Communities Association president@mardaloop.com
Brian Pincott, Ward 11 Councillor, The City of Calgary brian.pincott@calgary.ca
Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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APPENDIX IV

SUMMARY OF APPLICANT-LED PUBLIC ENGAGEMENT

Inertia Corporation
1140-B 44th Avenue SE
Calgary, AB T2G 4W6

Thursday, October 5, 2017

The City of Calgary
Planning and Building Approvals
PO Box 2100, Station M (#8108)
Calgary, Alberta T2P 2M5

Attn: Joseph Yun

Re: LOC2017-0155 - DTR 1 Response

This letter serves to document the meeting we held at the Marda Loop Community Association on June 28th 2017, where the above-mentioned Land-use Re-Designation was discussed with interested members of the community. We discussed the nature of the R-CG Land-Use, and clarified that we would not be pursuing secondary suites. Feedback from the community was mixed, with most of the conversation focused on parking. We indicated we would not be requesting a parking relaxation, and our DP which is currently in circulation, reflects this.

If you have any questions or concerns regarding these drawings or the application, please contact me at trent@architecture.ca or by telephone at (403) 464-7721.



Best regards,

Trent Letwiniuk
Inertia Corporation