

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1560

**Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW,
LOC2019-0159**

EXECUTIVE SUMMARY

This application was submitted by the landowner, Raynow Capital Corp (Eva Peng), on 2019 October 05. The application proposes to change the designation of the subject site from Residential One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached dwellings, attached dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.144 acres ±) located at 1704 – 27 ST SW (Plan 960GB, Block D, Lot 10) from Residential One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

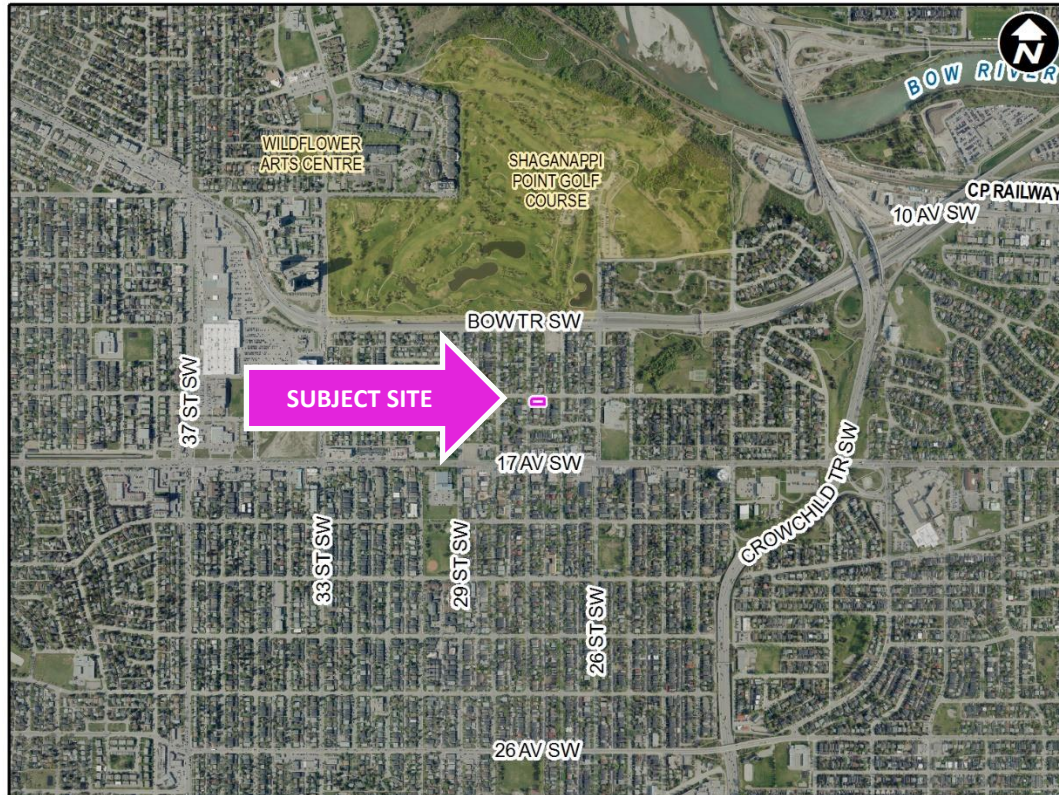
BACKGROUND

This application was submitted by the landowner, Raynow Capital Corp (Eva Peng), on 2019 October 05. No development permit has been submitted at this time. As per the Applicant's Submission (Attachment 1), the applicant intends to develop a four-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1560

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159



Site Context

The subject site is located at the junction of 14 Avenue SW and 27 Street SW.

The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District. The subject site is approximately 0.058 hectares (0.144 acres) in size with approximate dimensions of 16 metres in width by 30 metres in length. The site was developed with a one storey single detached dwelling and a detached garage that is accessed from the rear lane. The house has recently been relocated.

As identified in *Figure 1*, the community of Shaganappi reached its peak population in 1969 with a total of 2,132 residents. The current population for the community is 1,580 residents, a decline of 552 residents from peak population.

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

Figure 1: Community Peak Population

Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2018 Current Population	1,580
Difference in Population (Number)	-552
Difference in Population (Percent)	-26%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Shaganappi](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential One / Two Dwelling (R-C2) District is intended to accommodate existing residential development and contextually sensitive development of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwelling in the Developed Area.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments, where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare, which would allow up to three dwelling units on the subject parcel.

The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District allows for modest residential intensification on site in a manner that is compatible with existing residential developments through increasing the maximum number of units on site from two dwelling units to four dwelling units.

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

Environmental

There are no known outstanding environmental or contamination concerns associated with the subject site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access to the subject site remain from the existing rear lane.

Transit service is available within 600 metres from the subject site to the North on Bow Trail SW which is 240 metres to the Shaganappi Point LRT Station. To the South there are two routes approximately 200 metres away from the subject site, Routes 2 and 698, which are part of the Primary Transit Network. Routes runs along 17 Ave SW and provide a high level of transit service to this area and connects individuals to key destinations, including major transit hubs in downtown.

Utilities and Servicing Land

Public water, sanitary and storm deep utilities exist within the adjacent public rights-of-way. Public water and sanitary exist within the adjacent lane right-of-way. Development servicing will be reviewed and confirmed at the development permit stage.

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Shaganappi Community Association was circulated as part of this application. The Shaganappi Community Association provided a letter of objection (Attachment 2) on 2019 November 20, outlining several concerns, including:

- the community of Shaganappi worked with Main Streets, in 2017, to create pocket areas where R-CG is acceptable;
- that the R-CG District will not be contextually sensitive;
- the lack of a concurrent development permit as the community association sees it being necessary to assess the specific impacts of the proposed R-CG District; and
- that the application does not align with the community plan and planning vision for this part of the community.

Administration received 9 letters of objection regarding the proposed land use amendment application. Reasons stated for opposition to the proposed redesignation are summarized as follows:

- opposition to the proposed increase in density to four units and that the existing R-C2 District is more appropriate land use district for this inner-city area;
- preference for single family or duplex built form, bungalow on site has been removed;
- property may set a precedent for other land use redesignations in the community;
- increased height and parcel coverage on site that the proposed R-CG District enables;
- negative impacts of future R-CG development on privacy and shadowing, and limited on-street parking;
- negative impact on traffic and congestion on adjacent streets;
- concerns regarding the number of garbage bins required for a four-unit rowhouse, which the proposed R-CG District enables;
- concerns regarding contextual front yard setback and interface of future development with neighbouring site;
proposed concept provided by applicant to nearby residents does not account for adjacent parcels in its built form and design; R-CG District has been redesignated, within the community, through the highly consulted Main Streets program; and
- development should occur in these areas that were agreed upon by community. where higher density development already exists.

As part of the proposed land use amendment application, the applicant has also undertaken a series of applicant-led engagement efforts, including:

- initial discussion with the Shaganappi Community Association Planning Committee August 2019 (prior to application submitted)

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

- hand-delivering information post cards to 36 homes at the adjacent neighbours on September 23, 2019 to invite them to project open house;
- held a project open house at the Shaganappi Community Association on 2019 September 30. Approximately 20 residents, and all 5 members of the Shaganappi planning committee were attendance; the applicant was present to answer questions and speak to the proposed application; Administration attended the applicant-led open house to listen to residents, share information on the planning review process and answer general questions regarding the land use amendment process; Comments heard during this open house paralleled comments received by Administration as a result of notice posting and circulation; and
- applicant petitioned adjacent land owners and received signatures from 19 residents and 4 small business owners/operators in support of land use change.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period, along with what was heard at the applicant-led engagement and has determined the proposed R-CG District to be appropriate at this location. Certain concerns received focused on the initial concept proposed by the applicant and development permit related matters. Issues surrounding the built form outcomes that the proposed R-CG land use enables, including but not limited to the interface with adjacent properties, building height and massing, landscaping and parking requirements, can be adequately reviewed and assessed at the development permit stage.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Established area, according to the [Urban Structure Map](#) (Map 1) of the [Municipal Development Plan](#) (MDP). The applicable

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

MDP policies encourage modest redevelopment in the established area over time, including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

The subject parcel is located outside of the *Shaganappi Point Area Redevelopment Plan* boundaries.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form. The proposed R-CG District ensures that the evolving range of housing needs of different age groups, lifestyles and demographics can be accommodated in the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter