

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1477

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

EXECUTIVE SUMMARY

The application was submitted by Horizon Land Surveys on behalf of the landowner 2214250 Alberta Ltd (Vera Developments Inc), on 2019 October 16. The application proposes to change the designation of the subject site from Residential – Contextual 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, semi detached, duplex dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 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* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan*. In order to accommodate the proposed application, a minor map amendment to the ARP is required. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (attachment 2);
2. Give three reading to the proposed bylaw;
3. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3904 - 18 Street SW (Plan 6702GE, Block A, Lot 19) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

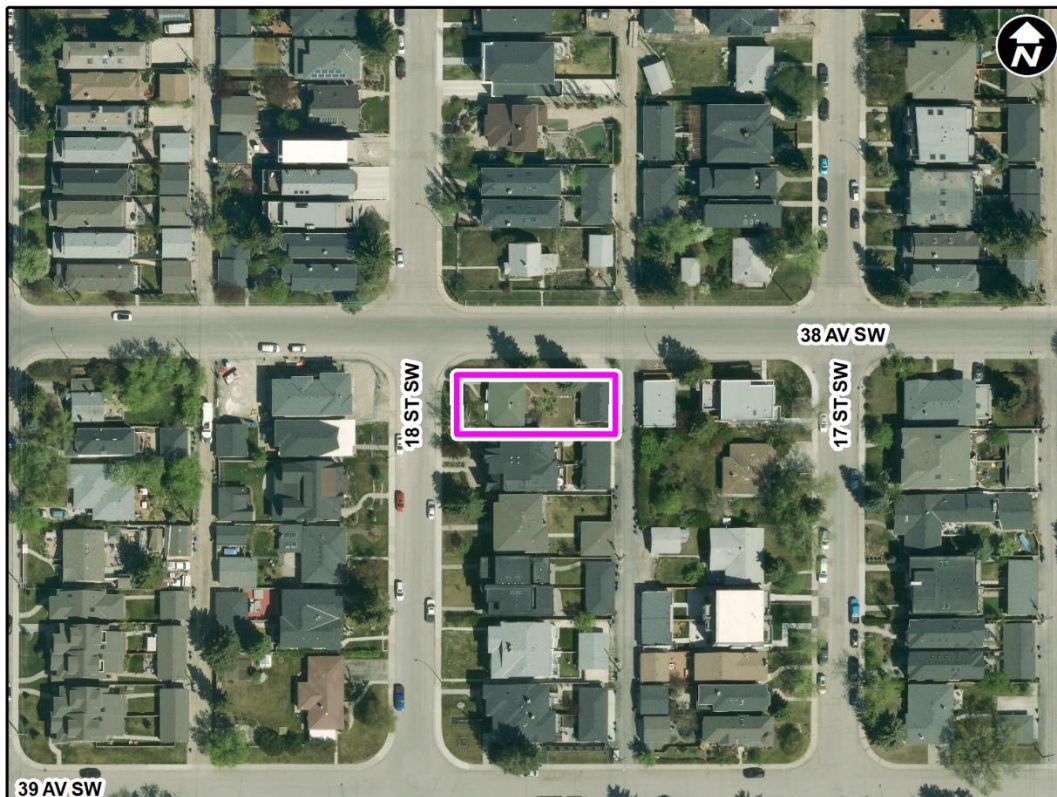
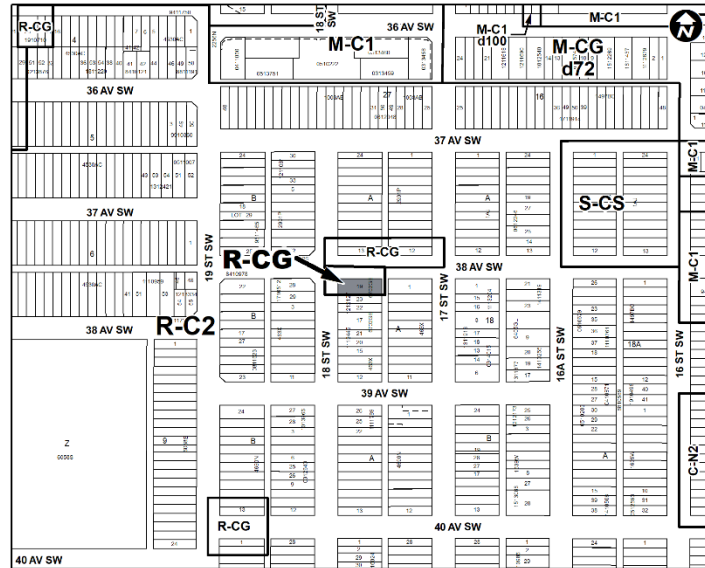
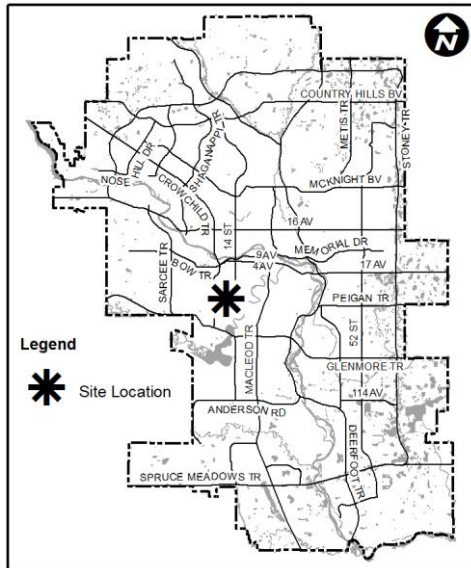
The application was submitted by Horizon Land Surveys on behalf of the landowner 2214250 Alberta Ltd (Vera Developments Inc) on 2019 October 16. No development permit has been submitted at this time. As per the Applicant's Submission (Attachment 1), the applicant intends to develop a four-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

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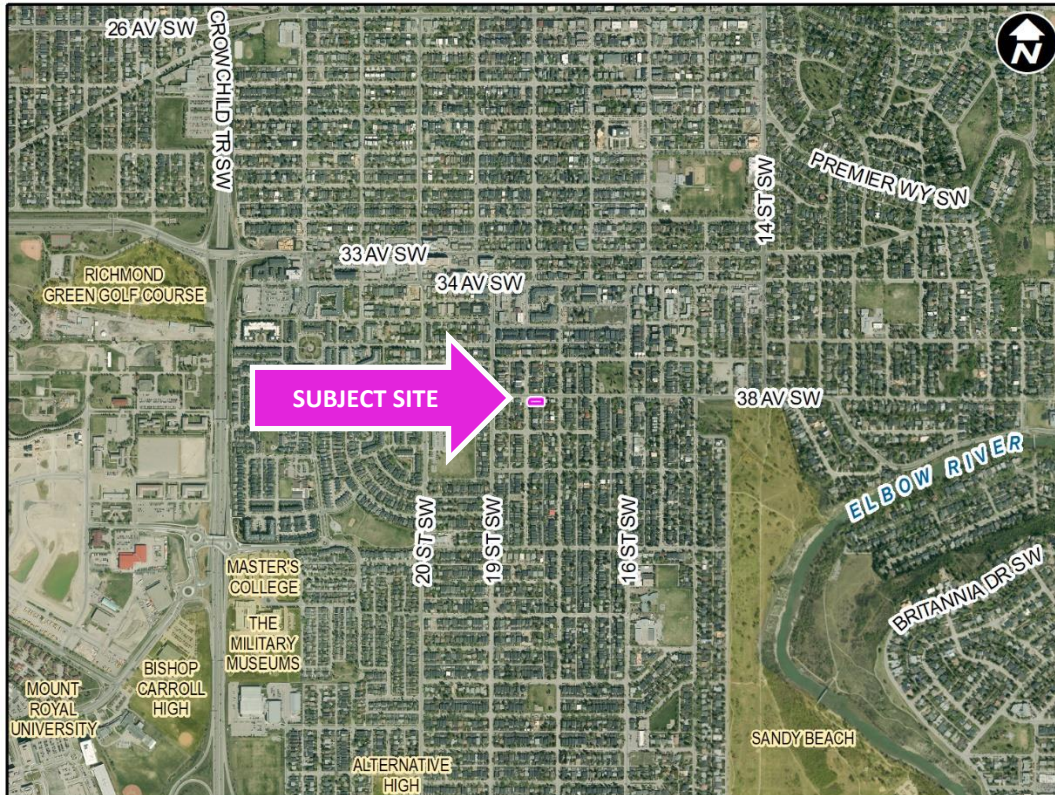
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Location Maps



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Site Context

The subject site, 3904 – 18 Street SW, is located in the southwest community of Altadore on the southwest corner of 18 Street SW and 38 Avenue SW. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, however directly north across 38 Avenue SW is a Residential – Grade Oriented Infill (R-CG) District. To the north, south and west of the subject site there are a range of low-density developments.

The subject site is approximately 0.05 hectares \pm (0.13 acres \pm) in size, with approximate dimensions of 13 metres by 37 metres. The site is developed with a single detached dwelling and a detached garage that is accessed from the rear lane.

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.

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Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single and semi-detached dwellings and may include a secondary suite. The R-CG District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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 four 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 one dwelling unit to three dwelling units.

Development and Site Design

The rules of the proposed Residential – Contextual Grade Infill (R-CG) District will provide guidance for future site development including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to the following:

- building interface and grade orientation of units;
- respecting the immediate context and privacy of adjacent residential developments; and
- ensuring vehicular access via the rear lane.

Environmental

An Environmental Site Assessment was not required. There are no known environmental contamination concerns on the parcel or in the immediate area.

Transportation

The subject site is approximately 335 metres away from an Eastbound #13 Mount Royal bus stop that provides service to the Downtown core.

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The subject site is a corner lot, with lane access, and currently there are no on street parking restrictions. There is an existing curb cut on 38 Avenue S.W. that will have to be closed and rehabilitated at the Developers expense at the time of a Development Permit, and site access is to come from the lane. All Bylaw parking requirements (amount, size, etc.) will need to be met on the site.

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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on site. Notification letters were also sent to adjacent landowners and the application was advertised online. The application was circulated to the Marda Loop Community Association and they did not provide comments.

Administration received four letters of opposition to this application. Reasons stated for opposition are summarized as follows:

- increase in population will have put pressure on school spaces;
- increase in traffic which will make roads unsafe;
- existing infrastructure cannot support an increase in population;
- on-street parking will increase;
- increase in waste and recycling bins in lanes which become hazards;
- high concentration of four unit developments in the neighbourhood;
- does not comply with current ARP guidelines which were developed with the community;
- should have a comprehensive review and update of the overall ARP rather than spot zoning;
- does not align with the MDP policy;
- proposed land use does not fit within the existing neighbourhood;
- increasing density is not being sensitive to the existing community;
- no meaningful engagement has been done;
- future developments will have shadowing and privacy impacts on adjacent neighbours;
- and
- future developments will not be affordable.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered to be a moderate density increase and compatible with the surrounding neighbourhood. Design and parking requirements will be reviewed at the development permit stage.

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Following Calgary Planning Commission, notifications for a 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* as the proposed land use amendment and policy amendments builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong and sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification in the inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a low-density form that is sensitive to existing residential development in terms of height, built-form and density.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The parcel is located within the Residential Conservation area according to Map 2 of the *South Calgary/Altadore Area Redevelopment Plan*. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Land Use Policy (Attachment 3) is required. Map 2 will be amended to change the subject site from Residential Conservation to Residential Low Density.

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The Residential Low Density area intends to provide family-oriented redevelopment with development having access to grade. The preferred building form in this area is townhousing or stacked townhousing.

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and 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 *South Calgary/Altadore Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment