

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1338

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at
1603 – 37 Avenue SW, LOC2019-0137**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Seven Designs on 2019 September 05 on behalf of the landowners Joe Yee Jue Goh, Diana Jamal, and Ana Lovric-Koscianski. This application proposes to change the designation of the subject site from Residential – Contextual One / Two District (R-C2) District to Multi-Residential – Contextual Grade-Orientated (M-CGd80) District to allow for:

- multi-residential development (e.g. townhouses and rowhouses);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum number of 4 dwelling units (an increase from the current maximum of 2 dwelling units), based on a density modifier of 80 units per hectare; and
- the uses listed in the M-CG District.

An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. This proposal conforms to the objectives of the ARP, and is in keeping with applicable policies of the *Municipal Development Plan* (MDP).

No development permit has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1603 – 37 Avenue SW (Plan 2869AC, Block A, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Orientated (M-CGd80) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 NOVEMBER 07:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 84P2019**.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1603 – 37 Avenue SW (Plan 2869AC, Block A, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Orientated (M-CGd80) District; and
4. Give three readings to **Proposed Bylaw 247D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

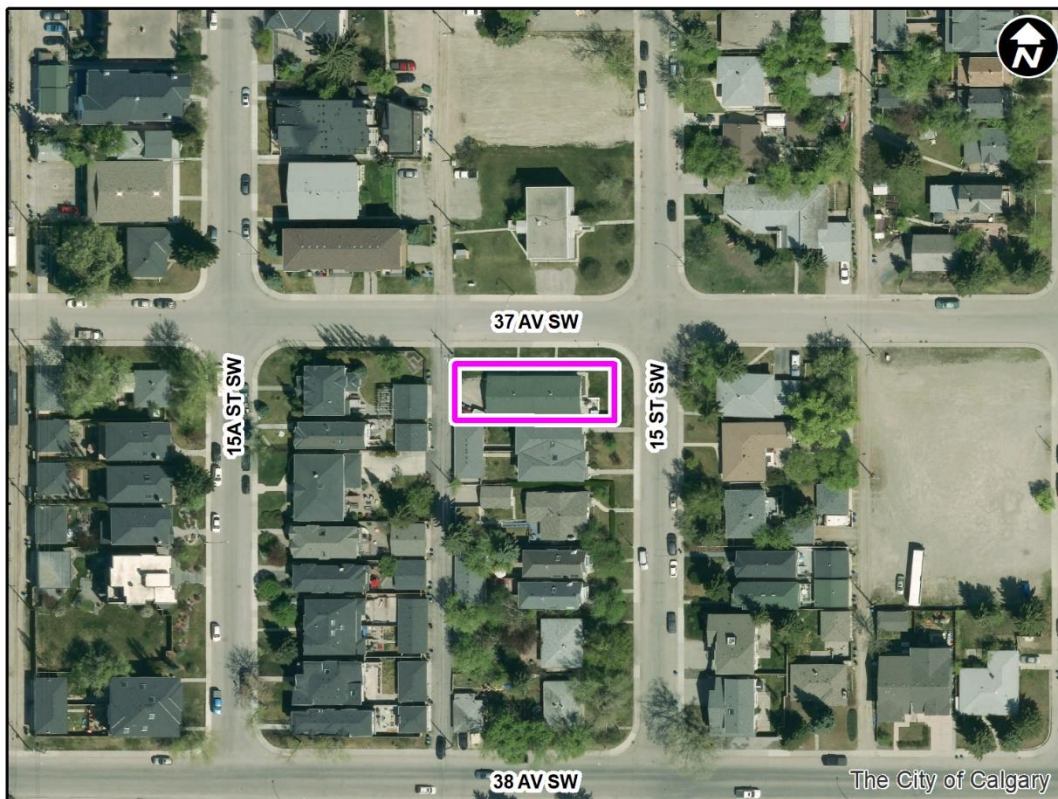
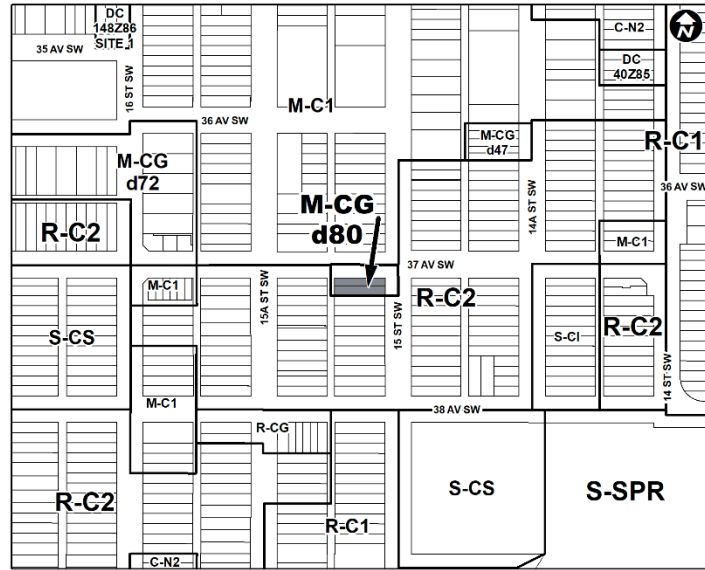
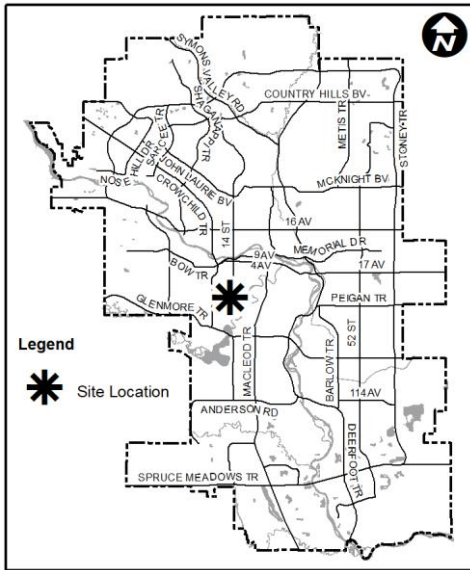
None.

BACKGROUND

This land use amendment application was submitted by Seven Designs on 2019 September 05 on behalf of the landowners Joe Yee Jue Goh, Diana Jamal, and Ana Lovric-Koscianski. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a four-unit rowhouse development in the future.

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Location Maps



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Site Context

The subject site is located in the community of Altadore on the southwest corner of 37 Avenue SW and 15 Street SW. The predominant land use to the south, east, and west is Residential – Contextual One / Two Dwelling (R-C2) District and is developed with a mix of single and semi-detached homes. The site immediately to the south of the subject site is developed with a newer two storey semi-detached home. To the north, the predominant land use is Multi-Residential – Contextual Low Profile (M-C1) District and is developed with a mix of low-profile multi-residential developments. River Park, Kiwanis Park and 33 Avenue, a classified Mainstreet, are within walking distance of the site.

The site is 512 square metres ± (0.05 hectares ±) in size, with dimensions of approximately 13.4 metres by 38.3 metres. The site is slightly narrower and smaller in area than a typical inner-city parcel, which is 15.2 metres wide and 580 square metres (0.06 hectares) in size.

A rear lane exists along the west side of the site. The property is currently developed with a one-storey semi-detached dwelling addressed to 37 Avenue SW.

As identified in *Figure 1*, the community of Altadore has declined since its population peak in 2015. However, a portion of Altadore was subtracted in 2016 to create the community of Garrison Woods. Altadore’s population was much higher in years prior to 2016.

Figure 1: Community Peak Population

Altadore	
Peak Population Year	2015
Peak Population	9,867
2018 Current Population	6,831
Difference in Population (Number)	-3,036
Difference in Population (Percent)	-30.8%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for up to four units in a range of building forms that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the ARP is required, 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.

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Land Use

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

During the review process, the applicant and Administration explored several land use districts including the Residential – Grade Orientated Infill (R-CG) District and Multi-Residential – Contextual Grade-Orientated (M-CG) District. Based on the site being smaller than a typical inner-city site (13.4 metres versus 15.2 metres wide, and 512 square metres in size versus 580 square metres in size), the R-CG District, which provides for a maximum density of 75 units per hectare, could accommodate up to three units on the subject site. In contrast, the M-CG District provides for a maximum density of 111 units per hectare and up to five units on the subject site. The applicant has indicated a desire to develop four units of rowhousing adjacent to low density residential development. Therefore, the M-CG District with a density modifier of 80 units per hectare was pursued.

The proposed M-CGd80 District allows for a multi-residential development (including rowhousing) in a two to three-storey form (12 metres maximum height). The District provides a maximum density of 80 units per hectare, which would allow a maximum of four units on the subject parcel. The District also contains rules for development that allow for varied building height and setbacks that reflect the context of the area. The M-CG District also allows for all other low density residential housing such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

If the application is approved by City Council, the rules of the M-CG District will provide basic guidance for the future site development. The building design, interface with adjacent low density residential, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

Environmental

There are no environmental concerns associated with the site or current proposal.

Transportation

Pedestrian access to the subject site is available from the adjacent roads. Vehicular access to the parcel is available from the rear lane. On-street parking adjacent to the site is not restricted.

The area is served by Calgary Transit with base service (Route 13 Mount Royal) is located approximately 125 metres walking distance on 38 Avenue SW away providing service to downtown, Mount Royal University and Westhills Shopping Centre.

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A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are all 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 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 Marda Loop Communities Association (MLCA) was circulated as part of this application and no response was received. A second request was sent to the Community Association with no response received by the time of writing this report.

Administration received three letters in opposition to the application. Reasons stated for opposition are summarized below:

- Parcel is too small to accommodate four dwelling units and vehicles;
- Increase in height, density, and lot coverage;
- Increase in traffic, noise and parking issues;
- Decrease in property values;
- Apartment does not fit in with the existing character of the area and surrounding single and semi-detached homes. Row housing would be more appropriate; and
- Reduced privacy on neighbouring property.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed 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 site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes

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no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build 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 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 of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a moderate intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1985)

The subject parcel is located within the Residential Conservation area as identified on Map 2: Land Use Policy in the ARP. The Residential Conservation area is intended for low density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed M-CGd80 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Residential Low Density (Attachment 2).

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

In 2014, Council implemented *Location Criteria for Multi-Residential Infill* to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context. The proposed land use amendment meets many of the criteria, including:

- On a corner parcel;
- Within 400 metres of a transit stop;
- Within 600 metres of a transit stop on the Primary Transit Network;

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- Adjacent to existing or planned non-residential development or multi-unit development; and
- Served by direct lane access.

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 and future operating budgets at this time.

Current and Future Capital Budget

The proposed 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 aligns with applicable policy directives of the *Municipal Development Plan* and the *South Calgary/Altadore Area Redevelopment Plan* subject to the proposed amendment. The proposed M-CGd80 District was created for cases where new development is to occur in close proximity or adjacent to low density residential development. The proposed change would allow for a modest increase in density for an inner-city parcel but still be compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 84P2019**
3. **Proposed Bylaw 247D2019**
4. **CPC Commissioner Comments**