Planning & Development Report to Calgary Planning Commission
2020 February 06

ISC: UNRESTRICTED
CPC2020-0141

Land Use Amendment in Southview (Ward 09) at 2414 - 27 Street SE, LOC2019-0179

EXECUTIVE SUMMARY

This application was submitted by the landowner, Zacharia Salem on 2019 November 25. The application proposes to redesignate the subject parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition to building types already allowed (e.g. single detached homes and secondary suites);
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan.*

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2414 - 27 Street SE (Plan 5954GK, Block 18, Lot 2) from the Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and

2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 FEBRUARY 06:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2414 - 27 Street SE (Plan 5954GK, Block 18, Lot 2) from the Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to **Proposed Bylaw 42D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

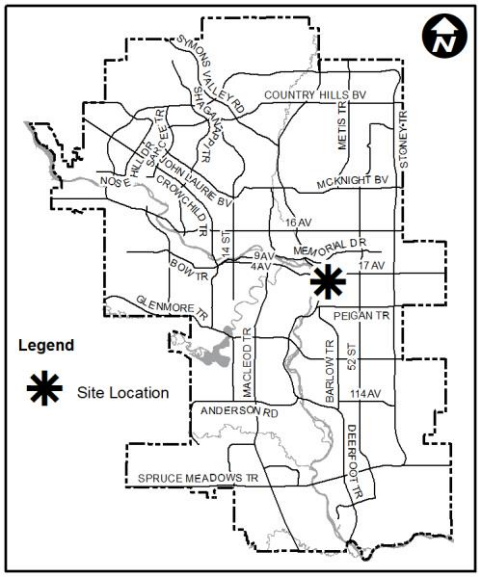
This application was submitted by the landowner, Zacharia Salem on 2019 November 25. While no development permit has been submitted at this time, the applicant has indicated their intent to develop a semi-detached dwelling (Attachment 1).

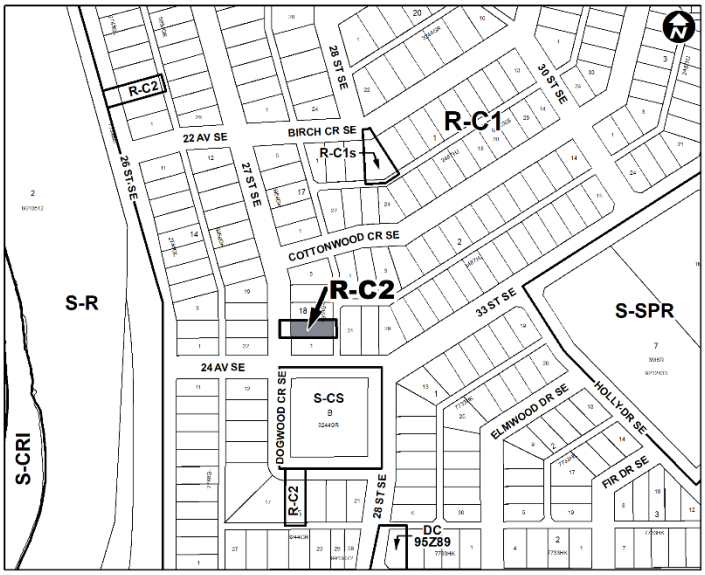
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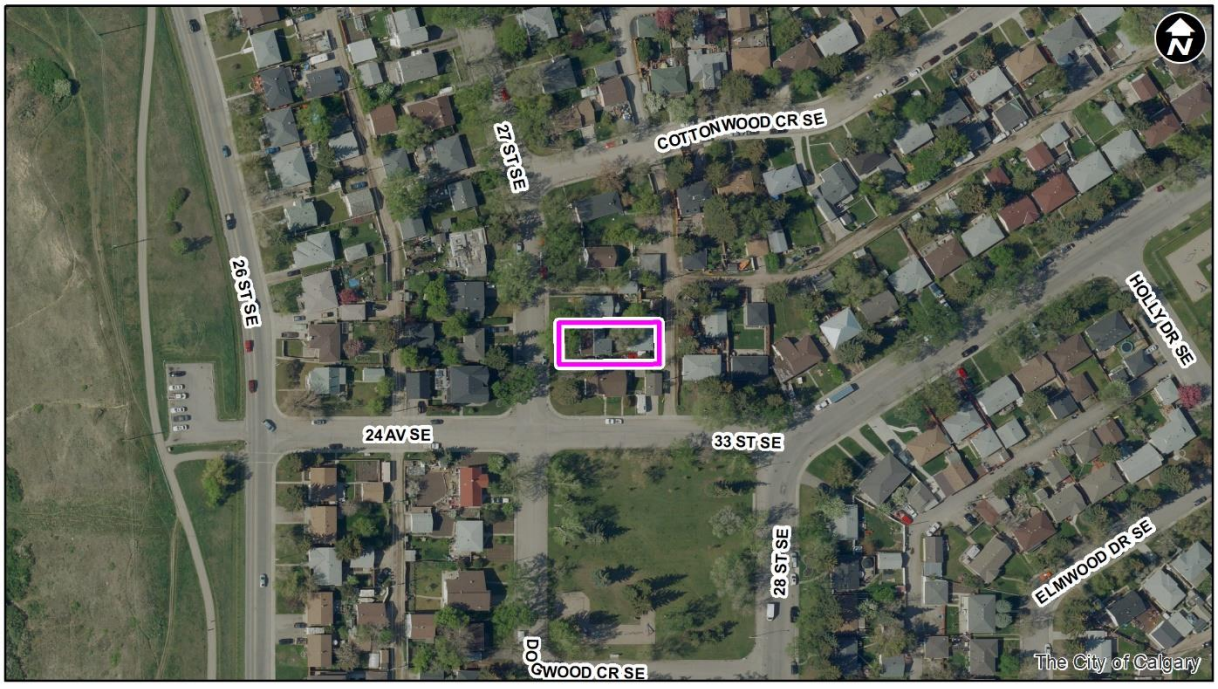
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Location Maps



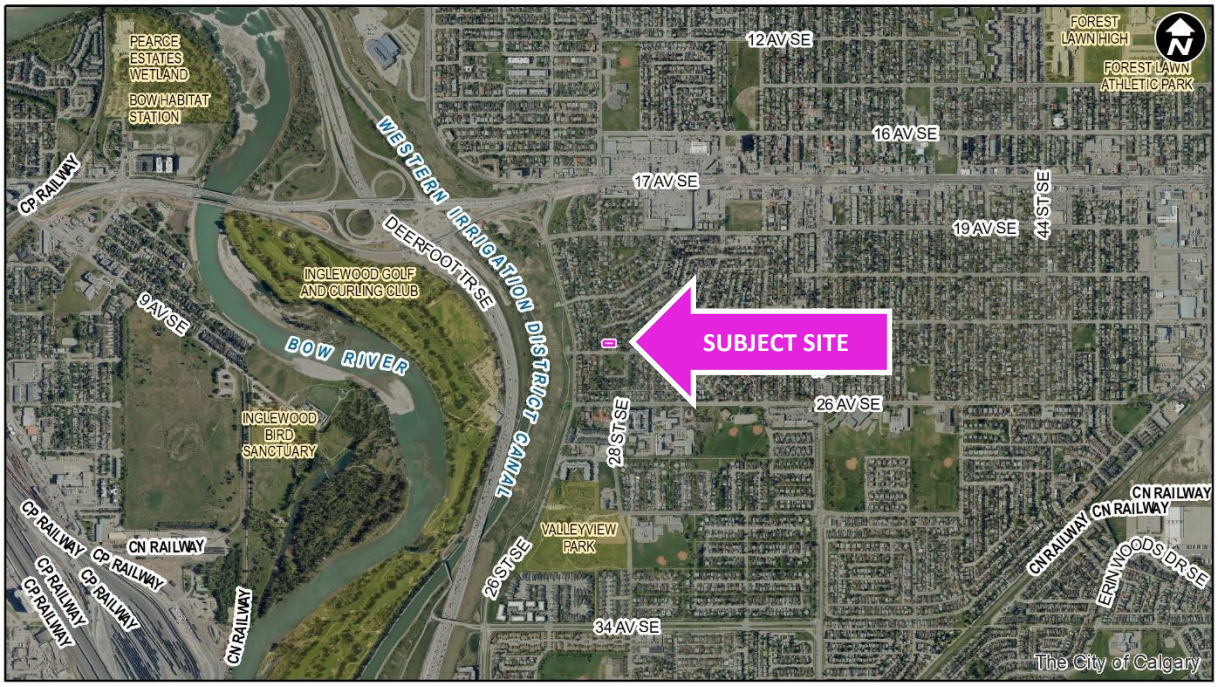




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Site Context

The subject parcel is located on 27 Street SE between 22 and 24 Avenue SE in the community of Southview. The site is approximately 0.06 hectares (0.14 acres) with approximate dimensions of 15 metres by 36 metres. The parcel is surrounded by low density residential development in the form of single detached dwellings and a few scattered semi-detached dwellings. The parcel abuts a lane along the east side and is currently developed with a one-storey single detached dwelling and a detached garage in the back of the property accessed from the lane. The parcel is located three blocks south of 17 Avenue SE, one of Calgary's Urban Main Streets. It is also 350 metres west of the South View Community Association site and the Mountain View School.

As identified in *Figure 1*, the community of Southview has observed a decrease in population from its peak population in 1970.

Figure 1: Community Peak Population

Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-48%

Source: The City of Calgary 2019 Civic Census

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Additional demographic and socio-economic information may be obtained online through the Southview community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents an increase in density and allows for a building type that has the ability to be compatible with the established building form of the existing neighbourhood and complementary to the surrounding development.

Planning Considerations

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

Land Use

The existing R-C1 District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are intended uses for this District.

The proposed R-C2 District allows for low density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of low density residential housing types such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-C2 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 site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments; and
- providing adequate motor vehicle parking stalls to support future development.

Environmental

There are no known outstanding environmentally related concerns associated with the subject lands and/or proposal. As such, an Environmental Site Assessment was not required.

Transportation

Pedestrian and vehicular access to the site is available from 27 Street SE and the rear lane. The area is served by Calgary Transit MAX Purple Route 307 with a MAX Transit Station

approximately 650 metres walking distance from the site on 17 Avenue SE. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Public water and sanitary deep utilities exist within the adjacent public right-of-way for future development servicing. Servicing requirements will be determined at the time of development, to the satisfaction of Water Resources.

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 Southview Community Association was circulated the application and have raised concerns in having a land use amendment applied in advance of the adoption of the Guidebook for Great Communities. Concerns are detailed in their response letter (Attachment 2).

Administration received one letter of opposition to this application. Administration received a number of phone calls enquiring about the proposal through which similar concerns were expressed. Reasons stated for opposition are summarized as follows:

- the adequacy of onsite parking;
- the nuisance associated with construction sites;
- the potential for an increase in property taxes; and
- the shadowing and loss of privacy associated with narrow, tall homes.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compatibility of discretionary uses with respect to the surrounding neighbourhood, design and parking requirements will be reviewed at the development permit stage.

No public meetings were held by the applicant or Administration, however the applicant did engage in conversations with neighbouring residents and contacted the Community Association about the proposal.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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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 Town 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 and policy amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is situated in the Residential – Developed – Established area as shown on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification in established communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies and the Land Use Bylaw, as per the rules of the R-C2 District, which provides for a modest increase in density that is sensitive to the existing residential development in terms of height, built-form.

The site is also in close proximity (approximately 530 metres) to the 17 Avenue SE Urban Main Street to the north. Urban Main Streets intend to provide high levels of residential and employment intensification.

Forest Lawn Design Brief (Non-Statutory – 1975)

The subject site is situated in the Low Density Residential area as shown on the Area Improvement Plan of the *Forest Lawn Design Brief* (the Brief). The Brief makes no specific reference to the subject site and is silent on the matter of land use redesignations.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The *Transit Oriented Development* (TOD) Policy Guidelines provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of a transit station. The guidelines call for higher density, walkable, mixed-use areas around transit stations to optimize the use of transit infrastructure and create mobility options for local residents. The site is within a 10 minute (600 metres) walking distance from the MAX Transit Station.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located within the Calgary International Airport Vicinity Protection Area (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are

developed in close proximity to airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas.

The site is not located within an NEF Area, and as such, residential intensification is not prohibited. Notwithstanding, all buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code that are in force at the time the development permit relating to the building is issued.

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 also allows for housing diversity for the citizens of Calgary, close to a Main Street and good transit connections.

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, and the urban structure of the subject site as identified in the *Municipal Development Plan*. The proposal allows for a low-density building form and modest increase of an inner-city parcel of land, and development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 42D2020**