

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0402

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

EXECUTIVE SUMMARY

This land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. This application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1) 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 units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

This proposal conforms to the relevant policies of the *Municipal Development Plan* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

No development permit 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 ± (0.12 acres ±) located at 4824 - 40 Avenue NW (Plan 7004JK, Block L, Lot 6) from 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a semi-detached dwelling with secondary suites in the near future.

At present, Administration has not received many residential redevelopment or land use amendment applications of this nature within the community of Varsity.

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Site Context

The subject parcel has a total area of approximately 557 square metres and approximate dimensions of 15 metres in width and 35 metres in depth. Located in the northwest quadrant of Calgary, the subject parcel is midblock along 40 Avenue NW within the community of Varsity. The site currently contains a one-storey single detached dwelling with detached garage. A rear lane exists along the northern boundary of the site.

Market Mall shopping centre is the nearest Community Activity Centre and is located immediately south of the parcel. Similarly, the University of Calgary (U of C) and Foothills Hospital are located less than two kilometres away, respectively.

Current data indicates that Market Mall employs over 2,000 employees within its 200 retail units and has over 10.6 million visitors annually, making it the city's primary Northwest commercial and employment hub.

In terms of built form, the community is characterized by a mix of single and semi-detached homes. There are pockets of development which contain a higher mix of residential densities, specifically to the south and east of the subject site respectively. There is also an array of small-scale pocket parks and schools within a one kilometre radius of the site.

Varsity's urban design and dominant building typologies are consistent with an established neighbourhood that was developed in the 1960's and 70's.

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As shown in *Figure 1*, the community of Varsity has seen its population decrease only slightly from its peak in 1981.

Figure 1: Community Peak Population

Varsity	
Peak Population Year	1981
Peak Population	13,645
2019 Population	12,874
Difference in Population (Number)	-771
Difference in Population (Percent)	-5.7%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the subject parcel from the R-C1 District to the R-C2 District to facilitate a further variety of low density residential uses. At present, this is one of the first applications received by Administration for a redesignation of this nature within this community. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One Dwelling (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 Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary Suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextual redevelopment in a nature that does not disturb the overall character of the community. This proposal maintains the low-density nature of the neighbourhood as the uses listed above comprise a majority of the existing housing stock within Varsity.

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Development and Site Design

If the application is approved by Council, the rules of the proposed Residential – Contextual One / Two Dwelling (R-C2) District will provide basic guidance for the future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of the site, additional items that will be considered through the development process include, but are not limited to the following:

- Respecting the immediate and privacy of adjacent residential developments;
- Providing the minimum number of motor vehicle parking for all dwelling units; and
- Ensuring direct vehicle access from the rear lane.

Environmental

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

Transportation

Pedestrian access to the subject site is available from 40 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is not permitted along 40 Avenue NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, 40 Avenue NW is classified as a Collector Road. The nearest major arterial roadway is Shaganappi Trail, which is located less than 150 metres east of the subject site.

The area is served by Calgary Transit. Base service is provided along 40 Avenue NW as the Route 53 has a stop located directly adjacent to the property; providing a direct connection from Bowness to Brentwood LRT Station via Market Mall. 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 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. No public meetings were held by the applicant or Administration in relation to this application.

The Varsity Community Association responded to the circulation and have expressed some initial reservations to the application (Attachment 2). Concerns have been raised in regards to

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the building heights allowed under the R-C2 District and how the proposal will integrate with existing built form in the community.

Administration received five citizen responses in opposition noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential developments within neighbourhood.

The applicant has contacted the Varsity Community Association, Ward 1 Councillor's office and adjacent neighbours at the recommendation of Administration to conduct further engagement.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered low-density and the proposed density increase is compatible with the surrounding neighborhood. Design 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 land owners. 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](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes 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.

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential-Developed-Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within established communities that 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 relevant MDP policies as the proposed R-C2 District is a low density residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

The proposed land use amendment is in keeping with applicable policies of the *Municipal Development Plan*. The recommended R-C2 designation is aligned with the vision for the Residential-Developed-Established areas. Although the proposed land use represents a change to the existing land use pattern on this block, the proposed R-C2 District is compatible with adjacent land uses and allows for redevelopment that can complement the existing built form in the area.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

The subject parcel is located within the Established Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the [South Shaganappi Communities Area Plan](#) (SSCAP). The applicable SSCAP policies encourages new residential development to encompass a variety of typologies which include but are not limited to: duplexes, semi-detached dwellings and multi-dwelling housing. New development shall provide modest intensification in a form and nature that respects scale and character of the neighbourhood context.

The proposal is in keeping with relevant SSCAP policies as the R-C2 District is a low-density land use typology that allows for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C1 District. The proposed land use district allows for a wider range of combined housing types and as such, the proposed changes 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.

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Current and Future Capital Budget

The proposed amendment does 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 aligns with applicable policy directives of the *Municipal Development Plan* and objectives of the *South Shaganappi Communities Area Plan*. The proposal represents a low-density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near a Community Activity centre and base transit service that is easily accessible through an established pedestrian network.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter