

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

## Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008

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### EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on behalf of the landowner and developer, Falcon Real Estate Holdings Ltd on 2020 January 16. The application seeks to re-designate the subject parcel from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- a multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 16 metres;
- a maximum building floor area of approximately 2,405 square metres based on a floor area ratio (FAR) of 2.5 (a shift from the current maximum density of 148 units per hectare); and
- the uses listed in the M-C2 District.

An amendment to the *South Calgary / Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the applicable policies of the *Municipal Development Plan* (MDP) and the ARP, as amended.

A development permit application for a two-storey building and a five-storey building, with 31 residential units in total, has been submitted and is currently under review by Administration.

### 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 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 3711 - 15 Street SW (Plan 4363AG, Block B, Lots 17 to 20) from the Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**BACKGROUND**

This redesignation application was submitted by Civicworks Planning + Design on behalf of the landowner, Falcon Real Estate Holdings Ltd on 2020 January 16. The Applicant's Submission (Attachment 2) outlines the proposal.

A Development Permit application (DP2020-0704) was submitted for its review alongside this land use amendment application for a two-storey low profile building and five-storey multi-residential building, with 31 proposed residential units in total. Attachment 3 includes a summary of the proposed development.

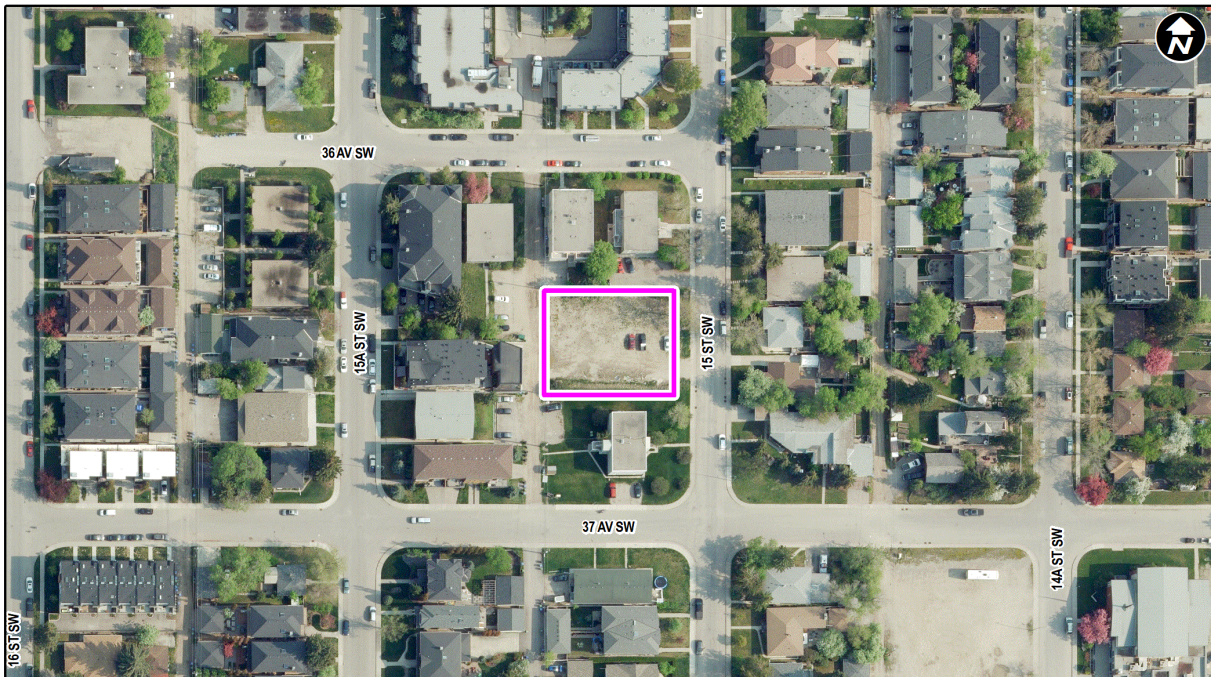
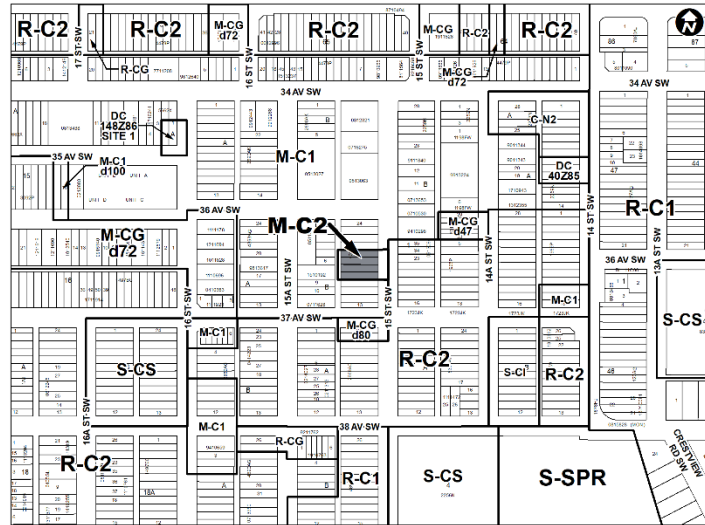
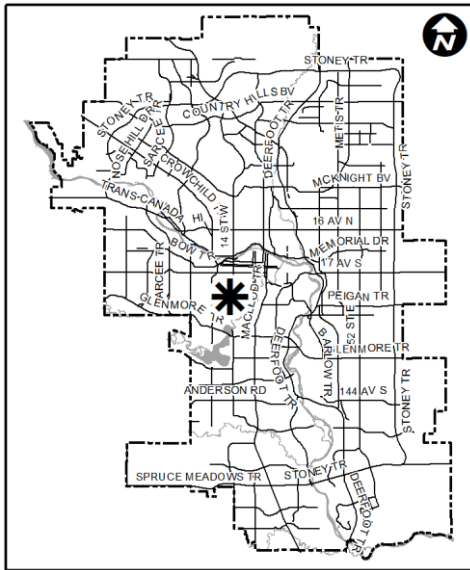
Both the land use and development permit applications had been reviewed by the Urban Design Review Panel and the City Wide Urban Design team, in keeping with the direction of the Urban Design Review Framework.

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Location Maps

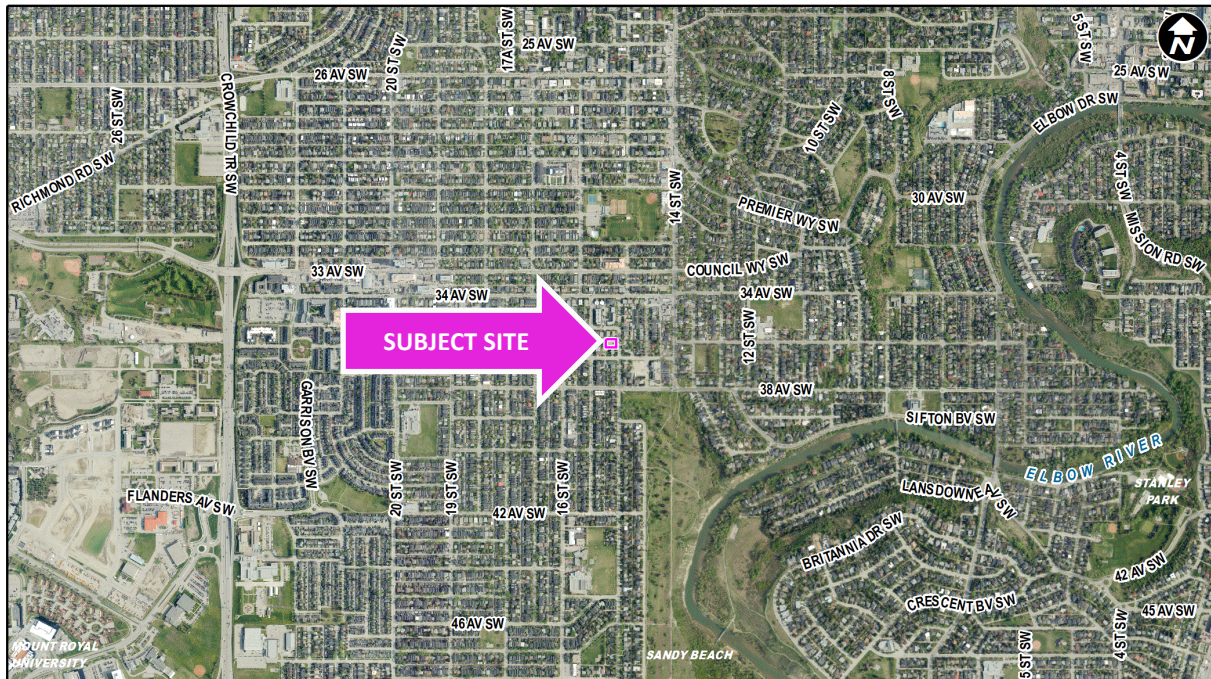




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### Site Context

The subject parcel, in the community of South Calgary, measures approximately 30 metres in its frontage by 35 metres in its depth. It has a total area of approximately 0.12 hectares (0.29 acres).

The site currently stands vacant.

The surrounding development is characterized by a mix of housing types that includes single detached homes, duplexes, rowhomes, townhomes, and apartment buildings ranging from approximately 10 metres to 14 metres (three to four storeys) in height.

Parcels immediate to the north, south and west of the site are designated M-C1, which allows for a mix of residential built form, up to and include three to four storey residential apartment buildings. To the immediate east, across 15 Street SW, are R-C2 parcels with one-storey to two-storey single family homes and duplexes.

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As identified in *Figure 1*, the community of South Calgary has seen an increase in population and is currently at its peak population.

*Figure 1: Community Peak Population*

South Calgary	
Peak Population Year	2019
Peak Population	4,492
2019 Current Population	4,492
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant proposes to amend this land use redesignation application from M-C1 to M-C2 District. This was encouraged and supported by Administration and is in keeping with the applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

The existing M-C1 District allows for medium density residential development with a set maximum density of 148 units per hectare, or 17 units on this parcel, and a maximum height of 14 metres.

The proposed M-C2 District is to allow for a slightly higher intensity multi-residential development with a FAR of 2.5 rather than a set density maximum.

The proposed M-C2 District would mitigate this site constraint, and enable the outcome of a reasonable and feasible redevelopment as follows:

- With the maximum FAR of 2.5, the M-C2 District allows for a more optimal number of dwelling units to be developed on this parcel, than the maximum allowable amount with the 148uph density rule of the M-C1 District would have.
- This FAR of 2.5 effectively helps to offset the potential loss of dwelling units if the redevelopment were to have proceeded under the M-C1 District. This translates to firstly, an effective utilization of land, yielding more housing units with a compact ecological footprint; and secondly, a modest densification at a very walkable location, that supports nearby local businesses and amenities along 14 Street SW and 33 Avenue SW.

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- Both the MDP and the *Calgary Transportation Plan* (CTP) call for such compact urban development and growth, through thoughtful and moderate densification development such as this in Calgary.

The contextual fabric of the subject parcel, comprising M-C1 District land uses predominantly, has been envisioned for densification. This M-C1 District stretches southwards from the Marda Loop Area Redevelopment Plan area boundary at 33 / 34 Avenue SW. It continues and ends along 37 Avenue SW, bounded by parts of 14 Street SW, 14A Street SW, 15 Street SW, 15 A Street SW, 35 Avenue SW, 36 Avenue SW and the rear lane of the block just west of 15 A Street SW.

The function of this M-C1 District is to allow for transition from the higher density and higher rise development intended for the Marda Loop plan area, with built form outcomes that would fit sensitively with the R-C2 District of low density residential development surrounding this M-C1 District.

Both the M-C1 and M-C2 Districts have contextual rules that are very alike. The rules of both districts focus on ensuring contextual building setbacks and capping the extent of the building height horizontal cross-sections at no more than 40 percent. These rules, with moderate height differences, aim at achieving the same outcomes as intended by the transitioning function of M-C1 District of the Bylaw 1P2007 and the policies of the *South Calgary / Altadore ARP*.

With the current evolving built form characteristics of South Calgary, Administration is confident that the contextual rules of the M-C2 District are equally able as those of the M-C1 District in:

- allowing buildings to fit well within the primarily M-C1; and
- supporting the development of a diverse urban fabric that readily includes low density to medium density multi-residential buildings, that could transition sensitively to the surrounding low density residential development.

### **Development and Site Design**

A related development permit application DP2020-0704 (as summarized in Attachment 3) was submitted on 2020 February 6 and is currently under review by Administration. The application proposes a two-storey low profile building and a site sensitive five-storey multi-residential building that offers individual street-oriented unit entrances along 15 Street SW. The proposed development, comprising 31 dwelling units with a mix of one- to two-bedroom types, reflects a creative site design despite being encumbered by a substantial stormwater utility-right-of way. Enhanced landscaping together with careful building massing provides for a good contextual fit of the proposed building.

### **Transportation**

The subject parcel is situated with good connectivity in terms of walking, cycling, and transit infrastructure and service. Located at 15 Street SW, classified as a local road in the CTP, it is

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close to several destinations such as Marda Loop (33 Avenue SW/34 Avenue SW), 14 Street SW Neighbourhood Main Street, various schools (Richmond K-6, Mount Royal Junior High), and parks (South Calgary Park & Outdoor Pool, Marda Loop Communities Association), and community resources (cSPACE King Edward, Giuffre Family Library).

A shared cycle lane on 15 Street SW connects to the greater municipal cycle network. Other cycling routes close by include the on-street bikeways along 34 Avenue SW. These connect to the 20 Street SW bike lanes and Elbow River Pathway system. Public transit Routes 7, 13, and 107 are within walking distance along 33 Avenue SW and at the intersection of 14 Street SW and 38 Avenue SW.

With the generation of a limited number of trips anticipated from this proposed development, a Transportation Impact Assessment was not required.

A Parking Study was required as part of the review of this application and this has been submitted with outcomes to be addressed at Development Permit stage.

Transportation is overall supportive of the land use amendment on the basis its present infrastructure has the capacity to accommodate this.

Vehicular access to the parcel will be provided from the rear lane to the proposed on-site underground parkade and at grade visitor parking stalls.

### **Environmental Site Considerations**

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

### **Utilities and Servicing**

The subject parcel has a stormwater utility right-of-way running through it from the eastern property line to the western property line (adjoining the rear lane). This compromises the full redevelopment potential of the subject parcel.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management are being reviewed and evaluated in detail as part of the related development permit application.

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### **Climate Resilience**

The applicant has indicated the following climate resiliency initiatives are proposed for the related development permit application, namely incorporating active mode transportation through Transportation Demand Management provisions of transit/bike store credit, shared e-bike program, surplus indoor secure bike storage and an onsite bike maintenance facility.

### **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 land owners and the application was advertised on-line.

An applicant-led public meeting was conducted on 2020 January 28 at cSPACE King Edward. There were ten persons in attendance who were concerned primarily about building scale and height, and parking (Attachment 4).

The applicant also met with the Community Association on 2020 February 10 to discuss the land use amendment application. In addition, the applicant had hand-delivered 275 neighbourhood postcards to residents in the neighbourhood, provided a project website and phone line for the public to provide comments on the proposed development.

Administration received three letters of concern from nearby residents for the M-C2 District. These letters identified concerns with the height, over developing the area, parking and loss of neighbourhood character.

The Marda Loop Communities Association submitted a letter on 2020 February 21 in opposition to the land use M-C2 proposal (see Attachment 5). The Community Association had also submitted a letter on 2020 March 03 for the related development permit application DP2020-0704. Whilst appreciating the design of the proposed development, the community association continued to express reservation over the proposed five-storey building, favouring a four-storey building, at the subject parcel. It also expressed concern over the parking deficiency while appreciating both the proposed provisions of surplus bike stalls and bike maintenance facility.

Administration has considered relevant planning issues specific to the proposed redesignation and determined the proposal to be appropriate even with the height increase of 3 metres above the current allowable maximum height. Deep building setbacks and stepping back of higher building levels (above 10 metres as allowable for single family homes), conformance to the 40 percent limit of horizontal building cross-section area at the fifth uppermost level, would effectively moderate the overall proposed building massing and height – to fit appropriately/sensitively within the site context of the proposed development. Compliance with relevant policies and bylaws, as well as site design, the compatibility of discretionary uses with surrounding neighbourhood context, traffic and access are all reviewed as part of the related development permit process.



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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 date of 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](#) 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](#) (IGP). The proposed policy and land use amendment builds on the principles of the *Calgary Metropolitan Region Board's* IGP by means of promoting the 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 of the [Municipal Development Plan](#) (MDP). The Residential - Developed - Inner City area is supportive of modest intensification in a form and nature that reflects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner-city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with these policies of the MDP.

### **Climate Resilience**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The transportation demand management measures indicated by the applicant for implementation through the development permit are supportive of Program 5: Low or Zero-Emissions Transportation of this strategy.

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

The [South Calgary / Altadore ARP](#) shows the subject parcel being within the medium density residential policy area. The medium density area states that redevelopment should use the RM-4 designation, which correlates to the M-C1 District in Land Use Bylaw 1P2007. In order to align the proposed redesignation with the ARP, an amendment has been proposed to show the subject parcel is appropriate for its M-C2 designation.

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The *South Calgary / Altadore ARP* is also currently under review by Administration as part of the [West Elbow Communities Local Growth Planning project](#). Whilst the project was launched on 2020 March 02, project and engagement timelines will be adjusted due to the COVID-19 pandemic. This multi-community planning process does not prohibit applications from being submitted. Decision related to planning applications will be reviewed against existing Council-approved policies and follow current processes. Currently, the multi-community local area plan does not have an anticipated date of completion.

### **Social, Environmental, Economic (External)**

The proposal will allow for additional residential intensity that facilitates a more compact urban form and thus encourages the efficient use of both existing land and existing infrastructure. The proposed land use and policy amendment also offers a positive social gain for the community of greater housing choices that are close to a good range of services and amenities as well as employment opportunities.

### **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 any capital infrastructure 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 *Municipal Development Plan* and the *South Calgary / Altadore Area Redevelopment Plan*, as amended. The proposed M-C2 District allows for a moderate increase in intensity and additional housing choices, while still respecting the existing context immediately adjacent to the parcel.

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**ATTACHMENT(S)**

1. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
2. Applicant's Submission
3. Development Permit Application (DP2020-0704) Summary
4. Applicant's Community Outreach
5. Community Association Letter