

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0816

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2019-0156

EXECUTIVE SUMMARY

This policy and land use amendment application was submitted by Sarina Developments on 2019 October 08 on behalf of the landowners Riyaz Virani and Nazim Virani. The application proposes to redesignate the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed-Use – General (MU-1f3.5h20) District to allow for:

- a mix of residential and commercial uses in the same building;
- a maximum building height of 20 metres, approximately 6-storey (an increase from the current maximum of 10 metres);
- a maximum of 3.5 floor area ratio (FAR), approximately 5,950 square metres of building floor area; and
- the uses listed in the MU-1 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan* (ARP), as amended. Further, the subject site is part of the work plan area of the Main Street initiative and Streetscape Master Plan for the 33 Avenue SW corridor in Marda Loop (from Crowchild Trail SW to 14 Street SW).

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), a residential builder intends to pursue a development permit application for multi-residential development in the near future.

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);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 1632, 1636 and 1640 - 33 Avenue SW (Plan 4479P, Block 62, Lots 15 to 20) from Residential Contextual One / Two Dwelling (R-C2) District to Mixed-Use – General (MU-1f3.5h20) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

The redesignation application was submitted by Sarina Developments on 2019 October 08 on behalf of the landowners Riyaz Virani and Nazim Virani (Attachment 1). No development permit has been submitted at this time.

Within the same block, east of the subject site, the same applicant received Council approval for a land use redesignation and policy amendment to the *South Calgary/Altadore ARP* on 2017 July 31 (LOC2017-0028) which facilitated, a now completed a four-storey multi-residential development at 3375 - 15 Street SW (DP2017-2996). This is the second land use application being proposed by the applicants within the 1600 Block of 33 Avenue SW, to the west of the completed development.

On 2020 July 30 the applicant submitted a pre-application (PE2020-01771) to receive Administration's preliminary assessment on development permit plans for a five-story mixed-use building. Administration's comments included the following, but were not limited to:

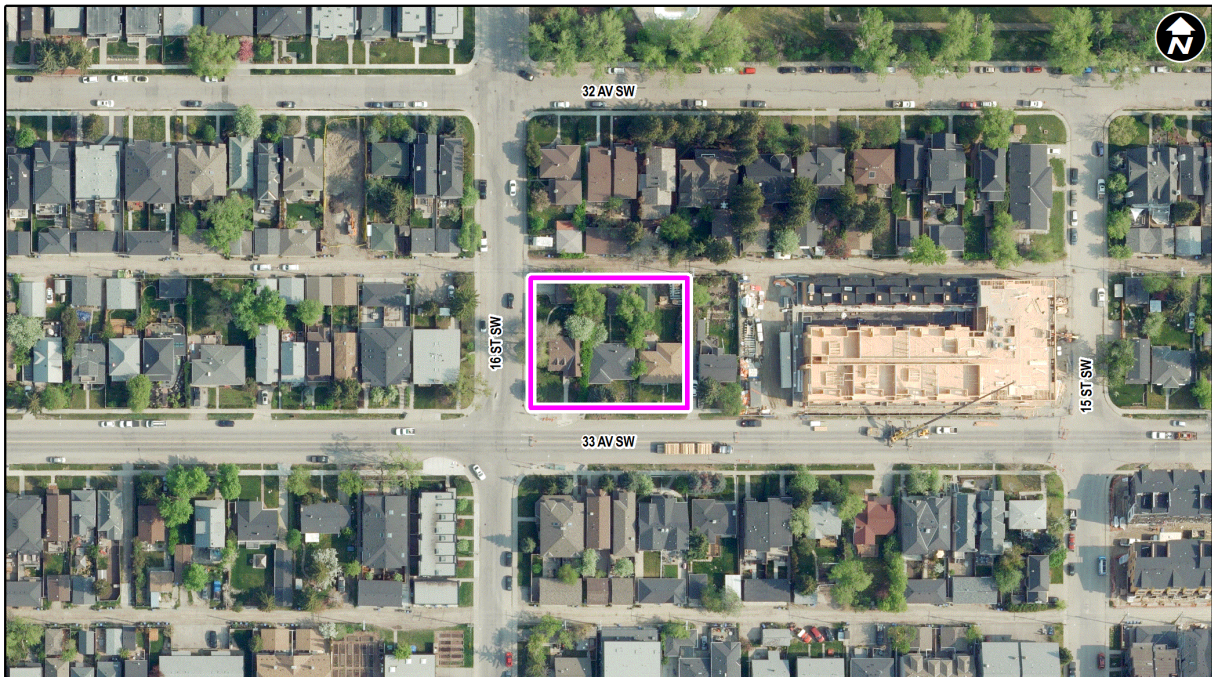
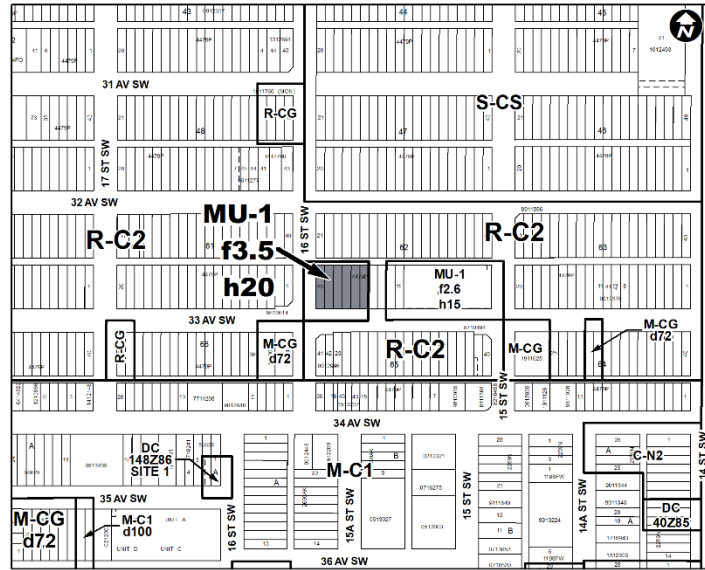
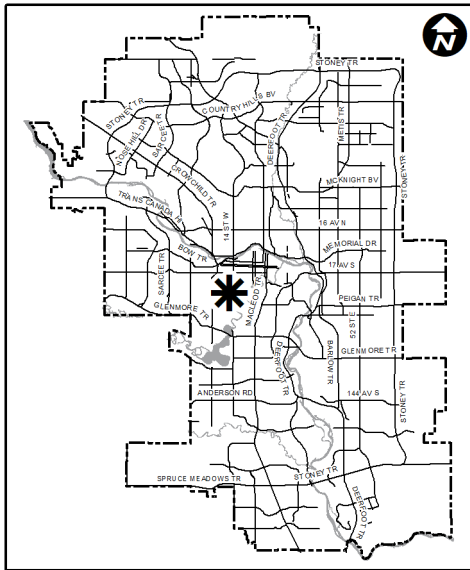
- that the *Municipal Development Plan* classifies the site within the Neighbourhood Main Streets which encourages ground-oriented housing, low-scale apartments and mixed-use retail buildings;
- there should be massing and materiality transition across the façade of the building, from most commercial appearance and height at the intersection to lower scale and finer grain material with more tactile quality next to existing R-C2;
- using landscaping to support the differentiation between commercial and residential frontages; and
- ensuring that the privacy of adjacent residential private amenity space is not negatively impacted by the placement of windows or shared amenity spaces.

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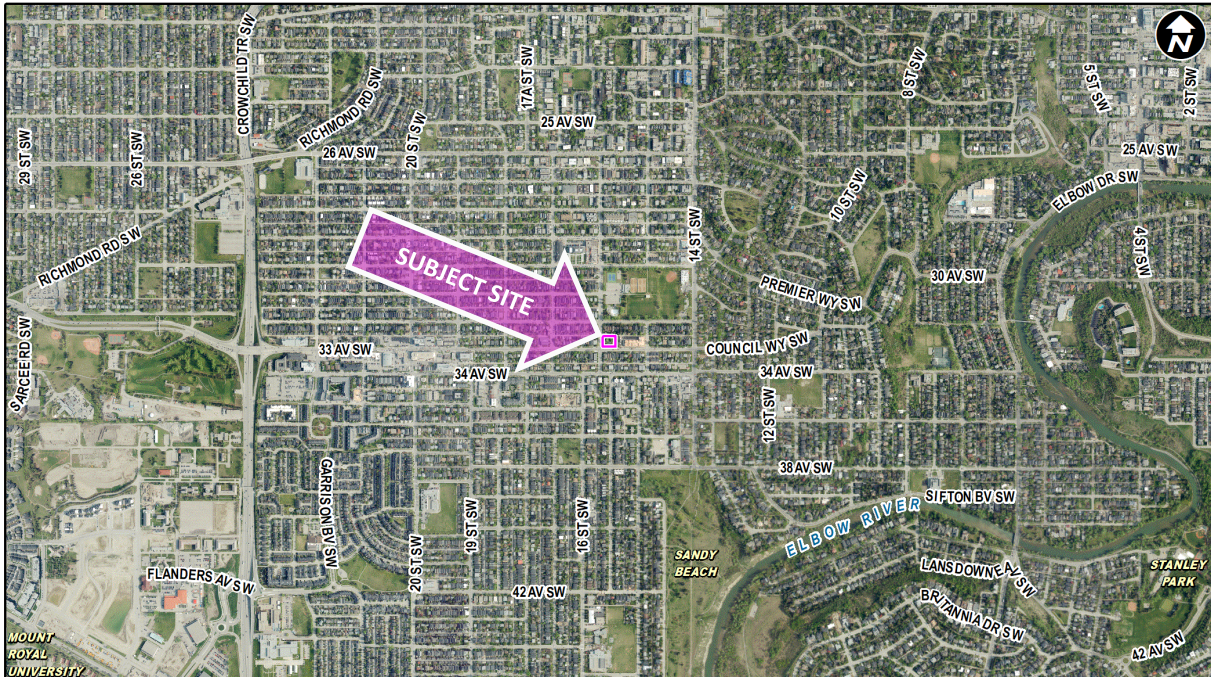
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Location Maps



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Site Context

The subject site is located in the community of South Calgary, on the northeast corner of 33 Avenue SW and 16 Street SW. The subject site is mostly surround by the R-C2 District to the north, south and west developed with single and semi-detached dwellings. However, directly to the east of the site is an MU-1f2.6h15 District which is developed with a four-story building.

The subject site consists of three titled parcels and is approximately 0.17 hectares (0.42 acres) in size. Approximate dimensions of the site are 45 by 37 metres along 33 Avenue SW and 16 Street SW respectively. The subject site slopes up from 33 Avenue SW toward the rear lane and contains three single detached dwellings with detached garages accessed from the lane.

The Main Streets Program recently completed a Streetscape Master Plan that includes the site in question. This plan, which was approved by Transportation Leadership Team in 2019, provides a vision for 33 and 34 Avenue SW, and reflects the intensification of density along these corridors. Currently, there is no funding in place for construction in the area of this redevelopment site, but Administration is planning to commence with 60 percent Design Development for the entire area. Administration has proposed to work with the applicant to determine the design for the adjacent public right-of-way, but cannot commit funds for construction at this time.

The applicant have purchased almost all the lots within the block, with the exception of the property at 1628 - 33 Avenue SW where they could not conclude an agreement for purchase

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with the current property owner. The property owner at 1628 - 33 Avenue SW has indicated that the existing single detached dwelling will remain on the site for the immediate future.

As identified in *Figure 1*, the community of South Calgary has experienced a recent peak in its population which is likely contributed to the recent increase in infill development and housing choice.

Figure 1: Peak Population

South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood along 33 Avenue SW. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the developed area. The maximum height is 10 metres and the maximum number of residential units is two.

The proposed MU-1 District is characterized by buildings having a street-oriented design and accommodating a mix of residential and commercial uses. The proposed district will have a maximum height of 20 metres and a maximum floor area ratio of 3.5, and while this proposal could facilitate a six-storey building, the applicant has indicated to Administration the intent to develop a five-storey mixed-use building. The MU-1 District is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

Development and Site Design

At the development permit stage, the subject site will be evaluated against the rules of the proposed MU-1 District and will be reviewed in relation to height, massing, parking and

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landscaping. Other key factors that will be important to consider include, but are not limited to the following:

- ensure acceptable vehicular access from the rear lane;
- mitigate potential massing and overlooking impacts on the existing R-C2 properties directly to the north and east of the subject site;
- identify appropriate locations for commercial and residential uses at grade;
- articulate long building facades to add scale and visual interest;
- provide for a street-oriented building interface with 33 Avenue SW and 16 Street SW;
- integrate on-site amenity space; and
- consideration of green building and climate resiliency mitigation and adaptation measures.

Administration has advised the applicant that a submission to the Urban Design Review Panel should be made upon the submission of the development permit.

Transportation

Pedestrian and vehicular access to the site is available from 33 Avenue SW and 16 Street SW and the rear lane. The applicant will be responsible for the paving of the entire lane (within the 1600 block on 33 Avenue SW). On street parking adjacent to the site is unregulated through the Calgary Parking Authority.

The site is located approximately 17 metres from the nearest transit stop along Route 7, which offers service to the Downtown Core.

While no Transportation Impact Assessment (TIA) was required in support on this application, a transportation memo may be requested at the development permit stage.

Environmental Site Considerations

There are no known environmental concerns associated with the subject site or this proposal.

Utilities and Servicing

Water, sanitary and storm mains are available in the adjacent road rights-of-way. Servicing requirements will be reviewed at the development permit stage.

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Climate Resilience

Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions, and no specific measures are being proposed at this time. Further opportunities to align future development on this site with applicable climate resilience strategies will be encouraged and explored at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the Marda Loop Community Association (CA).

The applicant-led outreach included engagement with the CA, the Marda Loop Business Improvement Association (BIA), surrounding neighbours and the Ward Councillor, as follows:

- on-site signage – sandwich boards (2019 August);
- postcard invitation to 2019 October 03 information session at cSPACE (distributed to half block radius in 2019 September);
- engagement session (2019 October 03);
- small in-person engagement session, including “shadow-impacted” neighbours (2019 December 18);
- Applicant-led Outreach Summary Report 1 – distributed to half block radius (2019 December);
- reposted on-site signage with application and contact information– 4’x8’ billboard (early 2020 July);
- website launch (early July 2020);
- postcard invitation to 2020 July 30 to online outreach event (distributed to half block radius early 2020 July);
- online outreach event - virtual Presentation of Development Concept with a Q&A session (2020 July 30); and
- Applicant-led Outreach Summary Report 2 – distributed to half block radius (2020 mid-July).

The applicant provided Administration with a summary of their outreach, specifically the virtual presentation/Q&A session held on 2020 July 30 (Attachment 3). There were 120 residents that were invited and 18 attended. Primary concerns and questions related to, but were not limited to: mitigating building shadowing and privacy, on-street parking and future commercial spaces.

No comments were received from the CA or BIA.

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Six letters of objection were received from the public. The following is a summary of concerns:

- insufficient parking in neighbourhood;
- congested streets;
- condos sit empty/don't sell;
- proposal does not comply with applicable local plans;
- proposed building height too high;
- lack of setback requirements in MU-1;
- increased lane traffic;
- massing/FAR too large,
- shadowing to the north;
- loss of privacy;
- lack of community engagement (comment before 2020 July 30 applicant-led outreach event);
- commercial uses on the main floor;
- a concurrent development permit has not been submitted;
- inappropriate transition between 33 Avenue SW and 32 Avenue SW;
- proposed height should be same size as the adjacent apartment building; and
- application should not go ahead before City's multi-area plan starting in 2020.

Administration considered all relevant planning issues specific to the proposed redesignation and believes that the proposed MU-1 District, within a City-designated main street location, does provide for an appropriate land use, transition and interface with the existing low-to-medium density residential development. The design compatibility and parking requirements will be reviewed at the development permit stage. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations.

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 Calgary Metropolitan Region Board's [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 site is located within the Main Streets – Neighbourhood Main Street area of the [Municipal Development Plan](#). The applicable policies include that Main Streets should provide for a broad mix of residential, employment, and retail uses and encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings with the highest densities occurring in close proximity to transit stops and should have appropriate transition of building scale between developments and adjacent areas.

The proposal is in keeping with relevant MDP policies as the MU-1 District is characterized by buildings having a street-oriented design and accommodating a mix of residential and commercial uses. The proposed district is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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

The subject site currently falls within the Residential Conservation area of the [South Calgary/Altadore ARP](#) which is intended to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with the surrounding dwellings.

This application proposes a minor map amendment to the ARP that would place the subject properties in the Community Mid-Rise category of the ARP. The balance of the block face (except for the parcel immediate east of the subject site) was changed to the Community Mid-Rise area through an amendment to the ARP in August 2017.

The intent of the Community Mid-Rise area is to allow for buildings up to six storeys in height that may accommodate a range of retail, services, office, and residential uses in mixed-use buildings. The policy considers the proposed MU-1 designation as appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development.

The *South Calgary/Altadore ARP* will be under review by Administration as part of the multi-community planning process for the [West Elbow Communities Local Growth Planning Project](#). While the project was originally launched on 2020 March 2, project and engagement timelines are being adjusted due to the COVID-19 pandemic and work being completed on the [Guidebook for Great Communities](#), and does not currently have an anticipated date for

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completion. The multi-community planning process does not prohibit applications from being submitted. Decisions related to planning applications will be reviewed by Administration against existing Council-approved policies and follow current processes.

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

The proposed land use amendment meets the following [Location Criteria for Multi-Residential Infill](#) development. The subject site is:

- on a corner parcel;
- within 400 metres of a transit stop (approximately 17 metres from the Transit stop, servicing the Route 7);
- on a collector or higher standard roadway on at least one frontage (33 Avenue SW)
- adjacent to existing or planned non-residential development or multi-unit development (apartment building on the same block at 3375 - 15 Street SW);
- adjacent to or across from an existing or planned open space, park or community amenity (South Calgary Park);
- along or in close proximity to an existing or planned corridor (33 Avenue SW - Main Street); and
- direct lane access (at rear).

The site is not within 600 metres of an existing primary transit stop.

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

The recommended land use amendment will provide for an increase in residential density and allow for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms.

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 land use 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 proposed land use redesignation is compatible with the applicable policies identified in the *Municipal Development Plan*, the *South Calgary/Altadore Area Redevelopment*, as amended and the *Location Criteria for Multi-Residential Infill*. The subject site is along a designated Neighbourhood Main Street, which encourages low-scale apartments and mixed-use retail buildings adjacent to low density residential development. Further, the proposal MU-1 District provides for a development form that will have appropriate transition and respect the existing low-density residential development.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant-led Outreach Summary