

Planning & Development Report to
Calgary Planning Commission
2020 August 06

ISC: UNRESTRICTED
Corrected CPC2020-0873

Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007

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. apartment buildings);
- a maximum building height of 16 metres (an increase from the current maximum of 14 metres);
- a maximum building floor area of approximately 3,065 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 (DP2020-0702) application for a five-storey building, with 53 residential units in total, has been submitted and is currently under review by Administration.

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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 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 3511 - 15A Street SW (Plan 2690AK, Block A, Lots 19 to 22) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:

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 **Proposed Bylaw 41P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 3511 - 15A Street SW (Plan 2690AK, Block A, Lots 19 to 22) 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 **Proposed Bylaw 126D2020**

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.

The application had initially come in with a proposed land use amendment of Multi-Residential – High Density Low Rise (M-H1) with an FAR of 3.0 and height modifier of 16 metres. Acknowledging Administration's direction and the community's objection to this proposed land use amendment, the applicant has changed the proposed land use amendment to M-C2.

A Development Permit application (DP2020-0702) was submitted for its review alongside this land use amendment application for a 5-storey five storey multi-residential building, with 53 proposed residential units in total. This was initially based on the original proposed M-H1 land use amendment. The DP has also been adjusted to align with the now proposed M-C2 District. Attachment 3 includes a summary of the proposed development.

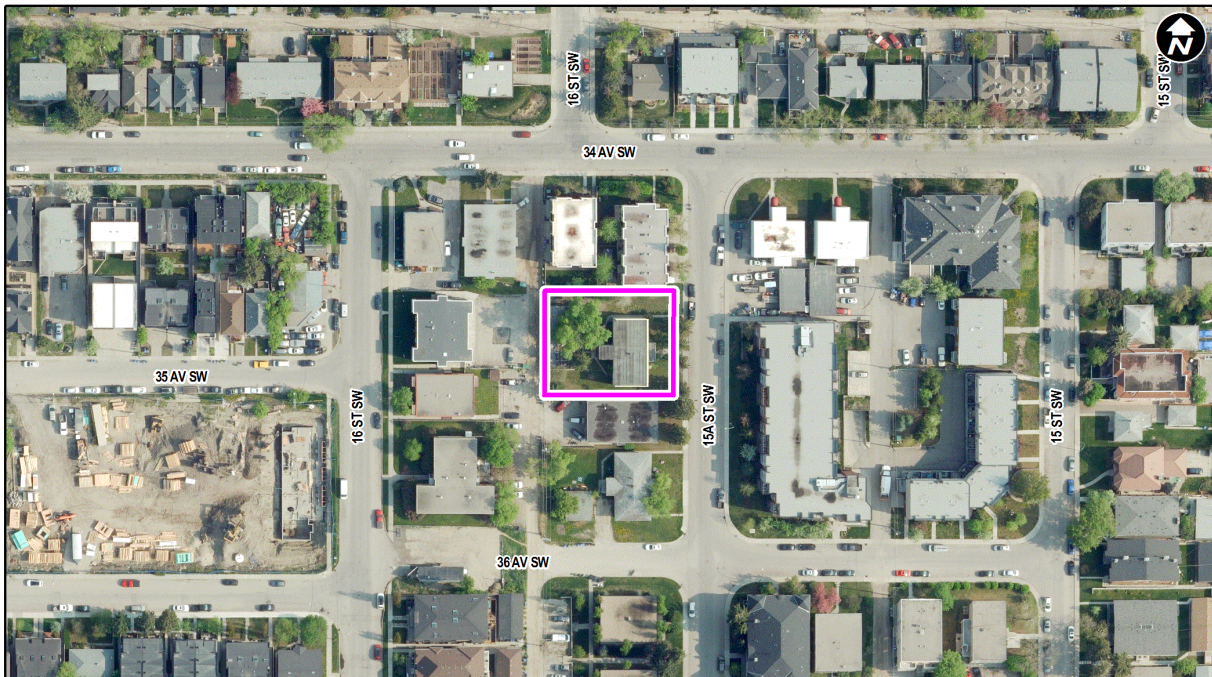
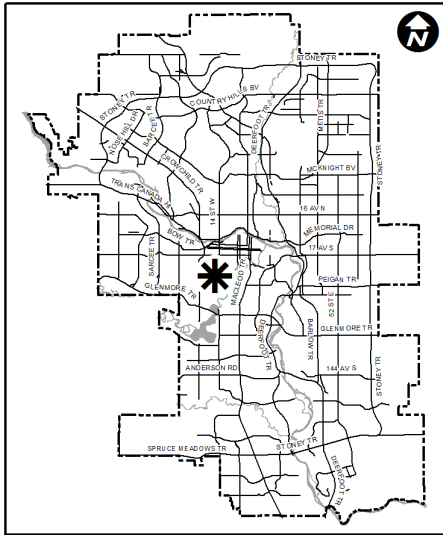
Both the land use and development permit applications had been reviewed by the Urban Design Review Panel and the City Wide Urban Design team, in keeping with the direction of the Urban Design Review Framework.

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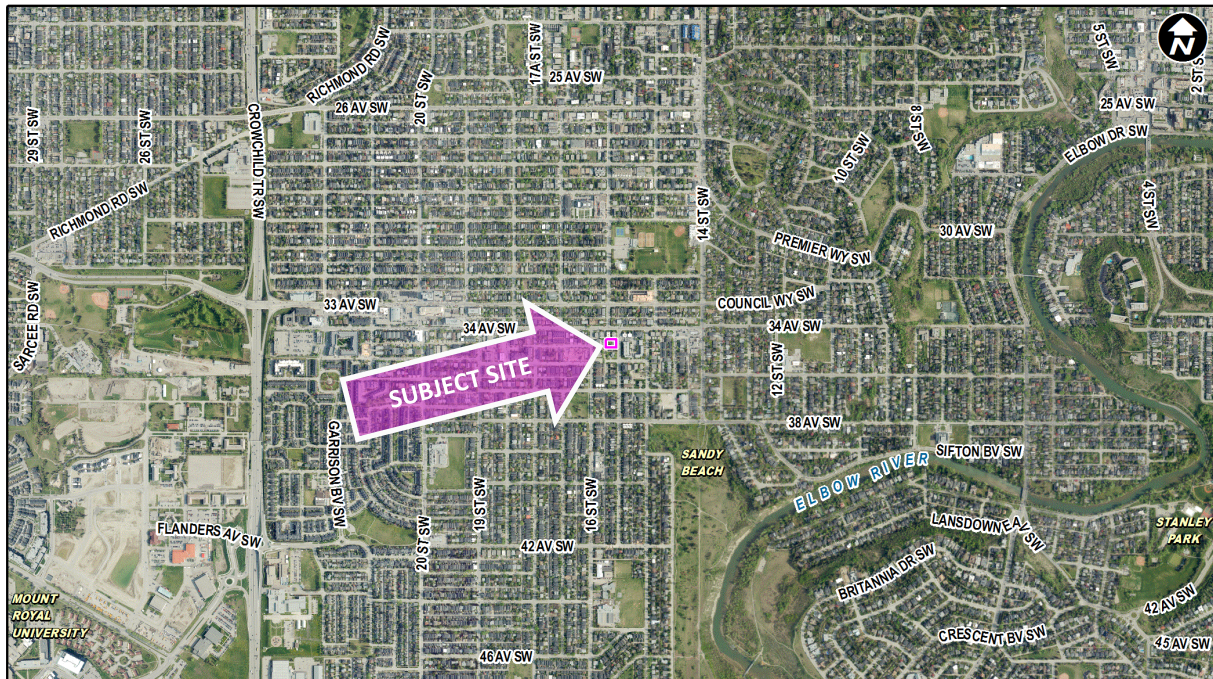
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Location Maps



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Site Context

The subject parcel, in the community of Altadore, measures approximately 31 metres in its frontage by 38 metres in its depth. It has a total area of approximately 0.11 hectares (0.28 acres). The subject parcel sits about 50 metres south of 33 Avenue SW and 34 Avenue SW. **Currently there is one existing 3-storey building on the subject parcel.** The surrounding development is characterized by a mix of housing types that includes single detached homes, semi-detached homes, rowhouses, townhomes, with a predominance of apartment buildings ranging from approximately 10 metres to 14 metres (three to four storeys) in height. All parcels immediate to the north, south, east and west of the site are designated M-C1. This allows for a mix of residential built form, up to and including three-to-four-storey residential apartment buildings.

As identified in *Figure 1*, the community of South Calgary is currently at its peak population.

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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

Initially, the applicant had proposed a land use amendment of M-H1. With Administration's direction, the applicant has changed the proposed land use amendment to the M-C2 District. The M-C2 District is deemed to be more in keeping with the applicable policies as discussed in the Strategic Alignment section of this report. This M-C2 District also aims for similar built form outcomes that fit well with the surrounding M-C1 District.

Land Use

The existing M-C1 District allows for medium density residential development with a maximum density of 148 units per hectare, or 16 units on this parcel, and a maximum height of 14 metres. The proposed M-C2 District would allow for a slightly higher intensity multi-residential development with a FAR of 2.5 rather than a set density maximum. This achieves an effective utilization of land, yielding more housing units with a compact ecological footprint; and a modest densification in a walkable location which supports nearby local businesses and amenities along 14 Street SW and 33 Avenue 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, creating built form outcomes that would fit sensitively with the adjacent R-C2 District of low density residential development surrounding this M-C1 District.

Both the M-C1 and M-C2 Districts have similar contextual rules. The rules of both districts focus on ensuring contextual building setbacks and reducing the building mass of the upper floor of the development. These rules, with moderate height differences, aim at achieving similar outcomes as intended by the transitioning function of M-C1 District of the Bylaw 1P2007.

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With the current evolving built form characteristics of South Calgary, 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 area; 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 DP2020-0702 (as summarized in Attachment 3) was submitted on 2020 February 06 and is currently under review by Administration. The application proposes a five-storey apartment building that offers individual street-oriented unit entrances along 15A Street SW. The proposed development comprises 53 dwelling units with a mix of studio, one and two-bedroom types. Such unit types would be able to accommodate a range of households, as encouraged by the local area plan. The landscaping design together with appropriate building massing provides a good contextual fit for the proposed building. Existing public trees along the parcel frontage offer both a green transition buffer and an enhanced pedestrian-friendly interface along 15A Street SW.

Transportation

The subject parcel is well-situated with many amenities within walking and cycling distance. Connectivity to the subject site is provided via a combination of sidewalks, cycling facilities, frequent transit service and streets.

Located along 15A Street SW, classified as a local road in the Calgary Transportation Plan, the subject site is close to several destinations such as Marda Loop (33 Avenue SW/34 Avenue SW) and 14 Street SW Neighbourhood Main Streets, various schools (Richmond K-6, Mount Royal Junior High), and parks (Kiwans Park, South Calgary Park & Outdoor Pool, Marda Loop Communities Association), and community resources (cSPACE King Edward, Giuffre Family Library).

Cycling facilities near to the subject site include a combination of on-street bikeways along 34 Avenue SW and a shared bike lane on 15 Street SW. These connect to the 20 Street SW bike lanes, Elbow River Pathway system and the greater municipal cycle network.

Public transit is provided by bus Routes 7, 13, and 22 are all within an approximate 10-minute walking distance of the subject site along 33 Avenue SW and at 14 Street SW/38 Avenue SW. These routes provide connectivity from West Hills to Downtown.

Vehicular access to the parcel will be provided from the rear lane.

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Environmental Site Considerations

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

Utilities and Servicing

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.

Climate Resilience

The applicant has proposed further support for active transportation through surplus indoor secure bike storage that exceeds bylaw requirements.

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, increased density, traffic and parking, and changes to the ARP (see Attachment 4).

The applicant also met with the Marda Loop Communities Association on 2020 February 10 to discuss the land use amendment application. In addition, the applicant 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 five letters of concern from nearby residents related to the initially proposed M-H1 District. These letters identified concerns with the massing and height, over-developing of the area, parking and traffic, privacy and loss of neighbourhood character. The Marda Loop Communities Association submitted a letter on 2020 February 21 of non-support of the M-H1 land use amendment proposal (Attachment 5). In addition to the above-described concerns, the Community Association also expressed concern over the potential of zoning creep within the M-C1 area. The Community Association did not respond with comments for the proposed M-C2 land use amendment.

The applicant has attempted to address the community concerns through the change of the initially proposed land use amendment of M-H1 to the currently proposed M-C2 District.

Administration has considered relevant planning issues specific to the proposed M-C2 redesignation and determined the proposal to be appropriate, with both the increased density

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and building height of 2 metres above the current allowable maximum height. The M-C2's contextual rules effectively moderate the overall proposed building massing and height to facilitate appropriately sensitive development within the site context.

Compliance with relevant policies and bylaws, site design, traffic and access are all reviewed as part of the related development permit process.

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 Strategy

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The applicant is proposing that the development permit implement measures supportive of Program 5: Low or Zero-Emissions Transportation of this strategy.

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

The [South Calgary / Altadore ARP](#) shows the subject parcel being within the Residential Medium Density policy area. The medium density policy 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 indicate the subject parcel is appropriate for an M-C2 designation within the medium density area.

The *South Calgary / Altadore ARP* is also currently under review by Administration as part of the West Elbow Communities Local Growth Planning project. While 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. Decisions 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.

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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, while still respecting the existing context immediately adjacent to the parcel.

ATTACHMENT(S)

1. **Proposed Bylaw 41P2020**
2. Applicant's Submission
3. Development Permit Summary
4. Applicant's Community Outreach
5. Community Association Letter
6. **Proposed Bylaw 126D2020**
7. **Public Submissions**
8. **CPC Member Comments**