

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
26 STREET NORTH OF 14 AVENUE SW
BYLAW 160D2017

MAP 18C

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate two residential parcels in the community of Shaganappi from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd60) District to accommodate four (4) grade-oriented residential dwelling units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 March 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 160D2017; and

1. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1440 and 1442 – 26 Street SW (Plan 1511702, Block 5, Lots 53 and 54) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (M-CGd60) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 160D2017.

REASON(S) FOR RECOMMENDATION:

The proposed M-CGd60 district supports the applicant’s intent to construct two front-back semi-detached dwellings, and is in alignment with applicable policy. This residential form requires a Multi- Residential Development use, as the Land Use Bylaw 1P2007 (LUB) definition of Semi-Detached Dwelling requires units to be side-to-side. The proposed land use designation permits Multi- Residential Development in a form that can be accommodated on the parcels while ensuring sensitivity to the existing context.

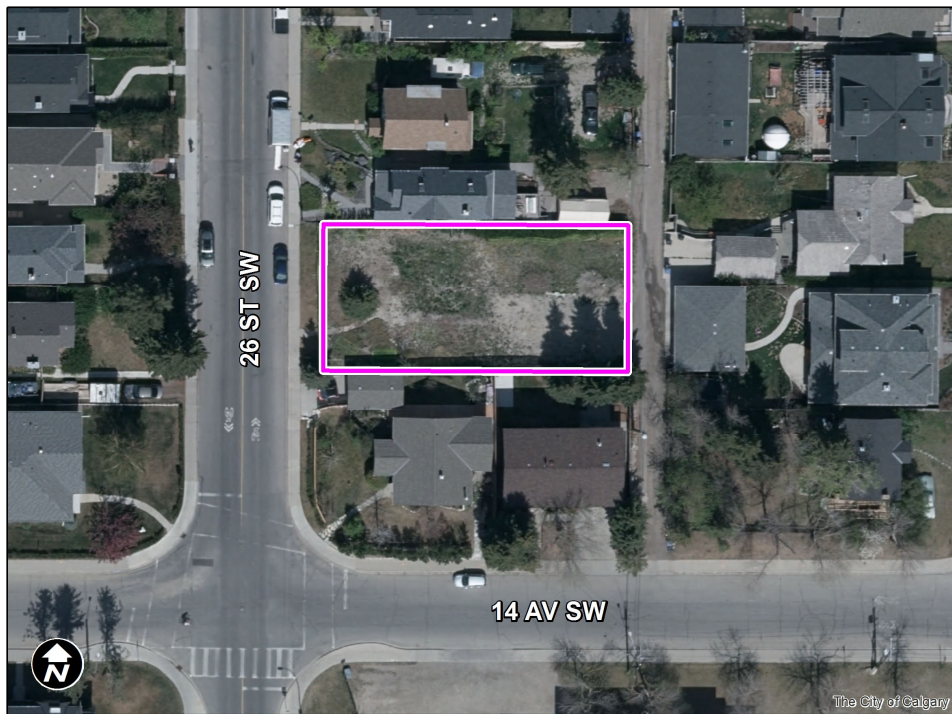
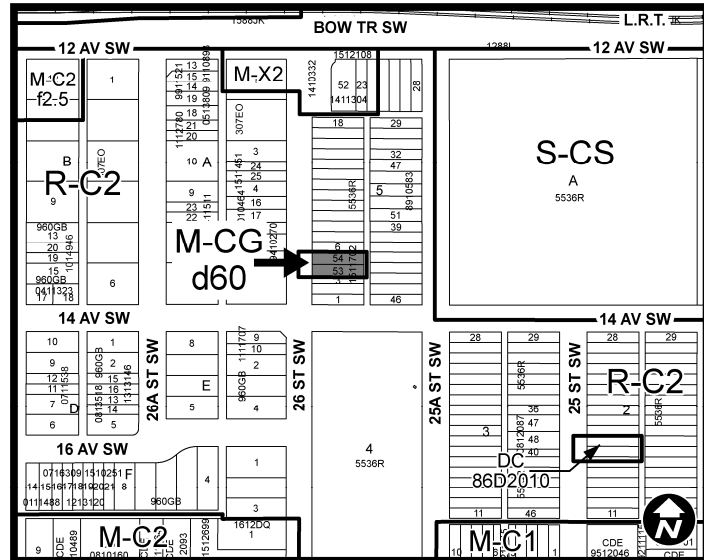
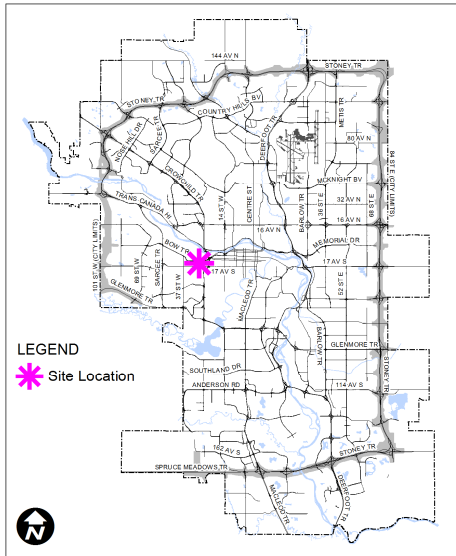
ATTACHMENT

1. Proposed Bylaw 160D2017
2. **Public submission**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1440 and 1442 – 26 Street SW (Plan 1511702, Block 5, Lots 53 and 54) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (M-CGd60) District.

Moved by: L. Juan

Carried: 7 – 1

Opposed: D. Leighton

Reasons for Approval from Mr. Wright:

- I am not a fan of spot zoning and seeing this land use in the middle of low density residential. However, the recent ARP kept densities artificially low, so seeing extra density, even as spot zoning is likely appropriate.

Reasons for Opposition from Mr. Leighton:

- I support intensification around this and other LRT stations. This should be accompanied, however, by a comprehensive amendment of the Area Redevelopment Plan, area wide up zoning and collection of ARP levies to support the infrastructure resulting from increased density.
- I believe that incremental, lot-by-lot redevelopment could discourage or even preclude redevelopment to considerably higher density around LRT stations.

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Applicant:

Farmboy Contracting

Landowner:

Jiyi Hu

PLANNING EVALUATION

SITE CONTEXT

The site consists of two narrow parcels in the residential community of Shaganappi. With a combined frontage of 18.4 metres and a depth of 38.0 metres, the site has a total area of 698 square metres. The community is predominantly R-C2 and has been experiencing infill redevelopment in the form of newer single-detached infill, semi-detached housing, and an approved backyard suite across the lane. The site is approximately 50 metres from an elementary school and 180 metres from Shaganappi Park.

Shaganappi is well below its historical peak population, as shown below.

Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2016 Current Population	1,560
Difference in Population (Number)	-572
Difference in Population (Percent)	-27%

LAND USE DISTRICTS

The proposed M-CGd60 district allows for development of two buildings with two grade-oriented units each, a form that is compatible with the established character of the community. Setback policies for the district are contextually sensitive and will be determined by the rest of the block face. The “d60” modifier restricts the total number of units on this site to 4.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Municipal Development Plan (MDP)

The site is located within a Residential, Developed – Inner City typology as identified on Map 1 of the MDP. This proposal aligns with General – Developed Residential policies (Section 3.5.1), Inner City Area policies (Section 3.5.2), and numerous city-wide objectives including transit-supportive land use (Section 2.2.2), complete communities (Section 2.2.4), strong residential neighbourhoods (Section 2.2.5), and housing (Section 2.3.1).

Shaganappi Point Area Redevelopment Plan (ARP)

The site is within a “Low Density Multi-Residential” land use policy area as shown on Map 2.1 of the ARP with the intent of making 26 Street SW an important connection between the heart of the community and Shaganappi Point LRT station. Policy for this area explicitly states “low density grade oriented multi-residential development” as being appropriate (Section 2.3).

TRANSPORTATION NETWORKS

The site is approximately 200 metres from Shaganappi Point LRT station, with bus service for routes 2, 6, 72, 73, 93, 94, and 306. Vehicular access to the parcel will be provided through the lane, which is narrow at 4.88 metres. Future development along this block is required to provide a 3.0 metre setback from the rear property line in accordance with the ARP in order to ensure space for garage access. A shared bicycle lane runs along 26 Street SW in front of the site, and curbside parking is restricted to permit parking only.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available to service the subject site.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association stated they had no objection to the proposed land use.

Citizen Comments

Two letters of opposition were received citing concerns over increased density accessing the narrow lane, and questioning the need for a land use redesignation.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is to rezone the subject property from R-C2 to M-CGd60. A pre-app meeting was held with Senior Planner Colleen Reene-Grivell in June 2016, and the re-zoning seemed feasible. We believe that the neighbourhood is well suited to higher density, mainly due to its close proximity to public transit and downtown. The Shaganappi Point station is only 1 block away. There is a cycle route that passes directly in front of this site and continues on to the Bow river pathway to downtown. There have been other land use redesignations approved nearby recently.