

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5004 - 21 Street SW, LOC2020-0130

RECOMMENDATIONS:

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for an amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acre \pm) located at 5004 – 21 Street SW (Plan 1720AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 17:

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 7P2021** for an amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 15D2021** for the redesignation of 0.07 hectares \pm (0.17 acre \pm) located at 5004 – 21 Street SW (Plan 1720AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

HIGHLIGHTS

- The application seeks to redesignate the subject property to allow for low density development with the intent of building a five-unit rowhouse development.
- This application represents a modest increase in density in close proximity to transit routes in an established inner-city neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP), and the *South Calgary/Altadore Area Redevelopment Plan* (ARP) as amended.
- What does this mean to Calgarians? More choice in the types of housing available and promote more efficient uses of existing infrastructure.
- Why does it matter? By providing for modest increases in density, R-CG developments provide greater choice of housing form in established areas, close to goods and services.
- An amendment to the *South Calgary/Altadore ARP* is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This land use amendment application was submitted by the landowner Professional Custom Homes Ltd, on 2020 August 26. The Applicant Submission (Attachment 3) indicates that the owner is looking to redevelop this property, increasing the allowable density from two to five units and taking advantage of the opportunity to adapt to evolving household needs. The parcel is currently developed with a single detached dwelling and garage with access from 49 Avenue SW.

The proposed R-CG District represents a minor increase in low-density development options including Rowhouse. A development permit (DP2020-6811) for a rowhouse has been submitted and is under review (Attachment 5).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Marda Loop Community Association was appropriate. In response, the applicant conducted an online survey promoted via Facebook to receive feedback from the community. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised [online](#).

Administration received six letters of opposition representing five households and no letters of support. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Already too many rowhouses in the community;
- Loss of tree canopy;
- Loss of privacy; and
- Threat of toxic air pollution with five new dryer vents, intensifying health issues.

No comments from the Marda Loop Community Association were received at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Site development including landscape, building design and parking requirements will be reviewed at the development permit stage.

Approval: S. Lockwood concurs with this report. Author: K. Bahl

City Clerks: A. Degrood

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to five rowhouse units with the option to include the additional uses of secondary suites or backyard suites will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 7P2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Proposed Development Permit (DP2020-6811) Summary
6. **Proposed Bylaw 15D2021**
7. **Public Submission**

Department Circulation

General Manager	Department	Approve/Consult/Inform