

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
28 AVENUE SW AND 19 STREET SW
BYLAWS 30P2016 AND 174D2016**

MAP 8C

EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of the subject parcels in the community of South Calgary from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District in order to facilitate a four unit multi-residential rowhouse development.

A minor policy amendment will also be required to change the subject lots within ‘Map 2’ from ‘residential conservation’ to ‘residential low density’.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 30P2016 and 174D2016; and

1. **ADOPT** the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 30P2016.
3. **ADOPT** the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 2004 – 28 Avenue SW (Plan 4479P, Block 15, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 174D2016.

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REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan by providing more housing diversity and choice within complete communities.

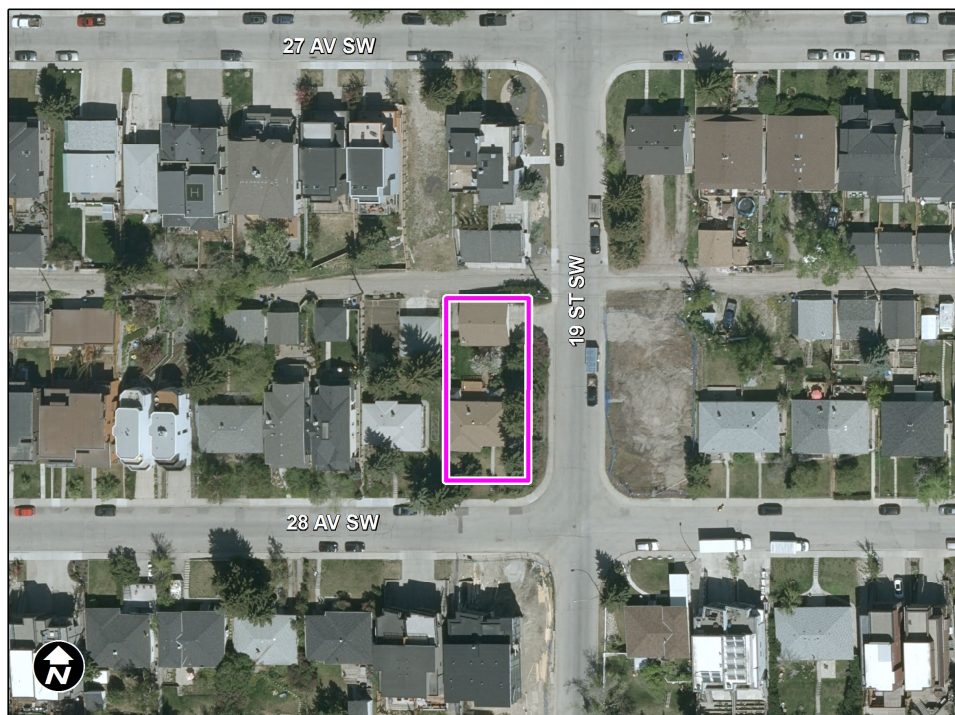
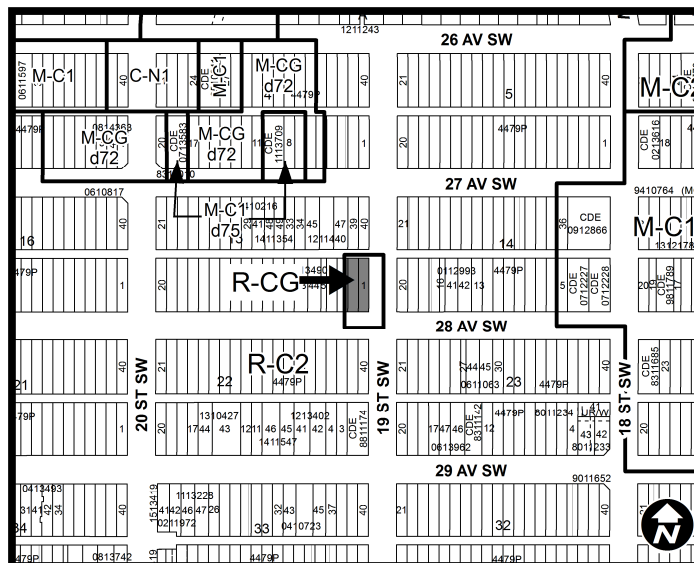
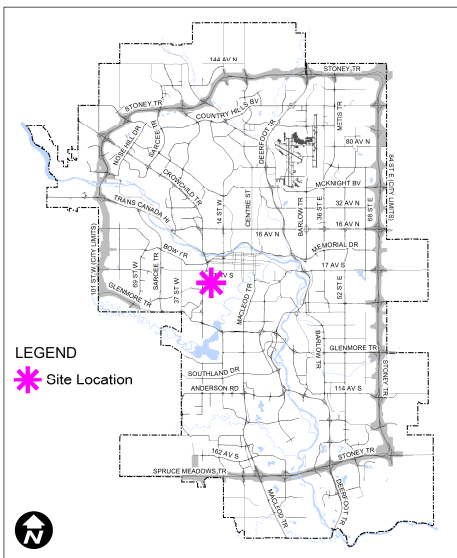
ATTACHMENTS

1. Proposed Bylaw 30P2016
2. Proposed Bylaw 174D2016
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|---|-----------------------|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (APPENDIX II). | |
| | Moved by: G. Morrow | Carried: 7 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 2004 – 28 Avenue SW (Plan 4479P, Block 15, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. | |
| | Moved by: G. Morrow | Carried: 7 – 0 |

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Applicant:

Inertia

Landowner:

Randall Keylock

PLANNING EVALUATION

SITE CONTEXT

The subject lots are located to the west of 19 Street SW and to the north of 28 Avenue SW. These lands are located directly adjacent to low density residential development. The sites currently contain one single detached dwelling.

LAND USE DISTRICTS

Current Land Use District – Residential – Contextual One/Two Dwelling (R-C2) District

Development guideline highlights found in the existing District include:

- accommodation existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the development area;
- permitted uses – contextual semi-detached dwelling, contextual single detached dwelling and secondary suites;
- discretionary uses - addiction treatment, assisted living, bed and breakfast, duplex dwelling, place of worship – small and semi-detached dwelling;
- varied setback areas in a manner that reflects the immediate context; and
- a maximum residential building height of 8.6 metres.

Proposed Land Use District – Residential – Grade-Oriented Infill (R-CG) District

Development guideline highlights of the proposed R-CG District include:

- accommodation of existing residential development;
- accommodation of grade oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters;
- accommodation of secondary suites and backyard suites with new and existing residential development;
- provision of flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time;
- accommodation of site and building design that is adaptable to the functional requirements of evolving household needs;

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- permitted uses – accessory residential building, contextual semi-detached dwelling, home based child care – class 1, and rowhouse building (in compliance with district rules and section 347.3);
- discretionary uses: rowhouse building (non compliance with district rules and section 347.3), addiction treatment; assisted living; backyard suite, bed and breakfast, cottage housing cluster, duplex dwelling, place of worship – small, semi-detached dwelling, single detached dwelling; and
- a maximum density of 75 units per hectare.

The subject site meets the parcel R-CG size requirements to accommodate all residential development except for the cottage housing cluster which requires a parcel size of 0.07 hectares.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The parcel is located within a Residential, Developed – Established Area as identified in Map 1: Urban Structure of the MDP). While the MDP does not make specific reference to the site, the proposal is in line with a number of MDP policy areas including:

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #8: Optimize infrastructure,

South Calgary/Altadore Area Redevelopment Plan

The subject sites are currently designated as ‘residential conservation’ within the South Calgary/Altadore ARP, which provides for:

- low profile infill development that is compatible with surrounding dwellings;
- existing structures being in good repair and conserved; and
- having structures in poor repair being rehabilitated or replaced.

A policy amendment, reflected in ‘Map 2’ will be required to change the sites to ‘residential low density’ which allows for:

- low profile family-oriented redevelopment;

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- development that must provide direct access to grade or to landscaped areas as well as a proportion of units with two or more bedrooms; and
- townhousing and stacked townhousing

TRANSPORTATION NETWORKS

The site is located approximately 225 metres from the nearest transit stop, which services the Route 6 and offers service to the Westbrook LRT station.

There are no on-street parking restrictions.

UTILITIES & SERVICING

A water main is available to service the site at 28 Avenue SW. (150 millimetres, 1952). No upgrade is required.

Sanitary sewer is available to service the site at 28 Avenue SW (250 millimetres, 1952). If the proposed density is over 55 person/hectare and the proposed sanitary flow is exceeding 1 Litre/second.

A Sanitary Servicing Study will be required at Development permit stage.

Storm sewer is available at the backlane northeast of the site (375 millimetres, 1960). A storm sewer may need to extend westerly along backlane or southerly along 19 Street SW for the site to tie in.

Note, any extension will be at the expense of the developer. Additional information regarding services will be provided at Development Permit stage.

ENVIRONMENTAL ISSUES

Not applicable.

GROWTH MANAGEMENT

Not applicable.

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PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the CPC report submission date.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of South Calgary and consists of 0.065 ha. The land is privately owned. A land use amendment is required in order to construct a Four-unit Rowhouse Building which is a project better suited to this site than a semi-detached building.

The current land use designation is R-C2 (Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

The proposed development will provide Four dwellings in a Rowhouse Building configuration with front doors facing 19 Street SW. A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to a Residential – Grade-Oriented Infill (R-CG) District.

Like R-C2, The R-CG District is a Low Density Residential District intended for Grade-Oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

Accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

This proposed development is consistent with the local area plan in place for South Calgary which encourage more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. In addition, the site has specific attributes which make it ideal for rowhouse development.

- The site is only four minutes walk from transit routes on 26 Avenue SW (Bus route 6).
- It is less than 8 minutes walk to Richmond School.
- It is less than 15 minutes walk to local shopping and other commercial uses on 33 Avenue SW.
- The site is less than 10 minutes drive to Crowchild Trail, a major corridor,

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APPENDIX II

PROPOSED AMENDMENT TO THE SOUTH CALGARY/ALTADORE
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy” as follows:

