

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 11)
38 AVENUE SW AND 15A STREET SW
BYLAWS 31P2016 AND 175D2016**

MAP 5C

EXECUTIVE SUMMARY

This land use redesignation proposes an increase in density from Residential - Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a multi-residential development.

An amendment to the South Calgary/Altadore Redevelopment Plan is required to accommodate this land use amendment application.

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 31P2016 and 175D2016; 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 31P2016.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) 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 175D2016.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

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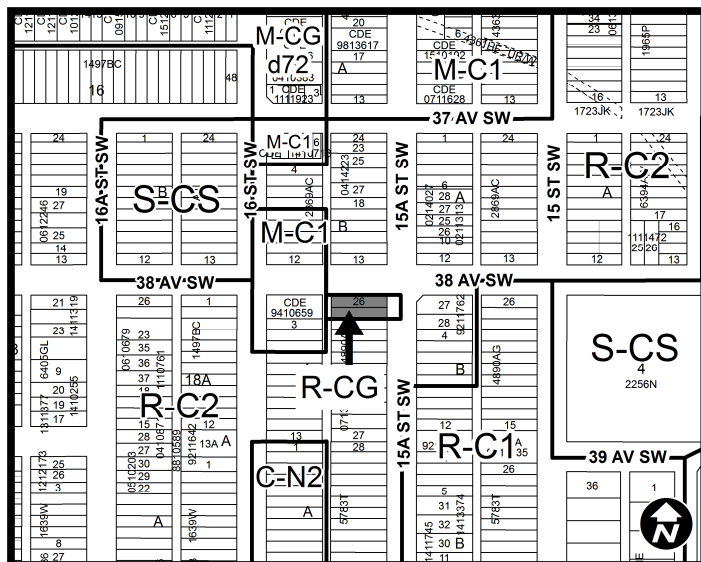
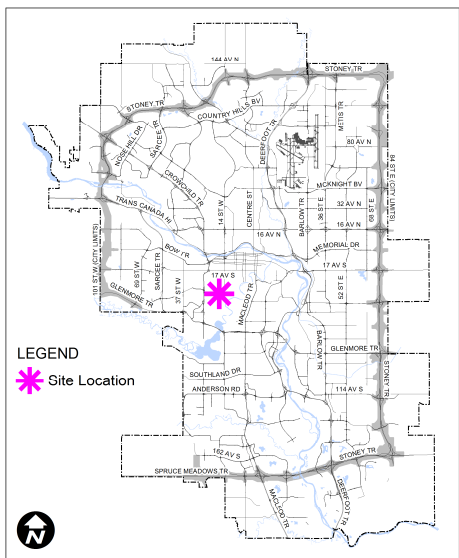
ATTACHMENTS

1. Proposed Bylaw 31P2016
2. Proposed Bylaw 175D2016
3. Public Submission

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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 0.06 hectares ± (0.14 acres ±) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. |
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Applicant:

Verde B Holdings Ltd

Landowner:

Verde B Holdings Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of South Calgary, at the south corner of 38 Avenue SW and 15a Street SW. Surrounding development consists of Kiwanis Park 100 metres to the West, Elbow River park 120 metres to the East, and surrounded low-density residential and low-profile multi-residential. The subject site benefits from rear lane access off of 38 Avenue SW.

LAND USE DISTRICTS

The proposed R-CG District allows for up to 4 units on the parcel given the lot size. The R-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified as Developed Residential Area - Inner City on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the South Calgary/ Altadore Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

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

The subject site is located in the Conservation/Infill Residential Area as identified on Map 2 of the South Calgary/ Altadore Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings. The South Calgary/Altadore ARP supports compatible infill development. In order to bring the proposal into alignment with the South Calgary/ Altadore ARP due to the density proposed on these parcel it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcels from Residential Conservation to Residential Low Density. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, that are already allowed in certain locations by the ARP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The site is located approximately 28 metres from the transit stop, servicing the #13 route, and offer service to the downtown core. Site is also located 675 metres from the transit stop, servicing Route 7, and offers service also to the downtown core.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required

ENVIRONMENTAL SUSTAINABILITY

An analysis of any potential site specific measures that would contribute toward an environmentally friendly development will be conducted at the development permit stage.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

There were no comments provided by the Community Association.

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The reasons for making the rezoning application for 1603 38 Ave SW are as follows:

- 1) Currently on the site is an older fourplex zoned R2.
- 2) Verde B Holdings Limited would like to develop a new 4 unit townhome project for this site.
- 3) Adjacent to this site, on the West side and North West side are multifamily properties. These sites are zoned MC-1
- 4) 1603 38 Ave SW is on the No. 13 Bus Route that provides transportation into the downtown core as well as Mount Royal University.
- 5) We have signed letters from the people that own the property directly adjacent to the south and west of 1603 38 Ave SW stating that they Do Not object to the rezoning of 1603 38 Ave SW.
- 6) The redevelopment of said property is congruent with the City of Calgary's plans to increase density in the city core.

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APPENDIX II

PROPOSED AMENDMENT TO THE SOUTH CALGARY/ALTADORE
AREA REDEVELOPMENT PLAN

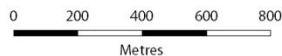
- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy” as follows:

Map 2

Land Use Policy

Legend

- ■ — ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Local Commercial
- General Commercial
- Open Space



This map is conceptual only. No measurements of distances or areas should be taken from this map.

