

**LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
WEST OF 28 STREET SW AND SOUTH OF 14 AVENUE SW
BYLAW 101D2016**

MAP 18C

EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented (R-CG) District to allow for rowhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 March 10

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 101D2016; and

1. **ADOPT** the proposed redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 1709 – 28 Street SW (Plan 8367FP, Block 1, Lot B) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 101D2016.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP). The proposed R-CG land use district is intended for parcels in proximity to or directly adjacent to other low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel has a larger than average width at 18.3 metres (60.0 feet), is located within short walking distance of two LRT stations and has direct lane access.

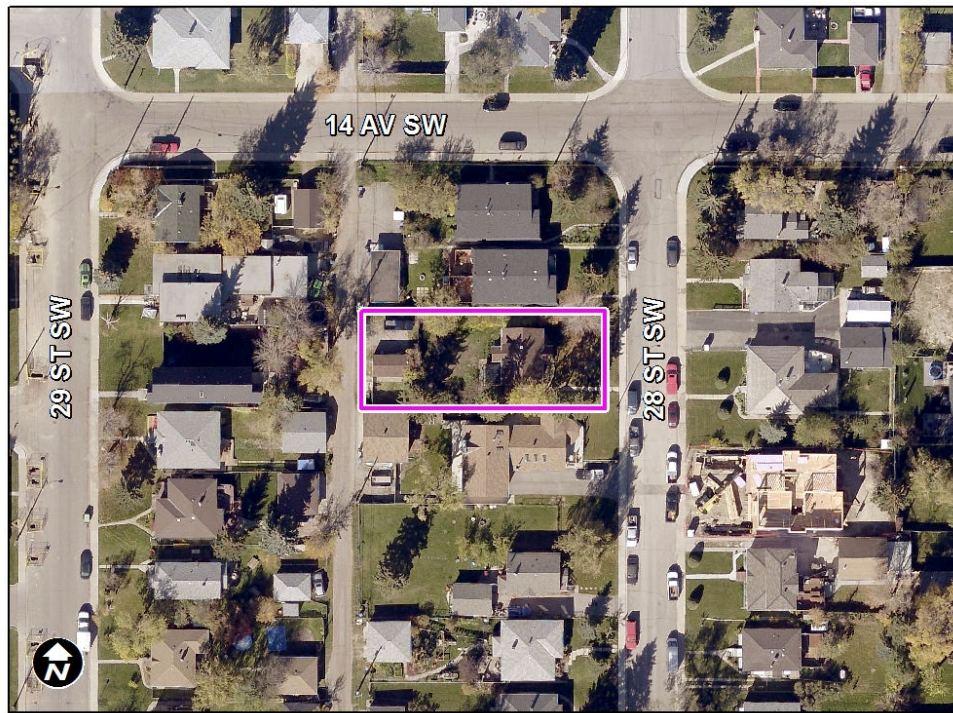
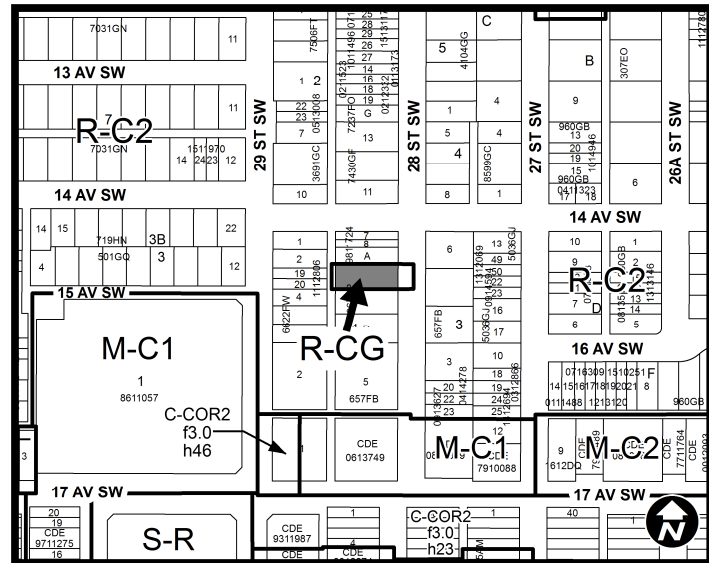
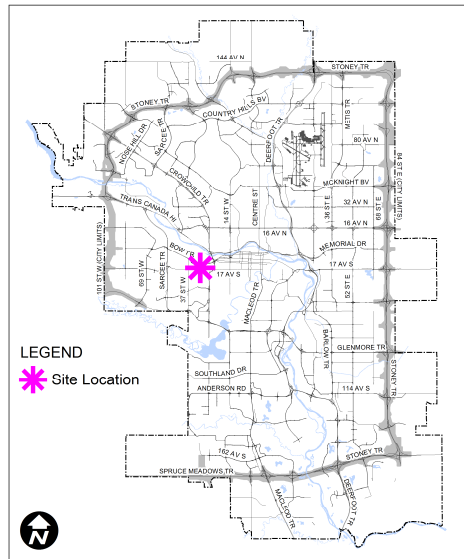
ATTACHMENT

1. Proposed Bylaw 101D2016

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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 0.08 hectares \pm (0.21 acres \pm) located at 1709 – 28 Street SW (Plan 8367FP, Block 1, Lot B) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: M. Wade

Carried: 9 – 0

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Applicant:

Inertia

Landowner:

Naizam Cassam

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Shaganappi, south of 14 Avenue SW along 28 Street SW. The site is currently developed with a single detached dwelling and a detached garage. Immediate surrounding land uses include primarily low density, single detached, and semi-detached residential dwellings and multi-residential development a half a block away. The parcel is near the middle of the block and is 18.3 metres (60.0 feet) in width. The Shaganappi Point LRT Station is a 5 minute walk to the northeast and the Westbrook LRT Station is less than a 10 minute walk to the west.

LAND USE DISTRICTS

The proposed land use is Residential – Grade-Oriented Infill (R-CG) District. Although the proposed R-CG District would represent an increase in density on the subject parcel from the existing R-C2, this district is considered a low density residential district under Land Use Bylaw 1P2007. In addition, the proposed R-CG District would provide for residential built forms, including single detached, semi-detached and rowhouse buildings, that would be contextually sensitive to existing development. The minimum width permitted under the R-C2 District for a semi-detached dwelling on a subdivided lot is 6.0 metres (19.7 feet). The minimum width permitted under R-CG of a street facing facade of a unit is 4.2 metres (13.8 feet). Ultimate development of the parcel under R-CG could result in three units with widths of 5.23 metres (17.2 feet) each due to the larger than typical lot width (18.3 metres). These widths are not significantly different than what would be allowed in an R-C2 district and therefore are not significantly out of context for the area.

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

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This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The site is also well served by transit as it is within short walking distance to two LRT stations.

The subject parcel is not within a local area plan, but just outside of three area plans: Shaganappi Point ARP, Killarney / Glengarry ARP and Westbrook Village ARP.

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from the Shaganappi Point LRT Station and Westbrook LRT Station, as well as transit stops for several bus routes on 17 Avenue SW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

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

No comments were received from the Shaganappi Community Association.

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Citizen Comments

Two letters were received from adjacent residents or landowners. One of these was in support and one in opposition. The letter in opposition to the proposal was concerned that increased density should be kept along 17 Avenue and Bow Trail.

The comment in opposition was considered by Administration; however, the R-CG district was approved by Council for local contexts in line with the site in question.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in the community of Shaganappi and consists of 0.084 ha. The land is privately owned. A land use amendment is required in order to construct a Three-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 three dwellings in a rowhouse building configuration with front doors facing 28 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-Orientated Infill (R-CG) District.