

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1704 – 48 Avenue SW, LOC2020-0155

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1704 – 48 Avenue SW (Plan 3286GN, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 19:

That Council:

1. Give three readings to **Proposed Bylaw 62P2021** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 161D2021** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1704 – 48 Avenue SW (Plan 3286GN, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses in addition to the building types already allowed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- The proposal allows for an appropriate building form and set of uses along 48 Avenue SW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing opportunities for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will provide a wider variety of housing types within Altadore.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* is required as part of this application.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This application was submitted on 2020 October 22 by Permit Masters on behalf of the landowner, Bassi Holdings Ltd. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 3) indicates they intend to construct a four-unit rowhouse.

The approximately 0.06 hectare (0.15 acre) corner parcel is located along 48 Avenue SW, on the west side of 16 Street SW within the community of Altadore. The site is currently developed with a single detached dwelling.

The *South Calgary/Altadore ARP* applies the Residential Conservation policy to the subject site, restricting development to a maximum of two dwelling units. To facilitate this application, a minor map amendment is required to change the typology of the subject site to Residential Low Density.

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 the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant used the assessment tool to determine that the project is likely to be of low impact to the community and is not proposing a major change or disruption. The outreach tactics used included print materials that were delivered to 76 households surrounding the site and to the Marda Loop Communities Association (MLCA). In addition, the applicant spoke with the Ward Councillor's office. The applicant also attempted to speak with the MLCA but did not receive a response. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practises, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters included the following areas of concern:

- pedestrian safety and crime;
- building shadowing; and
- on-street parking and traffic congestion.

The MLCA has not provided a response to Administration's circulation for comments sent on 2020 November 09 or to a follow-up email from the file manager on 2021 March 01.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building scale and massing, potential effects on shadowing, safety issues, parking requirements, and vehicle access will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application may enable the continuation of development in the community of Altadore and may provide a future framework for residential development. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit to support Program 4 (Climate Mitigation Action Plan) of the [Climate Resilience Strategy](#).

Economic

Not applicable.

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 62P2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 161D2021**
6. **Public Submissions**

**Planning & Development Report to
Calgary Planning Commission
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Department Circulation

General Manager	Department	Approve/Consult/Inform