

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2050 – 45 Avenue SW, LOC2021-0166

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2050 – 45 Avenue SW (Plan 5860AM, Block 9, Lots 24 and 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for rowhouses in addition to the building types already listed in the existing land use district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing options in the inner-city, with access to transit and services.
- Why does this matter? The proposal would provide a wider variety of housing types within the community of Altadore.
- No development permit has been submitted at this time.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required as part of this application.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 October 14 by Horizon Land Surveys on behalf of the landowner, Statera Homes Inc. No development permit application has been submitted at this time, however, the Applicant Submission (Attachment 3) indicates the intention to construct a four-unit rowhouse.

The approximately 0.06 hectare (0.15 acre) corner parcel is located along 45 Avenue SW, on the east side of 20 Street SW within the community of Altadore. The site is currently developed with a single detached dwelling.

An amendment to Map 2 of the *South Calgary/Altadore ARP* is required to accommodate the proposed R-CG District (Attachment 2).

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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 community association was appropriate. The applicant used the assessment tool to determine that the project is likely to have a low impact to the community as it is not proposing major change or disruption. Outreach included print materials that were delivered to residents within a 90 metre radius, door knocking and reaching out to the Marda Loop Communities Association (MLCA). In addition, the applicant spoke with the Ward Councillor's office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

- pedestrian safety;
- building orientation;
- shadow impacts;
- on-street parking; and,
- traffic congestion.

One letter from the public was in support of the increase to a four-unit rowhouse, as the density and the proposed 20 Street SW frontage seems appropriate.

The MLCA has not provided a response to Administration's circulation sent on 2021 October 29. A follow up email was sent on 2022 January 06 and there was still no response.

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 applications 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.

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IMPLICATIONS

Social

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

Environmental

The applicant has indicated that they plan to pursue specific measures as part a future development permit to support Program 4 (Electric and low-emissions vehicles) of the [Climate Resilience Strategy](#).

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for an efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform