

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1531 – 33 Avenue SW, LOC2021-0065

RECOMMENDATIONS:

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 (0.14 acres \pm) located at 1531 – 33 Avenue SW (Plan 4479P, Block 64, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application seeks to accommodate a multi-residential development with an anticipated 10 dwelling units and maximum building height of 12.0 metres (approximately three storeys).
- The proposal would allow for an appropriate increase in height and intensity along a Neighbourhood Main Street, within walking distance of a commercial area, and in keeping with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional housing choice in an inner-city community well-served by transit would support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification in Calgary's Inner-City Area and make efficient use of existing infrastructure.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit application has been submitted and is under review.
- 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 by CivicWorks on behalf of the landowner, SNH Developments Ltd on 2021 April 26. The applicant has provided a description of their proposal in the Applicant Submission (Attachment 4).

The proposed DC District would allow for low-rise multi-residential development with a maximum floor area ratio (FAR) of 1.5 split between two buildings. Another identical DC District is also proposed for a nearby site form (LOC2021-0072/CPC2021-1486) in Altadore and is on the same Calgary Planning Commission agenda as this application.

A development permit application (DP2021-2902) has been submitted and is currently under review (Attachment 5). The development permit application proposes two multi-residential buildings where one building fronts the street and the other is located closer to the lane. The development comprises a total of ten dwelling units that share a common amenity space in the

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middle of the parcel. Five vehicular parking stalls are provided from the lane. Waste and recycling services are anticipated to be managed by a third party that ensures containers are emptied and returned promptly onto the site, out of the lane.

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 respective community association was appropriate. In response, the applicant provided a project memo to the Marda Loop Community Association (CA) and Ward Councillor's Office in May 2021. Information provided included a summary of the development vision, planning and design rationale, and how concerns raised were addressed. Approximately 194 postcards containing project information were also hand delivered to surrounding area neighbours. These postcards directed interested parties to contact the applicant through their dedicated voicemail and email address. Furthermore, the applicant placed signage on the subject site outlining details of the development vision and land use application, supplementing the City's notice posting on site. The Applicant Outreach Summary can be found in Attachment 6.

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 five letters of opposition from the public. The letters of opposition included the following areas of concern:

- Lack of on-site parking provided for ten dwelling units;
- Lack of on-street parking available due to a transit stop located directly in front of this parcel;
- Impact to enjoyment and value to neighbouring properties; and
- Waste management from the lane and conflicts with neighbouring properties.

Administration discussed the proposal with board members from the Marda Loop CA virtually on 2021 November 17. The CA indicated that they were unaware of these applications and requested more time to consider their position and to inform their resident stakeholders. Subsequent to this discussion, Administration consulted with the applicants and determined that a larger public information session was necessary to share information regarding the project and to allow stakeholders to participate effectively in the public hearing.

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On the evening of 2022 January 19, a virtual public information session was held in partnership with the applicants, Administration and two community associations (Marda Loop CA and Elbow Park Residents Association). The session included a brief overview from Administration regarding land use amendments and DC Districts, a project overview from the applicants and a summary of concerns from the associations. An open question and answer period was held and Administration and the applicants followed up with a list of questions and answers. At the end of this session, the Community Associations and residents remained concerned over the density, waste management, parking and planning process. The Marda Loop CA provided a formal letter of objection (Attachment 7).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking are currently being reviewed with the submitted development permit application.

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

IMPLICATIONS

Social

The proposed land use would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to accommodate additional dwelling units within a smaller mid-block site within the inner-city would allow for more efficient use of land, infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

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- 5. Development Permit (DP2021-2902) Summary
- 6. Applicant Outreach Summary
- 7. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform