

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1801 – 33 Avenue SW, LOC2021-0171

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 (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 JANUARY 27:**

That Council:

1. Give three readings to **Proposed Bylaw 13P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 34D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1801 – 33 Avenue SW (Plan 4479P, Block 67, Lots 39 and 40) 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).
- The application represents an appropriate density increase of the site, allows for development that may 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 more housing opportunities within the inner city, with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation of a more diverse population.
- A concurrent development permit for a four-unit rowhouse has been submitted and is ready for decision pending Council's direction related to this proposal.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- There is no previous Council direction regarding this proposal.

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- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted on 2021 October 19 by Optima Developments on behalf of the landowner, Brian Churchman. An amendment to Map 2 of the *South Calgary/Altadore ARP* is required to accommodate the proposed R-CG District (Attachment 3). The approximately 0.06 hectare (0.15 acre) corner parcel is currently developed with a single detached dwelling.

A concurrent development permit for a four-unit rowhouse (DP2021-8178, Attachment 4) has been submitted and Administration is ready to approve the application pending Council's decision on this redesignation application.

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 have a low impact to the community as it is not proposing a major change or disruption. The outreach included print materials that were delivered to 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 Outreach Summary can be found in Attachment 5.

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

- on street parking;
- building height; and,
- increased density.

The MLCA has not provided a response to Administration's circulation for comments sent on 2021 October 26. On a follow up email sent on 2021 December 15 from the file manager to the

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MLCA, comments were provided in response to the concurrent development permit application, but no comments were provided specifically on the proposed land use redesignation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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 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 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 the different age groups, lifestyles, and demographics.

Environmental

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

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more 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 proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 13P2022**
3. Applicant Submission
4. Development Permit (DP2021-8178) Summary
5. Applicant Outreach Summary
6. **Proposed Bylaw 34D2022**

**Planning & Development Report to
Calgary Planning Commission
2022 January 27**

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform