

Land Use Amendment in Altadore (Ward 8) at 3824 – 16 Street SW, LOC2021-0174

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3824 – 16 Street SW (Plan 2869AC, Block B, Lots 11 and 12) from Multi-Residential – Contextual Low Profile (M-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to Residential – Grade-Oriented Infill (R-CG) District to accommodate a future rowhouse development with secondary suites.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and supports the long-range growth direction of the *South Calgary/Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed R-CG District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and amenities.
- Why does this matter? The proposal would contribute towards a more diverse range of housing options to meet the different social and economic needs of Calgarians.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is currently under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by Horizon Land Surveys on behalf of the landowner, 2384338 Alberta Ltd (Bill Truong), on 2021 October 22. The subject site is located in the southwest community of Altadore. The Applicant Submission (Attachment 2) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building with secondary suites. The existing M-C1 District does not specifically allow for suites within a multi-residential development. The proposed downzoning from the M-C1 District to the R-CG District would allow for the development of a rowhouse with suites included. A development permit (DP2022-00818) for a four-unit rowhouse with secondary suites was submitted on 2022 February 07 and is under review (Attachment 3).

A detailed planning evaluation of this 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

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Applicant-Led Outreach

As part 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 relevant community association was appropriate. In response, the applicant conducted a mail drop to adjacent residents within 90 metres and they contacted the Marda Loop Communities Association. 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.

The Marda Loop Communities Association provided a letter to Administration on 2022 February 23 (Attachment 5). The Community Association supports the downzoning from the MC-1 District to the R-CG District.

Administration did not receive any responses from the public.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and parking would be reviewed and determined through the review of the development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment 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 and may better accommodate the housing needs of different age groups, lifestyles, and demographics to better meet the diverse needs of Calgarians in this community.

Environmental

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

Economic

The ability to develop up to four dwelling units with secondary suites would allow for a more efficient use of existing infrastructure and services. The future development could also support local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

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Calgary Planning Commission
2022 March 10**

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-00818) Summary
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform