

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2049 – 43 Avenue SW, LOC2021-0200**

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**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 2049 – 43 Avenue SW (Plan 7100AK, Block 8, Lots 1 and 2) from Residential – 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 allowed on the parcel (e.g., single detached, semi-detached, duplex dwellings along with secondary suites).
- The proposal would allow for a minor increase in density that is compatible with the character of the community 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 may provide more housing options within the community of Altadore.
- Why does this matter? The R-CG District would allow for additional choice in housing types in close proximity to services and amenities.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use application.
- A development permit for a four-unit rowhouse with secondary suites 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 Professional Custom Homes on 2021 November 26 on behalf of the landowner, Aaron McCullough. The subject site is located in the southwest community of Altadore and is approximately 0.06 hectares (0.15 acres) in size. The site is currently developed with a single detached dwelling that fronts onto 20 Street SW.

As per the Applicant Submission (Attachment 4), a development permit for a four-unit rowhouse building with secondary suites (DP2022-00067) was submitted on 2022 January 05 and is currently under review (Attachment 3).

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**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, on 2022 January 22, the applicant distributed informational postcards to 102 surrounding households. The postcards provided information about the project, applicant contact information, and a link to an online survey for the recipient to complete. At the same time, an Instagram and Facebook advertisement targeting residents of Altadore and surrounding communities invited viewers to complete the online survey. A total of 28 survey responses and four response emails were collected from residents. The applicant also contacted the Marda Loop Communities Association but did not receive feedback. 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 60 letters of opposition, which included the following areas of primary concern:

- perceived change to community character;
- shadowing caused by building height;
- decrease in availability of on-street parking;
- decrease in traffic safety for both vehicles and pedestrians;
- over-population of local schools;
- perceived decrease in property value;
- loss of existing tree canopy through redevelopment; and
- inadequate water infrastructure to support additional density.

No comments were received from the Marda Loop Communities Association. Administration contacted the community association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-CG District is a low-density residential district that ensures a future rowhouse building will contextually fit with adjacent buildings. As such, future development under the R-CG District will not result in adverse shadow impacts on the surrounding properties and will respect the context and character of the surrounding low-density residential uses. The building and site design, number of units, landscaping, servicing, and on-site parking are being reviewed through the development permit.

**Planning & Development Report to  
Calgary Planning Commission  
2022 March 10**

**ISC: UNRESTRICTED  
CPC2022-0173  
Page 3 of 3**

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Avenue SW, LOC2021-0200**

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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 recommended land use would allow for a wider range of housing types than the existing R-C2 District. As such, the proposed change may better accommodate the housing needs of 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 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 rowhouse units would allow for more efficient use of 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 Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Development Permit (DP2022-00067) Summary
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform