

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 – 14 Street SW, LOC2021-0072

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 3719 – 14 Street SW (Plan 1965P, Block A, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 FEBRUARY 10:

That Council:

1. Give three readings to **Proposed Bylaw 17P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 44D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3719 – 14 Street SW (Plan 1965P, Block A, Lots 9 and 10) 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 allows for an appropriate increase in height and intensity close to two Neighbourhood Main Streets, within walking distance of a commercial area, and in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional housing options 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 related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 - 14 Street SW, LOC2021-0072

DISCUSSION

This application was submitted by CivicWorks on behalf of SNH Developments Ltd on 2021 May 10. 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 (LOC2021-0065/CPC2021-1478) in South Calgary and is on the same Calgary Planning Commission agenda as this application.

A development permit application (DP2021-3256) has been submitted and is currently under review (Attachment 5). The application proposes two multi-residential buildings, comprising ten dwelling units in total, that share a common amenity space within a central open space. 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 from 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 the respective community association was appropriate. In response, the applicant provided a project memo to the Marda Loop Community Association (CA) and the 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 six letters of opposition from the public. The letters included the following areas of concern:

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 - 14 Street SW, LOC2021-0072

- insufficient parking on the property for ten dwelling units and doubt over the feasibility of car-free living in this location;
- loss of sunlight access, particularly for the neighbour immediately north;
- privacy between dwellings across the lane from each other;
- inability of the lane to adequately handle its existing demand; and
- waste management operations.

Administration discussed the proposal with board members from the Marda Loop CA virtually on 2021 November 17. The CA indicated they were unaware of these applications and requested more time to consider their position and 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 allow stakeholders to participate effectively in the public hearing.

On the evening 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 Direct Control 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. Both associations submitted letters of formal opposition (Attachments 7 and 8).

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](#). There are no known outstanding environmentally related concerns associated with the proposal at this time. As such, no Environmental Site Assessment was deemed required.

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

**ISC: UNRESTRICTED
CPC2021-1486
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 - 14
Street SW, LOC2021-0072**

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 17P2022**
3. **Proposed Bylaw 44D2022**
4. Applicant Submission
5. Development Permit (DP2021-3256) Summary
6. Applicant Outreach Summary
7. Community Association Response (Marda Loop)
8. Community Association Response (Elbow Park)
9. **CPC Member Comments**
10. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform