

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1923 - 26 Avenue SW, LOC2022-0002

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview 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 1923 – 26 Avenue SW (Plan 4479P, Block 5, Lots 29 and 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- The proposed land use amendment would allow for a multi-residential development with a maximum density of 75 units per hectare, in addition to uses that are already allowed in the district (e.g., single detached, semi-detached and duplex dwellings).
- The proposal represents a modest increase in density and height, allowing for infill redevelopment compatible with the existing neighbourhood character, and is in keeping with the 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? Allowing for more housing choices in inner-city areas would represent more efficient use of land, existing infrastructure, and accommodate a more diverse population.
- An amendment to the *Bankview Area Redevelopment Plan (ARP)* is required to accommodate the proposal.
- No development permit has been submitted at this time.
- 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 policy and land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, Thomas Homer, on 2022 January 06. The approximately 0.06 hectare (0.14 acre) mid-block site in South Calgary is located on the south side of 26 Avenue SW between 18 Street SW and 19 Street SW. While the parcel is located in the community of South Calgary, the parcel falls within the plan area boundary of the *Bankview ARP*.

The site is currently developed with single detached dwelling and has rear lane access. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 3), the applicant intends to redevelop the site with a four-unit multi-residential building.

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To accommodate the proposed M-CGd75 District, a map amendment to the *Bankview ARP* is required changing the land use policy for the subject site from Conservation to Conservation and Infill (Attachment 2).

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 [Application 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. 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 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.

Administration received four letters of opposition from the public. The letters included the following areas of concern:

- increased density;
- height and shadowing impacts;
- privacy considerations;
- decreased parking and increased traffic congestion; and
- waste management.

The MLCA has not provided a response to Administration's circulation for comments sent on 2022 January 12. A follow up email was sent to the MLCA on 2022 February 22; however, no comments have been received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to parking, waste management and other relevant factors will be reviewed at the development permit stage.

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

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IMPLICATIONS

Social

The proposed land use district would allow for infill redevelopment for an inner-city parcel. It may better accommodate 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 future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

A moderate increase residential density would allow for a more efficient use of land, existing infrastructure, services and amenities.

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 Bankview Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform