

Planning & Development Report to
Calgary Planning Commission
2021 June 17

ISC: UNRESTRICTED
CPC2021-0871
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**Land Use Amendment in Altadore (Ward 8) at 1704 - 37 Avenue SW,
LOC2021-0053**

RECOMMENDATION(S):

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 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1704 – 37 Avenue SW (Plan 1497BC, Block 16, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JUNE 17:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 39P2021** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 114D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1704 – 37 Avenue SW (Plan 1497BC, Block 16, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential 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 R-CG District would allow for a greater housing choice within a community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for a greater housing choice and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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DISCUSSION

This application, in the southwest community of Altadore, was submitted by Tricor Design Group on behalf of the landowner, Christina Groszko, on 2021 April 05. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is for a future development permit for a four-unit rowhouse.

The 0.05 hectare (0.14 acre) site is located on the corner of 37 Avenue SW and 16 Street SW, across from Kiwanis Park. The site is currently developed as a single detached dwelling with rear lane access.

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. They determined that no outreach would be undertaken. The Applicant Outreach Summary (Attachment 3) outlines the rationale for why outreach was not conducted.

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 of opposition included the following areas of concern:

- increased height;
- loss of privacy;
- massing in respect to existing development;
- increased lot coverage;
- increased traffic; and
- reduced street parking.

The Marda Loop Community Association did not provide a response to the initial circulation or a follow up email regarding this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and on-site parking will be reviewed and determined at the development permit stage.

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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 allows for a wider range of housing types than the existing R-C2 District and, 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 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

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

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 39P2021**
- 5. Proposed Bylaw 114D2021**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform