

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743 and 1747 – 36 Avenue SW, LOC2021-0129

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 0.11 hectares \pm (0.28 acres \pm) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 MARCH 24:

That Council:

1. Give three readings to **Proposed Bylaw 27P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 71D2022** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate 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 22 dwelling units and a maximum building height of 12.0 metres (approximately three-storeys).
- The proposal for an appropriate building form in an inner-city community is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would provide more diverse housing options for inner-city living close to a Main Street and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed DC District would allow for greater housing choice that 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 for a 22-unit development has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.

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- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by CivicWorks on behalf of the landowner, Oldstreet Property Holdings Corporation, on 2021 August 18. According to the Applicant Submission (Attachment 4), the proposed DC District is meant to provide for up to 22 grade-oriented units in a low-scale building form compatible with the existing streetscape. While the site's existing land use district presently allows for this built form, the density modifier limits the development to a maximum of seven units on the property. The proposed DC District increases the allowable floor area to allow for additional units and reduces the parking requirement, while preserving the existing maximum height (12 metres) and contextual height restrictions.

The approximately 0.11 hectare (0.28 acre) site is in the southwest community of Altadore at the corner of 36 Avenue SW and 17 Street SW. The site is currently developed with two single detached dwellings with rear detached garages. A development permit was submitted for a 22-unit multi-residential development (DP2021-6711, Attachment 5) consisting of two buildings separated by a central courtyard. An 11-stall carport is proposed along the lane at the rear of the parcel. Waste and recycling services are anticipated to be managed by a third party that ensures containers are emptied frequently and returned promptly to the garage, out of 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 respective community association was appropriate. In response, the applicant posted signage on site, delivered mailers about the project to neighbours within 200 metres, set up a phone number and email address for comments and provided a detailed memo to the Marda Loop Communities Association (CA) and Ward 8 Councillor's office.

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 eight letters of opposition and one letter of support from the public. The letter of support praised the development in providing new housing that is more affordable than existing housing in the community. The letters of opposition included the following areas of concern:

- current level of street parking and effect of added demand;

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- increased traffic and risk to safety within the community;
- doubt that future residents would be car-free;
- access through the lane would be affected by the number of waste bins;
- belief that a Direct Control District restricts the ability to appeal a decision; and
- fatigue over the pace of change and redevelopment in Marda Loop.

The Marda Loop Community Association (CA) was circulated for comment but did not submit a formal response at the time of writing this report.

On the evening of 2022 January 19, a virtual public information session was held in partnership with the applicant, Administration, and the Marda Loop CA. The session included a brief overview from Administration regarding land use amendments and DC Districts, a project overview from the applicants and a summary of concerns from the CA and residents. An open question and answer period was held, after which both Administration and the applicant followed up with answers to all provided questions. At the end of the session, the CA and residents remained concerned for the reasons stated above.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Administration has identified solutions to the transportation and waste management concerns and those solutions will be enforced through permanent conditions on the development permit.

Following Calgary Planning Commission, notifications for a 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, demographics and income levels, thus fostering a more inclusive community.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to accommodate additional dwelling units within the inner city would allow for more efficient use of land, infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

Planning & Development Report to
Calgary Planning Commission
2022 March 24

ISC: UNRESTRICTED
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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 27P2022**
3. **Proposed Bylaw 71D2022**
4. Applicant Submission
5. Development Permit (DP2021-6711) Summary
6. Applicant Outreach Summary
7. **Community Association Letter**
8. **CPC Commissioner Comments**
9. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform