

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
20 STREET SW AND 31 AVENUE SW
BYLAWS 17P2015 AND 88D2015**

MAP 8C

EXECUTIVE SUMMARY

This land use redesignation proposes an increase in density from Residential - Contextual One/ Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a multi-residential development.

An amendment to the South Calgary/Altadore Redevelopment Plan is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 April 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 17P2015 and 88D2015; and

1. **ADOPT** the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 17P2015.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22) from Residential – Contextual One/ Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 88D2015.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

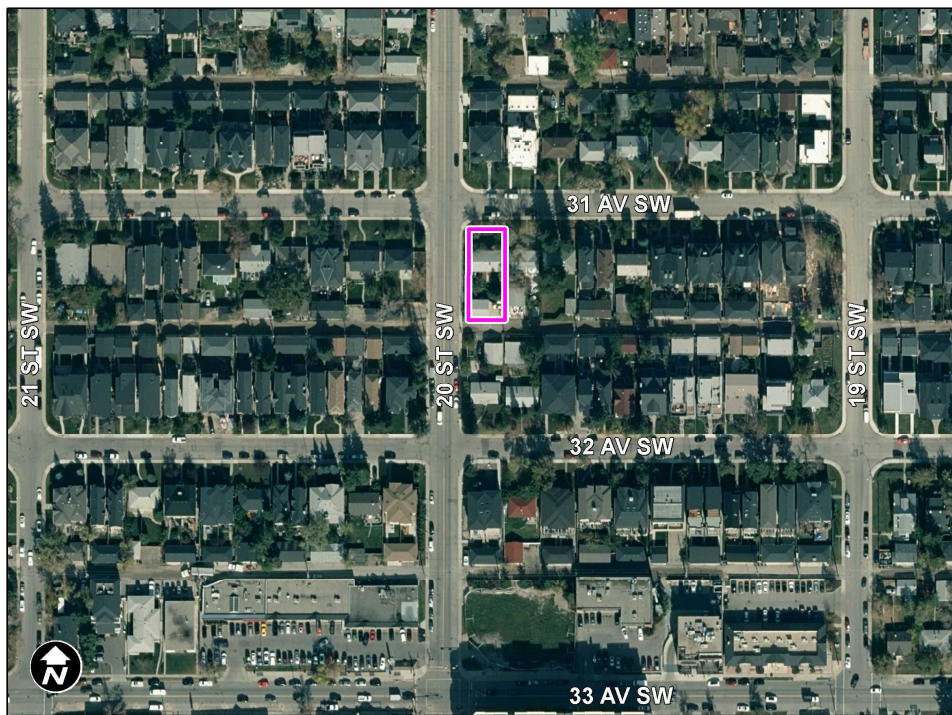
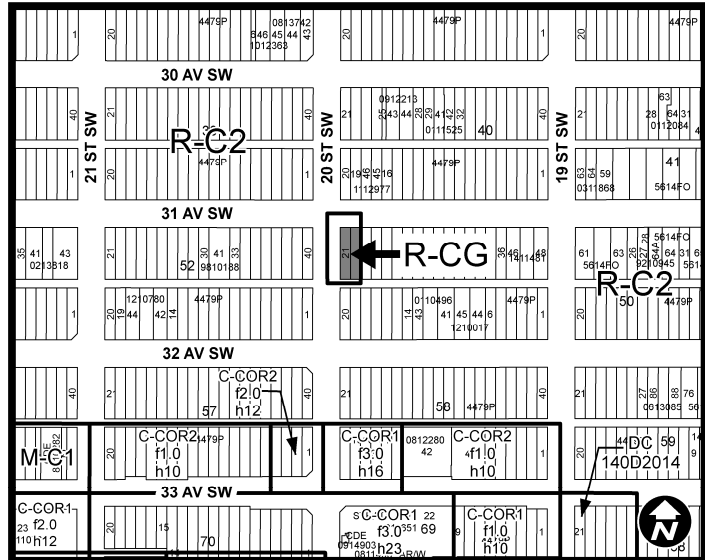
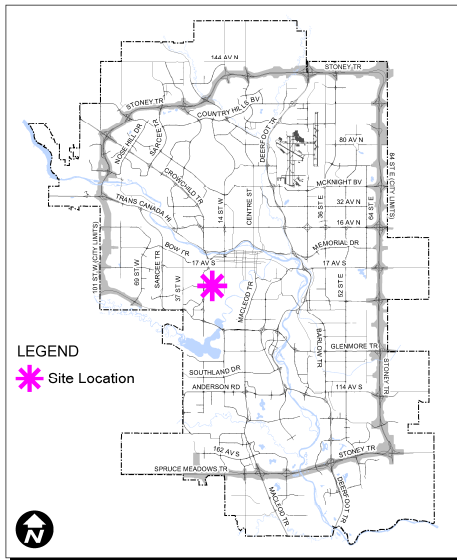
ATTACHMENTS

1. Proposed Bylaw 17P2915
2. Proposed Bylaw 88D2015
3. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (APPENDIX III).
Moved by: G. Morrow **Carried: 9 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2039 – 31 Avenue SW (Plan 4479P, Block 51, Lots 21 and 22) from Residential – Contextual One/ Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.
Moved by: G. Morrow **Carried: 9 – 0**

Reasons for Approval from Mr. Morrow:
 - Calgary needs more small lot single family within the inner city. This kind of small scale density is highly compatible with surrounding residential uses.

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Applicant:

Duel Architecture

Landowner:

South Calgary 31st Ltd

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of South Calgary, at the south east corner of 20 Street SW and 31 Avenue SW. Surrounding development consists of low density residential dwellings. The subject site benefits from rear lane access off of 20 Street SW.

LAND USE DISTRICTS

The proposed R-CG District allows for up to 4 units on the parcel given the lot size. The R-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject site is identified as Developed Residential Area - Inner City on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the South Calgary/Altadore Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context. South Calgary/ Altadore Redevelopment Plan (1986 – statutory)

The subject site is located in the Conservation/Infill Residential Area as identified on Map 2 of the South Calgary/ Altadore Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings. This policy provides for the form and density allowed under existing R-1 and R-2 districts.

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The South Calgary/Altadore ARP supports compatible infill development. In order to bring the proposal into alignment with the Richmond ARP due to the density proposed on these parcels it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcels from Residential Conservation to Residential Low Density. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, that are already allowed in certain locations by the ARP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The site is located approximately 225 metres from the transit stop, servicing the #107 route, and offer service to the 306 BRT stop. 537 metres from the transit stop servicing the #6 route, and offer service to the Westbrook LTR station. There are no parking restrictions in the area.

UTILITIES & SERVICING

All required services are available for the proposed land use. The existing servicing can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required

ENVIRONMENTAL SUSTAINABILITY

An analysis of site specific measures that would contribute toward an environmentally friendly development will be conducted at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association has objected to the proposal (APPENDIX II).

Citizen Comments

Adjacent property owners and neighbours submitted a 28 signature petition in opposition to the development. Comments outlined concerned the following:

- Four units on the small lot does not conform to the surrounding context of the site, there are no similar structures in the surrounding area.
- The size of the lot is too small for the proposed development, and will require a larger parcel coverage which is not in keeping with the surrounding neighbourhood.
- Changing the zoning of one lot can set the precedent for the surrounding vicinity.
- Proposed development would negatively impact an already challenging parking situation.
- Home owners purchased their homes assuming the land in the vicinity would remain consistently zoned and the density would not be increased.
- Will negatively impact the property values of adjacent residents.
- As residents and home owners we are not opposed to development in the area, including replacing single family homes, such as the one that currently exists on the subject lot, with duplexes which fit the character of the neighbourhood and are of similar size and value.

Public Meetings

No public meetings were held

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this Land Use Redesignation is to change the current zoning of 2039 31 Ave SW from **R-C2** TO **R-CG** to support the development of a four unit townhouse type project in South Calgary.

Our client is interested in the Land Use Redesignation for the following reasons:

- 1) From a business point of view, the development of this property is an attractive opportunity to invest in the desirable community of South Calgary and generate a reasonable amount of return on the initial investment.
- 2) This site was selected for the development opportunities it presents as well as for the surrounding context of the site. The size, location and orientation of this site are ideal for a townhouse type development. A townhouse development will maximize the potential of the site, while being respectful to the contextual character and scale of the community. Increasing density on this site will be respectful to the community dynamics, creating a transition between residential conservation and the mixed-use zones.
- 3) A townhouse development will also introduce smaller affordable footprints into the community, with direct at grade pedestrian access.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

November 6, 2014

Dear Ms. Dutton,

Please be advised that the Marda Loop Communities Association does not support the request to have the land use changed from R-C2 to R-CG. The Applicant claims the need for the change is to allow them generate a return on the initial investment. We do not find this compelling. The land is currently zoned to allow two residences, to go further than that is unnecessary. Further there are several properties in the area already zoned as R-CG and the investor could have purchased a site already zoned for their intended plan.

For these reasons we do not support and would encourage the city to deny this request for a change to the zoning of 2039 31st Avenue SW.

If you have any further questions please do not hesitate to contact me at 403.630.1980.

Regards,

Jina Abells Morissette
Marda Loop Communities Association
Committee Member, Development

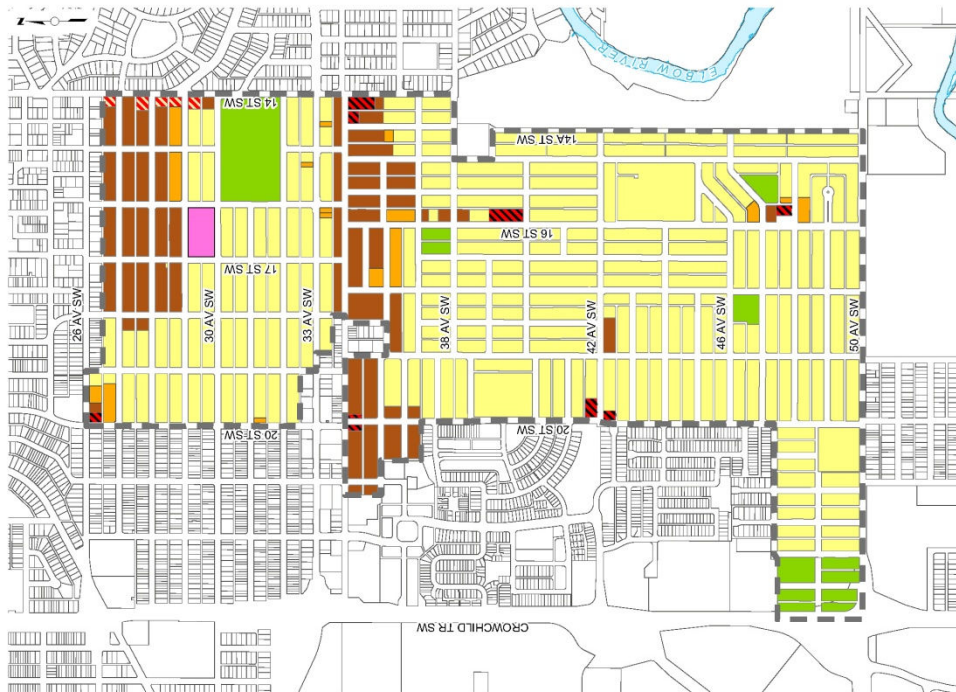
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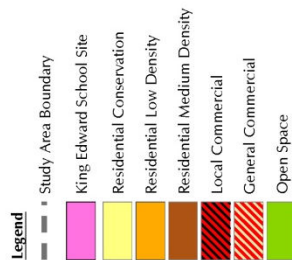
APPENDIX III

**PROPOSED AMENDMENT TO THE SOUTH CALGARY/ALTADORE
 AREA REDEVELOPMENT PLAN**

- (a) Delete the existing Map 2 entitled “Land Use Policy” and insert the revised Map 2 entitled “Land Use Policy” as follows:



Map 2
 Land Use Policy



This map is conceptual only. No measurements of distances or areas should be taken from this map.