

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 38 Avenue SW, LOC2021-0163

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 (0.15 acres \pm) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a rowhouse building, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 42P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a rowhouse building, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application seeks to enable a rowhouse building with a maximum density of 85 units per hectare.
- The proposal represents a modest increase in density, allowing for redevelopment that is 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 options in an inner-city community well served by transit may support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location may promote appropriately-scaled intensification 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 proposed land use redesignation.
- No development permit has 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.

DISCUSSION

This policy and land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, 2214254 Alberta Ltd. (Bill Truong), on 2021 October 13. In accordance

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 - 38 Avenue SW, LOC2021-0163

with the Applicant Submission (Attachment 4), the intent is to redesignate the subject site from the R-CG District to a DC District to accommodate a five-unit rowhouse building.

The existing R-CG District has a maximum density of 75 units per hectare which allows for up to four units on the subject parcel. The proposed DC District would allow for a Rowhouse Building with a maximum density of 85 units per hectare, accommodating an additional unit on the subject parcel for a total of five, plus up to five secondary suites.

To accommodate the proposed DC District, a map amendment to the *South Calgary/Altadore Area Redevelopment Plan* is required to change the land use policy for the subject site from Residential Low Density to Residential Medium Density (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 policy and land use amendment application, the applicant was encouraged to utilize 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 within 90 metres of the site and to the Marda Loop Communities Association. The Applicant Outreach Summary can be found in Attachment 5.

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 23 letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of on-street parking available and increased traffic congestion on 38 Avenue SW;
- height and shadowing impacts;
- increased density and site coverage;
- privacy considerations; and
- waste management from the lane.

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

**Planning & Development Report to
Calgary Planning Commission
2022 June 16**

**ISC: UNRESTRICTED
CPC2022-0532
Page 3 of 3**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 - 38
Avenue SW, LOC2021-0163**

Following Calgary Planning Commission, notifications for Public Hearing of Council for the policy and land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and 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](#). 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 moderately increase density in this location would make more efficient use of existing infrastructure and services.

Service and 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 42P2022**
3. **Proposed Bylaw 115D2022**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Members Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform