

**POLICY AMENDMENT AND LAND USE AMENDMENT  
SOUTH CALGARY (WARD 8)  
33 AVENUE BETWEEN 14 STREET SW AND 17 STREET SW  
BYLAW 11P2015 AND 41D2015**

**MAP 8C**

**EXECUTIVE SUMMARY**

This land use redesignation proposes an increase in density from Residential - Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

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

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2015 February 12

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

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 11P2015 and 41D2015; and

1. **ADOPT** the proposed amendments to the South Calgary / Altadore Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 11P2015.
3. **ADOPT** the proposed redesignation of 0.18 hectares ± (0.44 acres ±) located at 1523, 1610 and 1705 – 33 Avenue SW (Plan 4479P, Block 62, Lots 5 and 6; Plan 4479P, Block 64, Lots 29 and 30; Plan 4479P, Block 66, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 41D2015.

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---

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**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.

On 2014 March 31, Council adopted "Location Criteria for Multi-Residential Infill" to assist with the evaluation of land use amendment applications and associated amendments to local area plans. The location criteria (APPENDIX IV) was designed for land use amendment proposals such as this one.

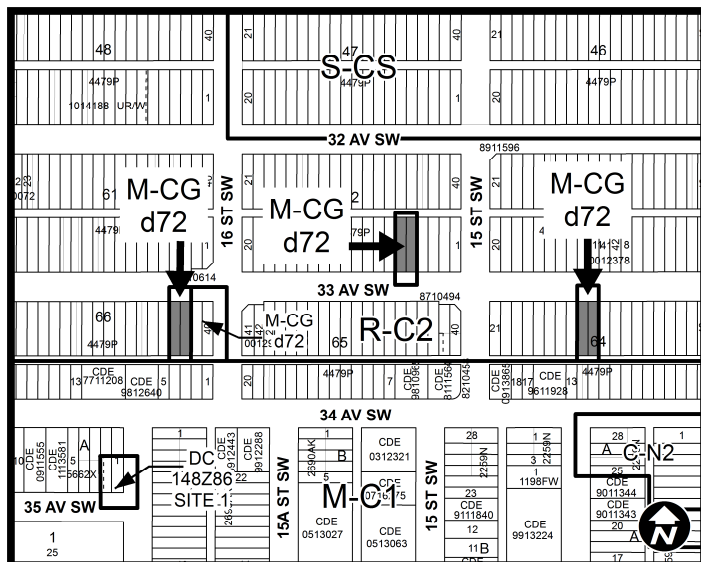
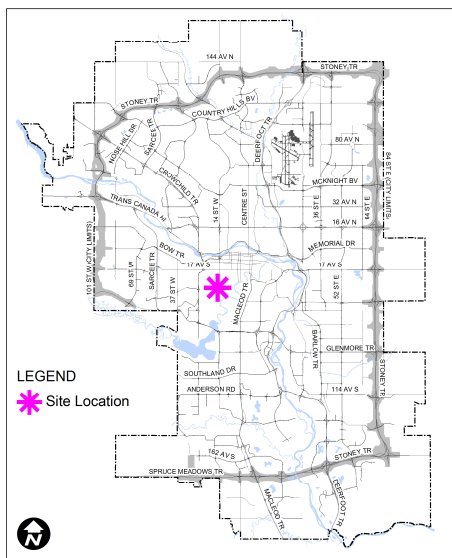
**ATTACHMENTS**

1. Proposed Bylaw 11P2015
2. Proposed Bylaw 41D2015
3. Public Submissions

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BYLAW 11P2015 AND 41D2015

MAP 8C

LOCATION MAPS



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MAP 8C

**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. C. Carra**

**Carried: 6 – 3**

Opposed: J. Gondek, R. Honsberger  
and R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1523, 1610 and 1705 – 33 Avenue SW (Plan 4479P, Block 62, Lots 5 and 6; Plan 4479P, Block 64, Lots 29 and 30; Plan 4479P, Block 66, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

**Moved by: G. C. Carra**

**Carried: 6 – 3**

Opposed: J. Gondek, R. Honsberger  
and R. Wright

Reasons for Opposition from Mr. Wright:

- While the MDP calls for more density, this level of detail may undermine the mainstreet program envisaged for this area. The notion of built form could be compromised for the streetscape by prejudging via premature and incremental planning.

Reasons for Opposition from Mr. Honsberger:

- Effectively spot zoning
- Lane width unknown by administration
- Surface uncertain whether paved/unpaved
- Changes flavor of the neighborhood – intrusive, mid-block locations

Reasons for Opposition from Ms. Gondek:

- This application creates an issue between doing the best thing in accordance with the MDP, and abiding by the guidelines of the ARP. Respecting the ARP requires refusal. However, it was raised at the time of ARP deliberations that the borders of the ARP were not conducive to redeveloping the larger community in a cohesive manner. We are now seeing the challenges resulting from the manner in which the ARP boundaries were drawn.

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MAP 8C

**Applicant:**

Sarina Developments

**Landowner:**

Parvisbegum Virani  
John Simpson  
Cindy Moar

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

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcels are located in the Community of South Calgary, at mid-block locations between 14 Street SW moving west towards 17 Street SW. Surrounding development consists of low density residential dwellings, transitioning to more multi-residential development on 34 Avenue SW. The subject site benefits from rear lane access off of 20 Avenue SW.

**LAND USE DISTRICTS**

The proposed M-CG District allows for up to 5 units on the parcel. The M-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 sites are 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 sites, 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 Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

The subject sites are located within a Neighbourhood Corridor on Map 1- Urban Structure of the MDP. As part of Section 3.4.3 the general intent is to "Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings".

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---

**MAP 8C**

The South Calgary / Altadore ARP supports compatible infill development. In order to bring the proposal into alignment with the South Calgary/ Altadore 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 Low Density Residential. This amendment would allow for multi residential development in addition to single, duplex and semi detached dwellings that are already allowed in certain locations by the ARP.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required.

Sidewalks are available in the area and provide pedestrian connections along 33 Avenue SW, 14 Street SW, and nearby recreational facilities and the Alexander Calhoun Library. The 33 Avenue corridor is served by Calgary Transit, with a bus stop within 150 meters of all three parcels. Vehicular access is available from the rear lane. Vehicular access design and its location will be reviewed and determined at the development permit stage.

**UTILITIES & SERVICING**

Upgrades will be required at the Developer's expense at the Development Permit stage. This was communicated to the applicant within the Detail Team Review document.

**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 no objection to the proposal (APPENDIX II).

**Citizen Comments**

Eight letters and emails of opposition were received from surrounding community members. The type of concerns that they voiced include:

- Prefer minimal high density development as it is perceived to support a more close knit, family oriented, and neighbourhood atmosphere.
- Issues with lane congestion, access and exit due to construction trucks and parked cars.
- Set a precedent for more fourplex and higher density development in the area.
- Increased parking congestion due to visitors of new residents.
- Privacy and sun in backyard will be blocked.
- 1610: Would have a huge adverse effect as 32nd Avenue which shares a laneway has no high rise, townhouse, or multi-unit development.
- Rear lane used as cut through by cars which increases congestion and safety issues when leaving driveways.

**Public Meetings**

The Marda Loop Community Association met to discuss the application in order to provide comments, and also met with the applicant.



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**MAP 8C**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

**Application Summary**

Sarina Homes is proposing to redesignate these three properties from R-C2 to M-CG d72 in order to accommodate 4-unit developments.

**Site Context**

These sites are on the south edge of an existing R-C2 area – surrounded by R-C2 (former R2) to the north and M-C1 (formerly RM4) to the south. This lot is within the South Calgary/ Altadore ARP boundary – approved in September 1986, with revisions up to February 2013. The Marda Loop ARP has impacts on this corridor, but primarily to the west from Crowchild Trail to 19<sup>th</sup> St along 33<sup>rd</sup> and 34<sup>th</sup> avenues.

These lots are within the boundary of the conservation & infill area – however, that boundary runs through the laneway immediately adjacent, dividing the block between 34<sup>th</sup> and 33<sup>rd</sup> Avenues. The ARP provides the opportunity for RM-2 redesignations to fit the Low Density Multi-Unit type, which include townhousing that provides “direct access to grade...with two or more bedrooms.” Although these lots are not identified in the list of suggested locations for that redesignation, 33<sup>rd</sup> Avenue has been designated as a “collector street”, and its development as a transit corridor makes this an appropriate location for additional density. Item 2.3.2 of the ARP states that “a low density multi-unit policy utilizing the RM-2 designation will create an appropriate transition between existing RM-4 and R-1/R-2 areas. The maximum density under this designation cannot exceed 75 units per hectare.” Although the designations have changed, the intention to create transitional forms applies to lots like this in the areas between medium density/ commercial development and low density residential.

**Proposed Land Use District**

The purpose of the M-CG district is to allow for additional units in a variety of forms, with grade level access, low height & density development. The site context here is low density development to the north, with medium density and commercial development to the south – along a major transportation corridor. M-CG is an appropriate “transitional” designation for this site.

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---

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**APPENDIX II**

**COMMUNITY ASSOCIATION LETTER**

January 20, 2015

Hi Jenna.

The Marda Loop Community Association's comment on application LOC2014-0192 is that we do not agree with the application on its own. We feel that it should be considered within the context of the City of Calgary's 33rd Avenue Main Street initiative as it falls within this boundary.

Regards,

Lauren Makar  
MLCA Development Committee

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MAP 8C

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

Legend

- ■ ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Local Commercial
- General Commercial
- Open Space

0 200 400 600 800  
Metres

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

