

Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 – 33 Avenue SW LOC2021-0173

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 0.12 hectares \pm (0.30 acres \pm) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a courtyard-style multi-residential development, 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 policy and land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options 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 proposed land use redesignation.
- A development permit has been submitted and is currently under review.
- 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, located in the southwest community of South Calgary, was submitted on 2021 October 21 by CivicWorks on behalf of landowners Connor Irving and Nathan Robb, representing Oldstreet Development Corp. (Attachment 3). A concurrent development permit (DP2021-8079) for a multi-residential development was submitted on 2021 November 10 by FAAS Architecture on behalf of Oldstreet Development Corp. The original submission was to change the land use to a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. However, following Council's decision to approve the incorporation of the new Housing – Grade Oriented (H-GO) District into Land Use Bylaw 1P2007 on 2022 October 05, the applicant chose to amend the application to seek the H-GO District. The H-GO District can only be approved by Council after 2023 January 02, which is when the new district comes into effect.

The subject site is located mid-block at 1615 and 1619 – 33 Avenue SW, with an area of approximately 0.12 hectares (0.30 acres) and supported by a rear lane. Each parcel is currently developed with a single detached dwelling where vehicular parking is provided from the lane.

The proposed development comprises 18 dwelling units within three multi-residential buildings that frame a central courtyard amenity space. It is anticipated that this development permit will be ready for decision pending the approval of this policy and land use amendment application by Council. A summary of this development permit has been provided in Attachment 4.

A detailed planning evaluation of the application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the applicant initiated discussions and outreach with neighbouring residents and the community through multiple activities such as information mailouts, on-site signage, an outreach phone line and email box and an online public information session. The applicant also initiated discussions with the Marda Loop Communities Association (MLCA) and Ward Councillor in the early stages of the application process. More details can be found in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 12 letters in opposition to this application. The letters of opposition cited the following concerns:

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- increase in traffic and on-street parking demand along both 33 Avenue SW and the lane;
- decrease in property value; and
- general opposition to increased density.

On 2022 January 19, Administration facilitated a virtual meeting between the MLCA, the applicant's project team and residents, to provide information on several land use amendment applications seeking to accommodate an emerging housing form that was being accommodated through Direct Control (DC) Districts in the Marda Loop communities. Over 100 people attended all or a portion of this online meeting that also gave an opportunity for attendees to provide oral and written comments directly to the applicant and Administration for further consideration. Overall, the most prominent concerns raised and discussed were the following:

- impact of added density on community character;
- impact of built form on neighbouring properties;
- challenges with overburdening of the rear lane (e.g., vehicular parking, waste/recycling); and
- overburdening public streets with increase in vehicular parking demand.

On 2022 October 5, Council adopted changes to the Land Use Bylaw that included the introduction of a new land use district accommodating grade oriented housing forms commonly referred to as the “missing middle”. The H-GO District is intended to accommodate grade oriented development in a range of housing forms where dwellings may be attached or stacked within a shared building or cluster of buildings, in a form and scale consistent with low density residential districts. As this new district shared many of the same characteristics of the applicant's original application for a DC District, this application was updated recently to seek redesignation of these parcels to the H-GO District.

The MLCA was circulated and provided an opportunity to submit feedback in 2021 November. A subsequent update was also provided to the MLCA in 2022 November that informed them of the change to from a proposed DC District to the H-GO District. However, as of the date of writing this report, the MLCA has not provided a formal letter expressing a position specific to this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks to accommodate grade oriented multi-residential development in an amenity-rich, inner-city community that is compatible with the existing character of surrounding development.

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.

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IMPLICATIONS

Social

The proposed land use district would allow for additional housing types and may better accommodate housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant as part of the associated development permit review.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure, and services, and may provide more housing choice in the community.

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 Amendments to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Development Permit Summary
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform