

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at multiple properties, LOC2022-0130

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 3714, 3718, 3722 and 3726 – 14A Street SW (Plan 1965P, Block A, Lots 16 to 22) from Residential – Contextual One / Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 1:

That Council:

1. Give three readings to the **Proposed Bylaw 2P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 10D2023** for the redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 3714, 3718, 3722 and 3726 – 14A Street SW (Plan 1965P, Block A, Lots 16 to 22) from Residential – Contextual One / Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a 22-unit multi-residential building.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Sphere Architecture Inc. on behalf of the landowner Fern Altador Investment Inc., on 2022 July 15. The approximately 0.20-hectare (0.50-acre) site is located in the community of Altadore fronting 37 Avenue SW and 14A Street SW. No development permit application has been submitted at this time; however, as noted in

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the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate multi-residential development.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 the respective community association was appropriate. In response, the applicant reached out to the Marda Loop Communities Association (CA) and the Ward 8 Councillor's office. Flyers with information for an online open house on 2022 September 28 were distributed to neighbouring residents, however the applicant indicates that no residents attended. The Applicant Outreach Summary can be found in Attachment 4.

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 sent to adjacent landowners.

Administration received seven responses in opposition and one neutral response from the public noting the following areas of concern:

- proposed height and density;
- how on-site parking will be provided;
- negative impacts on traffic and on-street parking;
- negative impact on community character;
- privacy and shadowing concerns;
- concentration of density within the immediate area;
- existing community infrastructure is unable to support proposal; and
- lack of development details.

The Marda Loop CA was notified of the application and provided a letter citing their support for the proposal on 2022 September 27 (Attachment 5). They also included additional comments:

- the applicant has proactively consulted with the Marda Loop CA on the proposed development; and
- the Marda Loop CA commends the applicant for their "missing middle housing" proposal which does not require the use of a Direct Control District.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including privacy, shadowing and parking, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit (e.g., Energy Star certified homes, electric vehicle charging ports, and solar panels) which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program B).

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, 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 2P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 10D2023**
7. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform