

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

EXECUTIVE SUMMARY

This Land Use Amendment seeks the redesignation of a corner parcel in the residential community of Altadore to accommodate the development of new rowhouses. The proposed amendment is from Residential-Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. R-CG is a residential designation that primarily accommodates rowhouses but also allows for single detached, side-by-side, and duplex homes that may include a secondary suite. The Applicant intends to build a four unit rowhouse, however an application for development permit is not submitted at this time.

An amendment to the South Calgary/Altadore Area Redevelopment Plan (ARP) is required to accommodate the proposed land use amendment. The amendment changes the land use policy for the site, from “Residential Conservation” to “Residential Low Density” as shown in Map 2 of the South Calgary/Altadore ARP (APPENDIX II).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 January 25

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 21P2018 and 100D2018; 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 21P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.143 acres ±) located at 3823 - 17 Street SW (Plan 2901P, Block A, Lots 11 and 12) from Residential-Contextual 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 100D2018.

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REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment complies with the general goals of the Municipal Development Plan to accommodate a moderate increase in density within developed areas, and to maximize the use of existing infrastructure. Rowhouses are an appropriate built-form on this corner site, which helps maintain a residential streetscape, and would be complimentary to the proposal on LOC2017-0290. Furthermore, the proposed redesignation would accommodate multi-residential development that meets the Location Criteria for Multi-Residential Infill.

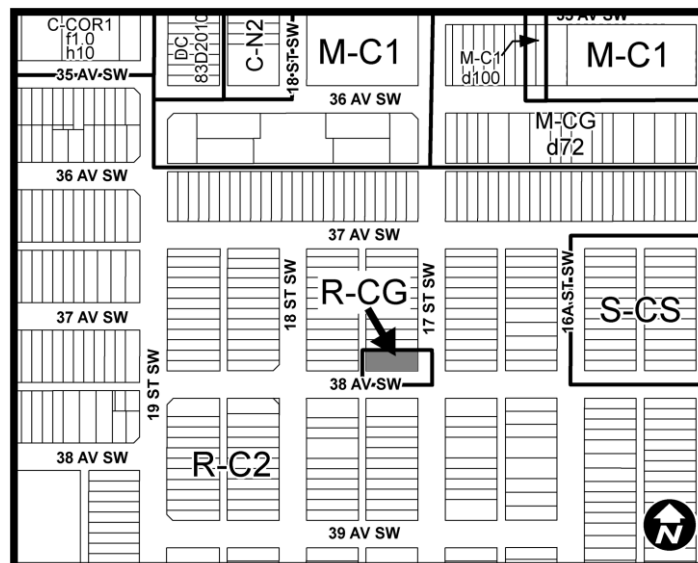
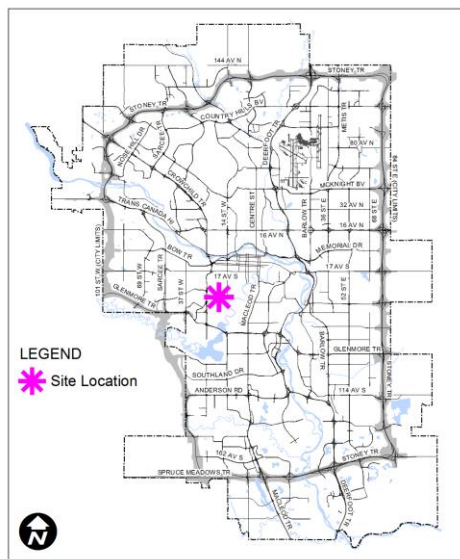
ATTACHMENTS

1. Proposed Bylaw 21P2018
2. Proposed Bylaw 100D2018
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 II).

Moved by: E. Woolley

Carried: 7 – 1

Opposed: D. Leighton

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.143 acres ±) located at 3823 - 17 Street SW (Plan 2901P, Block A, Lots 11 and 12) from Residential-Contextual Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: E. Woolley

Carried: 7 – 1

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this application, at this time, because of what appears to have been a rushed construction process.
- This infill application is located in a “Residential Conservation” area, which requires the infill “improve neighbourhood quality and character” and be “low profile”.
- I note that these are discretionary, subjective terms; also, that other jurisdictions have developed character area planning tools that define these terms to the benefit of the communities, Applicants and decision makers.
- I suggest that recurring issue be included in the 2018 Planning Department work program.

Comments from Ms. Juan:

- I respect and appreciate the community letters and comments. While I agree topography is an issue, I believe there are ways architecturally to handle these concerns at the development permit stage. I strongly recommend that the developer properly engage residents in a participatory way through the development permit process. At this location R-CG is appropriate.

2018 January 25

MOTION: The Calgary Planning Commission accepted correspondence from:

- Kelly Mendes dated 2017 January 21;
- Kelly Mendes dated 2017 January 23; and
- Kris Gordos dated 2017 January 25;

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- as distributed, and directs it to be included in the report as APPENDIX V.

Moved by: E. Woolley

Carried: 8 – 0

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Applicant:

Willix Developments

Landowner:

Willix Developments Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Altadore in the southwest quadrant of the city. The site is currently developed with a single detached dwelling with a rear detached single garage that is accessed from 38 Avenue SW. Located at the south-west corner of 38 Avenue SW and 17 Street SW, the site is situated within a neighbourhood comprising primarily of single and semi-detached dwelling units.

Altadore	
Peak Population Year	2015
Peak Population	9 867
2017 Current Population	6 795
Difference in Population (Number)	-3 072*
Difference in Population (Percent)	-31%*

* A portion of Altadore was subtracted in 2016 to create the community of Garrison Woods. As a result, the population of Altadore will be much higher in years prior to 2016. A more accurate indication of population growth or decline within the newly defined boundaries for Altadore would result from data collected for 2018.

LAND USE DISTRICTS

Current Land Use District

The Residential – Contextual Two Dwelling (R-C2) District is intended to accommodate existing residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City.

Proposed Land Use District

The Residential – Grade-Oriented Infill (R-CG) District is intended to do the following:

- accommodate existing residential development;

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- accommodate grade-oriented development in the form of rowhouse, duplex, semi-detached and cottage housing clusters;
- accommodates secondary and backyard suites within new and existing residential development;
- provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

The Residential – Grade Oriented infill (R-CG) District would provide additional low density infill housing forms along with potential for secondary suites, at a maximum density of 75 units per hectare. A moderate increase in density would occur upon redesignation and redevelopment of the subject parcel in the form of a four unit rowhouse.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed Residential – Grade-Oriented infill (R-CG) District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is located on a corner parcel, and will allow for a greater variety of housing forms in the area. For this reason, the proposed redesignation is found to comply with the general goals of the MDP while providing sound rationale to accommodate the minor amendment to the South Calgary/Altadore Area Redevelopment Plan.

South Calgary/Altadore Area Redevelopment Plan (ARP)

The subject parcel is located within the area designated “Residential Conservation”.

Section 2.2(a) provides “Conservation and Infill” policies for the subject parcel and surrounding areas. The intent of this policy is as follows:

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- improve existing neighbourhood quality and character;
- permitting low profile infill development compatible with surrounding dwellings;
- existing structures in good repair should be conserved;
- structures in poor repair should be rehabilitated or replaced; and
- narrow lot (7.5 metres or 25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The proposed redesignation of the subject parcel to Residential – Grade-Oriented Infill (R-CG) District would continue to comply with this policy. The land use amendment would provide for infill development with moderate increase in density, allowing for a variety of appropriate low profile housing forms, compatible with surrounding dwellings. Rowhouses are not available in the Residential – Contextual Two Dwelling District (R-C2).

Minor Amendment to South Calgary/Altadore ARP

The redesignation of the parcel to Residential – Grade-Oriented Infill (R-CG) District would result in a site specific minor amendment to Map 2 (Land Use Policy) of the South Calgary/Altadore ARP from “Residential Conservation” to “Residential Low Density” (APPENDIX II).

Location Criteria for Multi-residential Infill

In 2014, Council implemented ‘Location Criteria for Multi-Residential Infill’ to provide a more specific tool for the review of land use amendment applications in the Developed Areas and associated amendments to local area plans. The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The table in APPENDIX IV provides a summary of alignment with the criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

TRANSPORTATION NETWORKS

The subject site is located approximately 260 metres away from the Southbound 13 bus stop with service to a bus hub at Mount Royal University. This bus route also links to the 72, 73, 181, 182, and 306 BRT bus lines. Bus route 306 is a Primary Transit route, and is approximately 2.75kilometres away from the site. The site is also approximately 280 metres away from an eastbound 13 bus stop with service to the downtown core, and LRT.

The subject site is a corner lot, with lane access, and no parking restrictions. There is an existing curb cut on 38 Avenue SW requires closure and rehabilitation at the time of redevelopment. Access will be required from the lane. Parking is to be provided at the time of Development Permit, and will need to meet all the required specifications and bylaw

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requirements for parking stall metrics.

UTILITIES & SERVICING

The water main is available along 17 Street SW. The existing water system can support the proposed development without the need for an upgrade.

The sanitary sewer is available at 17 Street SW. If the density is over 55 person/ha and the proposed Peak Wet Weather Flow (PWWF) has exceeded 1L/s, provide a Sanitary servicing study at Development Permit stage.

The storm sewer is available at 38 Avenue SW. The storm sewer needs to extend to service the site at the expense of the developer. Other comments including unit release rate or the use of a drywell will be provided at development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Sustainability measures will be evaluated at the development permit stage.

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Community Association provided objections by way of letters submitted for the proposal for M-CG on 2017 November 17 and subsequently in response to the proposal for R-CG on 2017 December 27 (APPENDIX III). Additionally, 93 letters in opposition to the original M-CG proposal were received, followed by 39 letters in opposition to the proposal for R-CG. One (1) letter of support was also received. The common concerns among the letters are as follows:

- Potential of the subject parcel to house four (4) units along with 4 secondary suites.
- Potential increase of demand for on-street parking.

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- Rowhousing is seen as not compatible with adjacent developments.
- Multi-residential location criteria are too broad and would allow multi-family development in significant portions of low density areas.

Administration reviewed the concerns raised by various residents and community stakeholders and believes the proposed redesignation continues to be appropriate. The only impact projected would be the loss of on-street parking stalls for immediate visitors. Community-wide parking issues are mitigated by the adoption of a Residential Parking permit zone through the Calgary Parking Authority. As stated previously in the report, the subject parcel is not located within a Residential Parking permit zone. Furthermore, the site is found to sufficiently satisfy the location criteria for multi-residential infill, which is typically used as criteria to assess appropriateness of multi-residential development in land use districts of greater density than this proposed redesignation.

Citizen Engagement

The Applicant sent information handouts to immediate neighbours within a two block radius of the proposed amendments, and have been regularly communicating with the Community Association to advise them about the application. The Applicant presented their amendments to the Community Association in December 2017. While a development permit package is not submitted at this time, the Applicant intends to share their design concept on 2017 January 29 through an open house.

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APPENDIX I

APPLICANT'S SUBMISSION

Applicant's Planning Analysis

Design Intent and Context

The subject parcels are located in the community of South Calgary / Altadore and consist of 0.058 ha each. We are proposing 2 four-unit rowhouse developments with front doors facing 38 AV SW, 18 ST SW and 17 ST SW, and with vehicular access from the adjacent lane. All parking would be provided on-site, at grade, in an enclosed garage.

The current land use designation in both parcels is (R-C2) Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Residential – Grade-Oriented Infill District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

In addition, the site has specific attributes which make it ideal for rowhouse development:

- It is less than 5 minutes' walk from the bus stops along 16 ST SW.
- The site is less than 5 minutes' walk from Kiwanis Park.
- The site is less than 5 minutes' walk from commercial establishments along 16 ST SW.
- The site is less than 10 minutes' walk from Dr. Oakley School.
- The site is less than 15 minutes' walk from River Park.
- The site is less than 5 minutes' drive from commercial establishments along 33 AV SW.
- The site is less than 5 minutes' drive from Glenmore Athletic Park.
- The site is less than 10 minutes' drive from Mt Royal University.

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**Policies (and Variations)
Municipal Development Plan (MDP)**

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that “ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.” (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 38 AV SW, the pedestrian realm along 17 ST SW & 18 ST SW is protected.

South Calgary / Altadore Area Redevelopment Plan (ARP)

The ARP recommends that this site be of a Conservation/ Infill use. Though not located on a collector, our parcels on 38th AV are within one block of 19th ST, a designated collector. Further, those familiar with the area recognize that 38th AV functions as a collector.

The ARP states:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

Our proposal will allow a four unit rowhouse on each parcel, each having direct access to grade. Each unit will have two upstairs bedrooms plus one basement bedroom, 3 1/2 baths, and a private at-grade amenity space, and would be perfect for families. The proposed building is of a scale compatible with the single detached and semi-detached housing in the area.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

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Engagement

We will be engaging the community and ward councillor thoroughly in the coming weeks to explain the change in course we're taking with these applications, and how R-CG will provide appropriate redevelopment. We will keep the Development Authority approved of this engagement as it unfolds.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies, and the best use of this parcel. For these reasons, we respectfully request the support of The Development Authority, Calgary Planning Commission and Council for our application.

If you have any questions regarding this application, please contact us at your convenience.
Best regards,

Willix Developments
P.O. Box 415 Stn M
Calgary AB
T2P-2J1, Canada

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APPENDIX II

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

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

Map 2

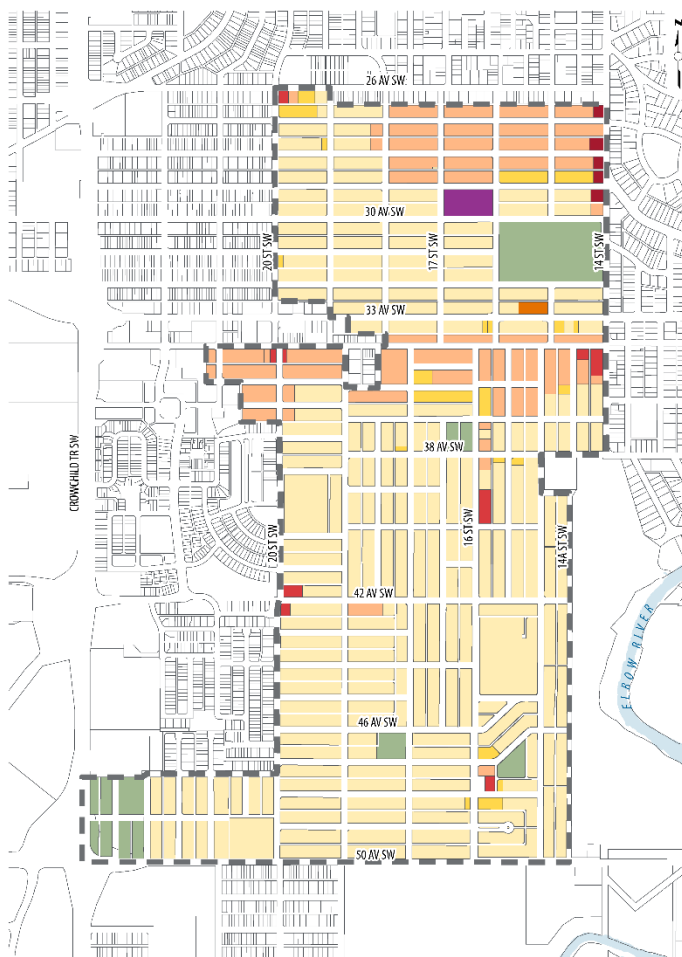
Land Use Policy

Legend

- ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- 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.



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APPENDIX III

COMMUNITY ASSOCIATION LETTER



3130 16 Street SW
Calgary, AB, T2T 4G7

December 27, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Ryan Hall, ryan.hall@calgary.ca

SENT BY EMAIL

Dear Mr. Hall;

RE: Community Association Feedback for LOC2017-0290 & LOC2017-0291

Thank you for providing us the opportunity to offer feedback on these applications that reflect the vision of the Marda Loop Communities Association (MLCA). Further to our letter dated November 6, 2017, the following comments have been written with consideration towards what is best for our communities and our city.

These applications have been amended and now propose redesignations from Residential – Contextual One/Two Dwelling (R-C2) to Residential – Grade-Oriented Infill (R-CG). It is our understanding that development permit applications will be submitted in February 2018 and will propose 4-unit townhomes oriented along 38th Avenue SW on each parcel. The garages would be detached with access from the lane.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The applicant attended the MLCA Planning & Development Committee meeting on December 18, 2017. The outcome of the meeting was a commitment by the applicant to host an open house in mid-January 2018 once they have made further progress on their proposed building designs. Additionally, they will meet with the MLCA Planning & Development Committee and the directly adjacent neighbours in the second half of January 2018 to address minimizing the impacts of the proposed developments (including but not limited to shadowing, privacy, and massing). Although future engagement is planned, it has been a challenge for residents to understand what is being proposed during the request for comment period for these applications.

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

R. Hall

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To date, the Committee has received written objections from approximately 36 community residents regarding the amended applications (R-CG). These objections are in addition to the 101 objections received for the initial applications (M-CG). We would note that the concerns and opposition expressed in response to the M-CG applications would, in our opinion, also apply to the R-CG applications.

Concerns expressed by neighbours include (but are not limited to):

- Geographic area features resulting in severe privacy and shadowing impact on adjacent neighboring properties.
- Significant negative pressure on parking and traffic.
- Inappropriate contextual fit for the community (this zoning does not belong at this location).
- Rezoning in this location does not align with the Calgary Municipal Development Plan (MDP).
- Rezoning does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP).
- The property does not meet the location criteria for multi-residential infill either in physical proximity or purpose.
- Issues identified in the R-CG Monitoring Report M-2017-034.

The Committee has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of Altadore as identified in the South Calgary/Altadore ARP. Additionally, while the applicant has committed to meeting the bylaw requirements of the R-CG district, due to the orientation of the buildings and the larger building envelope permitted in this district there will be significant impacts on the neighbours if these applications are approved.

Furthermore, these parcels do not meet The City's Location Criteria for Multi-Residential Infill. While these locations may be on corner parcels (Criteria 1), are within 400 metres of a transit stop (Criteria 2), and have direct lane access (Criteria 8), failure to achieve the purpose statements of any of the remaining five criteria suggests that these locations are not suitable for multi-residential infill.

- Criteria 3 (within 600 metres of an existing or planned primary transit stop): A SW BRT stop is not planned near these locations, nor do the #7, #107, or #13 transit routes operate at frequencies of 10 minutes or less for extended time periods.
- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 17th Street SW, 18th Street SW, and 38th Avenue SW are local roads at these locations. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): These developments would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.

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- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The nearest park is one block away, therefore, the visual impact of the increased height and massing of these developments will not be reduced by the open space, nor will these developments improve the safety of the park.
- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): These developments are not in close enough proximity to the 33rd Avenue SW or 14th Street SW Main Streets to act as transitions and/or buffers between lower and higher density development.

While the Committee appreciates that the applicant has reduced the scale of these applications from M-CG to R-CG, it remains the position of the MLCA to strongly oppose these land use redesignation applications. As Altadore continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate. If approved, this would set the precedent for any corner lot in Altadore to be redesignated to multi-residential irrespective of meeting the criteria identified by The City, which is not in the best interest of the community.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of these applications.

Regards,



Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

Enclosure: Letter from the MLCA – LOC2017-0290 & 0291 CA Feedback 06Nov2017

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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3130 16 Street SW
Calgary, AB, T2T 4G7

November 6, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Ryan Hall, ryan.hall@calgary.ca

SENT BY EMAIL

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Thank you for providing us the opportunity to offer feedback on these applications that reflect the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

These applications propose redesignations from Residential – Contextual One/Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG). Based on a phone call with the applicant on October 24, 2017, it is our understanding that development permit applications will be submitted later this year and will propose 4-unit townhomes oriented along 38th Avenue SW on each parcel. The garages would be attached at the front with driveway access from 38th Avenue SW.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The applicant first contacted the Committee on October 18, 2017, well into the brief three week request for comment period. The Committee is aware of a letter dated October 16, 2017 that was circulated by Willix to some neighbours. Considering the scope and context of these applications, the Committee feels the community engagement was inadequate.

To date, the Committee has received written objections from approximately 101 community residents. Concerns expressed by neighbours include (but are not limited to): the property does not meet the location criteria for multi-residential infill, rezoning does not align with the South Calgary/Altadore Area Redevelopment Plan, inappropriate contextual fit for the community, privacy and shadowing impact on adjacent neighbouring properties, and additional negative pressure on traffic, parking and utilities.

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The Committee has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of Altadore as identified in the South Calgary/Altadore ARP.

Additionally, although the applicant proposes that these parcels meet The City's Location Criteria for Multi-Residential Infill, the Committee respectfully disagrees. While these locations may be on corner parcels (Criteria 1) and are within 400 metres of a transit stop (Criteria 2), failure to achieve the purpose statements of any of the remaining six criteria suggests that these locations are not suitable for multi-residential infill.

- Criteria 3 (within 600 metres of an existing or planned primary transit stop): A SW BRT stop is not planned near these locations, nor do the #7, #107, or #13 transit routes operate at frequencies of 10 minutes or less for extended time periods.
- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 17th Street SW, 18th Street SW, and 38th Avenue SW are local roads at these locations. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): These developments would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The nearest park is one block away, therefore, the visual impact of the increased height and massing of these developments will not be reduced by the open space, nor will these developments improve the safety of the park.
- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): These developments are not in close enough proximity to the 33rd Avenue SW or 14th Street SW Main Streets to act as transitions and/or buffers between lower and higher density development.
- Criteria 8 (direct lane access): While these sites do have direct lane access, the purpose of the criteria will not be met with the proposed design calling for garage access from 38th Avenue versus the lane.

Marda Loop Communities Association Vision:
An evolving, vibrant, urban community that is engaged, connected, and desirable.

POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018

MAP 5C

Community Association Feedback for LOC2017-0290 & LOC2017-0291
Page 3 of 3

The applicant provided examples of other developments that do not meet criteria 4, 5, and/or 6. Upon review, however, we note the following which would indicate that these locations are more suitable for multi-residential development than the locations currently under consideration:

- 2937 & 2915 17th Street SW are within a large area of South Calgary zoned M-C1 and are identified as "residential medium density" in the ARP.
- 3208 20th Street SW zoned R-CG is on a collector road.
- 1631 38th Avenue SW, 3605 20th Street SW, and 3704 19th Street SW are in areas zoned M-C1, are identified as "residential medium density" in the ARP, and are on collector roads.
- 1605 37th Avenue SW is zoned R-C2, as such we are not clear why this location was included in the application.

The Committee also notes the impact of these applications on the neighbours directly adjacent to the sites on 17th and 18th Streets SW. Due to the proposed orientation of the developments there are shadowing, privacy, and massing issues to consider.


Based on the above, the MLCA Planning & Development Committee strongly opposes these land use redesignation applications. As Altadore continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate. If approved, this would set the precedent for any corner lot in Altadore to be redesignated to multi-residential irrespective of meeting the criteria identified by The City, which is not in the best interest of the community.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of these applications.

Regards,



Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
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MAP 5C

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Criteria	Assessment
Located on a Corner Parcel.	Yes Parcel is located on the south-east corner of 38 Avenue SW and 17 Street SW.
Within 400 metres of a transit stop.	Yes Parcel is 150 metres from westbound from Route 13 bus stop.
Within 600 metres of an existing or planned primary transit stop or station.	No Parcel is more than 600 metres away from nearest primary transit stop.
On a collector or higher standard roadway on at least one frontage.	No Nearest collector is 19 Street SW.
Adjacent to existing or planned non-residential development or multi-dwelling development.	No Parcel adjacent to single-detached housing to east.
Adjacent to or across from existing or planned open space or park or community amenity.	No Nearest park is 100 meters away.
Along or in close proximity to an existing or planned corridor or activity centre.	Yes Parcel is 600 meters from the 33 Avenue SW commercial street
Direct lane access.	Yes Parcel is currently serviced by direct lane access.

POLICY AMENDMENT AND LAND USE AMENDMENT
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NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
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MAP 5C

APPENDIX V

From: KELLY MENDES
To: [CPC](#)
Subject: [EXT] January 25, 2018 Calgary Planning Commission Meeting - Agenda Items 5.05 and 5.06
Date: Sunday, January 21, 2018 2:00:39 PM
Attachments: [CPC Letter - Agenda Items 5.05 and 5.06.pdf](#)
[CPC Letter - Agenda Items 5.05 and 5.06.docx](#)

Dear Calgary Planning Commission (CPC) Members,

The land use redesignation proposed in agenda items 5.05 and 5.06 (for the January 25, 2018 CPC meeting) is inappropriate, based on conflicts with City approved policy, topographic constraints and neighbourhood context. *We request that the Calgary Planning Commission recommend refusal for these projects.*

The attached document (in both MS-Word and pdf format) outlines our key concerns.

Respectfully,

Kelly Mendes
Art McMullen
Mike Way
Colleen Way

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

TO: Mr. Matthias Tita Ms. Jyoti Gondek Ms. Lourdes Juan
Mr. Ryan Vanderputten Mr. Melvin Foht Mr. Douglas Leighton
Mr. Ian Cope Mr. Colin Friesen Mr. James Scott
Mr. Evan Woolley Mr. Andrew Palmiere

RE: January 25, 2018 Calgary Planning Commission Meeting
Agenda Item 5.05: LOC2017-0290, 3822 18 Street SW
Agenda Item 5.06: LOC2017-0291, 3823 17 Street SW

The land use redesignation proposed in these applications is inappropriate, based on conflicts with City approved policy, topographic constraints and neighbourhood context. *We request that the Calgary Planning Commission recommend refusal for these projects.*

The community of Altadore has been receptive to redevelopment when done in a thoughtful manner. Public information in the Community Profile for Altadore indicates the neighbourhood has grown by almost 2,000 residents (more than 18%) for the period 2009 to 2014. As stated in the Marda Loop Community Association (MLCA) Planning and Development Committee letter (regarding these applications), Altadore continues to redevelop at a fast pace today.

This increased density has been achieved through sensitive, beneficial redevelopment, following Area Redevelopment Plan (ARP) objectives. The applicant properties are in a Residential Conservation land use policy area, where ~75% of sites have been redeveloped in a reasonable, modest format mostly from single family to side-by-side builds (and some to newer single-family homes). In the map below, redeveloped properties are shown in red and the applicant properties are orange.



* 1908 37 AV is developer owned and will be redeveloped to a side-by-side in 2018

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

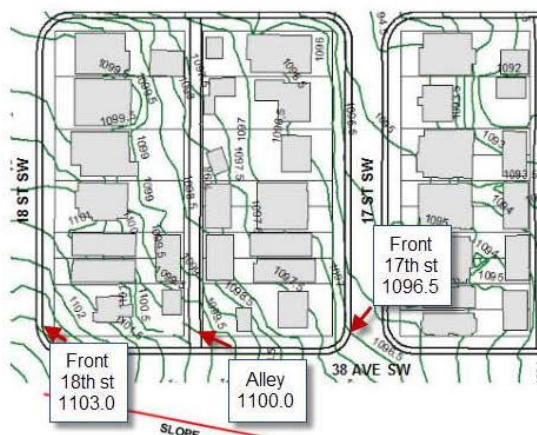
Area topography will amplify negative privacy and shadowing impacts to adjacent homes resulting from RC-G rezoning (which allows a 1 metre height increase and 15% larger footprint than existing homes).

- 18th Street is 6.5 metres higher in elevation than 17th Street and is 3 metres higher than the alley
- The 18th Street subject site is 3.5 metres higher in elevation than the opposite (north) end of the 3800 block of 18th Street

This topography means that with its larger footprint, an RC-G structure at 3822 18th Street SW will look down into the back yards of all 18th Street houses and into 17th Street properties, and will provide a clear view into the master bathroom of the adjacent house (through a 4.5-foot square skylight).

It also means that from the back door of 3821 17 Street SW (adjacent to the 17th Street applicant site), the top of an RC-G structure at 3822 18 Street SW will be ~13 metres higher in elevation than the back yard. The height of an adjacent RC-G structure will be ~2.5 metres higher than the existing 8.2-metre-tall house and will look down into the master bathroom (through three existing skylights).

RC-G structures at both locations will effectively build a wall, blocking all sunlight, as the sun appears in the sky to the south of these properties.



While RC-G zoning may be a good district when applied correctly, this location does not allow for sensitive and beneficial community development. The land use redesignation applications should be refused.

Respectfully,

Kelly Mendes and Art McMullen (3820 18 Street SW)
Colleen and Mike Way (3821 17 Street SW)
And representing 50 other Altadore residents (names available upon request)

POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018

MAP 5C

From: KELLY MENDES
To: [CPC; Tita, Matthias; Vanderputten, Ryan; Cope, Ian; Gondok, Jyoti; Woolley, Evan V.; Focht, Melvin; Friesen, Colin; Palmiere, Andrew; Juan, Lourdes; Leighton, Douglas; Scott James \(PBA Land & Development\)](#)
Subject: [EXT] January 25, 2018 Calgary Planning Commission Meeting - Agenda Items 5.05 and 5.06
Date: Tuesday, January 23, 2018 11:40:34 AM
Attachments: [Site Topography - Pictures.docx](#)
[CPC Letter - Agenda Items 5.05 and 5.06.pdf](#)
[CPC Letter - Agenda Items 5.05 and 5.06.docx](#)

Dear Calgary Planning Commission Members,

In addition to the CPC letter submitted to the cpc@calgary.ca email on Sunday, I would like to share a "Site Topography - Pictures" document that provides photos of the two applicant sites and surrounding area. These will help you understand our concerns related to the topography of the area. The last page of the document also has a link to a 4 minute video that walks you from the back alley, down into the back yard of the house adjacent to the 17th Street applicant site.

Respectfully,

Kelly Mendes
Art McMullen
Mike Way
Colleen Way

From: "KELLY MENDES" <kelly.mendes@shaw.ca>
To: "ian cope" <ian.cope@calgary.ca>
Sent: Sunday, January 21, 2018 3:03:35 PM
Subject: Fwd: January 25, 2018 Calgary Planning Commission Meeting - Agenda Items 5.05 and 5.06

Mr. Cope,

I'm sending this email to you, as I understand you are the Calgary Planning Commission (CPC) Secretary. I emailed all CPC members earlier today and want to make sure you are aware of the letter that has been submitted.

Thanks,

Kelly

From: "KELLY MENDES" <kelly.mendes@shaw.ca>
To: "cpc" <cpc@calgary.ca>
Sent: Sunday, January 21, 2018 1:57:30 PM
Subject: January 25, 2018 Calgary Planning Commission Meeting - Agenda Items 5.05 and 5.06

Dear Calgary Planning Commission (CPC) Members,

The land use redesignation proposed in agenda items 5.05 and 5.06 (for the January 25, 2018 CPC meeting) is inappropriate, based on conflicts with City approved policy, topographic constraints and neighbourhood context. *We request that the Calgary Planning Commission recommend refusal for these projects.*

The attached document (in both MS-Word and pdf format) outlines our key concerns.

Respectfully,

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

Kelly Mendes
Art McMullen
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**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

TO: Mr. Matthias Tita Ms. Jyoti Gondek Ms. Lourdes Juan
Mr. Ryan Vanderputten Mr. Melvin Foht Mr. Douglas Leighton
Mr. Ian Cope Mr. Colin Friesen Mr. James Scott
Mr. Evan Woolley Mr. Andrew Palmiere

RE: January 25, 2018 Calgary Planning Commission Meeting
Agenda Item 5.05: LOC2017-0290, 3822 18 Street SW
Agenda Item 5.06: LOC2017-0291, 3823 17 Street SW

The land use redesignation proposed in these applications is inappropriate, based on conflicts with City approved policy, topographic constraints and neighbourhood context. *We request that the Calgary Planning Commission recommend refusal for these projects.*

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This increased density has been achieved through sensitive, beneficial redevelopment, following Area Redevelopment Plan (ARP) objectives. The applicant properties are in a Residential Conservation land use policy area, where ~75% of sites have been redeveloped in a reasonable, modest format mostly from single family to side-by-side builds (and some to newer single-family homes). In the map below, redeveloped properties are shown in red and the applicant properties are orange.



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**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
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MAP 5C

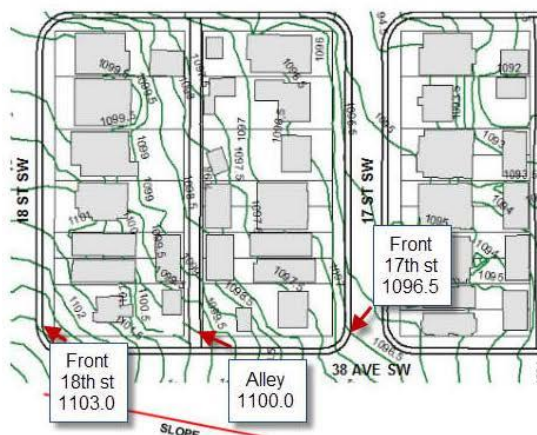
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It also means that from the back door of 3821 17 Street SW (adjacent to the 17th Street applicant site), the top of an RC-G structure at 3822 18 Street SW will be ~13 metres higher in elevation than the back yard. The height of an adjacent RC-G structure will be ~2.5 metres higher than the existing 8.2-metre-tall house and will look down into the master bathroom (through three existing skylights).

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And representing 50 other Altadore residents (names available upon request)

POLICY AMENDMENT AND LAND USE AMENDMENT
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TOPOGRAPHY

Area topography will amplify negative privacy and shadowing impacts to adjacent homes resulting from RC-G rezoning (which allows a 1 metre height increase and 15% larger footprint than existing homes). Applicant sites are the two adjacent properties on 38th Avenue (see map below).

- 18th Street is 6.5 metres higher in elevation than 17th Street and is 3 metres higher than the alley
- The 18th Street subject site is 3.5 metres higher in elevation than the opposite (north) end of the 3800 block of 18th Street

This topography means that with its larger footprint, an RC-G structure at 3822 18th Street SW will look down into the back yards of all 18th Street houses and into 17th Street properties and will provide a clear view into the master bathroom of the adjacent house (through a 4.5-foot square skylight).

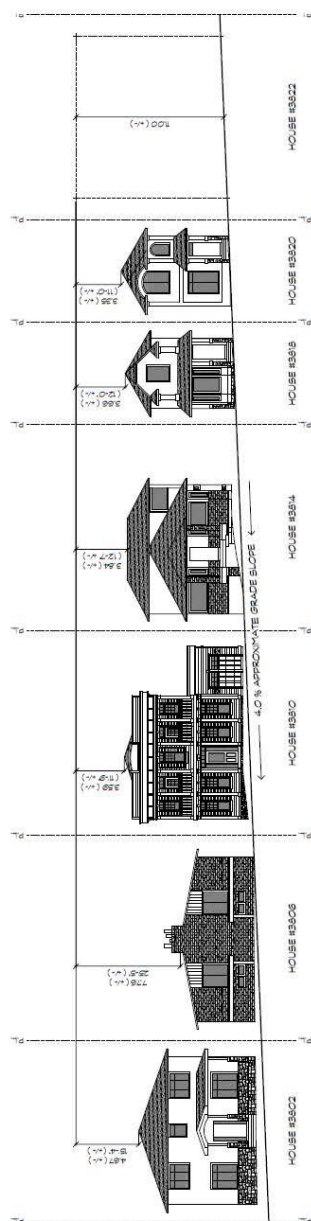
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POLICY AMENDMENT AND LAND USE AMENDMENT
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MAP 5C

This is an architectural rendering of 18th Street SW (provided by Curt Santha AT, Santha Design Residential Design & Drafting Service). It illustrates the slope of the street (a 3.5 metre drop from the applicant site to the north end of the block) and how an 11 metre tall building will exceed the height of existing houses by a minimum of 3.35 metres to a maximum of 7.76 metres. The two adjacent houses (3818 and 3820) are 8.4 metres tall.



- House 3802: 8.4 metres
- House 3806: 7.76 metres
- House 3810: 3.59 metres
- House 3814: 3.84 metres
- House 3818: 3.66 metres
- House 3820: 3.35 metres

**POLICY AMENDMENT AND LAND USE AMENDMENT
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PHOTOGRAPHS TO PROVIDE CONTEXT

View of 3800 block of 18th Street SW with subject site LOC2017-0290 on the right. The adjacent two houses are 8.4 metres tall.



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View of 3800 block of 17th Street SW, with subject site LOC2017-0291 at the left side of the picture.



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MAP 5C

This picture taken using a drone from the 18th Street SW subject site, at ~10 metres above the ground. The top of the roof of the adjacent house is 10 metres and the top of an R-CG structure would be 11 metres. This picture illustrates how windows at 10 metres above ground overlook all back yards on the 3800 block of 18th Street SW and into 17th Street yards.



**POLICY AMENDMENT AND LAND USE AMENDMENT
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NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
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MAP 5C

This picture taken using a drone from the 18th Street SW subject site, at ~10 metres above the ground. The top of the roof of the adjacent house is 10 metres and this picture illustrates how windows in an R-CG structure will provide a view directly into the master bathroom of the adjacent house through an existing 4.5 foot square skylight and into a bedroom via an existing skylight.



POLICY AMENDMENT AND LAND USE AMENDMENT
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This picture taken using a drone from the 18th Street SW subject site, at ~10 metres above the ground looking east over the 17th Street houses. It illustrates the privacy/overlooking into the 17th Street properties.

Here is a link to a 4 minute video that walks through the brown gate in the alley (next to garage and power pole) down into the back yard of the adjacent house: https://www.dropbox.com/s/zt8e80b0agc2v6j/MVI_7129.MOV?dl=0. The larger footprint of an R-CG structure will effectively provide a "third wall".



**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
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MAP 5C

From: Kris Gordos
To: [Gondek, Jyoti](#); [Woolley, Evan V.](#); [Foht, Melvin](#); [Friesen, Colin](#); [Palmiere, Andrew](#); [Juan, Lourdes](#); [Leighton, Douglas](#); [Scott James \(PRA Land & Development\)](#); [Tita, Matthias](#); [Vanderputten, Ryan](#); [CPC](#)
Subject: [EXT] Agenda Item 5.05 and 5.06, Mr. Hall did not provide a complete review of the application
Date: Wednesday, January 24, 2018 7:59:11 PM
Attachments: [Proposed Streetscape 2 @ 18th Street SW with height.pdf](#)

Dear Members of the Calgary Planning Commission,

Does not Fit

Please see pdf. file that is a scaled streetscape of 18 St to visually demonstrate that with the height of 11m and the existing slope of the street the proposed redesignation would not "improve existing neighbourhood quality and character" and would not be "compatible with surrounding dwellings".

The change in orientation for any proposed R-CG development to front 38 Ave will be an invasion of privacy for the entire block as as 11m high structure would have a floor at 8m high and the average person being 1.7m tall would be able to look into every single back yard on both sides of the alley.

No Consultation

No consultation took place by the applicant. Mr. Hall is referring to a letter sent out by the applicant for the M-CG re-designation however this application is for an R-CG re-designation. After the large public outcry (over 100 letters) the amendment to the application went out without any fanfare. The applicant did not send out any notice, the City even removed the date concerned citizen were supposed to make comments by and it was re-posted to coincide with Christmas. To be clear, there has been no effort to have a dialogue with the community members who would be affected by this proposed development.

Three phase power line set-back

Safety set-back required for the three phase power lines running along both properties. Mr. Hall failed to mention in the agenda item in front of you that the whole application for redesignation came about when the applicant was rejected to build their signature three/two story side-by-side due to the power line set-back which affects the construction of ANY structure on the south side of the property.

Setting a precedence

It is important to note the Marda Loop Community Association's concern that these two undeveloped R-C2 corner lots are the same as ALL the undeveloped R-C2 corner lots in the community of Altadore; especially evident when considering Mr. Hall's loose interpretation of "close proximity" all corner lots in Altadore will be affected. There are new developments that will lose function of their solar panels due to shadowing, significant privacy invasions and urban development that will resemble medieval town planning where all corners are anchored by large bastion like structures, while small insignificant community members are squeezed in-between under the watchful eyes of the row house occupants.

I tried not to repeat additional concerns you have received from the local community group, but I fully support the group and all the concerns they have raised.

I would like to thank you for your time and would urge you to please take a critical look at these two agenda items and ask Mr. Hall some tough questions because the neighbourhood this application will affect, stands in strong opposition.

R. Hall

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
NORTH OF 38 AVENUE SW AND WEST OF 17 STREET SW
BYLAWS 21P2018 AND 100D2018**

MAP 5C

Thank you,

Kristian Gordos
3810 18 St SW

POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
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