

**POLICY AMENDMENT & LAND USE AMENDMENT
SOUTH CALGARY - WARD 8
SOUTHWEST CORNER OF 33 AVENUE SW & 16 STREET SW
BYLAWS 9P2014 & 34D2014**

MAP 8C

EXECUTIVE SUMMARY

This land use amendment application proposes a redesignation from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG d72) District. The redesignation is intended to allow for multi-residential development on the subject site with a maximum of four units. To facilitate the proposed land use change, an ARP map amendment is being undertaken as part of the application. The change will move the subject land from “Conservation and Infill” to “Low Density Multi-Unit” residential.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 March 13

That Calgary Planning Commission recommend **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 9P2014, 34D2014; and

1. **ADOPT** the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 9P2014.
3. **ADOPT** the proposed redesignation of 0.058 hectares ± (0.14 acres ±) located at 1701 – 33 Avenue SW (Plan 4479P, Block 66, Lots 39 and 40) 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 34D2014.

REASONS FOR RECOMMENDATION:

The proposed land use amendment is in keeping with the goals of the Municipal Development Plan to allow for moderate intensification along neighbourhood corridors. It also allows for an appropriate set of uses and use rules in context with the character of 33 Avenue SW.

ATTACHMENTS

1. Proposed Bylaw 9P2014
2. Proposed Bylaw 34D2014

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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 III).

Moved by: R. Honsberger **Carried: 8 – 1**
Opposed: R. Wright
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.058 hectares \pm (0.14 acres \pm) located at 1701 – 33 Avenue SW (Plan 4479P, Block 66, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd72) District.

Moved by: R. Honsberger **Carried: 8 – 1**
Opposed: R. Wright

Reason for opposition from Mr. Wright:

- Spot zoning, plain and simple.

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Applicant:

Sarina Developments

Landowner:

Stephen Norris
Jana Norris

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	Yes	1
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	No	5
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites?</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	6
Public Engagement <i>Were major comments received from the circulation?</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is situated on the south-western corner of the intersection between 33 Avenue SW and 16 Street SW in the community of South Calgary. Development in the immediate area consists of single and semi-detached dwellings along 33 Avenue SW and to the north of the site. Across the laneway directly to the south of the site, development consists of a Telus building and several multi-residential developments along 34 Avenue SW.

The subject site is situated two blocks east of the new Marda Loop Area Redevelopment Plan recently considered by Calgary Planning Commission.

LAND USE DISTRICT

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd72) District is intended to accommodate multi-residential development of low height and low density in close proximity or adjacent to low density residential development, such as single and semi-detached dwellings.

Applying for a redevelopment of the subject site with the proposed density modifier of 72 units per hectare (d72), will result in a maximum of four (4) dwelling units.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

On the Urban Structure map of the Municipal Development Plan, the land use typology for the subject site is *Neighbourhood Corridor*. Neighbourhood corridors are streets situated in the Inner City and are the “main streets” for one or more communities. Neighbourhood corridors have a strong historical connection to the adjacent communities.

Neighbourhood corridors support moderate levels of intensification in close proximity to the *Primary Transit Network* identified on Map 2 of the Calgary Transportation Plan.

South Calgary / Altadore Area Redevelopment Plan (ARP)

The local area plan includes the subject site as *Conservation and Infill* residential land use, hence the current Residential – Contextual One / Two Dwelling (R-C2) land use district designation of Bylaw 1P2007.

As part of this land use redesignation application, the Applicant is applying for an ARP amendment on the subject site to the *Low Density Multi-Unit* residential land use in the ARP.

The *Low Density Multi-Unit* residential land use allows for low profile redevelopment with direct access to grade, such as townhouses.

To improve the legibility and interpretation of the South Calgary / Altadore ARP, Administration included a new land use map (Map 2 – Land Use Policy) in the ARP. The proposed amendment is a change to Map 2 – Land Use Policy from *Conservation and Infill* to *Low Density*

G. Brenkman and S. Jones

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Multi-Unit residential land use as included in APPENDIX III.

Future Policy Plans

Administration is currently undertaking a "Corridor Program" as directed by Council in 2013. Administration is also working on some locational criteria to guide multi-residential infill development as directed by Council in 2014 January. This work is not anticipated to affect the recommendation of this land use amendment application.

TRANSPORTATION NETWORKS

The subject site is situated on 33 Avenue SW, which is classified as a *Neighbourhood Corridor* in terms of the Municipal Development Plan. Thirty-third Avenue SW is also a *Neighbourhood Boulevard* in terms of the Calgary Transportation Plan and is part of the City's *Primary Transit Network*. This section of 33 Avenue SW between 19 Street SW and 14 Street SW is therefore appropriate for moderate residential intensification as proposed in this land use redesignation.

UTILITIES & SERVICING

All required services are available for the proposed land use redesignation from either 33 Avenue SW or 16 Street SW. At the development permit stage, a sanitary servicing letter and fire flow calculation may be requested by Administration to determine any upgrade requirements for the proposed multi-residential development (maximum 4 units).

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required for this land use amendment application.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

There are no Growth Management issues identified for the South Calgary / Altador ARP area, which includes the subject site.

The site is situated two blocks to the east of the new Marda Loop Area Redevelopment Plan, which has been ranked at a higher priority (#11) in the sequenced list due to low infrastructure costs and some market interest in redevelopment.

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PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Community Association (MLCA) provided comments on the application which is included under APPENDIX II of this report. The MLCA commented that due to the subject site's location on 33 Avenue SW and its land use context, it appears to be an appropriate location for a redesignation to a higher residential density. The MLCA is however concerned that granting a single redesignation may trigger several other land use amendment applications that may negatively impact residents of surrounding single detached dwellings.

The MLCA stated that the Association is not in support of any changes to this area along 33 Avenue SW and any land use amendment application should be considered through a holistic block approach involving public engagement.

Citizen Comments

One objection was received from an adjoining neighbour with privacy concerns related to four (4) multi-residential units.

Public Meetings

No public meetings were held involving City staff.

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APPENDIX I

APPLICANT'S SUBMISSION

Sarina Homes is proposing to redesignate 1701 33 Ave SW from R-C2 to M-CG d72 in order to accommodate a 4-unit development.

Site Context

This site is on the south edge of an existing R-C2 area – surrounded by R-C2 (formerly 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 development of the Marda Loop ARP will impact and/or supercede a portion of this ARP, but primarily to the west surrounding the commercial corridor from Crowchild Trail to 19th St along 33rd and 34th avenues.

This lot is within the boundary of the conservation & infill area – however, that boundary runs through the laneway immediately adjacent to this lot, dividing the block between 34th and 33rd 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 this lot is not identified in the list of suggested locations for that redesignation, 33rd 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 forms, with grade level access, low height & density, in close proximity or adjacent to low 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.

Local Area Plan Amendment

This change to M-CGd72 would require a policy amendment, but not unlike previous amendments that have occurred in the ARP during its life cycle to accommodate smart growth within the ARP area.

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APPENDIX II

Community Association Comments

From: Don Morgan [<mailto:donmorganyyc@gmail.com>]
Sent: 2014 February 17 10:32 PM
To: Brenkman, Giyan B.
Cc: Chair - MLCA - Planning & Development
Subject: Land rezoning at 1701 33 Avenue SW - LOC2013-0079

Giyan,

Thank you for following up with th MLCA in regards to the proposed land use redesignation at 1701 33 Avenue SW. I have not seen the file (LOC2013-0079) mentioned in your email however my understanding is that the proponent is proposing to have the current R-C2 zoning rezoned to become M-CG d72. If my understanding is not correct please let me know.

I have conducted a site visit and provide the following comments.

1. The block on which this this lot occupies is entirely single family homes. It is primarily older housing stock with the exception of newer units at the west end. The block backs onto primarily older housing stock and newer higher density buildings. The lot proposed to be rezoned backs onto a Telus building and a taller multi unit building. Across the street (north side of street) from the proposed rezoning the block is experiencing more active development with infill development.
2. Given that the lot backs onto a Telus building and higher density housing it appears that this would be a suitable location for rezoning to a higher density use. However, rezoning should be done as part of a consultative process that includes obtaining the opinions of nearby residents and addressing their concerns. Rezoning without consultation of those affected is not appropriate.
3. Given that the homes on south side of 33rd Ave. between 14 St and 19 St. back onto higher density housing granting a single rezoning may result in a cascade of additional requests. Granting of rezonings in such a manner may result in poorly designed street and have negative affects on the residents in single family homes.
4. However, given that the block may experience significant redevelopment in the future and given the higher density zoning which the south side of 33rd Ave. backs onto there may be reason to consider if the current zoning should remain for the entire block or even further to include all blocks between 14 Street and 19th Ave. The characteristics of this particular street are different that most others in the area and as such may warrant further consideration. For clarity the MLCA is not endorsing or supporting any change to this area and is simply stating that any rezoning should be considered in a more holistic approach.

In consideration of the above the MLCA does not support the rezoning request of 1701 33 Ave. SW.

Don Morgan
MLCA Planning & Development

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APPENDIX III

PROPOSED POLICY AMENDMENT

Proposed amendment to the South Calgary/Altadore Area Redevelopment Plan:

Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy".

