

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1743 and 1747 – 36 Avenue SW, LOC2023-0015

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 0.11 hectares \pm (0.28 acres \pm) located at 1743 and 1747 – 36 Avenue SW (Plan 1497BC, Block 16, Lots 21 to 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject site to allow for a courtyard-style, multi-residential development with an anticipated 20 dwelling units and a maximum building height of 12.0 metres (approximately three-storeys).
- 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 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 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 amendment.
- A development permit has been submitted is currently under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southwest community of Altadore, was submitted by CivicWorks on behalf of the landowner, Oldstreet Property Holdings Corp., on 2023 January 18 (Attachment 3). A development permit (DP2021-6711) for a 20-unit, multi-residential development was submitted on 2021 September 20 by FAAS Architecture on behalf of the landowner and is currently under review.

A previous submission (LOC2021-0129) was made in 2021 to change the land use to a DC District based on the Multi-Residential – Contextual Grade Oriented (M-CG) District. However, following Council's decision to refuse LOC2021-0129 in May 2022, and subsequent decision to approve the incorporation of the Housing – Grade Oriented (H-GO) District into the Land Use Bylaw 1P2007 on 2022 October 05, officially coming into force on 2023 January 02, the applicant chose to pursue the H-GO District via a new land use amendment application.

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The subject site at 1743 and 1747 – 36 Avenue SW is located on the southeast corner of 36 Avenue SW and 17 Street SW. Each parcel is currently developed with a single-detached dwelling with a combined area of 0.11 hectares (0.28 acres). Vehicle parking is accommodated via rear detached garages and the site is supported by a rear lane to the south, accessed from 17 Street SW.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant-initiated outreach with neighbouring residents and the wider community through a number of selected strategies including on-site signage, hand delivered mailers and an outreach phone line and email address/mailbox. The applicant also initiated discussions with the Marda Loop Communities Association (MLCA) and Ward Councillor's office in the early stages of the application process. Further details can be found within the applicant's Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received eleven letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- development typology not in demand/density not needed in area/Calgary;
- gross under provision of proposed on-site parking and existing on-street parking;
- 'vehicle free' lifestyle justification unrealistic;
- storage/pickup of number of required waste and recycling bins is untenable as a result of ENMAX power line impediment;
- construction noise;
- road closure in facilitating development during the construction phase;
- roads and other infrastructure cannot support additional density;
- displacement of existing residents;
- increase in crime; and
- safety/road user conflicts due to reduced visibility resulting from parked cars.

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The Marda Loop Communities Association (MLCA) was circulated for comment and provided a neutral response. However, on behalf of residents, the response highlighted a number of concerns. These concerns relate to parking, the desire for a one-to-one parking ratio approach for all new developments and tree canopy considerations (Attachment 5).

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 in an amenity-rich, inner-city community that is compatible with the character of existing adjacent development.

Following Calgary Planning Commission, notification 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.

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

This 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 Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

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Calgary Planning Commission
2023 May 18**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform