

Policy and Land Use Amendment in Altadore (Ward 8) at 3803 and 3823 – 19 Street SW, LOC2023-0064

RECOMMENDATIONS:

That Calgary Planning Commission recommends 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 0.13 hectares \pm (0.32 acres \pm) located at 3803 and 3823 – 19 Street SW (Plan 4530AC, Block 6, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for townhouses and rowhouses, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal would allow for an appropriate increase in allowable height and density on a corner lot along a collector road within walking distance of public amenities, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for additional housing options within a community that is well served by transit and would support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification in an inner-city residential area and make more efficient use of existing infrastructure.
- A minor map amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

The subject site is located in the southwest community of Altadore. The land use amendment application was submitted by New Century Design Inc. on behalf of the landowner, Anna Zygadlo on 2023 March 17. As noted in the Applicant Submission (Attachment 3), the intent of the application is to allow for a broader range of grade-oriented housing options to be developed on the site.

The 0.13-hectare site is a corner parcel located at the southwest corner of 37 Avenue SW and 19 Street SW. The proposed R-CG District will allow for low-density built forms of housing up to a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare (a maximum of 9-units based on the parcel size).

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

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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 policy and 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 hand-delivered 75 postcards describing the project to residents within a 60-metre radius of the subject site. The applicant also sent letters with the project information to the Marda Loop Community Association (CA) and the Ward 8 Councillor's Office. 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 also sent to adjacent landowners.

Administration received 17 letters of opposition and 1 letter of support from the public. Those in opposition noted the following areas of concern:

- increase in density and strain on public infrastructure (i.e., schools and parks);
- increased traffic and on-street parking issues, including safety concerns for pedestrians at the nearby intersections and alleyway;
- reduced sunlight and privacy for neighbouring lots due to increase in height from 10 metres to 11 metres;
- lack of community fit and a preference for a semi-detached or duplex dwellings; and
- uncertainty of built form, design, site layout, and number of units in the absence of a development permit application.

The Marda Loop CA also provided comments to Administration indicating that they do not have any concerns with the proposed application. The Community Association Response can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site 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 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 the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Increasing residential densities within already developed areas can have positive environmental impacts through utilizing infrastructure and land more efficiently.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform