

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 2048 – 43 Avenue SW, LOC2022-0121

RECOMMENDATIONS:

That Calgary Planning Commission recommend to Council:

1. Give three readings to the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 2048 – 43 Avenue SW (Plan 6290AJ, Block 7, Lots 49, 50 and a portion of Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 37P2023 to amend** the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 104D2023** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 2048 – 43 Avenue SW (Plan 6290AJ, Block 7, Lots 49, 50 and a portion of Lot 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed policy and 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 height and density 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 established residential area and make more efficient use of existing infrastructure.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit for a five-unit rowhouse has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application was submitted by Savelica Design on behalf of the landowner Kenan Kalemlı, on 2022 July 08. The approximately 0.07 hectare (0.17 acre) site is located in the community of Altadore at the northeast corner of 20 Street SW and 43 Avenue

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SW. As indicated in the Applicant Submission (Attachment 3), the proposed land use district is Residential – Grade-Oriented Infill (R-CG) District which accommodates the additional uses of townhouses and rowhouses. A development permit (DP2022-07668) for a five-unit rowhouse has been submitted and is under review.

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 relevant public groups and the respective community association was appropriate. In response, the applicant sent letters to the neighbouring property owners. 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 three responses from the public noting the following areas of concern:

- Loss of available on-street parking;
- Increase of traffic;
- Noise impacts;
- Loss of mature vegetation;
- Does not fit the neighbourhood context;
- Servicing constraints; and
- Does not meet current land use and policy.

The Marda Loop Community Association (CA) was notified of the application on 2022 August 17 and again on 2023 May 15, however no response was received.

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 are being reviewed and will be determined as part of the development permit currently under review. 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.

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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, lifestyle, and demographics towards fostering an inclusive community.

Environmental

This application does not include any specific actions that 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 development permit currently under review.

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 known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 37P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 104D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform