

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3715 – 14 Street SW, LOC2022-0193

RECOMMENDATION:

That Calgary Planning Commission recommend 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 0.06 hectares \pm (0.14 acres \pm) located at 3715 – 14 Street SW (Plan 1965P, Block A, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 9:

That Council:

1. Give three readings to **Proposed Bylaw 23P2023**, amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 56D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3715 – 14 Street SW (Plan 1965P, Block A, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Opposition to Recommendations: Councillor Chabot

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 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.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted by Sphere Architecture Inc. on behalf of the landowner Expansion Ventures Inc., on 2022 October 26. The approximately 0.06-hectare (0.14-acre) site is located in the community of Altadore fronting 14 Street SW, directly

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south/west of 36 Avenue SW. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate a four-unit development.

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 reached out to the Marda Loop Communities Association (CA), the Ward 8 Councillor's office, and 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 two responses from the public noting the following areas of concern:

- on-street parking concerns;
- increase in street and laneway traffic;
- further deterioration of laneway which requires repaving;
- shadowing concerns;
- privacy concerns; and
- noise impacts.

The Marda Loop CA was notified of the application and no comments were received. Administration contacted the Community Association on 2023 January 27 to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate on this site. The building and site design, including privacy, shadowing and 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 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

The applicant has indicated that they plan to explore measures as part of a future development permit (e.g. energy star certified homes, electric vehicle charging ports and solar panels) which will align with the Calgary Climate Strategy – Pathways to 2050 (Program B).

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 23P2023**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 56D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform