

Policy and Land Use Amendment in Altadore (Ward 08) at Multiple Addresses, LOC2022-0056

RECOMMENDATION:

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 0.28 hectares \pm (0.70 acres \pm) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, portion of Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 APRIL 20:

That Council:

1. Give three readings to **Proposed Bylaw 30P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 76D2023** for the redesignation of 0.28 hectares \pm (0.70 acres \pm) located at 2116, 2120 and 2124 – 36 Avenue SW and 2121 and 2127 – 35 Avenue SW (Plan 5730AJ, Block 1, portion of Lots 1 and 2; Plan 5730AJ, Block 1, Lots 3 to 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a multi-residential development.
- This application will allow for a moderate increase in density that is compatible with the built form and character of the existing community. The application is keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different ages, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use district.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application was submitted on 2022 March 30 by O2 Planning and Design on behalf of the landowners, John Courtliff and ML 35 Property Holding GP Inc. The 0.28 hectare (0.70 acre) site is located in the community of Altadore and is comprised of five parcels located on 35 Avenue SW and 36 Avenue SW. As per the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to

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enable a multi-residential development in an area that is centrally located to transportation infrastructure, community amenities and institutional uses.

The existing land use district (M-C1) already allows for multi-residential development in a variety of forms. The proposed M-C2 District would allow for additional building height (+2 metres) and a development where intensity is measured by floor area ratio to provide flexibility in the building form and dwelling unit size and number. A detailed planning evaluation of this application, including location maps, 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 this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach that was appropriate. In response, the applicant created an outreach strategy that included in-person and online public engagement opportunities with the Community Association and interested residents. The applicant held an information session with the Community Association on 2023 March 15 and a virtual public information session on 2023 March 21 to discuss the proposed land use redesignation and development vision. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 59 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking;
- proposed development intensity;
- increased building height and massing, shadowing and privacy;
- increased impacts to site greenspaces and trees;
- effect on community character;
- increase in property values; and
- increased noise.

The application was circulated to the Marda Loop Communities Association and no response letter was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed Multi-Residential – Contextual Medium Profile (M-C2) District is compatible with nearby existing residential uses and the surrounding Multi-Residential – Contextual Low Profile (M-C1) District. The M-C2 District has contextual development rules that will require the development to respond to the adjacent context. A multi-residential development on this site would provide for additional housing for Calgarians in an established community that is supported by many amenities, services, and

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mobility options. The building and site design, number of units, on-site parking and other considerations will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification of public hearing will be posted on-site and mailed to adjacent landowners.

IMPLICATIONS

Social

The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics by providing additional housing options near existing services and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would allow for more efficient use of land, 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 30P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 76D2023**
6. **CPC Member Comments**
7. **Public Submissions**
8. **Confidential Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform