

Policy and Land Use Amendment in South Calgary (Ward 8) at 2008 – 28 Avenue SW, LOC2023-0023

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 0.07 hectares ± (0.16 acres ±) located at 2008 – 28 Avenue SW (Plan 4479P, Block 15, Lot 4, a portion of Lot 3 and a portion of Lot 5) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- 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 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 greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG 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 proposal.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of South Calgary was submitted by CivicWorks on behalf of the landowners, Randall Keylock and Karen Romanchuk on 2023 January 26. The subject site, which is approximately 0.07 hectares (0.16 acres) in size, is located in the southwest community of South Calgary near the corner of 19 Street SW and 28 Avenue SW.

As indicated in the Applicant Submission (Attachment 3), the application proposes to change the land use from Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to accommodate a rowhouse building. A development permit (DP2023-01449) for seven rowhouse units, two semi-detached dwelling units and nine secondary suites has been submitted and is under review. The development permit includes the subject site and the parcel directly adjacent to the east (2004 – 28 Avenue SW), which was redesignated to R-CG by Council on 2016 July 04.

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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 policy and 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 the respective community association was appropriate. In response, the applicant posted on-site signage, hand-delivered 350 invitations to surrounding neighbours inviting them to an online information session which the applicant hosted, as well as creating a project webpage. The Applicant Outreach Summary can be found in 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 sent to adjacent landowners.

Administration received 80 responses of objection from the public noting the following areas of concern:

- increase in density and strain on public infrastructure;
- increased traffic and on-street parking issues;
- waste and recycling receptacle management issues;
- lack of community fit for proposed built form;
- reduced sunlight and privacy for neighbouring lots; and
- negative impact on community character.

A letter of neither support nor opposition from the Marda Loop Communities Association (Attachment 5) was received on 2023 February 20 citing concerns around increased density, parking and decreased tree canopy.

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 proposal would facilitate positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the development permit currently under review which will align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D4.1: Develop and implement a city-wide strategy to accelerate the installation of solar photovoltaic (PV) panels and F3.1: Require that all new residential buildings be built to an electric vehicle (EV)-ready standard).

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 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