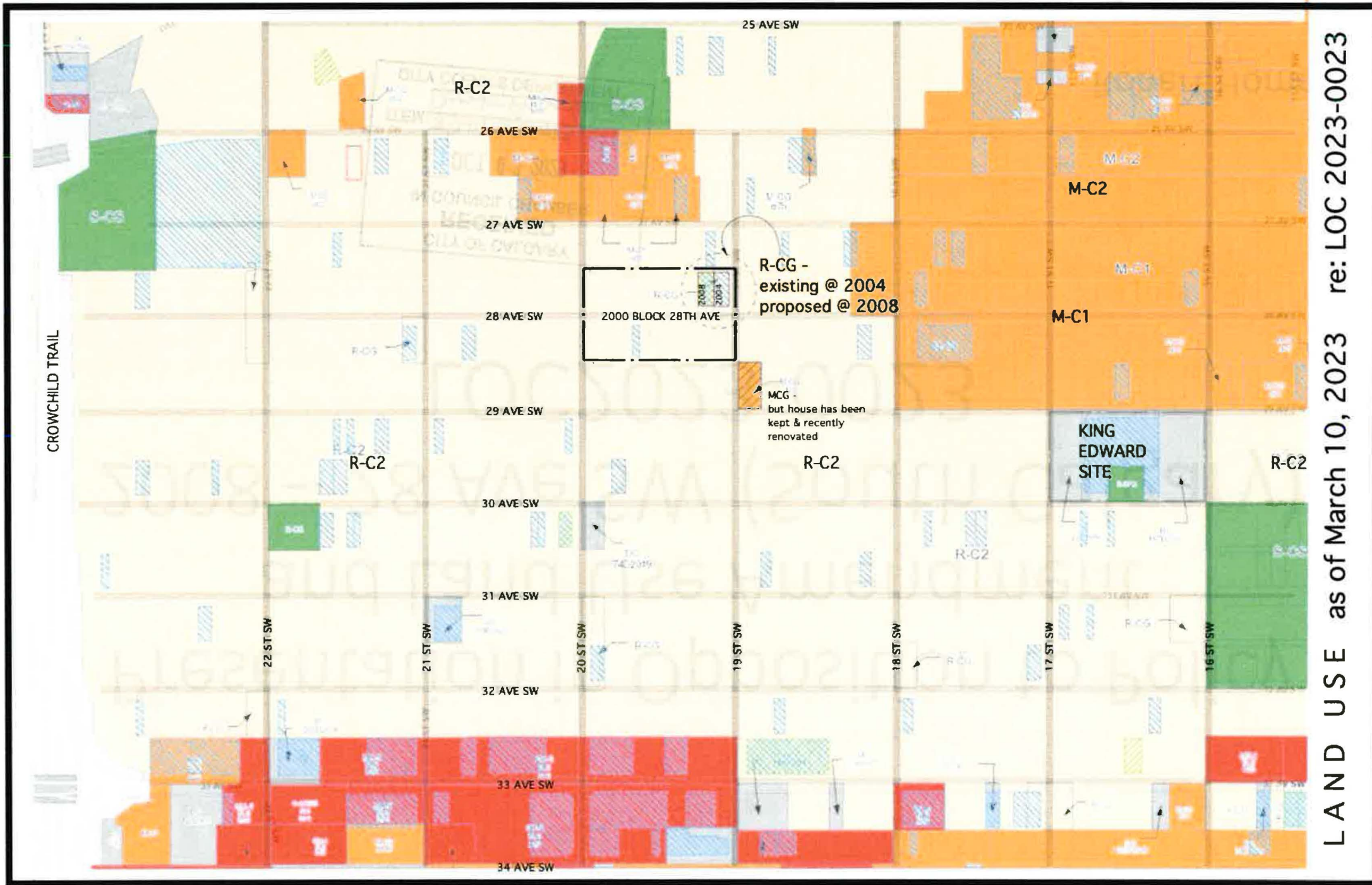


Presentation in Opposition to Policy
and Land Use Amendment
2008 – 28 Ave SW (South Calgary)
LOC2023-0023



Robert Homersham



LAND USE as of March 10, 2023 re: LOC 2023-0023

The Blue Pages of this document contain supporting information and do not form part of the bylaw.

For the purposes of electronic publications the Blue Pages are identified by the footer “Blue Pages - Supporting Information”.

OFFICE CONSOLIDATION

**2022 April,
2022 June,
2022 July,
2023 January**

South Calgary/Altadore

Area Redevelopment Plan

**Bylaw 13P86
Approved 1986 September**

2017-0095



SUMMARY

The Inner City Plan approved by City Council on May 7, 1979 recommended that selected inner city communities that had no approved planning policy, have Area Redevelopment Plans prepared and implemented to provide a planning strategy for each individual community's future. South Calgary/Altadore is one of those areas. Further, revisions to the Calgary General Municipal Plan in 1981 included this area as one suitable for an Area Redevelopment Plan.

Using the Council approved policies in the Calgary General Municipal Plan and the Inner City Plan as a planning framework, the South Calgary/Altadore A.R.P. reaffirms the policy of conservation and infill for the majority of South Calgary/Altadore and revitalization for specific portions of the community.

The policies in the South Calgary/Altadore A.R.P. can be summarized as follows:

Residential Land Use

- The conservation and infill policy for South Calgary/Altadore is reaffirmed under the R-1 and R-2 districts, encouraging the retention of existing dwellings in good repair while providing for infill development that is compatible in character and scale with existing dwellings.
- A low density policy under the RM-2 district will apply to certain areas in the community with the aim of further providing for variety in low profile family-oriented development and as a transition between higher RM-4 densities and single and two family housing.
- The policy of providing for a variety of housing opportunities within a medium density range under the existing RM-4 district is reaffirmed. *Deleted.*

Bylaw 5P2014

1.0 INTRODUCTION

1.1 Study Boundaries

The boundaries of the South Calgary/Altadore A.R.P. are illustrated in Map 1 (Study Area).

Bylaw 5P2014

1.2 Goals

The goals of the South Calgary/Altadore A.R.P. are:

- To implement the policies of the Calgary General Municipal Plan and the Inner City Plan as they apply to South Calgary/Altadore.
- To promote the preservation and rehabilitation of the existing low-density residential accommodation in South Calgary/ Altadore to encourage stability in the area.

- To encourage redevelopment where appropriate that is sensitive to the existing community and which provides the opportunity for a variety of population age-groups, household types and incomes to reside in the area.
- To ensure compatible transition among various land uses in the area.
- To promote commercial activity that is compatible with community needs and appropriately situated to serve the community.
- To optimize the quality and type of recreational and open space facilities in the community and to ensure that these facilities adequately provide for the changing character of the population in this area.

2.0 RESIDENTIAL LAND USE

2.1 Objective:

To preserve and enhance the established residential character of the community while identifying where compatible infill development may be accommodated.

2.2 Context

This objective is intended to achieve the goal of encouraging stability in the area. The residential character that may encourage this stability is one of predominantly single-family housing with a much smaller component of converted structures (houses with suites), duplexes and apartment units.

As discussed in the Community Profile Section of the Supporting Information, the proportion of housing types in the study area has changed somewhat since 1975. This change has been from a predominantly single-family area to one where a quarter of the dwelling units are converted structures and only 42 percent are single-family homes.

Policies in this Section are aimed at maintaining stability in the area through redesignations that more accurately reflect what exists and which establish a more sensitive interface between land uses.

Four types of residential land use are outlined for South Calgary/Altadore as described here and illustrated in Map 2: **Bylaw 5P2014**

(a) Conservation and Infill

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. *Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.* **Bylaw 14P90**

(b) Low Density Multi-Unit

This residential type provides for low profile family-oriented redevelopment.

Under the RM-2 designation, development must provide direct access to grade or to landscaped areas as well as a proportion of units with two or more bedrooms. Townhousing and stacked townhousing would be particularly appropriate.

Both the conservation and infill and the low density policies would help achieve the maintenance of family-type accommodation which will help maintain the stability of the area.

(c) Medium Density RM4/75

In some areas, where redesignation to RM-2 is appropriate, there are pockets of existing RM-4 development. In many cases, this development is at a similar density as RM-2, but cannot be redesignated as such since they do not fit some of the RM-2 Use Rules. To maintain this lower density without creating non-conforming uses, the RM-4/75 designation is appropriate.

(d) Medium Density

Redevelopment with a variety of housing types attractive not only to single adults and childless couples, but families and seniors as well, is appropriate at certain locations in the community. Accordingly, a medium density policy which allows for apartment type development is provided for in the area.

City Council approved a motion requesting that the Federal Government include South Calgary/Altadore as a R.R.A.P. (Residential Rehabilitation Assistance Program) area. However, in 1986 the program was modified so that specific communities do not have to be listed. Homeowners living anywhere in the City may now apply for assistance.

(e) Community Mid-Rise

Provides for mid-rise building types (up to six storeys) that may accommodate a range of retail, services, office, and residential uses. Community Mid-Rise is appropriate to accommodate mixed-use buildings (horizontal and vertical mixed-use). The MU-1 designation is appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development.

Bylaw 44P2017

