

**Policy and Land Use Amendment in Altadore (Ward 8) at multiple addresses,
 LOC2023-0155**

RECOMMENDATIONS:

That Calgary Planning recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 3903 and 3907 – 16 Street SW (Plan 1497BC, Block 18A, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 07:**

That Council:

1. Give three readings to **Proposed Bylaw 75P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 198D2023** for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 3903 and 3907 – 16 Street SW (Plan 1497BC, Block 18A, Lots 1 to 4) from Residential – Contextual 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 for two rowhouse buildings development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application in the southwest community of Altadore was submitted by Professional Custom Homes Limited. on behalf of the landowners, Hassan and Navroz Karim and Tanzah Holdings Ltd. on 2023 June 13. As noted in the Applicant Submission (Attachment 3), a development permit (DP2023-04831) for a rowhouse development (two buildings, comprising eight dwelling units and eight secondary suites) was submitted on 2023 July 18 and is under review.

The approximately 0.12-hectare site is a corner parcel located at the southwest corner of 38 Avenue SW and 16 Street SW. The proposed R-CG District will allow for low-density residential built forms up to a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare (a maximum of eight units based on the parcel size).

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 information online (via Facebook and Instagram), posted signage on the site with information on the application and delivered postcards describing the project to residents within a 180-metre radius of the subject site. The applicant also approached the Marda Loop Community Association (CA) and neighbouring businesses to discuss the application. 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 also sent to adjacent landowners.

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

- negative impact on traffic and on-street parking;
- increase in height and density are inappropriate; and
- negative impact on the community character.

The Marda Loop CA also provided comments to Administration indicating that they believe that the project is addressing the need for more mid scale units and is a welcome addition to the community. The Community Association Response can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and

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on-site parking are currently being reviewed within the associated development permit (DP2023-04831).

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

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 75P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 198D2023**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform