

Policy and Land Use Amendment in South Calgary (Ward 8) at 1931 – 26 Avenue SW, LOC2023-0224

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation 0.06 hectares ± (0.14 acres ±) located at 1931 – 26 Avenue SW (Plan 4479P, Block 5, Lots 25 and 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 NOVEMBER 16:

That Council:

1. Give three readings to **Proposed Bylaw 2P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2024** for the redesignation 0.06 hectares ± (0.14 acres ±) located at 1931 – 26 Avenue SW (Plan 4479P, Block 5, Lots 25 and 26) 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 allows for an appropriate density increase of 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 *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit has been submitted and is under review. The development permit is for two semi-detached dwellings with secondary suites and an accessory residential building.
- There is no previous Council direction regarding this proposal.

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DISCUSSION

This policy and land use amendment application in the southwest community of South Calgary was submitted by CivicWorks on behalf of the landowner, Townhome Fund I GP Limited on 2023 August 8. The approximately 0.06 hectare (0.14 acre) mid-block site is located on the south side of 26 Avenue SW between 18 Street SW and 19 Street SW. While the parcel is located in the community of South Calgary, it falls within the plan area boundary of the ARP.

The site is currently developed with a single detached dwelling and has rear lane access. A development permit application (DP2023-07283) has been submitted to build two semi-detached dwellings with secondary suites and a garage block, which is indicated in the Applicant Submission (Attachment 3).

To accommodate the proposed R-CG District, a map amendment to the ARP is required to change the land use policy for the subject site from Conservation to Conservation and Infill (Attachment 2).

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 conducted a postcard mail drop to neighbours within a 200 metres radius of the site, provided custom on-site signage and a webpage. The Applicant Outreach Summary is 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 17 letters of opposition from the public. These letters of opposition expressed the following areas of concern:

- increase building height, loss of privacy and light, shadowing and loss of visual integrity of surrounding area;
- loss of green cover, increase density and noise pollution;
- lack of parking on site, increase pressure for on-street parking, congestion and cost to all existing residents for future parking;
- reduce market value for current residents and negative impacts on quality of life and affordability; and
- increase difficulty managing waste & recycling due to higher lane demand.

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The site is located within the boundary of Marda Loop Communities Association (CA) and has provided an email in support on 2023 October 19 (Attachment 5).

Bankview CA is located adjacent to the subject site and has provided an email in opposition on 2023 September 9 (Attachment 5). They identified the following areas of concern; parking pressure, lack of amenities and harm to the character of the surrounding area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks a grade-oriented low-density residential district in an amenity-rich established area that is compatible with the existing character of surrounding development. The building and site design, parking and impacts of privacy and shadowing to adjacent development will be reviewed 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.

IMPLICATIONS

Social

The proposed application accommodates more housing choices. The moderate increase in housing density would result in more efficient use of infrastructure and offer a variety of dwelling types to accommodate the housing needs of different age groups, lifestyles and demographics.

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 future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

A modern increase in housing density in this location represents 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.

Planning and Development Services Report to
Calgary Planning Commission
2023 November 16

ISC: UNRESTRICTED
CPC2023-1182
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ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 2P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Responses
6. **Proposed Bylaw 11D2024**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform