

**Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW,
 LOC2023-0407**

RECOMMENDATIONS:

That Calgary Planning Commission recommends 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 0.05 hectares \pm (0.12 acres \pm) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) 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 existing 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 proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment was submitted on 2023 December 19 by Ellergodt Design on behalf of the landowner, Matthew Frey. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop a three-unit rowhouse building with secondary suites.

The 0.05 hectare \pm (0.12 acre \pm) corner parcel is located in the southwest community of Altadore, on the southeast corner of the intersection of 40 Avenue SW and 20 Street SW. The site is currently developed with a single detached dwelling and detached garage accessed off the rear lane. The site is located within 50 metres (a one-minute walk) of northbound and southbound bus stops for Route 7 (Marda Loop) along 20 Street SW. It is also in close proximity to community amenities including the Dr. Oakley School (for students in Grades 3 to 9) north of the site along 20 Street SW, Flanders Park southwest of the site and commercial amenities along 42 Avenue SW, all roughly 100 metres or a two-minute walk from the site.

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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 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 respective community association was appropriate. In response, the applicant reached out to the Marda Loop Communities Association (CA), the Ward 8 Councillor's Office as well as hand-delivered letters to local residents within close proximity to the site, as per the postcard map in the Applicant Outreach Summary (Attachment 4). Attachment 4 also includes more details about the applicant outreach.

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 has received nine letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and congestion along 20 Street SW, 40 Avenue SW and the adjacent lane;
- general safety concerns about increased vehicular activity in relation to the adjacent school site;
- street parking deficiencies along 20 Street SW and 40 Avenue SW;
- potential height, density, lot coverage, privacy and shadowing impacts of a future development;
- retention/loss of community character;
- loss of mature trees; and
- waste and recycling management.

The CA responded to Administration's circulation and confirmed that they have no comments for this application.

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 on-site parking will be reviewed and determined at the development permit stage.

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.

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IMPLICATIONS

Social

The proposed R-CG District would allow for a wider range of housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that they plan to integrate several green infrastructure features as part of a future development permit application, including higher standard building insulation, low water-consumption landscaping materials, and high efficiency mechanical systems. These actions would align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A and H).

Further opportunities to consider environmental and climate-resilient strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density in this location would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated financial impact.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform