

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
33 AVENUE SW AND 15 STREET SW
BYLAWS 4P2016 AND 9D2016**

MAP8C

EXECUTIVE SUMMARY

This land use redesignation proposes an increase in density from Residential - Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

An amendment to the South Calgary / Altadore Area Redevelopment Plan is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 November 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 4P2016 and 9D2016; and

1. **ADOPT** the proposed amendments to the South Calgary / Altadore Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 4P2016.
3. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 1535 - 33 Avenue SW (Plan 4479P, Block 64, Lots 21 to 24) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 9D2016.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a

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development that has the ability to be compatible with the character of the existing neighbourhood.

On 2014 March 31, Council adopted "Location Criteria for Multi-Residential Infill" to assist with the evaluation of land use amendment applications and associated amendments to local area plans. The location criteria (APPENDIX IV) was designed for land use amendment proposals such as this one.

The application falls within the Location Criteria for Multi-Residential Infill, the parcel is:

- On a corner parcel;
- Within 400 metres of a transit stop;
- On a collector or higher standard roadway on at least one frontage;
- Along or in close proximity to an existing or planned corridor or activity centre; and
- Direct lane access.

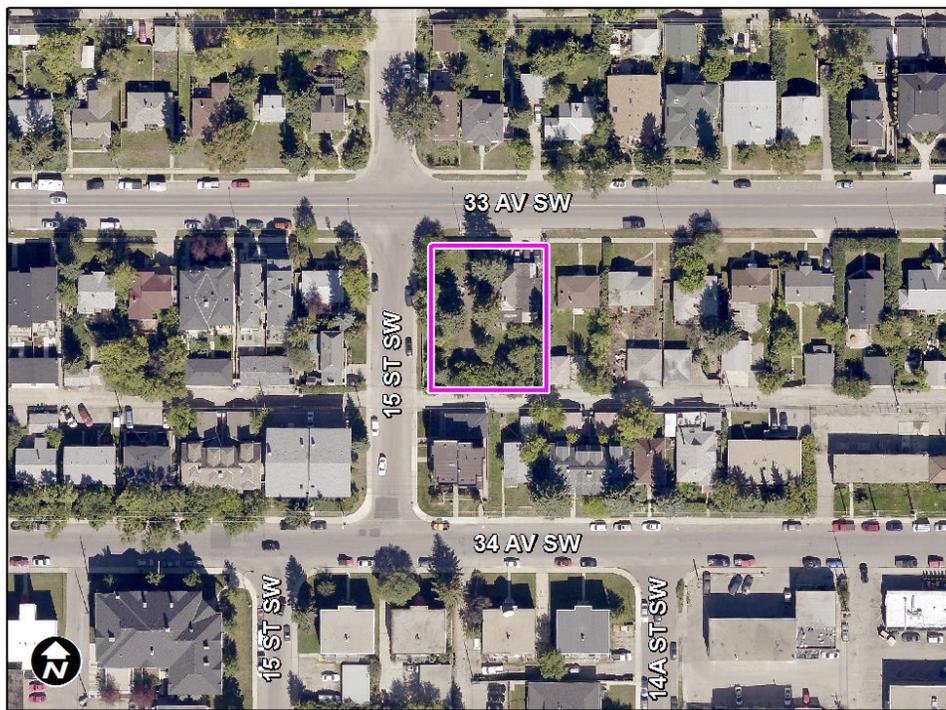
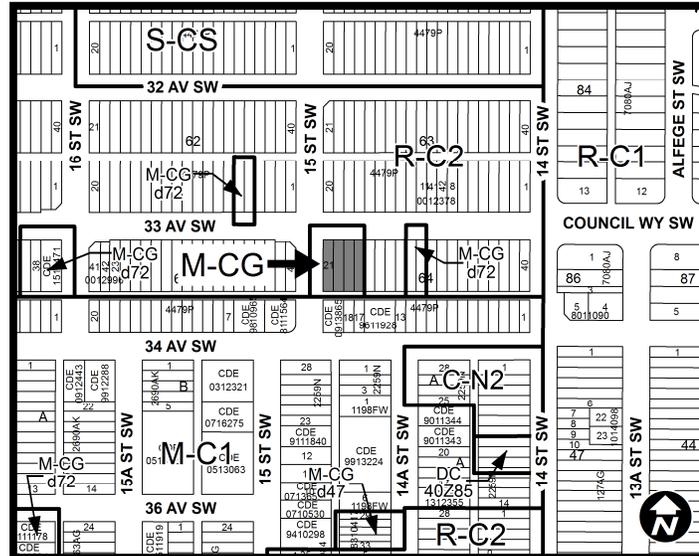
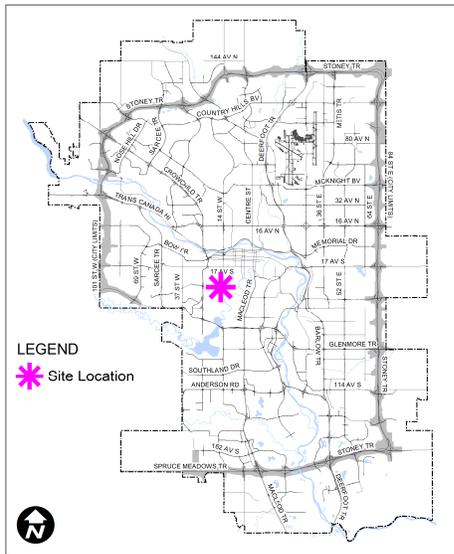
ATTACHMENTS

1. Proposed Bylaw 4P2016
2. Proposed Bylaw 9D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (APPENDIX III).

Moved by: S. Keating

Carried: 5 – 1

Opposed: R. Wright

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1535 - 33 Avenue SW (Plan 4479P, Block 64, Lots 21 to 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: S. Keating

Carried: 5 – 1

Opposed: R. Wright

Reasons for Opposition from Mr. Wright:

- I believe the site is being overdeveloped and overdeveloped prematurely. Given the community recently embraced higher densities just 4 blocks to the west, through the Marda Loop ARP, this increase locationally is inappropriate. The second issue deals with servicing. This raises a broader concern with regard to increasing densities throughout the area. Saddling the first applicant for full costs is likely a show stopper and if we want to intensify, I think we need a different approach to service upgrades.

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Applicant:

LMJ Consultants

Landowner:

Win Distinction Inc

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of South Calgary, at the corner of 33 Avenue SW and 15 Street SW. The surrounding development consists of low density residential and multi-residential dwellings. The subject site benefits from rear lane access off of 15 Street SW.

LAND USE DISTRICTS

Based on the site area and density allowed in the proposed M-CG District the site can accommodate up to 12 units. The M-CG district is intended to accommodate multi-residential development of low height and low density in close proximity or directly adjacent to low density residential development.

LEGISLATION & POLICY

Municipal Development Plan (2009 – statutory)

The subject sites are identified as Developed Residential Area - Inner City on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the sites, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- *Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites.
- *Housing Diversity and Choice* policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the South Calgary / Altadore Area Redevelopment Plan) in existence prior to approval

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of the MDP are recognized by the MDP as policies providing specific direction for the local context.

The subject site is located within a Neighbourhood Corridor on Map 1- Urban Structure of the MDP. As part of Section 3.4.3 the general intent is to “Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings”.

The South Calgary / Altadore ARP supports compatible infill development. In order to bring the proposal into alignment with the South Calgary / Altadore ARP due to the density proposed on this parcel it is necessary to make an amendment to Map 2 of the ARP to change the allocation of the parcel from Residential Conservation to Low Density Residential. This amendment would allow for multi residential development in addition to single, duplex and semi detached dwellings that are already allowed in certain locations by the ARP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

Subject site has a East bound #7 bus right out front that supplies service to the downtown core and LRT, as well as a westbound #7 bus approx 70 metres west of the site that supplies service for riders to a hub on 54 Avenue SW just East of Crowchild Trail SW. This site provides access to the #306, #182, #18, #20, and #72 bus routes.

UTILITIES & SERVICING

The site is within West Calgary pressure zone and the existing water system is relatively weak. In order to meet the fire protection requirement for the proposed multi-residential development, the existing 150 millimetre watermain along 33 Avenue SW is required to be upgraded to 250 millimetre up to the hydrant at the expense of the developer.

A Sanitary Service Report will be required at the Development Permit stage.

ENVIRONMENTAL ISSUES

An Environmental site assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable to this land use amendment application.

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GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Community Association does not agree with the application (APPENDIX II).

Citizen Comments

Two letters of objection were received from adjacent homeowners, concerns included:

- Over emphasis on Main Streets initiative when site is not located within corridor
- Parking pressures, increased due to proximity to commercial
- Traffic congestion, safety concerns with exiting existing driveways

Public Meetings

The Marda Loop Community Association met to discuss the application in order to provide comment.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject land is located in the residential South West community of South Calgary and is currently designated RC-2: Residential – Contextual One/Two Dwelling.

Win Distinction Inc proposes a modest multi-residential – contextual grade-oriented dwelling consisting of 12 units. From our research of the area, re-designating the lands to M-CG is an appropriate transitional density suitable for the area. M-CG designations are intended to be situated in close proximity to low-density residential developments, which aligns with our proposal.

Recently 33rd Avenue has been identified in the “Main Streets” studies and we anticipate that our proposal will assist the City’s emerging “Main Streets” initiative to further facilitate successful modest growth for the community.

The “Main Streets” initiative has adopted the City’s Municipal Development Plan for its long-term specifications. According to the studies, main streets categorized as neighbourhood corridors, such as 33rd Avenue should incorporate medium to low density residential with higher densities around transit stops. A transit stop is conveniently located in front of our subject land along the eastbound corridor and would assist in the City’s goal to discourage car-oriented uses and design. The proposed multi-residential project will have enough parking stalls as per the bylaw.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

October 6, 2015

Hi Jenna,

Further to our telephone conversation, please take the following comments for consideration in the City's review process for this application:

1. Although 33rd Avenue has been identified in the Main Street studies, it has not received any formal status at this point.
2. Our community is one of the fastest growing inner city neighbourhood in Calgary with the highest densification in recent years.

Perhaps at this juncture in time, an overview of growth pattern should be examined rather than allowing for random changes in density.

Regards,
Roy Lee.

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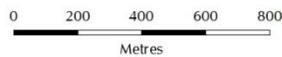
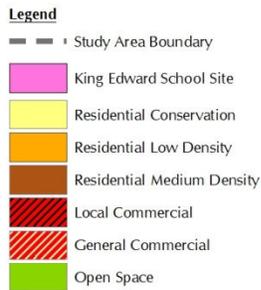
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APPENDIX III

**PROPOSED AMENDMENT TO THE SOUTH CALGARY / ALTADORE AREA
 REDEVELOPMENT PLAN**

- (a) Delete the existing Map 2 entitled "Land Use Policy" and insert the revised Map 2 entitled "Land Use Policy" as follows;

Map 2
 Land Use Policy



This map is conceptual only. No measurements of distances or areas should be taken from this map.

