

Applicant Submission



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December 6, 2023

Summary

Address: 4104 20 St SW

Current Zoning: R-C2

Proposed Zoning: R-CG

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 4104 20 St SW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowner, Matthew Frey. The existing zoning is R-C2 (residential – contextual one/two dwelling) and the proposed zoning is R-CG (residential – grade-oriented infill). This new zoning will allow modest densification in a key area within the inner city, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Altadore in Calgary's Southwest. The parcel is relatively flat in nature, rectangular in shape, and 13.41 x 37.38m in dimension (44' x 122'). This property is at the Southeast corner of the intersection of 20 St SW to the West and 40 Av SW to the North. Currently existing on the land is a bungalow and detached garage built in 1953 with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property.

This property within Altadore is in an area that has seen significant public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and significant private investment through redevelopment, local businesses, and real estate both residential and commercial.

Transit: Directly adjacent is the frequent #7 bus route just 20m from the parcel. The frequent #20 bus route is located 600m to the West. MAX Yellow has a bus stop located 1.0km to the Northwest at the intersection of Crowchild Tr and 33 Av SW. Within 1.0km are additional bus routes including the #13 and 22. Additionally a MAX Teal bus stop is approximately 1.50km to the Southwest.

Road Networks: Altadore is centrally located within the city with good access to road networks such as Crowchild Trail via 20th St, 33rd Av, and 50th Av, 14th St, Elbow Dr via Sifton Blvd, and Glenmore Trail providing access to the newly developed West portion of the ring road.

Public Green Spaces: Within approximately 1km, there are 15 public green spaces with various amenities accessible by walking or bicycling. Notably, the Sandy Beach Park along the Elbow River is accessible through the River Park



area. Additional public amenities are available within a bicycle ride including access to the 33rd Av Main Street and into the city center.

Schools: Within 1-2km are 6 primary or secondary schools. The closest post-secondary school is Mount Royal University within walking distance 1.5km away.

Employment Centers: Several employment centers are within walking distance, and countless more within a short transit or car commute. Nearby employment might include main street businesses along 33th Av SW, various use businesses within Currie Barracks, and the Mount Royal University. The downtown core is fairly accessible both by transit or vehicle.

With proximity to good road networks, public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for modest densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. To the East and to the South of this subject property is primarily R-C2 development including single family dwellings and semi-detached dwellings. On some corner parcels in the area are R-CG zoned parcels that include rowhouse dwellings. There are some areas with different zonings including M-C1 and C-N2 supporting development that fits in with low-density housing stock.

To the West of this subject property are several higher density zoned parcels within M-CG, including development such as ground-oriented townhomes and rowhomes, single family and semi-detached dwellings, and larger scale condo and apartment style buildings.

To the North of this subject property are more R-C2, R-CG, and M-CG zoned properties with similar buildings and dwellings, however closer to 33rd Av SW there are several higher and denser buildings within M-C1, M-C2, MU-2, M-H1, and even C-COR zonings, offering a much broader range of residential, commercial, and mixed-use buildings.

Altadore and the surrounding communities are very diverse in nature and have a various amount of development types, styles, and uses, ranging from single-family dwellings to dense condo dwellings. An R-CG zoned property that would support a 3-unit rowhouse would not be out of context when considering local context in the surrounding blocks, streets, and communities.

The R-CG District

On this parcel, the development potential within the R-CG zoning would allow up to a 3-unit rowhouse building where each of the units could have a basement suite. R-CG supports a 2- to 3-storey development with similar height restrictions to an R-C2 property with incentive to place the building as close to the corner as possible,



creating larger setbacks to adjacent properties. The development would include a parking on-site, mobility storage options, on-site storage of waste containers, and landscaping including trees both newly planted and potentially existing trees maintained.

Though there is not a concurrent DP with specific plans in place, the intent for the development would be a grade-oriented 3-unit rowhouse, where each unit would be sized at approximately 1500 square feet and containing 3 bedrooms above grade.

Local Area Redevelopment Plan / Area Redevelopment Plan

There is currently a local area plan under construction in this area: The West Elbow Communities Local Area Plan, which includes Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal. It is currently in the 'Explore' phase where the anticipated approval would be winter 2025.

Though now quite outdated, the 1986 South Calgary/Altadore Area Redevelopment Plan is in force for this subject property. Goals of the ARP surrounding new development include "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.". R-CG fits in well with the intent of providing "missing middle" housing.

4104 20 St SW is within the "Residential Conservation" land-use policy, where an amendment to "Residential Low Density" may be required to support R-CG. The intent of the conservation area is "to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.", where a low-impact 3-unit ground-oriented rowhouse dwelling could fit in well. The R-CG district has pre-determined setbacks, coverage maximums, building depth requirements, and height requirements that limit development where it remains contextually sensitive to nearby low-density dwelling types.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including Altadore.

This land-use amendment is proposing a zoning that can only support up to 3 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under



review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Altadore which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

Conclusion

The approval of this land-use amendment for 4104 20 St SW to the R-CG zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 3-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

Ryan Cairns
Residential Designer

Ellergodt Design
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