

**Policy and Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,
 LOC2022-0144**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Refuse the proposed bylaw for the amendment to South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Refuse the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd80) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for multi-residential development with a maximum height of 12 metres (three to four storeys) and maximum density of 80 units per hectare (five units).
- Administration recommends refusal as the proposal does not meet the location criteria for this density of housing within the *South Calgary/Altadore Area Redevelopment Plan* (ARP); however, it generally aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd80) District is not consistent with the locational direction in the ARP for this density and may have subsequent impacts at the development permit stage.
- Why does this matter? A proposed development based on maximizing the use of the M-CGd80 District may have additional impacts on neighbouring parcels that may not be supported through the development permit.
- Should council move forward with an approval of this application, an amendment to the ARP is required to accommodate the proposal.
- A development permit for a five-unit rowhouse with five secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This application, in the southwest community of Altadore, was submitted by Horizon Land Surveys on behalf of the landowner, 1966720 Alberta Ltd. (Bill Truong), on 2022 August 03.

The approximately 0.06 hectare (0.16 acre) site is situated at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 60 metres (a one-minute walk) from a bus stop for Route 7 (Marda Loop) located along 20 Street SW. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed via the lane from 20 Street SW. As indicated in the Applicant Submission (Attachment 3), the applicant intends to develop a five-unit rowhouse. A development permit (DP2023-00362) for a five-unit rowhouse with five secondary suites was submitted on 2023 January 18 and is under review.

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The proposed M-CG District typically has higher numbers of dwelling units and traffic generation than low density residential dwellings. The ARP supports a maximum of 75 units per hectare for low density development, which would allow four rowhouse units on the subject parcel. The applicant has proposed a density modifier of 80 units per hectare, which is considered medium density in the ARP. Medium density developments are intended to be located around activity nodes or more major roads that are more commercially oriented, such as 26 Avenue SW. The site does not meet the intended location for medium density developments outlined in the ARP.

Administration's recommendation of refusal is based on the following:

- the proposal for M-CGd80 is considered to be medium density in the ARP, which is typically encouraged to locate around activity nodes or more major roads (e.g., 26 Avenue SW, which supports local commercial uses); and
- the site is not within close proximity to higher activity areas such as Main Streets and medium density areas, which are located north of the subject site closer to 33 Avenue SW and 34 Avenue SW.

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 conducted an open house and contacted residents within a 90-metre radius to discuss the application in person. 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 indicating no future parking issues with proposed development. The letters of opposition included the following areas of concern:

- loss of mature trees;
- increased traffic and parking issues;
- safety concerns;
- reduced sunlight and privacy for neighbouring lots;
- rowhouses do not fit the character of the community; and

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- strain on existing public infrastructure and amenities.

No comments from the Marda Loop Communities Association (CA) were received. Administration contacted the CA to follow up and did not receive a response.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined that the proposal is not appropriate in this location. The proposed land use and policy amendment, including the intended district and associated modifier, are not in alignment with the ARP. More than 75 units per hectare is considered medium density in the ARP and is to be located around activity nodes or the more major roads in the area and function as a transition between the higher and lower density areas of the community, which is typically to the north of the subject parcel. The building and site design, number of units, traffic safety and on-site parking considerations are currently being reviewed with the development permit (DP2023-00362).

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

While the proposed land use district would allow for a wider range of housing types, the proposal is not located in a transition area between higher and lower density in the ARP or in an area close to commercial uses. Additional units may have a cumulative impact on the neighbours and future residents when minimum requirements cannot be provided on site.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. If approved by Council, further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The development would provide additional housing opportunities that may make more efficient use of infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed land use amendment is not in alignment with the location intended in the ARP for medium density and poses potential challenges at the development permit stage. With the M-CG District's maximum building height of 12 metres and proposed density of 80 units per hectare, this proposal would support a maximum of five units and five secondary suites on the site. Should the land use amendment be approved by Council, achieving the maximum number

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of units and suites on a site of this size would be a significant challenge based on the other provisions in the district, including, but not limited to, required setbacks, site landscaping and vehicle and bicycle parking. The specific site location is also constrained by the adjacent bus shelter, bike lanes and a controlled four-way stop intersection with crosswalks that would limit any off-site considerations.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform