

**POLICY AMENDMENT AND LAND USE AMENDMENT
ALTADORE (WARD 8)
48 AVENUE WEST OF 16 STREET SW
BYLAWS 67P2017 AND 382D2017**

Item # 8.1.13

MAP 5C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One /Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 October 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 67P2017 and 382D2017; and

1. **ADOPT** the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 67P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1701 - 48 Avenue SW (Plan 5770AJ, Block 7, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 382D2017.

REASON(S) FOR RECOMMENDATION:

The site is close to neighbourhood commercial and transit service, is a corner lot with dual frontage, and allows for a transition between nearby higher-density redevelopment and existing conservation/infill housing. Because R-CG is compatible with the established character of Altadore, the proposed land use designation and ARP amendment are deemed appropriate in this location.

ATTACHMENTS

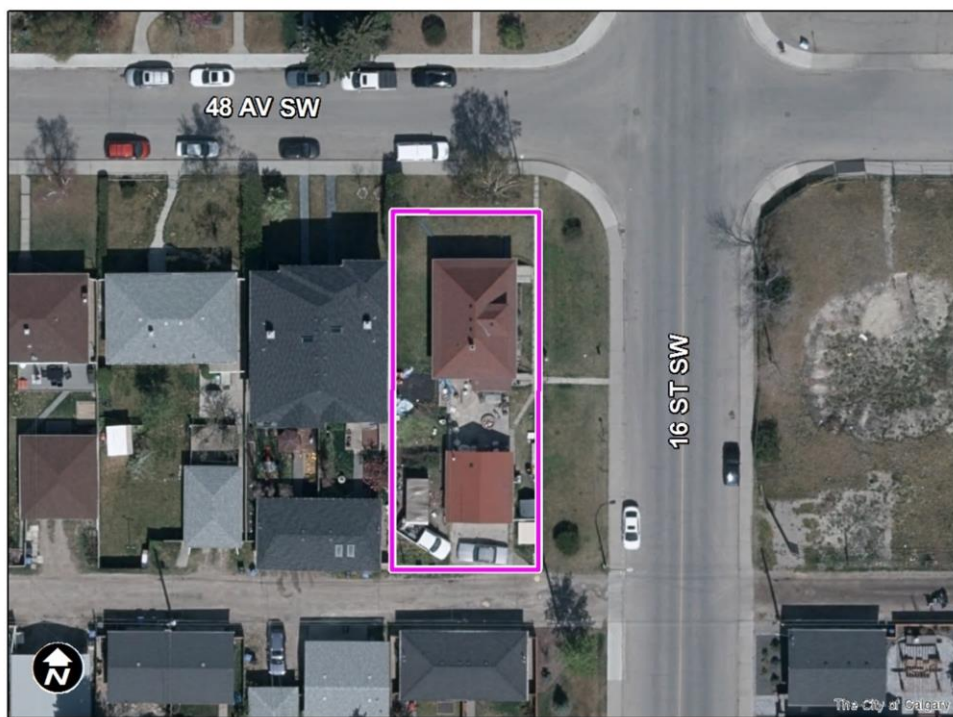
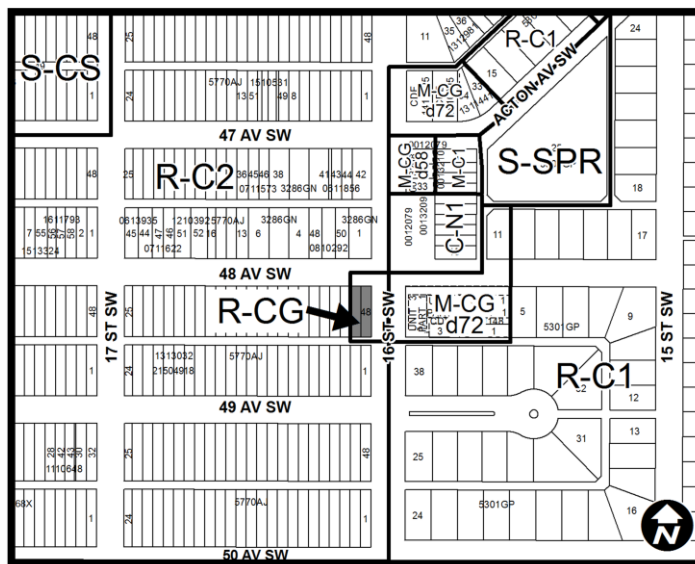
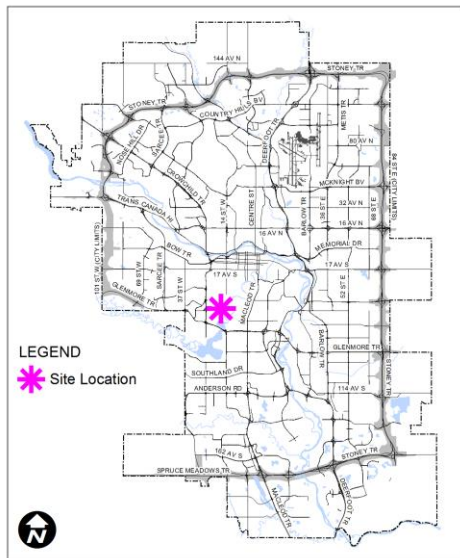
1. Proposed Bylaw 67P2017
2. Proposed Bylaw 382D2017
3. Public Submissions

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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 II).

Moved by: R. Wright
Absent: L. Juan

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1701 - 48 Avenue SW (Plan 5770AJ, Block 7, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Moved by: R. Wright
Absent: L. Juan

Carried: 8 – 0

2017 October 19

MOTION:

The Calgary Planning Commission **TABLED** Item 5.06 (LOC2017-0239) until after Item 5.08 LOC2017-0271.

Moved by: G.-C. Carra
Absent: L. Juan

Carried: 8 – 0

The Calgary Planning Commission **LIFTED FROM THE TABLE** Item 5.06 (LOC2017-0239).

AMENDMENT:

Add new amendment to the South Calgary/Altadore Area Redevelopment Plan to revise table in section 2.4.1 under “Low Density Multi Unit” to include the following:

- “3. Reduction of the standard side setback along the west side of 16 Street SW at the time of development permit to facilitate a more urban character and pedestrian-oriented streetscape.”

Moved by: G.-C. Carra
Absent: L. Juan

Carried: 5 – 4

Opposed: R. Wright, A. Palmiere,
M. Foht and S. Keating

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Applicant:

Civicworks Planning + Design

Landowner:

Angelica Anna Beecroft
Clifford William Graville

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the residential community of Altadore in the southwest quadrant of the city. The site is currently developed with a single detached dwelling and rear detached garage that is accessible via the lane. Located at the corner of 16 Street and 48 Avenue SW, the site is surrounded by redeveloping single detached and semi-detached dwellings to the north, west, and south. The property east of the site is vacant and has an approved development permit for 18 townhouses, while the property northeast of the site features a local retail strip mall.

Altadore	
Peak Population Year	2017
Peak Population	9,974
2017 Current Population	9,974
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The current R-C2 land use designation allows for a mixture of one and two-unit residential development. The proposed R-CG designation allows for the construction of a broader range of low-density, grade-oriented residential units by adding Rowhouse as a permitted use.

The proposed R-CG land use designation permits higher-density development in the form of rowhouses and offers more flexibility with regards to unit width, setback areas and amenity space. At the maximum density of 75 units per hectare this site could potentially accommodate 4 units.

LEGISLATION & POLICY

A minor amendment is required to Map 2 of the South Calgary/Altadore Area Redevelopment Plan to reclassify this parcel from “Residential Conservation” to “Residential Low Density”.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to medium-density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area. In addition, this type of development will aid in the creation of a Neighbourhood Activity Centre focussed on the neighbourhood commercial parcel and its popular, local tenants.

South Calgary/Altadore Area Redevelopment Plan (ARP)

The subject parcel falls within the “Residential Conservation” land use area of the ARP. The plan envisions the site to be redeveloped as a detached, semi-detached, or duplex dwelling consistent with the existing low-density context. The policies of this plan are intended to maintain the quality and character of the existing neighbourhood by ensuring compatible infill that supports community renewal and vitality.

The Implementation section of the ARP uses old Land Use Bylaw 2P80 districts and identifies R-1 and R-2 as appropriate in the Conservation area. RM-2 is identified as appropriate for the “Low Density Multi Unit” area. As R-CG is a modernized version of RM-2, Administration has prepared an amended Map 2 to reflect the reclassification of this parcel as “Low Density Multi Unit”, as has been standard practice for other R-CG applications in the area.

TRANSPORTATION NETWORKS

The subject site has a Southbound Route 13 Mount Royal bus stop right out front on 16 Street SW. There is also a Northbound Route 13 Mount Royal bus stop located approximately 80 metres away. The Northbound stop provides servicing to the downtown core, and LRT stations, and the Southbound stop provides service to Mount Royal University. Primary Transit (Route 306) is located approximately 1.35 kilometres away.

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The subject site is a corner lot with lane access that fronts on to 48 Avenue SW which is a collector class Road, and sides on to 16 Street SW which is a residential class road. Both roads have less than 5,000 vehicular trips per day. There is an existing curb cut on 16 Street SW that will have to be closed/rehabilitated at the time of development. There are currently no parking restrictions, however information regarding parking will be provided at the time of development permit and shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available to service the subject site.

ENVIRONMENTAL ISSUES

No environmental issues have been identified at this time.

ENVIRONMENTAL SUSTAINABILITY

No sustainable measures are proposed at this time.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Communities Association provided a letter of no comment, citing that they are not opposed to the redesignation but have concerns about shadowing, privacy, and massing that they would like to see addressed at the development permit stage. In addition, they are concerned about the lack of a community-wide review in identifying proactively where density increases are appropriate.

Citizen Comments

Administration received five (5) letters of objection from residents in the area. Stated reasons for objection include:

- Inappropriateness of spot-zoning in lieu of a full ARP review;

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- Concerns over shadowing/privacy of adjacent yard;
- Concerns over street parking, limited by bus zone on 16 Street SW, dance studio next door, and approved townhouse development to the east;
- Permitted use secondary suites in R-CG could cause additional parking issues; and
- Large number of waste and recycling bins that will need to be accommodated on-site and concerns over how they would be arranged next to the 4-car garage.

Public Meetings

No public meetings were held by either The City or the applicant.

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APPENDIX I

APPLICANT'S SUBMISSION

CIVICWORKS
PLANNING + DESIGN

460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

AUGUST 16, 2017

City of Calgary
Planning and Building
800 MacLeod Trail SW
Calgary AB T2P 2M5

RE: Land Use Redesignation from R-C2 to R-CG: 1701 - 48 Avenue SW | Lots 47 & 48, Block 7, Plan 5770AJ

The subject parcel is located in the community of Altadore and consists of 0.05685 ha of privately owned land. RNSQR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 16 Street and 48 Avenue SW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The intent of the R-CG District is to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, allow Secondary Suites and Backyard Suites with new and existing residential development, provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodate site and building design that is adaptable to the functional requirements of evolving household needs.

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

The proposed R-CG land use and associated rowhouse development aligns with many of the City of Calgary preferred location conditions for multi-unit infills in low density residential areas. The following chart is a summary of the preferred conditions that support multi-unit infills like rowhousing:

CRITERIA	SITE ALIGNMENT
On a corner parcel	> YES - The site occupies a corner parcel.
Within 400m of a transit stop	> YES - The site is directly adjacent to a transit stop.
Within 600m of an existing or planned primary transit stop	> NO - The site is not within 600m of a primary transit stop.
On a collector or higher standard roadway on at least one frontage	> YES - The site fronts onto 16 Street SW, and is less than 175m from the 50 Avenue SW Parkway.
Adjacent to existing or planned non-residential development or multi-unit development	> YES - A commercial development lies directly northeast of the site. A duplex development is directly south of the site. An approved multi-residential development is directly east.
Adjacent to or across from an existing or planned open space, park or community amenity	> NO - The site is located ~450m from the Glenmore Athletic Park and Elbow River regional pathway network.
Along or in close proximity to an existing or planned corridor or activity centre	> NO - The site is directly southwest from a neighbourhood commercial destination.
Direct lane access	> YES - The site has direct lane access.

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CITY-WIDE POLICY ALIGNMENT

This proposed development is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

COMMUNITY ENGAGEMENT

RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it in order to ensure a clear and transparent application process for all stakeholders. The project team is committed to working with our neighbours throughout the application process. Key elements of our engagement strategy include:

On-site Signage | Currently installed on-site

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit Applications, RNDSQR and the project team have designed, developed, built and installed on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions.



Installed on-site signage



HEY NEIGHBOUR!

An exciting change is happening here!

We are proposing a land use change here to give more Calgarians an opportunity to:

FIND NEW INNER-CITY LIVING OPTIONS

The inner city is our future. This is where we connect, where we work, and where we play. It's full of exciting talent and we want to help grow our community by sharing it with you.

We want to give more Calgarians the opportunity to see what makes inner city living great! For inner city families looking for something different, we built homes that fit in the existing fabric - smaller lots, more typical of older neighbourhoods.

In everything we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

HAVE MORE CHOICES FOR GETTING AROUND

For over 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and has given rise to most cities' car-centric nature.

We want to create homes for those who don't need the thought of the daily commute. We chose to build in walkable neighbourhoods, with great access to transit, car sharing services and cycling amenities. We're also offering a variety of options for those who don't have a vehicle. We want to give more Calgarians the option to live in communities where having a vehicle is a choice and not a necessity.

FIT WHERE YOU LIVE

It's where you live is about the neighbourhood. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating the neighbourhood's history and character, and embracing a more sustainable living. At RNDSQR, we focus on being connected, and creating spaces where people can make it all fit.

We built homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and enjoying the outdoors. We built for people who see the vibrancy of the inner city and want to be a part of it. We built for people who see the vibrancy of the inner city and want to be a part of it.

Want to know more or let us know what you think?
Get in touch: engage@RNDSQR.ca



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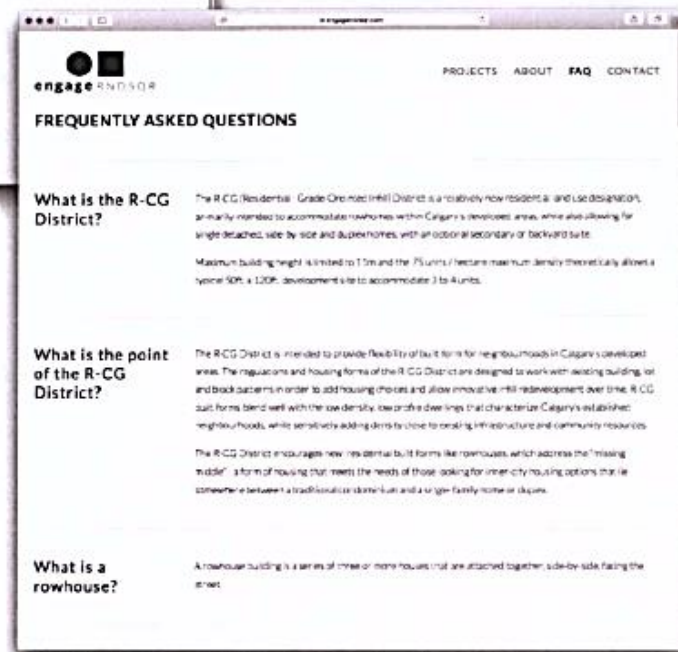
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Project Website | www.engageRND5QR.com

To ensure that all stakeholders have consistent and easy access to information about future RND5QR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRND5QR website portal includes:

- Information about RND5QR and their vision;
- Project-specific pages that include site location, the proposed development vision and associated land use change;
- Frequently asked questions and answers; and
- Opportunities to contact the project team directly, with general or site-specific questions and comments.
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



einke

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Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards are delivered to neighbours on surrounding blocks to ensure that adjacent property owners are aware of the proposed land use change.

The postcards outline RNDSQL's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific information and provides answers to commonly asked questions.



CONCLUSION

The proposed land use will facilitate a development that address the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request Calgary Planning Commission and Council's support this application.

Should you have any questions or comments, please contact Boris Karn at 403.889.4434.

Sincerely,

Boris Karn, Planner
B.HSc., M.Planning



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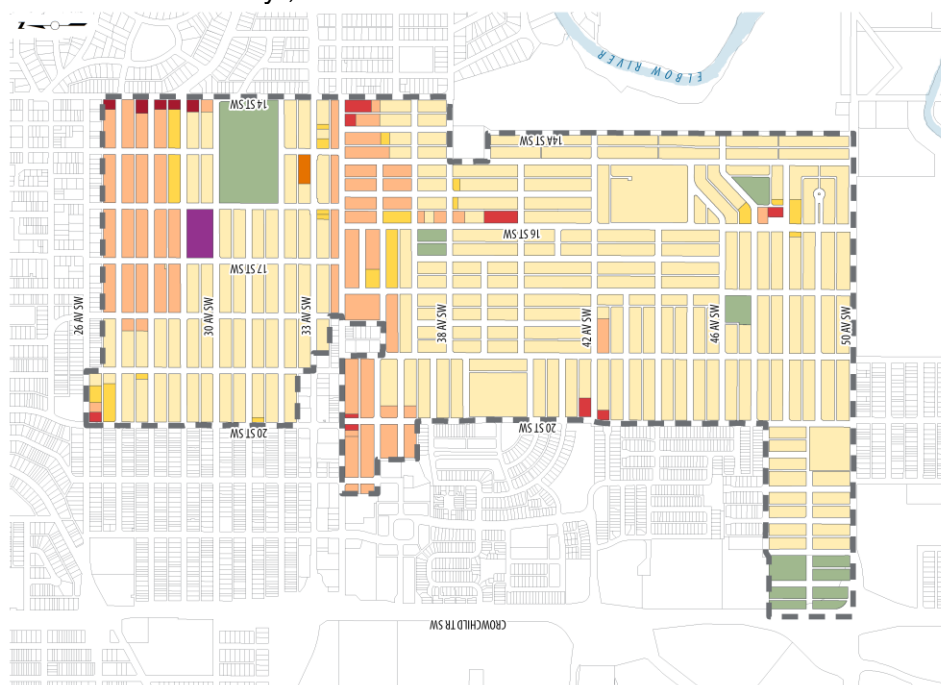
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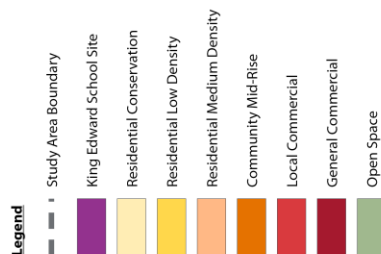
APPENDIX II

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

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with 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.

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APPENDIX III

LETTERS SUBMITTED



3130 16 Street SW
Calgary, AB, T2T 4G7

September 19, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Derek Pomreinke, Derek.Pomreinke@calgary.ca

SENT BY EMAIL

Dear Mr. Pomreinke;

RE: Community Association Feedback for LOC2017-0239

To-date the MLCA has not been contacted by the applicant or any members of the community regarding this application. As the Marda Loop Communities continue to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the communities is appropriate.

The MLCA Planning & Development Committee has concerns about the impact of this application on the neighbours directly adjacent to the site on 48th Avenue SW. Due to the orientation of the development there are shadowing, privacy, and massing issues to consider. Should this application be approved, the Committee would like to see efforts taken by the applicant and The City to work together to minimize these effects at the Development Permit stage.

If you have any questions regarding these comments, please contact me at your convenience.

Regards,

Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com

cc: Tom Rosettis, President, Marda Loop Communities Association president@mardaloop.com
Brian Pincott, Ward 11 Councillor, The City of Calgary brian.pincott@calgary.ca
Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

Marda Loop Communities Association Vision:
An evolving, vibrant, urban community that is engaged, connected, and desirable.

D. Pomreinke