

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW
BYLAWS 27P2018 AND 127D2018**

MAP 8C

EXECUTIVE SUMMARY

This application seeks to redesignate two residential parcels in the community of South Calgary from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District.

The applicant proposes to amend the South Calgary/Altadore Area Redevelopment Plan (ARP) to accommodate the redesignation. A concurrent Development Permit application for a 4-unit rowhouse building (DP2017-5189) is under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2018 February 08

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 27P2018 and 127D2018; and

1. **ADOPT** the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 27P2018.
3. **ADOPT** the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 1536 and 1540 – 30 Avenue SW (Plan 4479P, Block 28, Lots 17 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 127D2018.

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REASONS FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and meets the general intent of the Area Redevelopment Plan (ARP). The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District allows for development that meets the intent of Land Use Bylaw 1P2007.

The grade-oriented nature of the R-CG district allows for low-density infill as envisioned by the ARP. The site's location on a corner parcel facing an entrance to South Calgary Park and proximity to transit along a Main Street make this an appropriate location for the proposed land use designation.

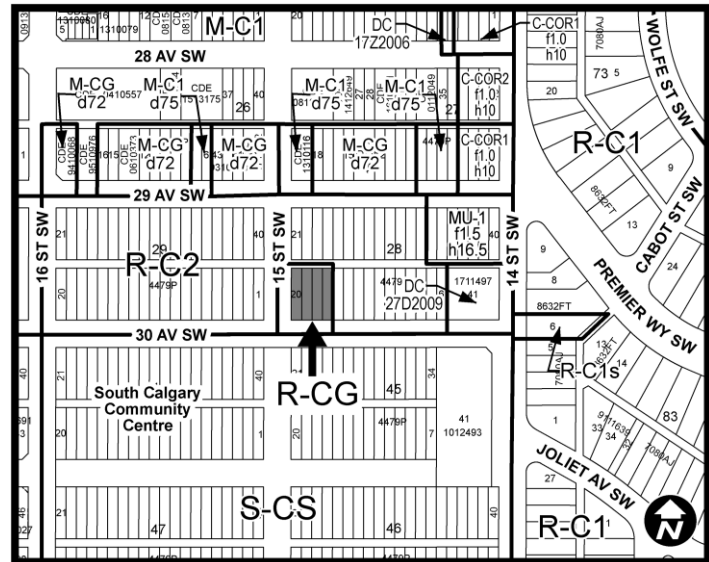
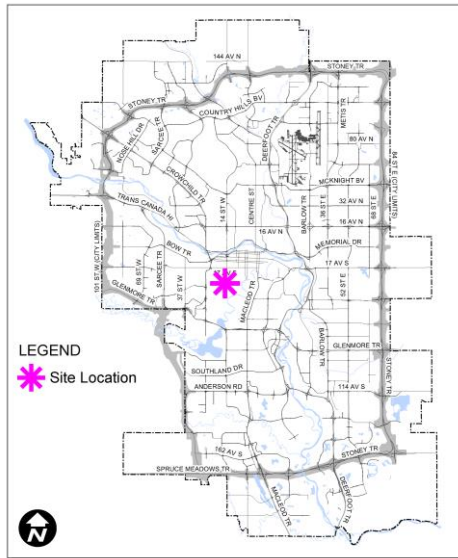
ATTACHMENTS

1. Proposed Bylaw 27P2018
2. Proposed Bylaw 127D2018

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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: E. Woolley

Carried: 9 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 1536 and 1540 – 30 Avenue SW (Plan 4479P, Block 28, Lots 17 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District.

Moved by: E. Woolley

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Applicant:

Meiga Development Corporation

Landowner:

Nam-Dang-Mitchell Design Inc

PLANNING EVALUATION

SITE CONTEXT

The site is located in the inner-city residential community of South Calgary in the southwest quadrant of the city. The corner site includes two separate parcels with a combined width of 30 metres and depth of 38 metres (100 feet wide by 125 feet deep). Current development on the site consists of two detached dwellings that date to 1941-42, both with lane access. Each parcel has a detached garage and the western parcel has access onto 15 Street SW in addition to the lane.

The site is surrounded by detached dwellings to the north, east and west. It is directly adjacent to the main northern entrance of South Calgary Park, which features community amenities such as the Marda Loop Communities Association building, South Calgary Outdoor Pool, and Alexander Calhoun Library. Calgary Fire Station no. 5 is approximately 100 metres east.

South Calgary has experienced an increase in population since the 1980s, with a small decline from its most recent peak in 2016.

South Calgary	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-80
Difference in Population (Percent)	-1.9%

LAND USE DISTRICTS

The current Residential – Contextual One / Two Dwelling (R-C2) District allows for a mixture of one and two-unit residential development. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for low-density development that may include rowhouses, duplexes, and semi-detached dwellings. The maximum height of 11.0 metres is limited by contextual rules near shared property lines, and at maximum density the district would allow for up to nine (9) units on the site. The development permit currently under review proposes four (4) units.

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LEGISLATION & POLICY

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 low-density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

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.

Administration has prepared an amendment to Map 2 of the ARP to reclassify the subject site from “Residential Conservation” to “Residential Low Density” (APPENDIX II). The implementation section of the ARP lists RM-2 (the precursor to R-CG) as appropriate in this area, and this amendment is consistent with those accompanying other R-CG redesignations in the community.

Other Policy

The proposed land use meets many of the location criteria for multi-residential infill development in low-density residential areas (APPENDIX IV). The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant plans such as the MDP and ARP to assist in determining the appropriateness of an application within the local context.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 30 Avenue SW and the rear lane. The area is served by Calgary Transit Route 7 and 107 bus service with a bus stop location within approximately 200 metres walking distance of the site on 14 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system. The subject parcel is located at a walking distance of approximately 550 metres from future Primary Transit Network service on 26 Avenue SW.

UTILITIES & SERVICING

Water and sanitary connections are available to service the site; however, a storm sewer extension or drywell connection is required and would need to be provided at the applicant's expense. The applicant is required to provide The City with construction drawings for approval prior to approval of the Development Site Servicing Plan (DSSP).

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 amendments do 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 (MLCA) provided a letter of support for the land use redesignation (APPENDIX III), stating that it meets the intent of the Location Criteria for Multi-Residential Infill. The MLCA expressed concerns that they had not been contacted by the developer, and over the lack of a comprehensive review of the ARP.

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Citizen Comments

Administration received two (2) letters of objection from residents in the area. Stated reasons for objection include:

- Loss of neighbourhood charm;
- Increase in traffic;
- Current street parking difficulties; and
- Litter from construction sites.

Public Meetings

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

**APPENDIX I
APPLICANT'S SUBMISSION**

THE TOWNHOUSES by NDM

Proposed Development:

Inspired by the historic rowhouses of New York, Boston and London, we are proposing four classic brick townhomes at 1540 30th Avenue SW, in the heart of Calgary. This development will bring the best of urban living on a quiet, leafy street across from South Calgary Park. A generous 23 feet wide, these homes are designed for gracious living with authentic, timeless finishes like white oak hardwood floors and marble countertops. Each unit has 2800 sq. feet of finished space, a roof-top deck and an undeveloped basement with rough-ins. At the back is a two car garage, wood deck, ample yard space and an outdoor brick fireplace. A perfect blend of classic style and comfort welcomes you home.

Context:

These townhomes are within walking distance to restaurants, stores and coffee shops in nearby Marda Loop, Garrison Woods and 14th Street. Directly across the street is the library, swimming pool, sports fields and Farmer's Market of South Calgary Park. One block away is cSpace, a new arts and cultural hub in the King Edward, a beautiful 1912 sandstone school. Our townhouse development has been designed to fit into this vibrant community seamlessly both in type and style.

Precedence:

The inner city neighborhood of South Calgary embodies all the qualities that urban theorist Jane Jacobs identified for a livable, safe and vital city: a mixed use neighborhood (residential and commercial), sufficient density, small blocks that encourage walking, and a mix of old and new buildings.

Our site is surrounded by historic single-family homes, new build multi-family homes and condominium apartments. It is also flanked by city recreational facilities, shops and businesses. It is this diversity that makes South Calgary such an interesting and desirable neighborhood.

We are applying for RC-G zoning for our townhouse project. We are aiming to have clear title for each of the four units as the demising lines are clear and no sharing is required. The design acknowledges both the historic and modern aspects of the area. The building finishes: brick, black metal clad windows, limestone sills, have all been selected to create something substantive and authentic that will age gracefully and with integrity. This is a place where you can put down roots and grow with the neighborhood.

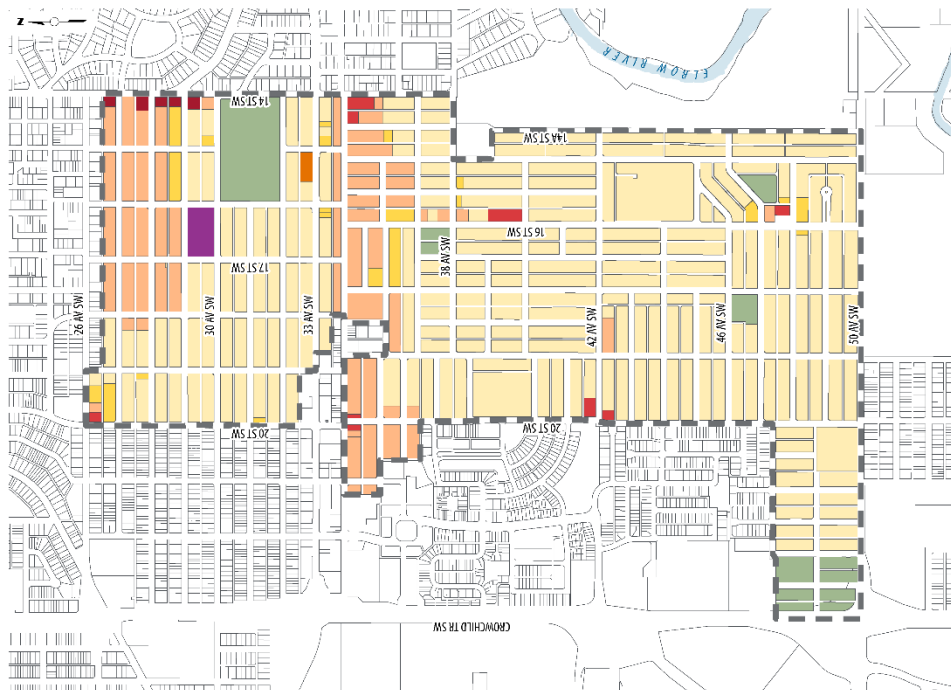
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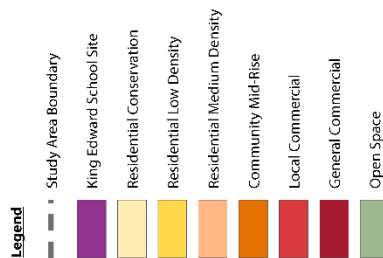
APPENDIX II

PROPOSED POLICY AMENDMENT

1. 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

December 15, 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 LOC2017-0335

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

This application appears to meet the intent of The City's Location Criteria for Multi-Residential Infill, therefore the MLCA does not have concerns with the proposed location of this R-CG land use district.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. 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 redesignating the land use districts of the communities is appropriate.

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

Regards,



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



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

D. Pomreinke

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APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop <ul style="list-style-type: none"> • Routes #7 and #107 SB – 175 metres; NB – 200 metres 	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network <ul style="list-style-type: none"> • Future service along 26 Avenue SW – 550 metres 	Yes
4. On a collector or higher standard roadway on at least one frontage <ul style="list-style-type: none"> • Parcel fronts 30 Avenue SW (“collector”) 	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity <ul style="list-style-type: none"> • Directly adjacent main north entrance to South Calgary Park 	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre <ul style="list-style-type: none"> • 150 metres from 14 Street SW Main Street, 1.0 km from Marda Loop 	Yes
8. Served by direct lane access	Yes