

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

ISC: UNRESTRICTED
CPC2018-0461
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Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 – 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018

EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2018 January 17 on behalf of the landowners, Andre Sinclair and Duska Sinclair. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

A minor map amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1739 – 33 Avenue SW (Plan 4479P, Block 66, Lots 21 and 22) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 8 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 36P2018 and 168D2018; 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 36P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1739 – 33 Avenue SW (Plan 4479P, Block 66, Lots 21 and 22) 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 168D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Site Context

The subject site is located in the community of South Calgary at the southeast corner of 33 Avenue SW and 17 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes, with multi-residential dwellings to the south, and a place of worship to the northwest. The parcel immediately east of the site was subdivided and developed in 2012 with a semi-detached dwelling. The predominant land uses in this area are Residential – Contextual One/Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. A land use redesignation to Mixed Use – General (MU-1 f2.55 h15) District and an associated development permit two blocks east of the site at the corner of 33 Avenue SW and 15 Street SW was recently approved to accommodate a four-storey multi-residential development by Sarina Developments.

The Main Streets initiative is currently undertaking the first stages of engagement for the re-envisioning of the 33 Avenue SW corridor within Marda Loop. As such, specific land uses have not yet been identified for the area. The subject parcel is a moderate distance from the main commercial area along 33 Avenue SW to the west, and the proposed R-CG District would be an appropriate transition from the higher density mixed-use areas to the west, and the lower density residential that is existing to the east.

The likely hood of the subject site being consolidated with the adjacent lots is minimal given the recent redevelopment of the R-C2 lots immediately to the east of the subject site to accommodate a semi-detached dwelling, further reinforcing the suitability of the site for the R-

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CG District instead of a Mixed Use District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 38 metres. A rear lane exists along the south end of the site. The property is currently developed with a one-storey single detached dwelling and a double-car rear detached garage accessed from 17 Street SW.

As identified in *Figure 1*, the community of South Calgary has seen population growth over the last several years reaching its population peak in 2016. In 2017, the community declined in population by 80 residents.

Figure 1: Community Peak Population

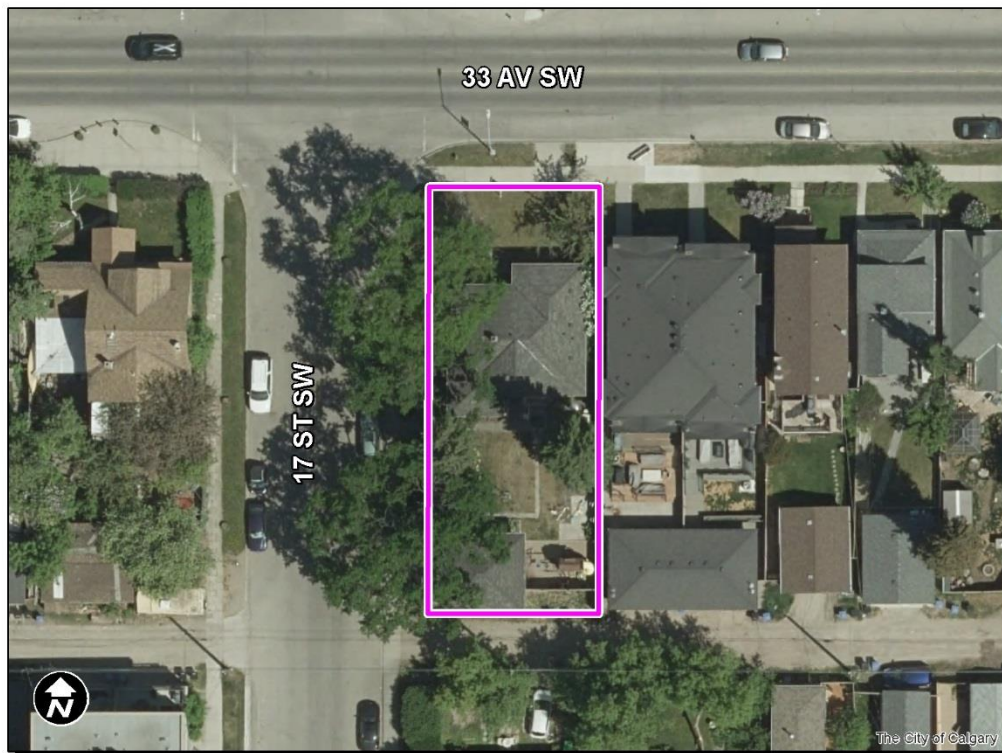
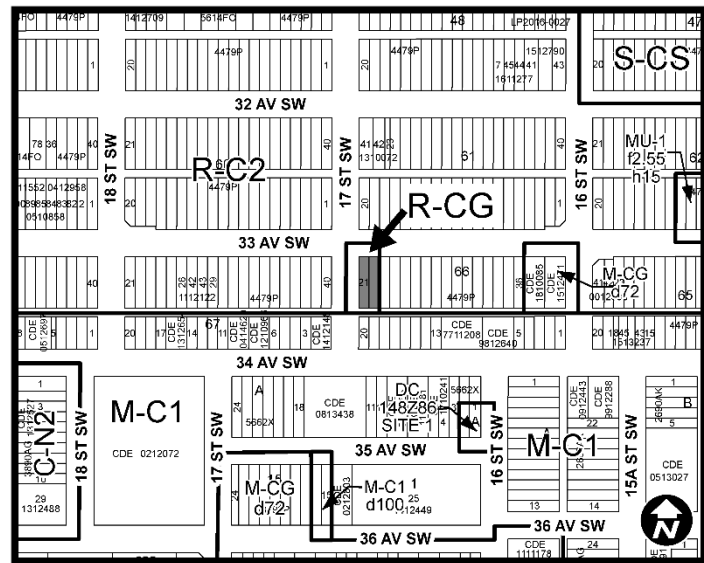
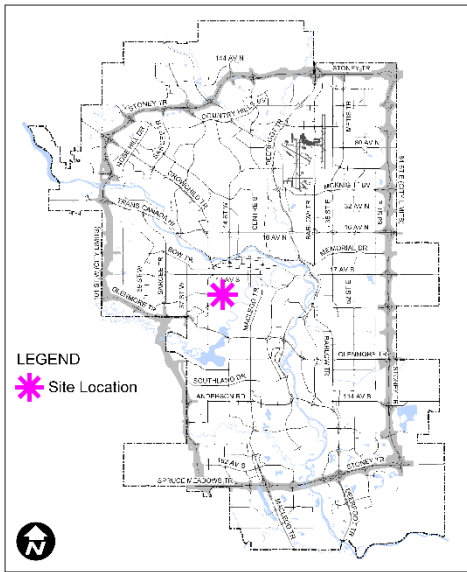
South Calgary	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-80
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [South Calgary](#) community profile.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district provided they are below 45 square metres in size.

Infrastructure

Transportation Networks

The subject site is adjacent to a transit stop on 33 Avenue SW providing bus service to downtown. Vehicular access is available from the existing rear lane. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. However, storm mains are not available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Administration received an email of support for the application from the Marda Loop Communities Association (Attachment 2), as the application meets the intent of the Location Criteria for Multi-Residential Infill.

Administration received no comments from adjacent landowners.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the 'Main Streets – Neighbourhood Main Street' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding main streets, neighbourhood infill and redevelopment, and housing diversity and choice.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the 'Residential Conservation' area as identified on Map 2: Land Use Policy in the *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The Residential Conservation area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density (Attachment 3).

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

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The subject parcel meets the majority of the location criteria, with the exception of being located next to an open space and within 600 metres of a planned or existing primary transit stop (although it is within 400 metres of a transit stop). The nearest open space is 200 metres northwest of the subject parcel, and the nearest primary transit stop is 1800 metres away, although 33 Avenue SW is identified as part of the primary transit network on Map 2: Primary Transit Network within the MDP.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG 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 a parcel of land along a Main Street and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Proposed Bylaw 36P2018
5. Proposed Bylaw 168D2018