

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

ISC: UNRESTRICTED
CPC2018-0407
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Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018

EXECUTIVE SUMMARY

This land use redesignation was submitted by Zed Contracting on 2018 February 14 on behalf of the landowners David Donald Cronkhite and Sheila Cronkhite. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd65) District to allow for:

- multi-residential development such as townhouses and fourplexes;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed M-CGd65 designation.

The proposed M-CGd65 District is a residential designation intended to accommodate grade-oriented multi-residential development low in height and density in close proximity or adjacent to low-density residential development. This application conforms to the *Shaganappi Point Area Redevelopment Plan* and aligns 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 redesignation of 0.06 hectares ± (0.16 acres ±) located at 1443 – 26 Street NW (Plan 307EO, Block A, Lot 6) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd65) District; and
2. Give three readings to the proposed bylaw.

Moved by: E. Woolley

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 182D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 1443 – 26 Street NW (Plan 307EO, Block A, Lot 6) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd65) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 182D2018.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Site Context

The subject parcel is located in the southwestern community of Shaganappi, fronting onto 26 Street SW north of 14 Avenue SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings and amenities in the form of a public park and an elementary school. The subject parcel is approximately 190 metres south of Shaganappi Point LRT Station and approximately 230 metres north of 17 Avenue SW Main Street.

The area is largely designated under the R-C2 District, though a variety of higher-density districts including R-CG, M-C2, M-X2 and MU-1 exist within one block of the site. There are two vacant properties located directly to the east across 26 Street SW designated under the M-CG District with a density modifier of 60 units per hectare.

The site has an area of 0.06 hectares (0.16 acres) with approximate dimensions of 15 metres wide by 43 metres deep. Current development consists of a single detached house and rear detached garage accessed from both the lane and an unpaved front driveway. The front property line features two large coniferous trees approximately 20 metres in height.

As identified in *Figure 1*, the community of Shaganappi reached its peak population in 1969 with a total of 2,132 residents. The current population of 1,693 is 21 percent below its peak.

Figure 1: Community Peak Population

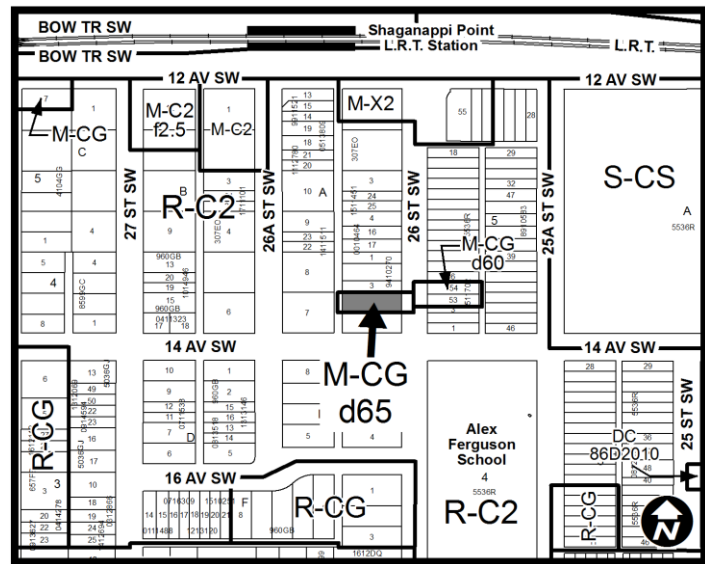
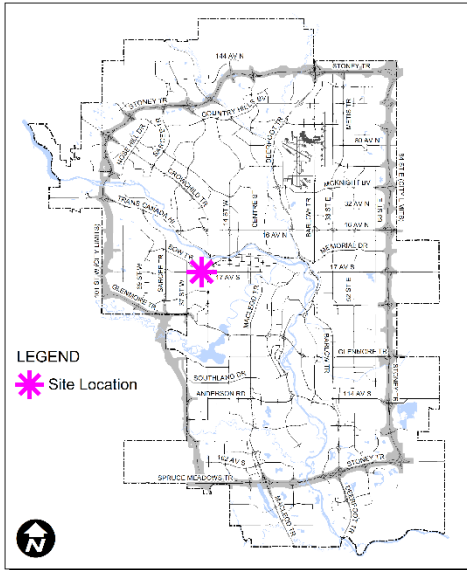
Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2017 Current Population	1,693
Difference in Population (Number)	-439
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Shaganappi](#) 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 neighbourhood and its future character as envisioned in the *Shaganappi Point Area Redevelopment Plan* (ARP).

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 housing. The R-C2 District allows a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd65) District is also a residential designation primarily for two to three-storey (12 metres maximum) multi-residential development direct access at grade to each unit. The density modifier of 65 units per hectare would allow for up to four units on this property. Other land use designations were not considered, as R-CG would allow only three units and M-C1 would allow an apartment-style building that would not align with the grade-oriented direction of the local area plan.

Development in the M-CGd65 District typically takes the form of a four-plex with a three-storey unit at each corner, garages off the lane, and private amenity spaces in both the front and rear of the building. The front setback distance and maximum height of the building near a property line are contextual rules influenced by the adjacent structures.

A development permit has been submitted (DP2018-0596) for a four-plex with an approximate height of nine metres. As of 2018 April 18, CPAG has issued a detailed team review and is awaiting amended plans.

Infrastructure

Transportation Networks

The subject site is located approximately 190 metres from Primary Transit service at Shaganappi Point Station, and approximately 230 metres from local bus service along 17 Avenue SW. Cycling paths into the Bow River valley are accessible 500 metres from the site. Vehicular access is available from the rear lane and street parking in the area is regulated by the Calgary Parking Authority through a residential permit program.

Utilities and Servicing

Water, sanitary and storm sewer mains are available on 26 Street SW and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. On-site stormwater management will be reviewed through the development permit.

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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.

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.

The Shaganappi Community Association was circulated and stated they had no objection to the proposed land use designation or development.

Administration received two letters of opposition citing the following reasons:

- the large existing trees should not be removed;
- the ARP prevents rezonings;
- the nearby four-way stop is already busy and will be negatively affected if additional vehicles park on the street;
- maintenance of the property is poor; and
- the applicant mistakenly referred to the nearby train station as Westbrook rather than Shaganappi Point.

Administration considered the planning-specific issues relevant at the land use redesignation application stage and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking and preservation of existing trees, is being reviewed through the development permit.

Engagement

Through discussion with the community association, no open house or information sessions were deemed necessary by 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.

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Municipal Development Plan (Statutory, 2009)

The subject site falls within the ‘Developed – Residential – Inner City’ area as identified on Map 1 of the *Municipal Development Plan* (MDP). This policy area encourages sensitive infill and redevelopment, particularly close to higher-density corridors and transit stations. The proposed land use district aligns with the intent of this area and with broader city-wide policies regarding transit-supportive land uses, complete communities, stable residential neighbourhoods, housing diversity and choice, and respecting neighbourhood character.

Shaganappi Point Area Redevelopment Plan (Statutory, 2014)

The subject site falls within the ‘Low Density Multi-Residential’ area as identified on Map 2 of the *Shaganappi Point Area Redevelopment Plan* (ARP). This area is deemed appropriate for “low density grade oriented multi-residential development”. The intent of the M-CGd65 District aligns with this policy and the proposed redesignation implements the land use concept of the ARP.

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

The subject site aligns with six of the eight criteria for ideal placement of multi-residential infill. 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 MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

Though this parcel is not on the corner directly adjacent to an amenity, moderate intensification supported by the plan would have 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 may better accommodate the housing needs of different age groups, lifestyles and demographics.

No environmental site assessment was 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.

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Risk Assessment

There are no significant risks associated with this application.

REASONS FOR RECOMMENDATIONS:

The proposal implements the *Shaganappi Point Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-CGd65 District is intended for parcels located near or directly adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established built form of the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 182D2018
4. Public Submissions