

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0653
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**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW
LOC2018-0042, Bylaws 41P2018 and 202D2018**

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2018 February 26 on behalf of the landowners James Charal and 283305 Alberta Limited (Dennis McCaffery). The application proposes to change the redesignation of these two parcels 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 homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 7 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the proposed R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the subject parcels. An 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: M. Foht

Carried: 6 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) 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: M. Foht

Carried: 6 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:

That Council hold a Public Hearing on Bylaws 41P2018 and 202D2018; 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 41P2018.
3. **ADOPT** the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 4925 and 4929 - 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) 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 202D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

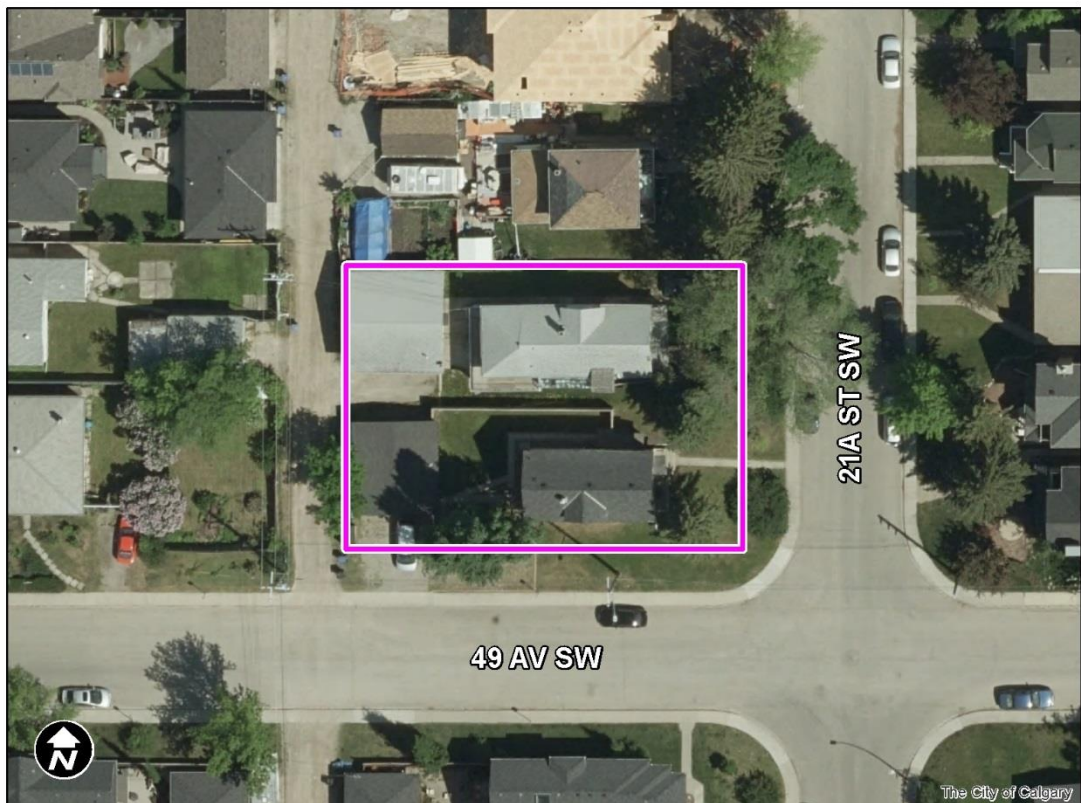
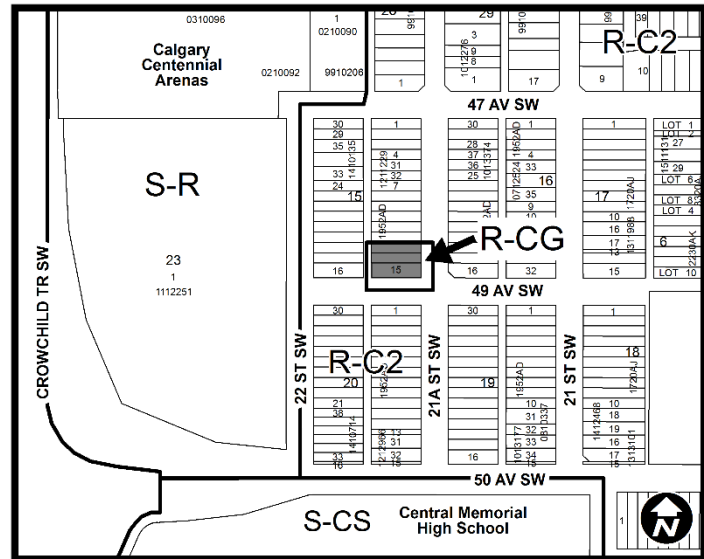
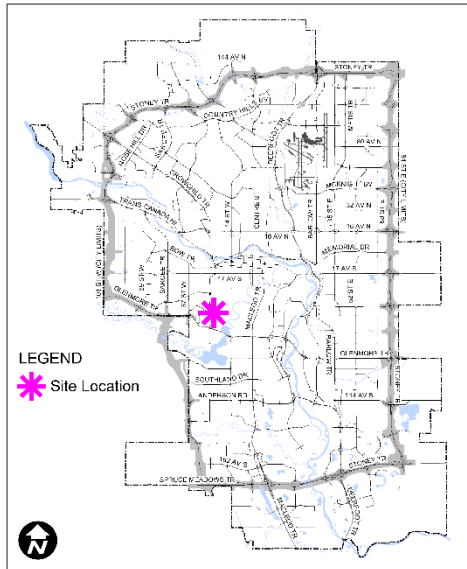
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BACKGROUND

Location Maps



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Site Context

The subject site consists of two parcels and is located in the community of Altadore north of 49 Avenue SW and west of 21A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is the Residential – Contextual One/Two Dwelling (RC-2) District.

The site is a corner site, approximately 0.09 hectares in size with approximate dimensions of 26 by 36 metres. A rear lane exists to the west of the site. The property is currently developed with two two-storey single detached dwellings and two garages accessed from the lane and avenue.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. By 2017 the population decreased by approximately 3,100 residents. Note, a portion of Altadore was subtracted in 2016 to create the community of Garrison Woods.

Figure 1: Community Peak Population

Altadore	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31.1%

Source: The City of Calgary 2017 Civic Census

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

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.

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 per parcel.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) 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 seven (7) dwelling units on the subject site.

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

Implementation

A development permit (DP2018-1033) application for a comprehensive redevelopment of this site was submitted on 2018 March 15. The development permit proposes seven dwelling units (a Semi-Detached dwelling and a five-unit Rowhouse Building).

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit has been reviewed and is supported by Administration. No decision will be made on the development permit until Council has approved or refused this land use redesignation.

Infrastructure

Transportation Networks

The subject site is located approximately 150 metres from transit stops for several bus routes on 50 Avenue SW as well as approximately 600 metres from Bus Rapid Transit stops along Crowchild Trail SW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit application.

Utilities and Servicing

Water and sanitary mains are available from 21A Street and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer mains are not available to service the subject site. At re-development, sewer extension or construction of a drywell will be required to contain runoff onsite at the developer's expense.

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, the date of the Public Hearing will be advertised.

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The Community Association was circulated, and responded with a letter of objection to the land use proposal, under Attachment 2.

Administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens. Reasons stated for opposition focused on the following themes:

Increased Traffic

Concerns were expressed about increased traffic volume generated by the development that would use local streets and lanes. Transportation has determined that the proposed land use will not generate significantly more traffic volume than the existing land use.

Parking

Concerns were expressed about increased competition for public on-street parking, particularly on 21A Street SW. Off-site parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. Planning has determined that the proposed development complies with on-site parking requirements (at 1 stall per unit). The adjoining frontage and flanking streets provide additional on-street parking capacity.

Community Character

Concerns were expressed about the compatibility of the R-CG District and rowhousing development with the context of semi- and single detached homes in the area. Administration reviewed the development guidelines in the R-CG District and concluded that the district is appropriate adjacent to low density residential development.

ARP Policy

Concerns were expressed about misalignment with the South Calgary/Altadore Area Redevelopment Plan. The ARP identifies the subject site as Residential Conservation rather than Residential Low Density. Administration reviewed the ARP and determined that an amendment to the ARP is required. The proposed amendment to the ARP is deemed appropriate given the intent of the ARP and contextual nature of the proposed R-CG District.

Engagement

Administration was invited to a community meeting held by the applicant to provide supplementary information about this proposal and the associated review process on 2018 April 25. Members of Administration were present to provide clarification on the land use and the development permits applications and process-related questions.

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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 Residential - Developed - Inner City area of the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that is sensitive to existing residential development in terms of height, built form and density.

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 Residential Low Density (Attachment 3).

The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

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

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG District allows for a building form comparable to other multi-residential developments.

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.

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The subject parcel meets four of eight of the location criteria in that it is located on a corner parcel, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

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

Social, Environmental, Economic (External)

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

The intent of this land use amendment is to allow for a comprehensive redevelopment of the two parcels. While a development permit has been submitted, Council's decision on this land use amendment application may not result in both parcels being redeveloped comprehensively and/or the development considered under the associated development permit application may not be realized.

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with both parcels being developed independently are limited.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the applicable policies of the Municipal Development Plan. The proposed R-CG 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 building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Letters Received by Calgary Planning Commission

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5. Calgary Planning Commission Motions and Amendments
6. Proposed Bylaw 41P2018
7. Proposed Bylaw 202D2018
8. Public Submissions