

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

**ISC: UNRESTRICTED
CPC2018-0722
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Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Inertia on 2018 March 23 on behalf of the landowner Xin Jiang. The application proposes to change the designation of this property from the Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types 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 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 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 2); and
2. Give three readings to the proposed bylaw.

Moved by: M. Foht

Carried: 7 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from the 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: 7 – 0

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaws 48P2018 and 222D2018; 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 48P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from the 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 222D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

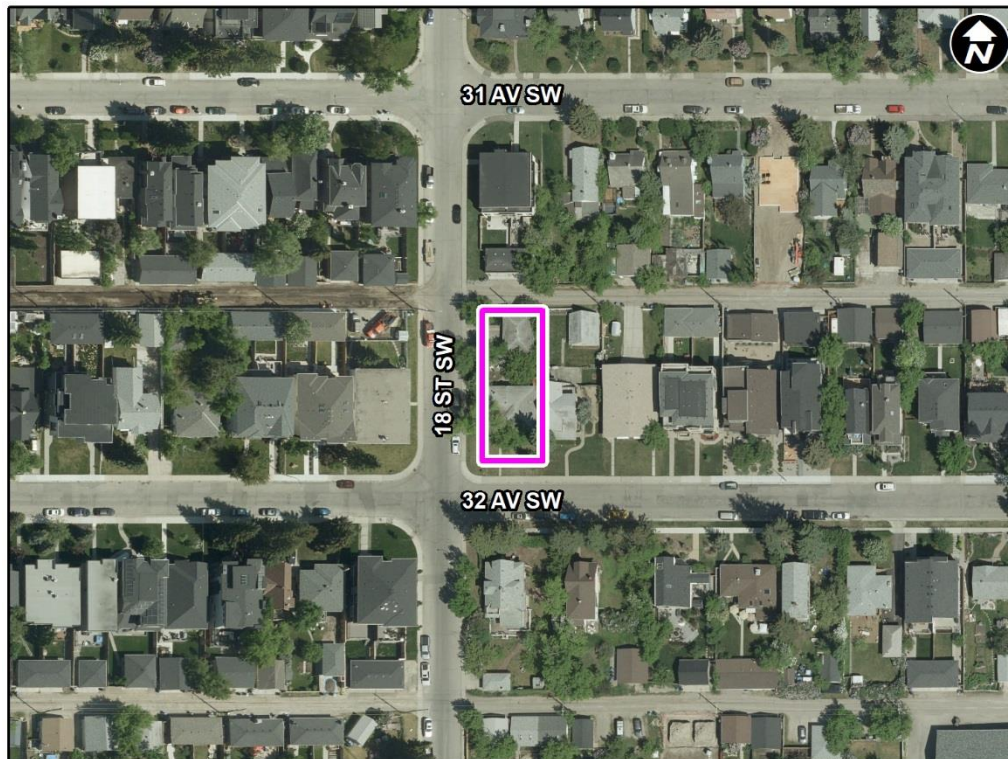
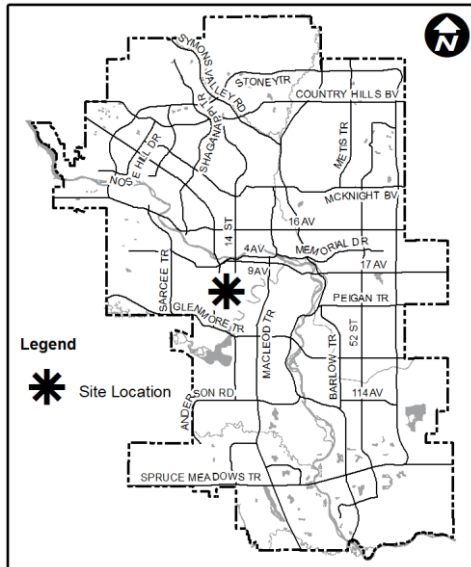
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BACKGROUND

Location Maps



Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018

Site Context

The site is located at the corner of 32 Avenue SW and 18 Street SW in the community of South Calgary. Single detached and semi-detached dwellings dominate the streetscape as the surrounding lands are all designated R-C2 Residential– Contextual One / Two Dwelling District.

The site is approximately 0.06 hectares in size and has a rear lane.

As identified in *Figure 1*, the community of South Calgary's population has seen population growth over the last several years reaching its population peak in 2016. In the last year, 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)	-1.9%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are 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 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 low density 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.

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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. 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

Pedestrian and vehicular access to the site is available from 32 Avenue SW, 18 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 125 metres walking distance on 33 Avenue SW providing service to the Centre City. 33 Avenue SW is also identified as part of the primary transit network.

Utilities and Servicing

Water, storm 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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the 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.

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.

The application was circulated to the Marda Loop Community Association. Their written response is included as Attachment 2. The community association's objections are based on the proposal's inability to meet key criteria in Location Criteria for Multi-Residential Infill, as well the lack of a coordinated approach on where density in the neighbourhood should be located.

5 letters of objection were received from individual residents. The objections centred on the potential impacts of more units on the availability of on-street parking, and that the proposed increased density would be more appropriate on the neighbourhood's main streets.

The applicant met with the Community Association and local residents at an information session on 2018 May 14. No further comments arising out of the meeting were received by the report submission date.

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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 may be 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 Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 3).

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 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.

The proposed land use aligns with four of the criteria. The site is a corner parcel. It is located 200 metres of both a transit stop and the Primary Transit Network located on 33 Avenue SW. The site also has lane access.

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

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Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing RC-2 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 current or 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 conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with 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. Marda Loop Community Association comments
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Proposed Bylaw 48P2018
5. Proposed Bylaw 222D2018
6. **Public Submission**