

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0901
Page 1 of 6

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 – 33 Avenue SW, LOC2018-0098

EXECUTIVE SUMMARY

This land use redesignation application was submitted by M K M Design on 2018, May 2 on behalf of the landowner Trung Bien. This application proposes to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (e.g. townhouses, fourplexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of six dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the M-CG designation.

This redesignation is intended to accommodate a four-unit residential development. An associated development permit application, DP2018-2113, is under review (Attachment 4). A minor map amendment to the South Calgary/Altadore Area Redevelopment Plan (ARP) is required to accommodate the proposed land use redesignation and development permit.

The proposal conforms to the ARP as amended, aligns with applicable policies of the *Municipal Development Plan* and meets four of the eight *Location Criteria for Multi-Residential Infill*.

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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1519 - 33 Avenue SW (Plan 4479P, Block 64, Lots 31 and 32) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

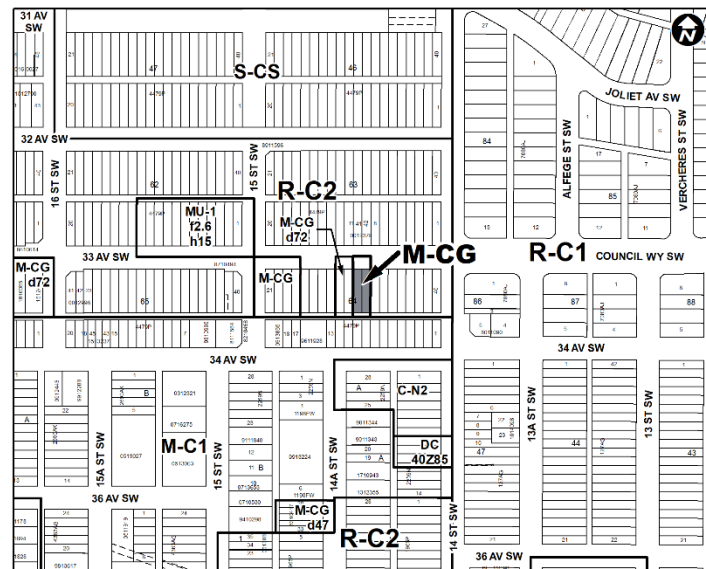
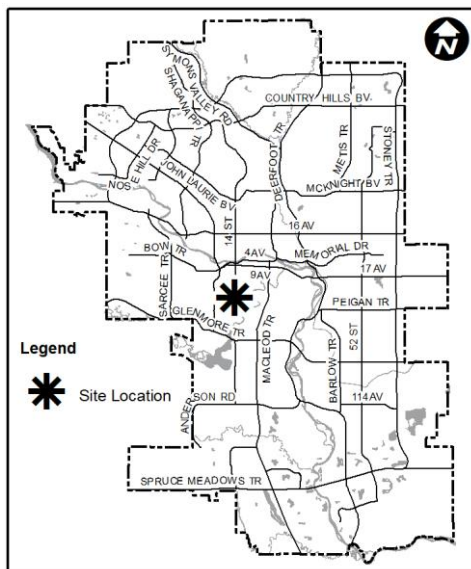
Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0901
Page 2 of 8

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 - 33 Avenue SW, LOC2018-0098

BACKGROUND

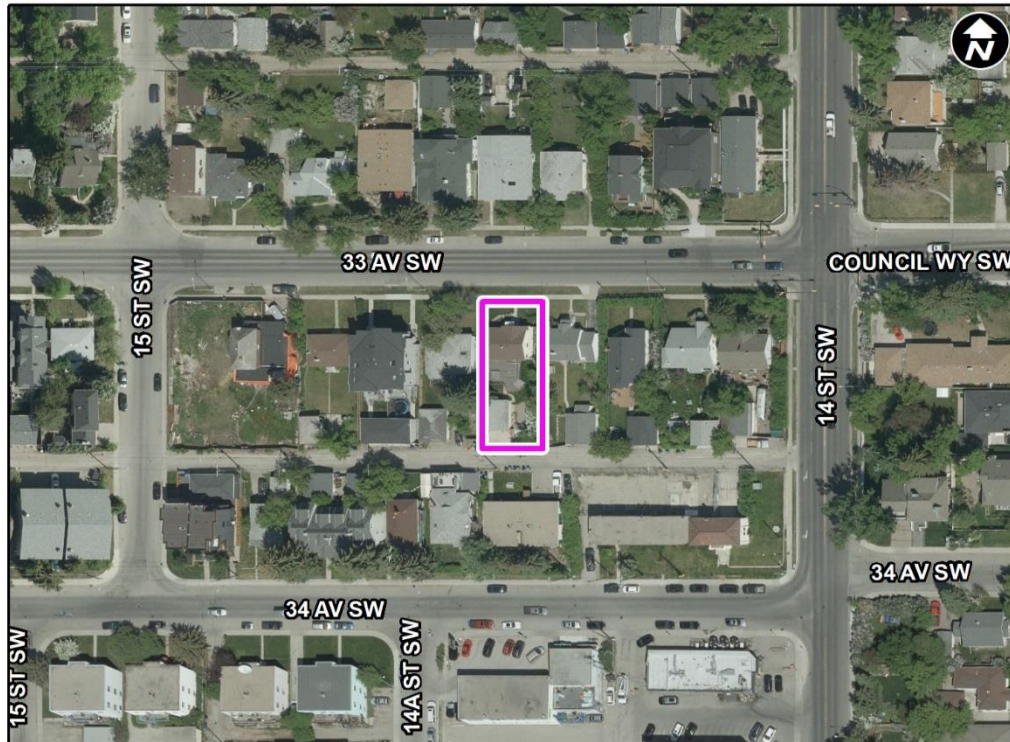
Location Maps



Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0901
Page 3 of 8

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 -
33 Avenue SW, LOC2018-0098**



Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 - 33 Avenue SW, LOC2018-0098

Site Context

The subject site is located in the community of South Calgary, mid-block on the south side of 33 Avenue SW, between 14 and 15 Streets SW. Surrounding development is characterized by single detached and semi-detached housing, with the primary designation being Residential – Contextual One / Two Dwelling (R-C2) District. However, there have been a number of recent land use redesignations in the near vicinity to allow for higher density development, including redesignations to the Multi-Residential – Contextual Grade-Oriented (M-CG) District and the Mixed Use - General (MU-1) District. In addition, this site is along the 33 Avenue SW Main Street, which will be proposing land use redesignations to allow for additional density. Therefore, this area will see significant change in the near future in terms of the built form being developed.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres wide by 38 metres deep. A rear lane exists to the south of the site. The site is currently developed with a one storey, single detached dwelling, with access to a rear yard garage via the rear lane. As identified in *Figure 1*, the community of South Calgary reached its peak population in 2016. Much of the growth over the past 30 years is associated with unit construction – from 1985 to 2017, the total number of occupied dwelling units has increased by 35 percent.

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%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest increase in density and allows for development that is compatible with the massing, layout and use of other buildings in the area. Subject to a minor amendment to the ARP, the proposal generally meets the objectives of applicable policies as outlined in the Strategic Alignment section of this report.

Application Review

The applicant submitted a land use redesignation and associated development permit application on 2018 May 2. The development permit (DP2018-2113) is for a discretionary use

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 -
33 Avenue SW, LOC2018-0098**

Multi-Residential Development. The permit has been reviewed by Administration, and Administration is ready to recommend approval of the development permit, pending Council's approval of the land use.

As mentioned, the subject site is along the 33 Avenue SW Main Street. The applicant did have initial discussions with the Main Streets team as to their proposal, but as the timing of the presentation to Calgary Planning Commission for the 33 Avenue Main Street will not be until later this year or early in 2019, the applicant opted to proceed with their application at present.

Land Use

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended for low height and low density grade-oriented multi-residential development. The maximum building height allowed within this district is 12.0 metres. The maximum density allowed is 111 units per hectare; this would accommodate 6 units on this site.

Infrastructure

Transportation Networks

Pedestrian access to the site is available from 33 Avenue SW and vehicular access is provided from the rear lane. The area is served by Calgary Transit bus service, with stops located approximately 46 metres walking distance from the subject site providing service to the downtown core. On-street parking to the site is non-restricted. 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 storm-water 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 has been advertised on the Planning and Development online map.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 - 33 Avenue SW, LOC2018-0098

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 Marda Loop Community Association was circulated on this application. After considering both the land use and development permit applications, the Association responded with a letter in support of the application (Attachment 2), citing the existing M-CG parcels in close proximity and the fact that this proposal does not exceed the anticipated scale of redesignation with the 33 Avenue SW Main Streets initiative.

Administration received one letter of opposition to the application. Reasons stated for opposition are summarized below:

- Concern over increased pressure on existing infrastructure and concern over who would bear the cost if future upgrades are required.

Administration has reviewed these concerns and has confirmed that there are no improvements to infrastructure required at this time.

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 site is located within the Residential Developed: Inner City area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

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

The subject site is located within the Residential Conservation Area of the *South Calgary/Altadore Area Redevelopment Plan* (ARP), as identified on Map 2. The intent of the Residential Conservation Area is to maintain the low density, single and duplex development, while allowing for some low profile infill development that is compatible with the existing structures. To accommodate the proposed M-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).

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 -
33 Avenue SW, LOC2018-0098**

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

The *Location Criteria for Multi-Residential Infill* is a tool for review of redesignation applications in the developed areas. The criteria 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 eight criteria. The site has direct lane access, is within 46 metres walking distance from a transit stop and is located along a corridor and collector road (33 Avenue SW). Criteria not met include being within 600 metres of a BRT stop, being located beside a non-residential or multi-unit development and being across from a park.

Social, Environmental, Economic (External)

The proposed M-CG District allows for a wider range of housing types than the existing R-C2 District. Therefore, the proposed change would diversify housing stock in the community, allowing it to meet the 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.

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0901
Page 8 of 8

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1519 -
33 Avenue SW, LOC2018-0098**

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 Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for a broader range of building types that can better accommodate the housing needs of different age groups, lifestyles and demographics. In addition, this proposal aligns with the anticipated vision of the 33 Avenue SW Main Street and recent land use redesignations that have occurred in the area.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Development Permit Drawings (DP2018-2113)