

Planning & Development Report to
Calgary Planning Commission
2018 August 23

ISC: UNRESTRICTED
CPC2018-0981
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Land Use Amendment in Sunalta (Ward 8) at 1526 – 12 Avenue SW, LOC2018-0096

EXECUTIVE SUMMARY

This application was submitted by Ronald Maack, who is also the landowner of the subject land, on 2018 May 01. This proposed land use amendment is intended to allow for a limited range of commercial uses within an existing house on 12 Avenue SW in Sunalta. A DC Direct Control land use district based on the Multi-Residential – Contextual Medium Profile (M-C2) District would allow for the following additional uses:

- Artist's Studio;
- Counselling Service;
- Medical Clinic;
- Office; and
- Service Organization.

The proposed DC District aligns with the *Municipal Development Plan (MDP)* and with *Sunalta Area Redevelopment Plan (ARP)* policies regarding adaptive reuse of older character homes.

ADMINISTRATION RECOMMENDATION:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 1526 - 12 Avenue SW (Plan 5380V, Block 206; Lot 31) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate a limited range of commercial uses within an existing house, with guidelines; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 AUGUST 23:

That Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 1526 - 12 Avenue SW (Plan 5380V, Block 206; Lot 31) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate a limited range of commercial uses within an existing house, with guidelines; and
3. Give three readings to the proposed **Bylaw 258D2018**.

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PREVIOUS COUNCIL DIRECTION / POLICY

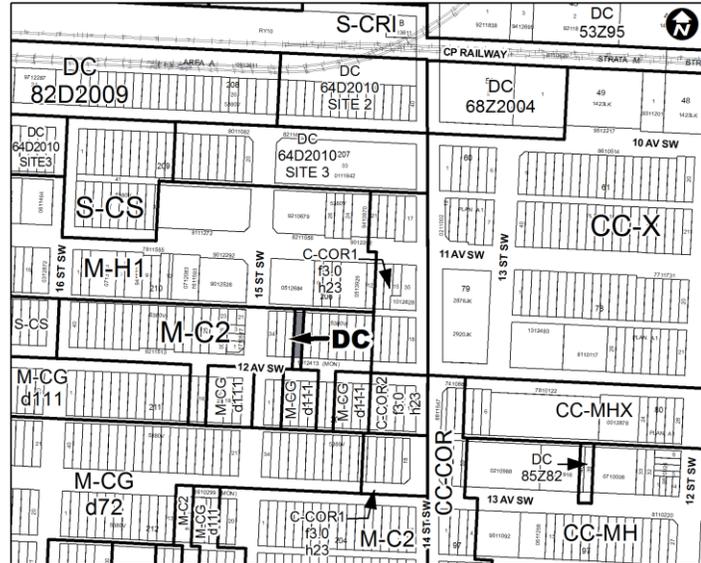
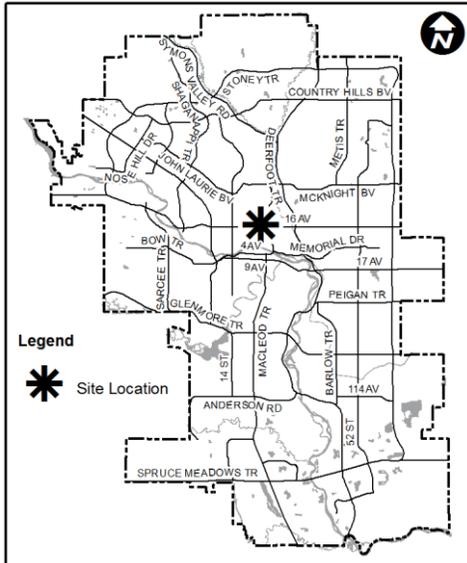
None.

BACKGROUND

This application was submitted by Ronald Maack, who is also the landowner of the subject land, on 2018 May 01. As indicated in the Applicant's Submission (Attachment 1) this land use proposal is to allow for adaptive reuse of this existing home, which will require a change of use development permit application in the future.

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Location Maps



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Site Context

The subject site is currently home to a single detached dwelling that has been subdivided into multiple apartment units. The existing house was built in 1912. The subject site is on the north side of 12 Avenue SW, midblock between 14 and 15 Streets SW.

The site remains home to the original house and has not seen any redevelopment. At some point, the existing house was converted into apartment units. The most recent nearby developments are the four storey multi-residential building to the north (2005), a three unit rowhouse development on the northwest corner of 12 Avenue at 15 Street SW (2015), and a commercial (retail and office) development on the northwest corner of 11 Avenue at 14 Street SW (2017).

To the north, across an alley, is a four storey multi-residential building completed in 2005. To the east, immediately adjacent, is a four storey multi-residential building (1977). To the west, immediately adjacent to the subject site, is a similar single detached dwelling (1912). To the south, across 12 Avenue SW, are a mix of similar single and semi-detached dwellings constructed between 1910 and 1912 and a multi-residential building (1960). Since its peak in 2015, the population of Sunalta has declined by approximately eight per cent.

Figure 1: Community Peak Population

Sunalta	
Peak Population Year	2015
Peak Population	3,454
2017 Current Population	3,192
Difference in Population (Number)	-262
Difference in Population (Percent)	-8%

Source: *The City of Calgary 2017 Civic Census*

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed application was reviewed by the Corporate Planning Applications Group. The review focused on the potential impacts of the proposed land use, which were deemed to be minimal given the applicant's desire to work within the existing building. Administration reviewed similar cases elsewhere in Sunalta and Lower Mount-Royal and identified considerations relative to parking that will require resolution at the development permit stage. Given the age of the existing building, heritage was also a consideration. The subject site is not on the heritage inventory nor is it a designated heritage resource. The proposed redesignation is seen as advantageous however in terms of providing additional economic options for a century home.

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Planning Considerations

Land Use

The proposed Direct Control (DC) guidelines provide for a limited range of commercial uses as discretionary uses with an existing building and are based on the Multi-Residential – Contextual Medium Profile (M-C2) district. These uses include:

- Artist's Studio;
- Counselling Service;
- Medical Clinic;
- Office; and
- Service Organization.

The proposed DC guidelines also allow for a maximum of one Class A sign for the building, with a maximum sign area of 1.0 square metres.

Development and Site Design

This proposal will allow for adaptive reuse of the existing home.

Transportation Networks

Given the small scale of the proposed land use amendment, a Transportation Impact Assessment was not required for this application. The subject site is a 350 metre walk from the Sunalta LRT station and even closer to frequent transit service on 14 Street SW.

At the development permit stage the number of required parking stalls will be determined based on the proposed use and site context, including but not limited to the proximity to the Sunalta LRT station.

Utilities and Servicing

Water, sanitary and storm 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 development permit stage.

No environmental issues were identified through the proposed application. An Environmental Site Assessment may be required through the development permit process.

Stakeholder Engagement, Research and Communication

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

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telephone inquiry was received and no comments were received by the CPC Report submission date.

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

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 and proposes a change and minor increase in development intensity on this site within an adequately serviced and appropriately planned urban mixed use neighbourhood.

Municipal Development Plan (Statutory – 2009)

The subject site falls within the Residential – Developed – Inner City land use category in the MDP and the base land use district (M-C2) aligns well with that.

In relation to the proposed addition of commercial uses within the existing character residential building, the proposed land use amendment aligns with the following MDP policies:

- 2.3.3b- the proposed application for additional uses within the existing building is informed by the desire to enable additional economically viable options for a character residential building.
- 2.3.3d- the proposed land use amendment provides a mechanism for encouraging the retention and enhancement of an older character residential building.
- 2.3.3e- the proposed land use amendment is a flexible way to encourage retention of an older character residential building without the complexity and process of full statutory designation.

Sunalta Area Redevelopment Plan (Statutory – 1983)

The subject site falls within the Medium Density Residential policy area, which does not allow for non-residential uses. However, the proposed land use amendment aligns with several of the heritage implementation actions outlined in section 6.3 of the *Sunalta ARP*.

In particular, the proposal enables a number of additional economically viable options for retaining and avoiding the demolition of a property with historic character (6.3.3) and acts as an incentive to encourage the reuse of an existing building (6.3.5).

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Social, Environmental, Economic (External)

The proposed amendment aligns well with *Municipal Development Plan (MDP)* and *Sunalta ARP* policies regarding adaptive reuse of older character homes. By limiting the scale of the proposed non-residential uses, the proposed approach promotes compatibility with the context of the site and provides additional economic flexibility to support the retention of a 106-year-old house.

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 land use 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 proposed amendment aligns well with *Municipal Development Plan (MDP)* and *Sunalta ARP* policies regarding adaptive reuse of older character homes. By limiting the scale of the proposed non-residential uses, the proposed approach promotes compatibility with the context of the site and provides additional economic flexibility to support the retention of a 106-year-old house.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Direct Control District Guidelines
3. **Proposed Bylaw 258D2018**