

**Planning & Development Report to
Calgary Planning Commission
2018 September 06**

**ISC: UNRESTRICTED
CPC2018-0963
Page 1 of 9**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 – 40
Avenue SW, LOC2018-0126**

EXECUTIVE SUMMARY

This application was submitted by Permit Masters on 2018 June 19 on behalf of the landowners, Henry Cain, Michael Cain and Mary Fisher. The application proposes to change the designation of this property 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 secondary 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 map 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*.

No development permit application has been submitted at this time.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

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 \pm (0.15 acres \pm) located at 1912 – 40 Avenue SW (Plan 4690N, Block B, Lots 13 and 14) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 SEPTEMBER 06:

That Council hold a Public Hearing and:

1. **Adopt, by Bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan;**
2. Give three readings to the proposed **Bylaw 76P2018**;
3. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1912 – 40 Avenue SW (Plan 4690N, Block B, Lots 13 and 14) 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 262D2018**.

PREVIOUS COUNCIL DIRECTION / POLICY

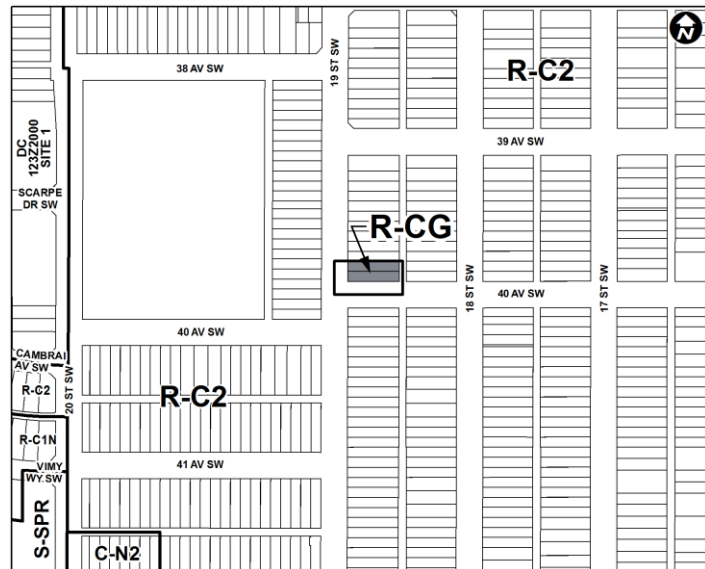
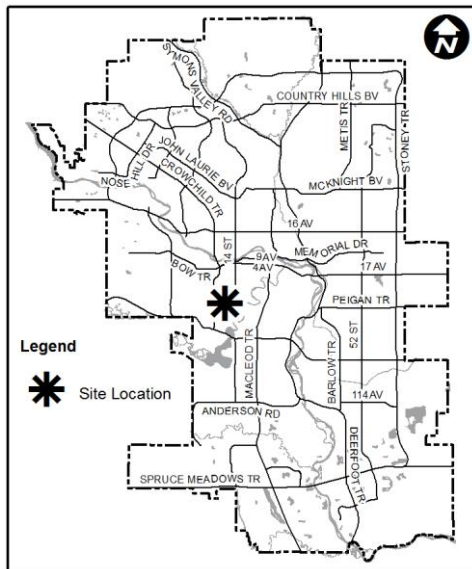
None.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

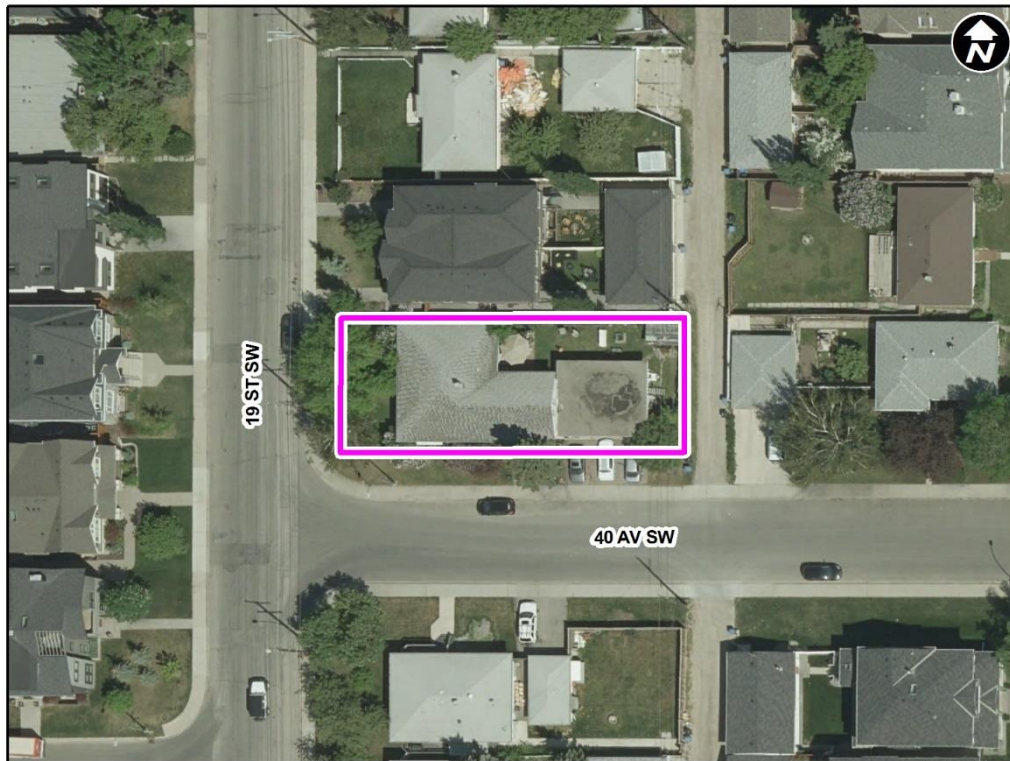
BACKGROUND

This redesignation application was submitted to The City of Calgary by Permit Masters on 2018 June 19 on behalf of the landowners, Henry Cain, Michael Cain and Mary Fisher. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop four residential units.

Location Maps



Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126



Site Context

The subject site is located in the community of Altadore at the northeast corner of 40 Avenue SW and 19 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 39 metres. A rear lane exists along the east end of the site. The property is currently developed with a one-storey single detached dwelling and an attached double-car garage accessed from 40 Avenue SW.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. In 2016, a portion of the community was subtracted to create Garrison Woods, which accounts for the decrease in population the following year.

Figure 1: Community Peak Population

Altadore	
Peak Population Year	2015
Peak Population	9,867

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31%

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. 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.

Planning Considerations

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.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows 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 district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Some modifications to the R-CG District rules have recently been endorsed by Calgary Planning Commission and will be included on the 2018 September 10 Council Agenda for decision. These modifications are relatively minor in nature but do include some discretion for secondary suites and associated parking requirements in rowhouse developments and greater consistency in determining maximum building height. These potential changes to the R-CG District rules do not impact the suitability of the site to accommodate R-CG development.

Development and Site Design

The rules of the proposed R-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 19 Street SW and 40 Avenue SW

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

frontages;

- emphasizing individual at-grade entrances;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 40 Avenue SW, 19 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 20 Street SW providing service to downtown. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

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.

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 landowners and the application was advertised online.

Administration received a letter in opposition to the application from the Marda Loop Communities Association (Attachment 2) citing concerns with the location being unsuitable for R-CG as the *Location Criteria for Multi-Residential Infill* is not being completely met, and lack of contextual fit with the surrounding Residential Conservation area identified in the *South Calgary/Altadore Area Redevelopment Plan*.

Administration received fifty-six letters in opposition to the application and one letter stating that mature trees should be preserved. Reasons stated for opposition are summarized below:

- Parcel is too small to accommodate four dwelling units and vehicles;
- Increase in height, density, and lot coverage;
- Secondary suites could be developed, further increasing density;
- Increase in traffic congestion and parking issues;
- Overshadowing/loss of sunlight and privacy;
- Decrease in adjacent property values;

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

- Does not fit in with the character of the area and surrounding single and semi-detached homes;
- Will set a precedent in the area;
- Better suited near 33 Avenue SW and other major roads, not in the heart of Altadore;
- Altadore has already increased in density and existing zoning (R-C2) allows for continued intensification;
- *Location Criteria for Multi-Residential Infill* is not being met; and
- The *South Calgary/Altadore Area Redevelopment Plan* should be followed.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in 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 a 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 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).

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

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

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 subject parcel meets half of the location criteria, including being located on a corner parcel, within 400 metres of a transit stop, on a collector road along one frontage and having direct lane access.

Moderate intensification in this location has 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 as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Planning & Development Report to
Calgary Planning Commission
2018 September 06

ISC: UNRESTRICTED
CPC2018-0963
Page 9 of 9

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40
Avenue SW, LOC2018-0126**

3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. **Proposed Bylaw 76P2018**
5. **Proposed Bylaw 262D2018**
6. **Public Submissions**