

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

**ISC: UNRESTRICTED
CPC2018-0992
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Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 – 20 Street SW, LOC2018-0128

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 June 06 on behalf of the landowner Oldstreet Development Corporation. 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 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 land use district.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. A minor map amendment to the *South Calgary/Altadore Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation.

A development permit application for a four-unit rowhouse development (DP2018-3367) has been submitted and is under review by Administration (Attachment 4).

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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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4929 – 20 Street SW (Plan 2230AK, Lots 23 and 24) 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 77P2018**;
3. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4929 – 20 Street SW (Plan 2230AK, Lots 23 and 24) 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 263D2018**.

PREVIOUS COUNCIL DIRECTION / POLICY

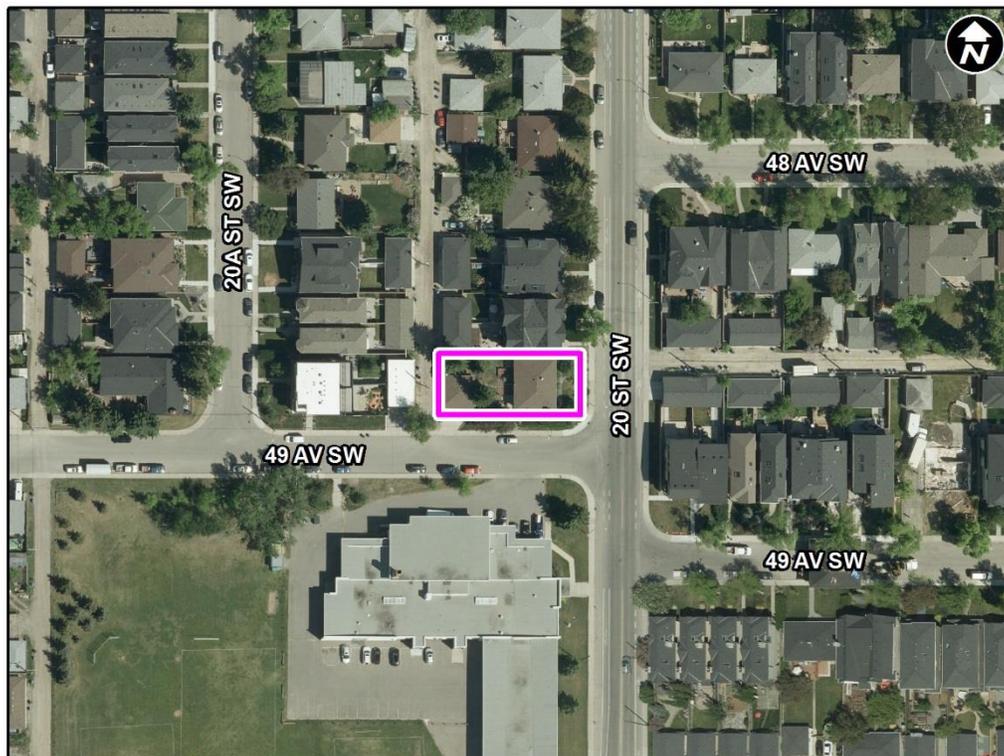
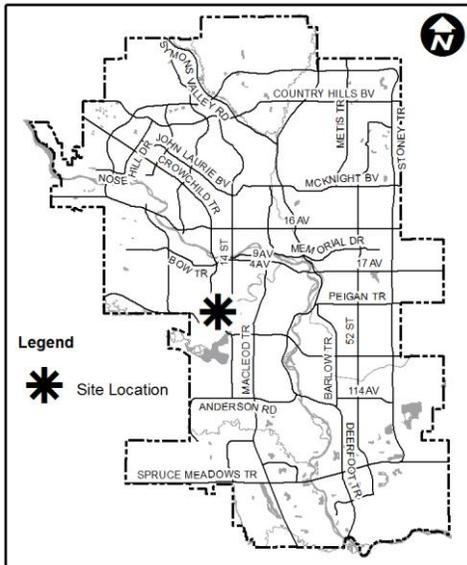
None.

BACKGROUND

This redesignation application was submitted to The City of Calgary by Civicworks Planning + Design on 2018 June 6 on behalf of the landowner Oldstreet Development Corporation (Attachment 1). A development permit application for a four-unit rowhouse development (DP2018-3367) has been submitted and is under review by Administration (Attachment 4).

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Location Maps



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Site Context

The subject site is located in the community of Altadore, on the northwest corner of 49 Avenue SW and 20 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 36.5 metres. A rear lane exists to the west of the site. The property is currently developed with a one-storey single detached dwelling and a two-car garage accessed from 49 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
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 *South Calgary/Altadore Area Redevelopment Plan* 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.

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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 Residential – Grade-Oriented Infill (R-CG) District will provide 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 are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 20 Street SW and 49 Avenue SW 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

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 49 Avenue SW, 20 Street SW and the rear lane. A bike lane is also available at the east of the site along 20 Street SW. The subject site is located approximately 80 metres from transit stops for Routes 7 along 20 Street SW. The site is also located within a walking distance approximately 585 metres from a Primary Transit Network along Crowchild Trail SW, with servicing the BRT route number 306. 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 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.

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However, storm mains are not available. 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 stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The applicant posted supplementary signage on the subject site and completed a postcard drop to approximately 100 surrounding area neighbours notifying them of the land use redesignation application and directing the public to the applicant's website for additional information. No public meetings were held by the applicant or Administration.

The Marda Loop Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 July 09 (Attachment 3).

4 letters of opposition were submitted including the following comments:

- Loss of privacy with windows from four houses looking down from a second floor into neighbouring backyard.
- Having multiple back-yards directly facing into neighbouring property.
- Parking for eight cars instead of two would cause significant congestion in the rear lane way.
- 12 garbage, recycling and compost bins in a small area in the lane way would be unsightly.
- Congested street parking and reduced guest parking, especially the on school days.
- Traffic concerns with the entrance of the high school.
- If the zoning change is approved, it will set a disturbing precedent for the neighborhood, opening up the increased possibility for similar higher density housing throughout the area

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 access 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, the date of the Public Hearing will be advertised.

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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 Residential Conservation on Map 4 of the *South Calgary/Altadore Area Redevelopment Plan* (ARP). The Residential Conservation area is intended to accommodate primarily single and semi-detached housing. To accommodate this proposal, minor amendments are required to Maps 2 of the ARP to identify the subject parcel as Residential Low Density with a maximum building height of 11 metres (Attachment 2).

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

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

The location criteria guidelines are used in conjunction with other relevant planning policy, including the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets six of eight of the location criteria in that it is located on a corner parcel, on a street across from an existing open space or community amenity (Alternative High School), on a collector roadway, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

The only two criteria the subject site does not meet are being adjacent to existing or planned non-residential development or multi-unit development and in close proximity to an existing or planned corridor.

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Social, Environmental, Economic (External)

The recommended land use allows for 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 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 was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Marda Loop Community Association Letter
4. Proposed Development (DP2018-3367) Summary
5. **Proposed Bylaw 77P2018**
6. **Proposed Bylaw 263D2018**