

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This application proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a single detached dwelling on the property with a rear attached garage.

SITE CONTEXT

The site is located in the community of Altadore. It is located on the southeast corner of 19 Street SW and 40 Avenue SW. Land Use Districts in the area are predominantly residential. Multi-Residential is present south of the subject site (M-C1) at 24 Avenue SW and Low Density Residential (R-C2) is present to the east, west and south. Dr. Oakley School is located one block to the west. The site is a corner parcel that is currently developed with a single detached dwelling and rear attached garage that is accessed from 40 Avenue SW. A rear lane is present as well.

PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. No secondary suites are contemplated. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments.

PARKING AND ACCESS

The subject site is located on a lane. There is an existing double rear attached garage on the site.

Transit access to the site is excellent. Routes 7/107 (Marda Loop/South Calgary) are available approximately 215m from the subject parcel. These routes serve the surrounding community and have direct access to downtown. Stop frequency is 10 minutes during peak times, 20 minutes in morning/afternoon hours and 30 minutes after 7pm. Route 13 (Mount Royal) is also available on 16 Street SW approximately 370 m from the subject parcel with direct access to downtown. This Route has 10 minute peak service, 20 minute frequency in mornings and afternoons and 30 minutes after 7pm.

RELEVANT POLICIES

Municipal Development Plan

The subject site is included in the Developed – Established Area of the Municipal Development Plan. The Established Areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity." Modest redevelopment of Established Areas is encouraged in the MDP (3.5.3 a.)

This proposal is in line with other overarching policies of the MDP including:

2.2.5 a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.

2.3.1 a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,

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ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

South Calgary/Altadore Redevelopment Plan

The subject parcel is located in the Residential Conservation Area of the community's ARP. The intent of this Area is to "improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings." It is likely that a minor ARP amendment will be required to allow for R-CG on the subject parcel. Map 2 may be amended to include the subject parcel in the Low Density Multi-Unit Area which allow for low profile family-oriented redevelopment. It is noted that this Area would help maintain the stability of the community.

Location Criteria for Multi-Residential Infill

On a Corner Parcel - Yes. The subject site is located on the southeast corner of 19 Street SW and 40 Avenue SW.

Within 400m of a transit stop - Yes. There are multiple bus stops and routes available within 400m. Routes 13, 7 and 107 are in close proximity to the subject site.

Within 600m of an existing or planned primary transit stop - No. However, The MDP does identify 33 Avenue SW as part of the Primary Transit Network which is located approximately 620m from the subject site.

On a collector or higher standard roadway on at least one frontage - Yes. 19 Street SW has been identified as a community collector.

Adjacent to existing or planned non-residential development or multi-unit development - No. However, the closest multi-residential development is located south of the subject site on 24 Avenue SW, designated M-C1.

Adjacent to or across from an existing or planned open space, park or community amenity - No. However, open in close proximity to the subject site located at Dr. Oakley School

Along or in close proximity to an existing or planned corridor or activity centre - No. However, the site is in close proximity to the Neighbourhood Main Street of 33 Avenue SW.

Direct lane access - - Yes. There is a lane present, accessed at the rear of the property.

PUBLIC ENGAGEMENT

CITYTREND met with the Community Association's Planning Committee and discussed the application with Councillor Woolley prior or submission. The proposal was also discussed in a pre-application meeting (PE2018-00332). We will continue to engage with the Councillor's office, Community Association and adjacent neighbours on the application as it progresses.

CONCLUSION

We believe that this application should be supported - the proposed redesignation offers sensitive densification in the community of Altadore:

- * The proposed District of R-CG offers modest densification in an established area as intended in the MDP
- * The development of four residential units is proposed. Setbacks and height will have to meet contextual guidelines, ensuring that redevelopment is sensitive to the surrounding context.
- * The site is within 620m of the Primary Transit Network (33 Avenue SW) and a Neighbourhood Main Street
- * The subject site is located on a community collector
- * The redesignation follows applicable planning policies and Council direction and would provide the so-called missing middle of housing in a rowhouse form.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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