

Land Use Amendment in Altadore (Ward 8) at 2035 and 2039 – 35 Avenue SW, LOC2018-0187

EXECUTIVE SUMMARY

This land use redesignation was submitted by Global Raymac Surveys on 2018 August 17 on behalf of the landowners, Phillippe and Christina St. Louis and Green Mamba Ltd, for two adjacent properties in the community of Altadore. The application proposes to change the designation of these properties to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes);
- greater flexibility in parcel dimensions and a large rear setback;
- a proposed subdivision to move the property line; and
- the uses listed in the R-CG district.

The application is intended to accommodate an already-approved semi-detached dwelling on one property and to allow for rowhouse development on the other. It has been amended from its initial state in response to concerns from the neighbours and Community Association.

The proposal conforms to relevant policies of the *South Calgary/Altadore Area Redevelopment Plan* and *Municipal Development Plan* and is supported by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.20 acres ±) located at 2035 and 2039 – 35 Avenue SW (Plan 4530AC, Block 4, Lots 17-20) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Both properties are owned by the same landowners. A new semi-detached dwelling, approved through DP2018-0536 on 2018 June 13, is nearing completion on the eastern property. The building was designed with a generous side setback to allow for future movement of the property line.

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On 2018 April 09, the applicant submitted subdivision application SB2018-0160 to move the property line 1.79 metres east. Administration has determined that the proposed subdivision would shrink the parcel smaller than the minimum required size under the current Residential – Contextual One / Two Dwelling (R-C2) District. A redesignation to Residential – Grade-Oriented Infill (R-CG) District was recommended in order to allow the subdivision to proceed.

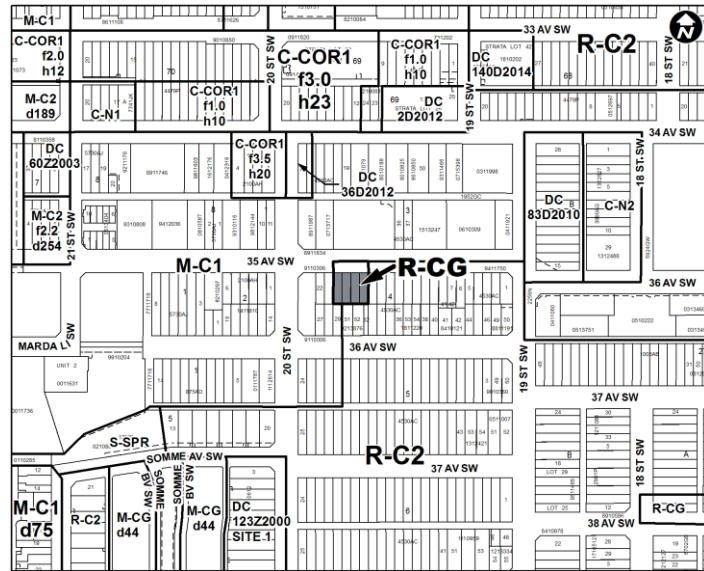
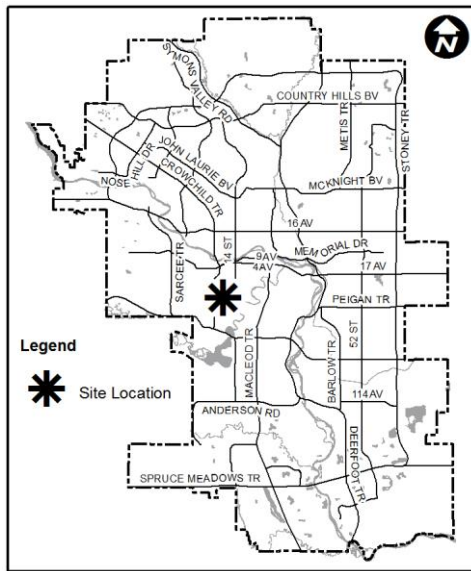
The western parcel is split between R-C2 District and Multi-Residential – Contextual Low Profile (M-C1) District. The applicant intends to redesignate the entire property to R-CG for the purpose of a three-unit rowhouse. The application to redesignate both properties was submitted on 2018 August 17.

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Location Maps



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Site Context

The subject site is located in the community of Altadore along 35 Avenue SW, east of 20 Street SW. Surrounding development is a broad mix of grade-oriented housing: two single detached houses, two semi-detached buildings and a four-plex all share property lines with the site. Predominant land use districts in the area are R-C2 and M-C1. The commercial land use districts of Marda Loop begin one block north of the subject site.

The site consists of two parcels, each approximately 15 metres wide by 27 metres deep (50 by 90 feet) with an area of 410 square metres (for a total site area of 820 square metres). Proposed subdivision SB2018-0160 would transfer approximately 50 square metres from the eastern property to the western property.

The eastern property is being redeveloped with a three-storey semi-detached dwelling, while the western property currently features a one-storey single detached dwelling built in 1950. This block does not have a rear lane, requiring all vehicular access to come from 35 Avenue SW. As identified in *Figure 1*, the communities of Altadore and Garrison Woods have reached a new peak population as of 2018.

Figure 1: Community Peak Population

Altadore/Garrison Woods	
Peak Population Year	2018
Peak Population	10,015
2018 Current Population	10,015
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Several meetings were held with the landowner and affected neighbours to determine which land use district would most appropriately facilitate redevelopment in a sensitive manner. The proposed R-CG District allows for a range of building types that can be compatible with the established building form of the existing neighbourhood.

Planning Considerations

Land Use

The existing R-C2 District is a low-density residential district that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units, not including secondary suites. The district requires a rear setback of at least 7.5 metres.

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The existing M-C1 District is a medium-density multi-residential district that is primarily for townhouses and low-rise apartment buildings. The M-C1 District allows for a maximum building height of 12 metres and up to 111 units per hectare. Critically, when there is no rear lane the district allows for development within 1.2 metres from the rear property line.

The proposed R-CG District allows for two to three-storey (up to 11 metres) rowhouse development where one façade of each dwelling unit must directly face a public street. The R-CG District also enables more flexible development of other low-density housing forms by allowing for smaller parcel dimensions and setbacks. The district provides a maximum density of 75 units per hectare, which would allow up to three dwelling units on the western property.

Development and Site Design

Because the site has no lane, the rear interface with adjacent properties is of particular concern. Originally, the applicant proposed to redesignate the western property entirely to M-C1, however the minimum setback of 1.2 metres from the rear property line was deemed inappropriate. M-CG was also ruled out as it would allow the same rear setback.

The R-CG District provides the best fit of land use district to development intent. The applicant has indicated that they may request a minor relaxation to maximum height (11 metres) at the development permit stage. The relatively shallow depth of the property and requirement for 6.0-metre driveway force the building back toward the rear of the parcel. This may also necessitate a relaxation to the maximum parcel depth of 65 percent, which could be exceeded without encroaching on the required 7.5-metre rear setback or being out of character with adjacent development.

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from 35 Avenue SW. The area is well-served by Calgary Transit bus service. North and southbound local service via Route 7 is available within 200 metres walking distance. South cross-town service via the MAX Teal Bus Rapid Transit Line is available approximately 800 metres west at Crowchild Trail SW, where connections to the southwest Bus Rapid Transit will also be available in the future.

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 the development permit stage.

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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 of opposition from the Marda Loop Communities Association, citing concerns over setting a precedent for mid-block R-CG in the community (Attachment 2).

In addition, Administration received four letters from adjacent residents in opposition to the original application due to the rear setback. Administration considered the feedback and agreed that a 1.2 metre rear setback was inappropriate. Further work with the applicant resulted in an amended application that did not include M-C1 on the western property, and therefore resolving the rear setback concern.

The residents who had objected to the original application have no objection to the amended application seeking R-CG. However, additional concerns remain over spot zoning in lieu of an overhaul to the local area plan.

Following Calgary Planning Commission, notifications for a 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 site 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. The MDP also calls for modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is aligned with relevant MDP policies. The rules of the R-CG District provide for development that can be sensitive to nearby properties in terms of height, built form and density.

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

The site is located on the boundary of Residential Conservation and Residential Medium Density land use areas as identified on Map 2: Land Use Policy in the *South Calgary/Altadore Area Redevelopment Plan* (ARP). The Residential Conservation area aims for preservation of the existing urban fabric, though infill at similar scales and densities is supported. The Residential Medium Density area supports low-density multi-residential development that is sensitive to nearby low-density development. The plan supports using an intermediate land use designation to create a transition between the two land use policy areas.

As the exact boundaries of the land use areas are conceptual and the density of the built form transitions between the two across this site, Administration did not require a map amendment for this redesignation.

Social, Environmental, Economic (External)

The recommended land use district allows for a range of housing types that is wider than the existing R-C2 District and more contextually sensitive than the M-C1 District. The proposed amendment may accommodate the housing needs of different age groups, lifestyles, and demographics without sacrificing quality of life or property values for existing neighbours.

Redesignation of the eastern property will allow for completion and occupancy of an already-approved semi-detached dwelling.

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.

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REASONS FOR RECOMMENDATIONS:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and *South Calgary/Altadore Area Redevelopment Plan*. The proposed R-CG District is designed to be implemented in close proximity or directly adjacent to low-density residential development, and in this case allows for a transition from M-C1 to R-C2. The proposal allows for modest densification of an inner-city parcel of land in a form that is compatible with the existing character of the neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter