

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

EXECUTIVE SUMMARY

This application was submitted by the landowner, Matthew Wilson, on 2018 September 28. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential development in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes);
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres);
- a maximum of 12 dwelling units, based on a maximum density of 148 units per hectare, (an increase from the current maximum of two dwelling units); and
- the uses listed in the M-C1 district.

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*.

A development permit application was submitted on 2018 December 18 for a six-unit rowhouse on the subject site and is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments 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 0.09 hectares ± (0.21 acres ±) located at 3725 - 14 Street SW (Plan 1965P, Block A, Lots 11 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019 JANUARY 10:

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan;
2. Give three readings to the proposed Bylaw **18P2019**;
3. Adopt, by Bylaw, the proposed redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 3725 - 14 Street SW (Plan 1965P, Block A, Lots 11 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed Bylaw **60D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted to The City of Calgary by the landowner, Matthew Wilson, on 2018 September 28. A development permit application was submitted on 2018 December 18 for a six-unit rowhouse on the subject site and is currently under review.

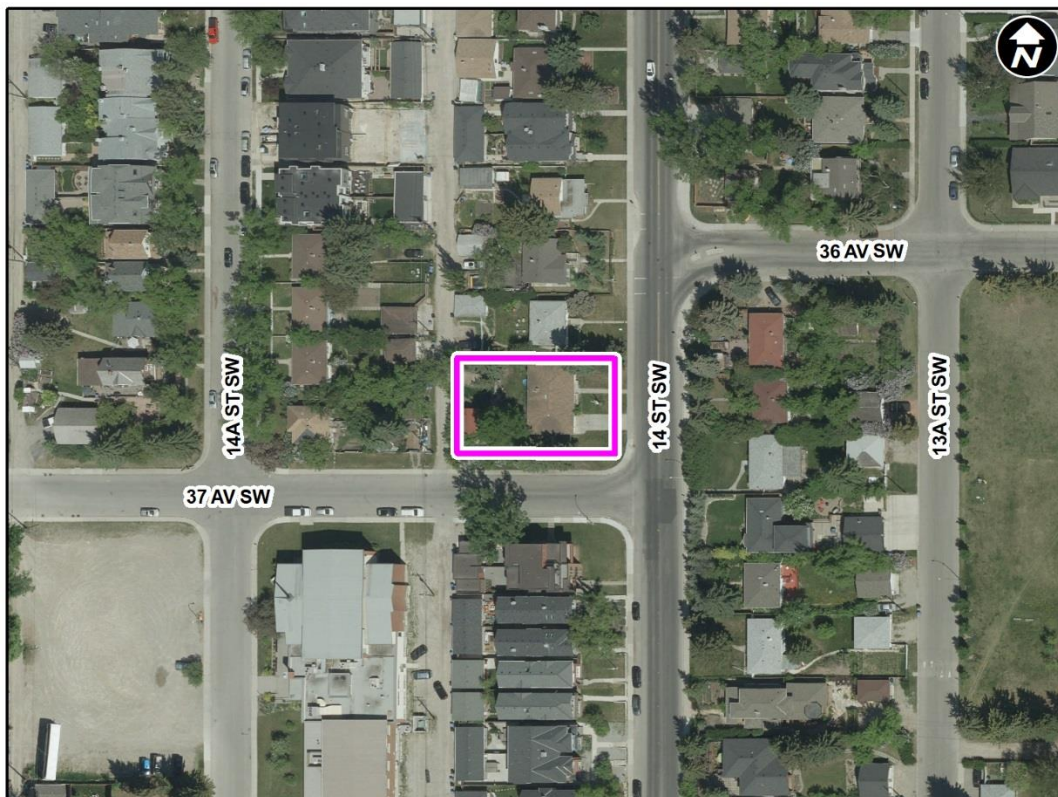
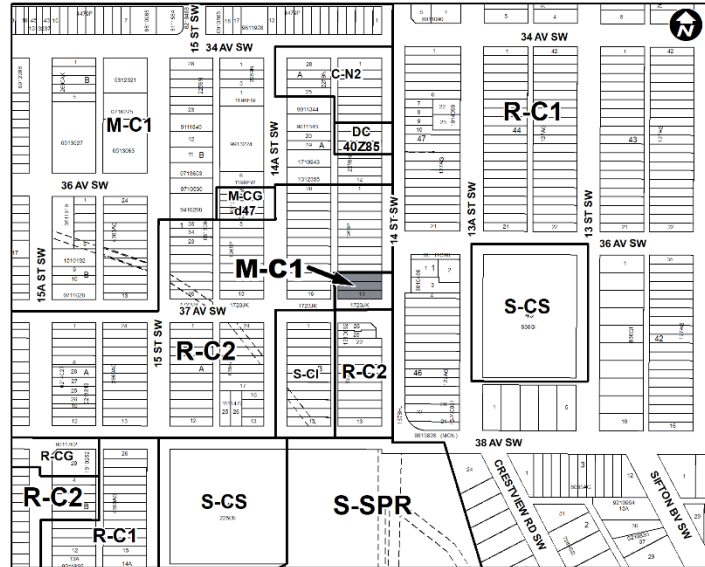
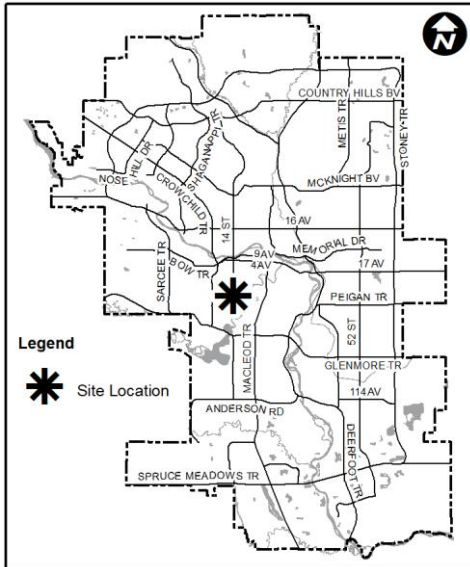
The subject site is currently included in the city-initiated land use redesignation application as a result of the Main Streets initiative for 33/34 Avenue SW. This site is the southernmost parcel to be included with frontage onto 14 Street SW. The Main Streets application, currently under review, proposes this site and the southern portion of this block to be redesignated to M-C1 to provide for a transition between the proposed MU-2 designation on the northern portion of the block and the R-C2 development to the south. The applicant is aware of the Main Streets application but, due to uncertainty with the timing of that redesignation, decided to pursue a separate redesignation application that aligns with the city-initiated application.

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14
Street SW, LOC2018-0219

Location Maps



Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

Site Context

The subject site is located in the community of Altadore at the northwest corner of 14 Street SW and 37 Avenue SW. Surrounding development directly adjacent to the site is characterized by a mix of single and semi-detached homes, designated as Residential – Contextual One / Two Dwelling (R-C2) District. A church designated Special Purpose – Community Institution (S-CI) District is located across 37 Avenue SW, southwest of the site, and parcels designated Multi-Residential – Contextual Low Profile (M-C1) District are located approximately 75 metres north of the site on 14 Street SW. Commercial development, designated Commercial – Neighbourhood 2 (C-N2) District and DC Direct Control District, are also located on the same block face on 14 Street SW just north of the site.

The site is 22.86 metres by 38.09 metres in size. A rear lane exists along the west side of the site. The property is currently developed with a one-storey single detached dwelling and an attached garage accessed from 14 Street 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 demographics and socio-economic information may be obtained online through the [Altadore](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that has the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

The primary planning considerations in evaluation of this application were whether it aligns with the Municipal Development Plan, the South Calgary/Altadore Area Redevelopment Plan, and the Location Criteria for Multi-Residential Infill.

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in the developed area 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 Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation in the developed area that allows for multi-residential development in a variety of forms. It is intended to be in close proximity or adjacent to low density residential development. The M-C1 District allows for a maximum building height of 14 metres and a maximum of 12 dwelling units, based on a maximum density of 148 units per hectare.

Development and Site Design

The proposed redesignation provides guidance for site development including appropriate uses, height and building massing, landscaping and parking.

Environmental

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 14 Street SW, 37 Avenue SW and the rear lane. The southbound route 13 bus stop is located directly in front of the site on 14 Street SW and provides service through Altadore to Mount Royal University. The site is approximately 85 metres from the eastbound route 13, which provides service to the downtown core and LRT stations. On-street parking adjacent to the site is non-restricted, except for the bus zone directly in front of the site on 14 Street SW where parking is not permitted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm mains are available to service this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to the Community Association and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

Following Calgary Planning Commission, notification 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.

Administration received a letter in response to the application from the Marda Loop Communities Association (MLCA). The MLCA generally supports the proposed redesignation but expressed concerns with the amount of resources required to review each individual redesignation application.

Administration received two letters in opposition to the application from citizens. Reasons stated for opposition are summarized below:

- increase in traffic;
- decrease in available street parking; and
- increase in building height resulting in a loss of privacy.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building design, parking requirements, and the overlooking into adjacent homes will be reviewed at the development permit stage.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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, including a mix of housing types. 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 alignment with relevant MDP policies as the rules of the M-C1 District provide for a development form that can be sensitive to existing residential development in terms of height, built form and density.

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

The subject site 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,

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14 Street SW, LOC2018-0219

semi-detached, and duplex dwellings. To accommodate the proposed M-C1 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Residential Medium Density (Attachment 3).

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 site meets most of the location criteria, including being located on a corner parcel, within 400 metres of a transit stop, on a neighbourhood boulevard on one frontage, in close proximity to a planned corridor and having direct lane access.

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* and the *South Calgary/Altadore Area Redevelopment Plan*, as amended. The proposed M-C1 District is intended to be in close proximity to or 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.

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0031

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3725-14
Street SW, LOC2018-0219**

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 18P2019**
4. **Proposed Bylaw 60D2019**