

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 – 22 Street SW, LOC2018-0146

EXECUTIVE SUMMARY

This application was submitted by SK2 Design Build on 2018 June 20, on behalf of the landowner, Altadore Slims Incorporated. The application proposes to change the designation of 5034 – 22 Street SW and 5036 – 22 Street SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse, in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the maximum of 2 dwelling units); and
- the uses listed in the R-CG 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 is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

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; and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 5034 and 5036 - 22 Street SW (Plan 1410714, Block 20, Lot 33 and 34) 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.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 15:

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 **Proposed Bylaw 12P2019**;
3. Adopt, by Bylaw, the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 5034 and 5036 - 22 Street SW (Plan 1410714, Block 20, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 22D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by SK2 Design Build on 2018 June 20 on behalf of the landowner, Altadore Slims Incorporated (Attachment 1). No development permit application has been submitted at this time.

The City recently conducted a transportation corridor study of 50 Avenue SW between Crowchild Trail and 14A Street SW. This corridor was reclassified as a Parkway under the Calgary Transportation Plan. The objectives of the study were to identify current issues and concerns with 50 Avenue SW and provide short-term and long-term recommendations for future improvements to retrofit the corridor to Parkway standards. The long-term plan for 50 Avenue SW includes a multi-use pathway on the south side of 50 Avenue SW, a wider sidewalk along the north side of the corridor, and a number of intersection and pedestrian improvements. Short-term recommendations were also identified in the study, including improvements west of 22 Street SW to improve traffic flow onto Crowchild Trail, and pedestrian improvements such as marked crosswalks and pedestrian crosswalk signs.

At this time no funding is available for the construction of the final design. Low-cost changes that can be made with little or no construction may be funded through existing City programs.

Approval(s): S. Lockwood concurs with this report. Author: C. Chan
City Clerk's: J. Dubetz

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Site Context

The sites are located in the community of Altadore one parcel north of the northeast corner of 50 Avenue SW and 22 Street SW. The subject parcels have a combined site area of 0.04 hectares (0.11 acres) and approximately 13 metres in width by 36 metres in length. The sites have lane access and are currently vacant.

In addition to the subject parcels included in this application, the applicant also submitted an inquiry to Real Estate and Development Services for a potential land acquisition south of the sites. A City owned parcel measured at approximately 2 metres in width and 36 metres in length is located south of the subject sites at the corner of 50 Avenue SW and 22 Street SW. The land is vacant except for a fire hydrant. The City is not interested in disposition of the strip of parcel at this time and the site will remain as part of the City inventory.

The land use districts of the surrounding area is largely designated Residential – Contextual One / Two Dwelling (R-C2) district, with some variation within 300 metres radius of the site , which includes:

- Residential – Grade-Oriented Infill (R-CG);
- Special Purpose – Recreation (S-R); and
- Special Purpose – Community Service(S-CS) Districts.

Central Memorial High School is immediately across 50 Avenue SW and an open space is directly across 22 Street SW. Adjacent development consists of low-density residential in the form of single detached dwellings and semi-detached dwellings.

As identified in *Figure 1*, the community of Altadore reached its peak population in 2015 with a total of 9,867 residents. The current population is 6,795, a decline of 3,072 residents. A portion of Altadore was re-assigned to Garrison Woods in 2016 which caused the population decline in the community.

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)	- 31.1%

Source: The City of Calgary 2017 Civic Census

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

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-CG district allows for a range of building types that have the ability to be compatible with the immediate surrounding built form of the existing neighbourhood. While 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 Consideration

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, the site could accommodate up to three dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites are also allowable in R-CG developments.

Development and Site Design

Development in the proposed R-CG district typically take the form of at-grade rowhouse or semi-detached dwelling.

Due to the width limitation of the subject sites at 13 metres wide and the R-CG requirement for a minimum 4.2 metres street facing façade width per unit, the sites would allow up to 2 dwelling units facing the 22 Street SW frontage or up to 3 dwelling units facing 50 Avenue SW or a combination of units facing either frontage to a maximum of 3 dwelling units.

The rules of the R-CG District will provide guidance for the future site development including appropriate uses, height and building massing, and parking.

Environmental

An Environmental Site Assessment was not required as there were no environmental concerns identified with this application.

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Transportation

The sites are located approximately 20 metres from Route 13 that offers bus service to the Downtown Core. Primary Transit Network that services Route 306 BRT is approximately 500 metres. Vehicular access is available from the rear lane.

Utilities and Servicing

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the 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 set to adjacent landowners and the application was advertised online.

The South Calgary/Altadore Community Association was circulated on this application. The community association responded with a letter of support for the proposed redesignation on 2018 July 26 (Attachment 2). The support was based on the subject site meeting the intent of the City's Location Criteria for Multi-Residential Infill.

Administration received a letter of concern from a citizen to the proposed redesignation. Reasons stated are summarized as follows:

- Limited parking along 22 street during organized sports
- Densification would further congest the area

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The parcel frontage and associated street parking on 22 Street SW is a residential frontage suitable for the use. Future development of this site can be accommodated by utilities, road and transit networks, and other community infrastructure in the area. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

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.

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Strategic Alignment

South Saskatchewan regional Plan (Statutory, 2014)

The sites are 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 these sites, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcels are 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 rowhouses. 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 site is within the 'Residential Conservation' area on Map 2 of the *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The 'Residential Conservation' area is intended to improve existing neighbourhood quality and character through low-density developments such as single detached dwellings, semi-detached dwellings, and duplex development.

To accommodate the proposed R-CG District, a minor amendment to Map 2 of the South Calgary/Altadore ARP from 'Residential Conservation' to 'Residential Low Density' is required (Attachment 3). The category is intended to integrate low profile family-oriented redevelopment that provide direct access to grade within the community.

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

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.

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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 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. South Calgary/Altadore Community Association Comments
3. **Proposed Bylaw 12P2019**
4. **Proposed Bylaw 22D2019**