

Planning & Development Report to
Calgary Planning Commission
2019 March 21

ISC: UNRESTRICTED
CPC2019-0309

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1831, 1835 and 1839 - 33 Avenue SW, LOC2018-0242

EXECUTIVE SUMMARY

This land use amendment application was submitted by the landowner, Sarina Developments Ltd, on 2018 November 05. The application seeks to redesignate three parcels in the community of South Calgary from Residential – Contextual One / Two Dwelling (R-C2) District to the Mixed Use – General (MU-1f3.0h20) District.

The intent is to increase the allowable density on site from six units to approximately 70. With the new designation, a much broader range of uses will also be available. Mixed use developments, or even standalone residential buildings are possible. The applicant's intent is to create a multi-residential building five storeys in height. A minor amendment to the *South Calgary/Altadore Area Redevelopment Plan (ARP)* is required to accommodate this proposal.

A development permit application was made on 2019 February 07 and is under review at this time.

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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.43 acres \pm) located at 1831, 1835, and 1839 - 33 Avenue (Plan 4479P, Block 67, Lots 21 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h20) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application, made by the landowners Sarina Developments, seeks to redesignate the subject lands to allow for a five storey multi-residential development (see Attachment 1 for the Applicant's Submission). The proposed MU-1f3.0h20 district allows for both stand-alone residential development and mixed-use development.

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The City of Calgary Main Streets team is currently undertaking an analysis of the surrounding area. Land use redesignations for the properties along 33 and 34 Avenues SW, and within the *Marda Loop Area Redevelopment Plan*, are expected to be brought forward to Calgary Planning Commission and Council by the Main Streets team in April of 2019.

However, the subject lands would not have been part of the Main Streets-associated redesignations as they are not located within the Marda Loop ARP.

A development permit for a multi-residential development was submitted by Sarina Developments Ltd on 2019 February 07 and is under review.

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Site Context

The subject site is composed of three lots located on the corner of 18 Street SW and 33 Avenue SW in the community of South Calgary. The total dimensions are approximately 46 metres by 38 metres, forming a total site area of approximately 0.17 hectares. The sites currently contain three single-detached dwellings, with the immediate surroundings also composed primarily of similar low-density residential development. The lots across the lane to the south are designated Multi-Residential – Contextual Low Profile (M-C1) District.

More intense residential and mixed use development begins further west along the street. The site is sloped fairly significantly down towards the rear.

Thirty-third Avenue SW has been identified as a Neighbourhood Main Street in the Municipal Development Plan, and has therefore been subject to analysis through the Main Streets Initiative.

Figure 1: Community Peak Population

South Calgary	
Peak Population Year	2018
Peak Population	4154
2018 Current Population	4154
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use change seeks to increase the density, building height and range of uses available on the subject sites in order to take advantage of 33 Avenue SW's status as a Neighbourhood Main Street.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The proposed land use designation (MU-1f3.0h20) takes the site from low density residential to a potential blend of residential and commercial uses. MU-1f3.0h20 comes with the ability to construct a building that is up to six storeys tall, with an available range of uses that is much

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broader than found under the existing designation. Mixed use developments, or even standalone residential or commercial buildings are possible. The allowable density would increase from six low-density residential units to approximately 70 units in a multi-residential form – though the exact number of units would depend on unit size.

The proposed built form does contrast somewhat with what is allowed on the adjacent sites, particularly with the low-density residential development further east. This is mitigated by rules within the MU-1 district itself that transitions building height when adjacent to low density residential.

As a Neighbourhood Main Street, the potential commercial uses allowed under MU-1 are appropriate, and will align with the intended changes forthcoming from the Main Streets program elsewhere on the street. (see Attachment 5)

Development and Site Design

A development permit application for the site was made on 2019 February 09 and is currently under review.

Because of the site's particular context, the development permit process will need to ensure that the building massing and height respond to those of the existing low-density development. Further, the building will need to present a façade which animates both of its street frontages.

The application also appeared before the Urban Design Review Panel (UDRP) as part of a pre-application review. UDRP's review of the proposal included both the proposed land use and a preliminary design for the building itself. Comments were generally positive (see Attachment 4), and specific items (e.g. more contextual consideration on the east side, fewer blank walls) were identified which will also be reviewed at the development permit stage.

Environmental

No significant environmental issues were identified. An Environmental Site assessment was not required.

Transportation

Neither a Traffic Impact Assessment (TIA) nor a Parking Study were required as part of this land use application. Vehicular access to the anticipated underground parkade is expected to be from the lane, but the final determination will be made at the Development Permit stage. Transit service routes 7 and 107 run along 33 Avenue SW, which is identified as a Primary Transit Corridor in the Calgary Transportation Plan.

At development permit stage, a 2.0 X 7.0 metre corner cut will be required on the corner of 33 Avenue SW and 18 Street SW.

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Utilities and Servicing

Storm, sanitary and water lines are available to serve the development from either 33 Avenue SW or 18 Street SW.

Stakeholder Engagement, Research and Communication

In keeping with Administration's 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 Marda Loop Community Association (MLCA) did not initially support the application, citing a preference for development along 33 Avenue SW to be a maximum of four storeys in height. Subsequently, the MLCA provided an updated letter which acknowledged the applicant's engagement process and gave further comment on the proposal itself. (both letters in Attachment 2).

Administration received eleven letters from adjacent neighbours. Ten of them did not support the application, citing concerns with potential impact to property values, increased traffic, loss of available parking, and the proposed height of the building. Administration cannot consider the impact on property values. As for the other concerns, they can be appropriately managed through analysis at the development permit stage.

The applicant undertook their own program of engagement. This included postcard mail-outs before both the land use amendment and development permit applications were made. The postcards directed people to a project website and gave information on public events held by the developer. The applicant is intending to incorporate the gathered comments into the development permit submission.

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.

Strategic Alignment

South Saskatchewan Regional Plan (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.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies regarding respecting and enhancing neighborhood character, general developed residential areas and established areas land use.

As described elsewhere in the report, the site is located along a *Neighbourhood Main Street*.

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

The proposal requires a minor amendment to the *South Calgary/Altadore Area Redevelopment Plan* (Attachment 3). The plan currently indicates the site as being within the *Residential Conservation* category, which allows only low-density residential uses. To accommodate the proposed development, the ARP must be amended to place the site within the *Community Mid-Rise* category where mixed use development is allowed and MU-1 is specifically considered appropriate for larger parcels on *Neighbourhood Main Streets* adjacent to low density residential development.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

According to the *Location Criteria for Multi-residential Infill*, the site is ideal for the proposed land use change. It meets all of the criteria but one: proximity to open space or community amenity.

Social, Environmental, Economic (External)

The proposed land use amendment will provide for a moderate increase in residential density, allowing for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms.

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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 consistent with the applicable policies of the *Municipal Development Plan* and the *South Calgary/Altadore Area Redevelopment Plan* as amended, and meets nearly all of the Location Criteria for Multi-Residential Infill.

ATTACHMENT(S)

1. Applicant's Submission
2. Marda Loop Communities Association Comments
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Urban Design Review Panel Comments
5. Neighbourhood Main Street Redesignations – Marda Loop ARP