

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0425

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1915 - 40 Avenue SW, LOC2018-0207

EXECUTIVE SUMMARY

This land use amendment application was submitted by PLP Design on 2018 September 14 on behalf of PE Comfort Homes and the landowners, Aliya and Imran Nurani. This application proposes to change the designation of these parcels to allow for:

- rowhouses in addition to the building types already allowed (e.g. single-detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed Residential – Grade-Oriented Infill (R-CG) District.

This application is compatible with the applicable policies identified in the *Municipal Development Plan* (MDP). To accommodate this proposal, a minor amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required.

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 (Attachment 2);
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 1915 – 40 Avenue SW (Plan 5641S, Block B, Lots 1 and 2) 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This application was submitted by PLP Design on 2018 September 14 on behalf of PE Comfort Homes and the landowners, Aliya and Imran Nurani. The subject site is located in the community of Altadore, on a corner parcel, that is south of 40 Avenue SW and east of 19 Street SW.

No development permit application has been submitted at this time.

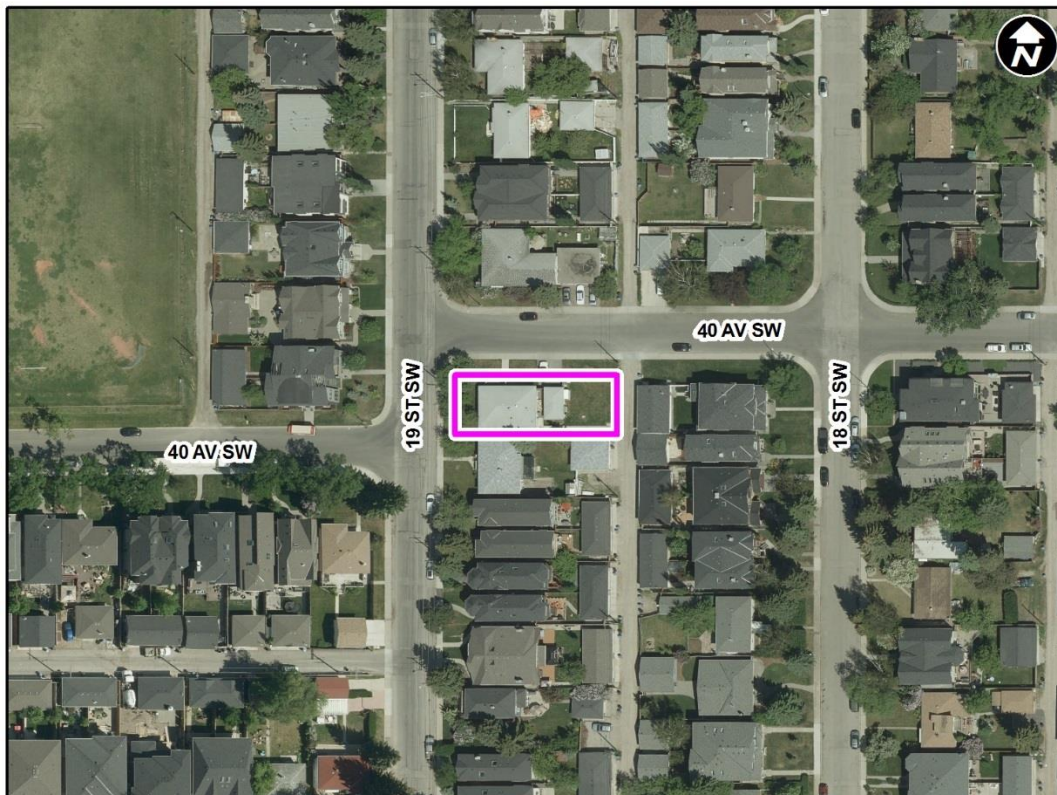
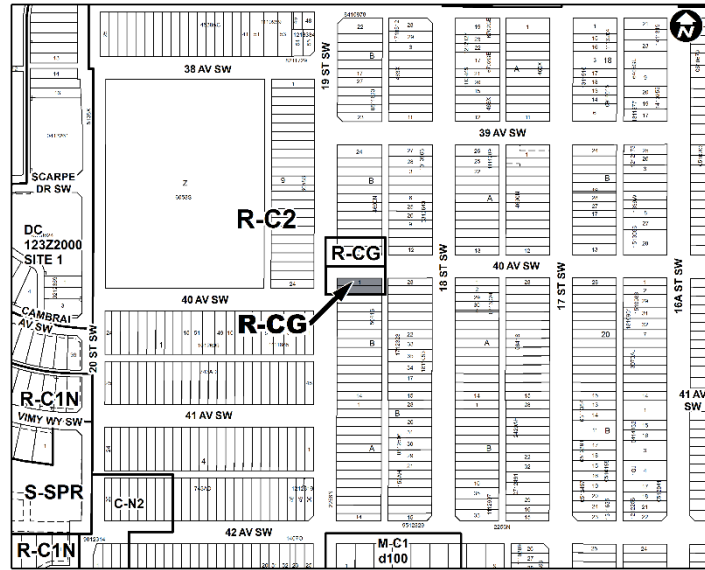
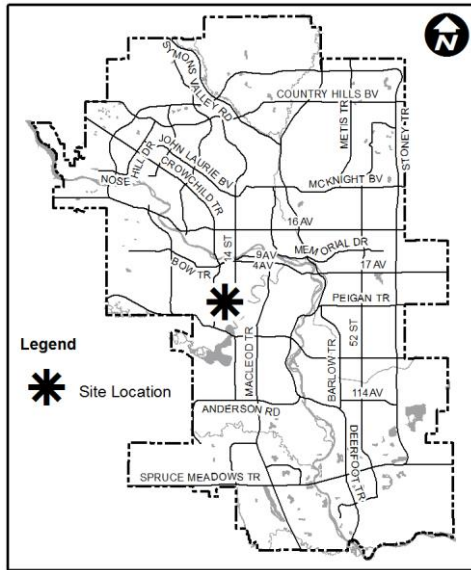
As noted in the Applicant's Submission and conceptual site plan (Attachment 1), they intend to build a three-storey grade-oriented building containing four residential units. This development would include a four-vehicle garage that accesses the lane.

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Location Maps



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Site Context

The subject site, which is approximately 15 metres by 40 metres, is located in the community of Altadore, south of 40 Avenue SW and east of 19 Street SW. One-storey single detached dwellings are located to the north and south. A two-storey single detached dwelling is located to the east and a three-storey single detached dwelling to the west. All surrounding parcels are Residential – Contextual One / Two Dwelling (R-C2) District except for north parcel which is designated R-CG District. Doctor Oakley School is located one block west of the subject site.

The subject site is located on a corner parcel within a low density residential area. The site is within 800 metres of 33 Avenue SW, which is a Neighborhood Main Street and part of the Primary Transit Network.

The subject site is relatively flat and is currently developed with a 1950s single detached dwelling.

As identified in Figure 1, the community of Altadore has experienced a population decline from its peak in 2015.

Figure 1: Community Peak Population

	Altadore	Garrison Woods	COMBINED*
Peak Population year	2015	2016	2018
Peak Population	9867	3188	
2018 Current Population	6,831	3,184	10,015
Difference in Population (Number)	-3036	-4	0
Difference in Population (Percent)	-30%	-0.1%	0%

Source: The City of Calgary 2018 Civic Census

* Note that the boundary for the Community of Altadore was redrawn in 2016 to exclude the Community of Garrison Woods. As such, Altadore's population appears artificially lower in the years following. To resolve this, the above table combines the population of Altadore and Garrison Woods accordingly.

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2018 September 14, a land use amendment application was submitted that proposed to change the designation of a single residential parcel to R-CG District. After review, Administration determined that this application aligned with the *Municipal Development Plan* (MDP). The existing local area policy, the *South Calgary/Altadore Area Redevelopment Plan* (ARP), identifies this parcel as part of the Residential Conservation land use area, which encourages the preservation of existing low profile structures. To enable this application, a minor amendment to the land use map contained within the ARP is required to identify the parcel as part of the Residential Low Density area.

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Planning Considerations

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

Land Use

The existing R-C2 District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings. This application proposes to change the designation of the site to R-CG District to allow for rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and secondary suites), a maximum building height of 11 metres (an increase from the current maximum of 10 metres), a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units) and the uses listed in the proposed R-CG District.

The proposed district is appropriate for this area as it is contextually appropriate with the surrounding low density residential area in that it would encourage development that respects the scale and character of the neighborhood.

Development and Site Design

The rules of the proposed R-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are currently being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 19 Avenue NW and 40 Street NW frontages;
- improving pedestrian connections along 40 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigating concerns about overlooking and privacy.

Environmental

No environmental issues have been identified at this time.

Transportation

The subject site is located on a corner lot with lane access, is not in a Residential Parking zone and there are no on-street parking restrictions. There is an existing curb cut on 40 Avenue SW that will have to be closed and rehabilitated at the time of redevelopment, and access will be from the lane. Parking shall be provided at the time of development permit, and shall meet all the required specifications and bylaw requirements for parking stall size, amount, etc.

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The subject site is located approximately 250 metres from a northbound Route 7 Marda Loop bus stop, which provides service to the Downtown Core, and LRT routes. It's also approximately 250 metres from a southbound Route 7 Marda Loop bus stop, which ends up at a bus loop on 54 Avenue SW just east of Crowchild Trail SW which provides access to Routes 18, 20, 63, 182, and 306 BRT which is a primary bus route, approximately 2.15 kilometres away.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan (DSSP) stage.

Stakeholder Engagement, Research and Communication

Communications

In keeping with Administration's standard practices, this application was circulated to relevant citizens and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

The Marda Loop Community Association was circulated as part of Administration's standard practice. No response was received prior to the CPC report deadline.

Administration received 14 objection letters from citizens and are summarized as follows:

- ARP does not allow multi-residential in this area.
- This application does not comply with *Location Criteria for Multi-Residential Infill*.
- There's been no public engagement by the applicant.
- The proposed change will have a perceived negative impact on:
 - neighborhood character;
 - surrounding neighbors privacy (overlooking backyard) and enjoyment (noise & traffic);
 - availability of "green space" (reference to landscaping within front setback area);
 - availability of on-street parking;
 - water/wastewater infrastructure; and
 - surrounding property value.

Administration considered the concerns expressed by the in the circulation comments received as part of the review of this proposed land use amendment application:

- The proposed minor map amendment to the ARP will bring policy into alignment with this application;

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- The *Location Criteria for Multi-Residential Infill* was not evaluated as part of Administrations' review because the proposed land use district is classified as a low density residential district and not multi-residential.
- The applicant was advised by Administration to undertake public engagement for the land use application, but has advised that they intend to do so at the future development permit stage.
- The MDP provides policy direction so as to "Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness" (MDP 2.3.2(a)). The R-CG District aligns with this policy as it is a low density residential district that is intended to accommodate existing residential development while also providing flexible rules that facilitate integration of a diversity of grade-oriented housing over time.
- Building and site development concerns including privacy of the surrounding neighbors, parking requirements and landscaping are addressed as part of the review of a future development permit application.
- As part of the Corporate Planning Applications Group (CPAG) review process, both Transportation and Development Engineering have confirmed that the existing utility infrastructure in the area can accommodate the proposed land use servicing issues. Servicing connections will be further investigated as part of a future development permit application.
- Property value is not a planning consideration.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Applicant-Led Engagement

The applicant has stated that they do not plan on undertaking any public engagement at part of this application and will instead do so at the future development permit stage. They have also stated that they do not wish to submit a concurrent development permit application.

No City-led engagement was undertaken as part of this application.

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Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use 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 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.

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

The subject site is identified as a Residential Conservation typology, which restricts infill development to one unit per parcel. If this application is to be approved, a minor amendment to the Land Use Policy (Map 2) will be required to change the site from Residential Conservation to the Residential Low Density typology (see Attachment 2) which would allow for a greater variety of ground-oriented development. This ARP amendment is consistent with MDP policies, as described in the previous section.

Social, Environmental, Economic (External)

The recommended 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.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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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*. To accommodate this proposal, a minor amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan