

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0376

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on behalf of Chandan Homes Ltd on 2018 September 28. This land use amendment proposes the redesignation of two contiguous parcels totalling 0.12 hectare \pm (0.29 acre \pm), located at 1703 and 1707 – 31 Avenue SW, in the inner city community of South Calgary. The redesignation is from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is a residential district that primarily accommodates rowhouses but also allows for single detached, semi-detached, and duplex homes that may include a secondary suite. This application was originally submitted proposing redesignation to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. It has subsequently been amended to address comments from various stakeholders. A development permit has not been submitted.

An amendment to the *South Calgary / Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. The amendment changes the land use category for the site, from Residential Conservation to Residential Low Density as shown in Map 2 of the *South Calgary / Altadore ARP* (Attachment 2).

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 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acre \pm) located at 1703 and 1707 – 31 Avenue SW (Plan 4479P; Block 48; Lots 37 to 40) 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.

BACKGROUND

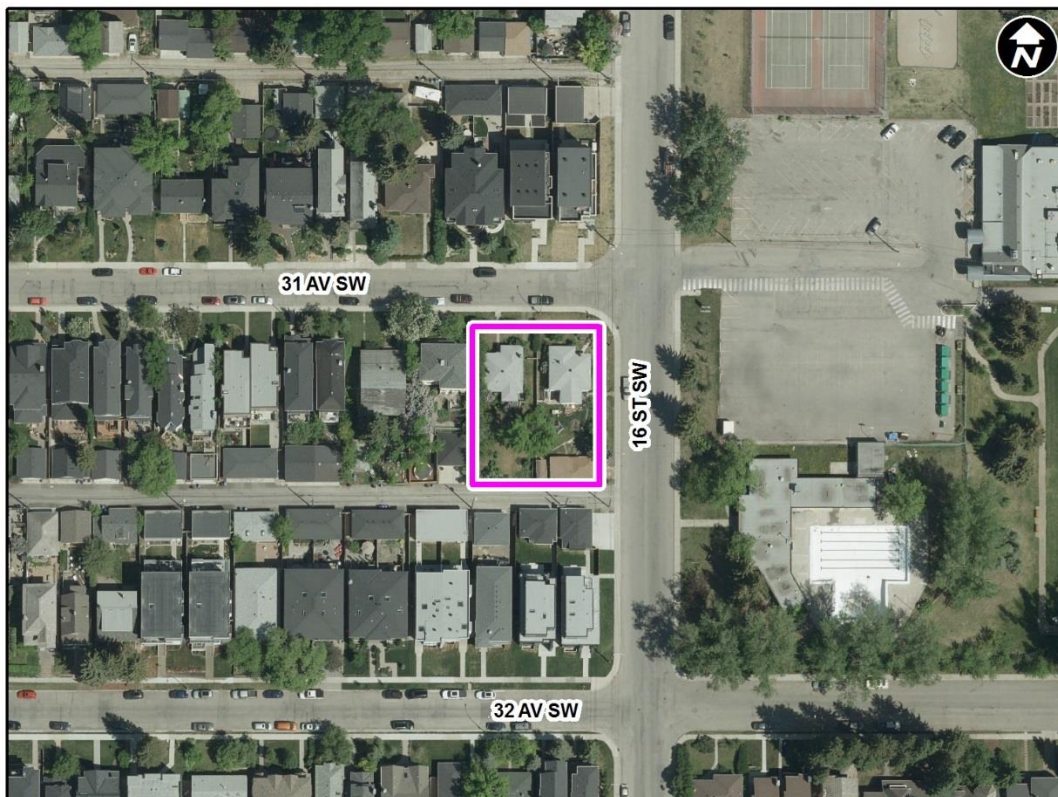
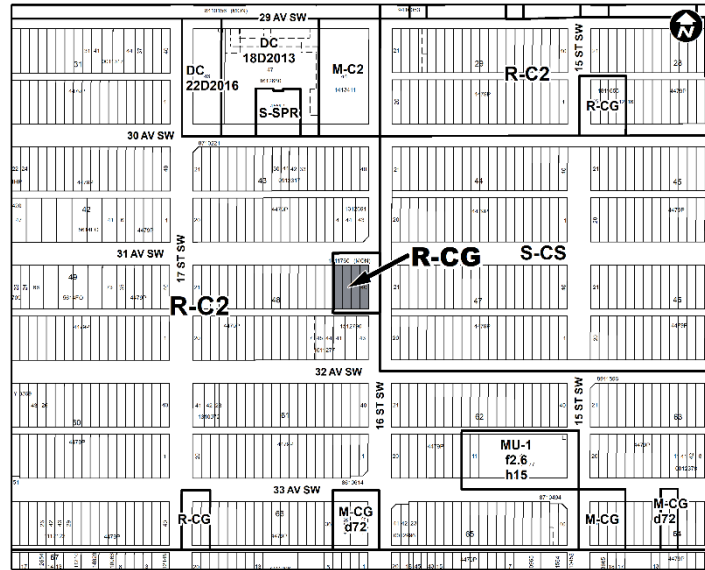
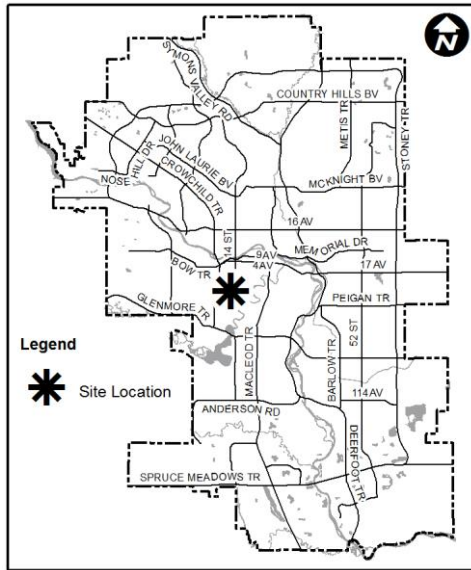
TC Design and Consulting, on behalf of Chandan Homes Ltd, submitted the subject application to The City on 2018 September 28, and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

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Location Map



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Site Context

The subject site is located at 1703 and 1707 - 31 Avenue SW, in the community of South Calgary. Building forms within its immediate context is comprised primarily of single and semi-detached housing. The site, which is approximately 30.5 metres width by 38 metres depth, is generally flat and has no significant topographical features. A single detached dwelling exists on each parcel. A rear detached single garage accessed from 16 Street SW is associated with the corner parcel. There is no garage on the adjoining parcel.

As identified in Figure 1 (below), the population of the South Calgary community peaked in 2018 at 4,154.

Figure 1: Community Peak Population

South Calgary	
Peak Population Year	2018
Peak Population	4,154
2018 Current Population	4,154
Difference in Population (Number)	N/A
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 [South Calgary](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration. Administration reviewed the application with respect to applicable policies including but not limited to the *Municipal Development Plan* and the *South Calgary / Altadore Area Redevelopment Plan*.

Administration's review also included an evaluation by the Corporate Planning Applications Group (CPAG) as well as circulation to internal and external stakeholders including the Marda Loop Community Association.

An important consideration of this review examined how the proposed increase in density would align with the *South Calgary / Altadore Area Redevelopment Plan*.

Land Use

The subject site is currently designated Residential – Contextual Two Dwelling (R-C2) District. The R-C2 District is intended to accommodate existing residential development in the form of a duplex, semi-detached or single detached dwellings in developed areas of the city.

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The Residential – Grade-Oriented Infill (R-CG) District is intended to:

- accommodate existing residential development;
- accommodate grade-oriented development in the form of a rowhouse, duplex, semi-detached dwellings or cottage housing clusters;
- accommodate secondary and backyard suites within new and existing residential development;
- provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing forms over time; and
- accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The Residential – Grade-Oriented Infill (R-CG) District would provide additional low density infill housing forms along with potential for secondary suites, at a maximum density of 75 units per hectare (uph). A maximum eight residential units is possible within the subject site, simply considering the total site area and maximum density to be implemented. Ultimately, the feasibility of eight units on the subject site is contingent upon a comprehensive development permit review by Administration in accordance with applicable rules of Land Use Bylaw 1P2007.

Site and Development Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District would provide guidance for the development of the site including density, height, building setbacks, landscaping and parking.

A concurrent development permit application did not accompany the review of the proposed land use amendment. The applicant intends to submit a development permit application upon Council's adoption of the proposed policy and land use amendment.

Environmental

An Environmental Site Assessment was not required for this application; there are no other environmental considerations or significant issues.

Transportation

The *South Calgary / Altadore ARP* designates 16 Street SW as a Collector Street, while 31 Avenue SW is designated as a Local Road.

Transit service via Route 7 is available from 33 Avenue SW, with stops within 300 metres of the subject site.

On-street parking is available on both streets. The subject site is located within a residential parking permit zone that ends on the west side of 16 Street SW. On-street parking along 31 Avenue SW is not restricted.

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A parking study or Transportation Impact Assessment was not required due to the smaller scope of the subject application.

Utilities and Servicing

Public water, sanitary and storm mains are available to accommodate future development without the need for off-site improvements at this time.

Further requirements will be assessed upon submission of a development permit application.

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.

Comments and feedback were received during the internal and external circulation period from various stakeholders. A total of 27 public submissions expressing opposition were received. The comments and feedback received are based on the applicant's initial proposal to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The Marda Loop Community Association provided comments (Attachment 3) suggesting further discussions between the City and its stakeholders, regarding the suitability of the proposed M-CG District.

The applicant has responded to these concerns by amending the proposed redesignation to the R-CG District. The proposed R-CG District is generally in-line with recent amendments within the South Calgary community where previously designated Residential Conservation areas have been amended to accommodate development with site-specific redesignations to the R-CG District.

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

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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.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed – Inner City area found in the *Municipal Development Plan* (MDP) that supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a manner that is similar in scale and built forms to existing development, contributing to a greater variety of housing types. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

South Calgary / Altadore Area Redevelopment Plan (Statutory - 2013)

The subject parcel is located within the area designated Residential Conservation in this ARP. Section 2.2(a) provides Conservation and Infill policies for the subject parcel and surrounding areas. The intent of this policy is as follows:

- improve existing neighbourhood quality and character;
- permitting low profile infill development compatible with surrounding dwellings;
- existing structures in good repair should be conserved;
- structures in poor repair should be rehabilitated or replaced; and
- narrow lot (7.5 metres or 25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The proposed redesignation of the site to Residential – Grade-Oriented Infill (R-CG) District complies with this policy. The proposal would accommodate infill development with a moderate increase in density, allowing for a variety of low profile housing forms compatible with the immediate context. Rowhouse buildings are not available in the Residential – Contextual Two Dwelling (R-C2) District.

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The redesignation of the site to Residential – Grade-Oriented Infill (R-CG) District is to be supported through a site specific minor amendment to Map 2 (Land Use Policy) of the *South Calgary / Altadore ARP* that amends the site from the Residential Conservation to the Residential Low Density policy area (Attachment 2).

Social, Environmental, Economic (External)

The proposed amendment would accommodate additional housing forms while addressing contextual element of building forms to respect existing development adjoining the site.

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 known risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is found to accommodate moderate intensification as intended for in developed areas of the City. The proposal complies with land use policies of the *Municipal Development Plan* and with the objectives of the *South Calgary / Altadore Area Redevelopment Plan*. The proposed redesignation would accommodate rowhouse buildings that would provide infill development in similar scale with existing building forms within the site's immediate and larger contexts.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment - South Calgary/Altadore Area Redevelopment Plan
3. Marda Loop Communities Association Letter