

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0431

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 2040 –
32 Avenue SW, LOC2018-0232**

EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2018 October 23 by Perry Poropat, on behalf of 2138426 Alberta Ltd (James David). This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, 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 Residential – Grade-Oriented Infill (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 conforms to the objectives of the ARP and is in keeping 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 amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2040 – 32 Avenue SW (Plan 4479P, Block 51, Lots 19 and 20) 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, 2019 APRIL 18:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan;
2. Give three readings to **Proposed Bylaw 37P2019**;
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2040 – 32 Avenue SW (Plan 4479P, Block 51, Lots 19 and 20) 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 108D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted to The City by Perry Poropat on behalf of 2138426 Alberta Ltd (James David) on 2018 October 23.

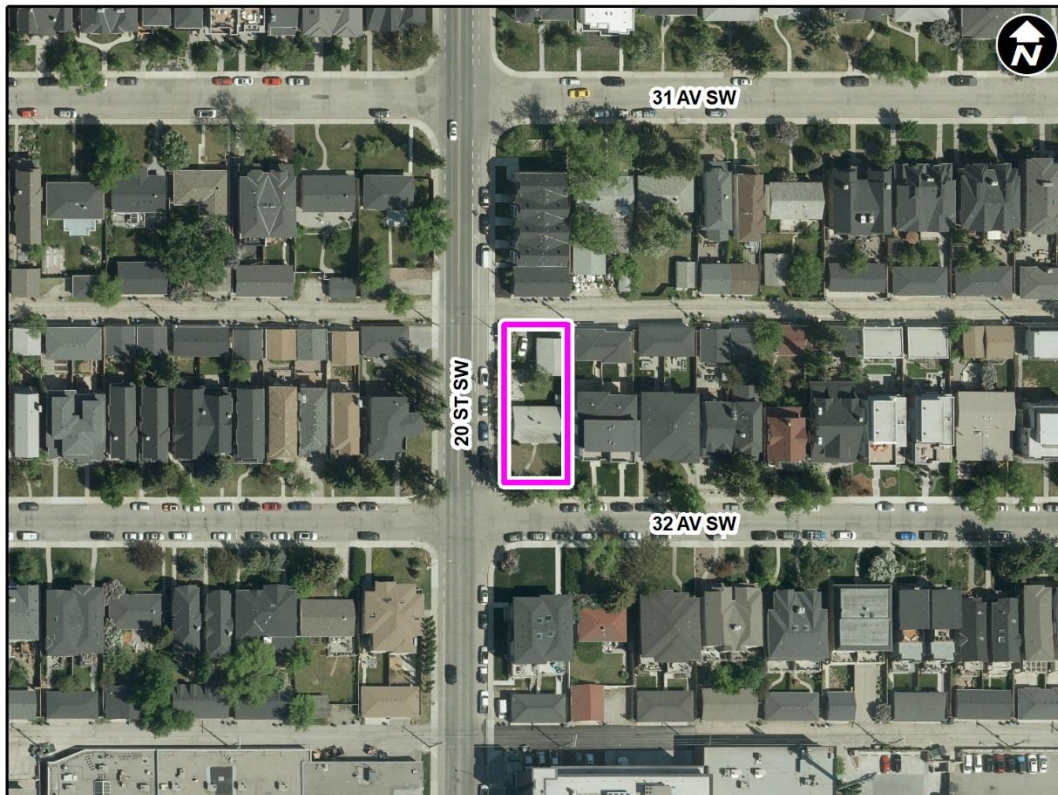
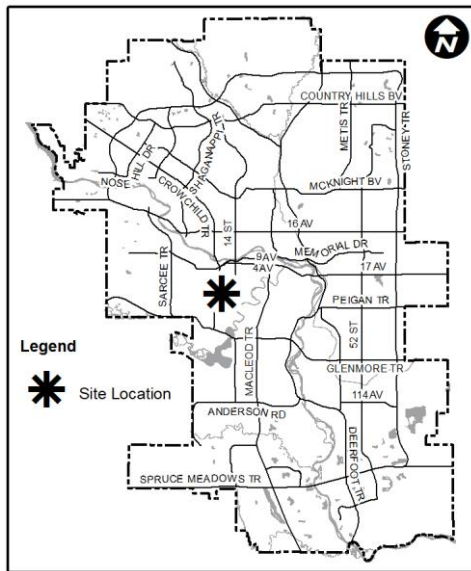
No development permit application has been submitted at this time, however, as indicated in the Applicant's Submission (Attachment 1), their intent is to pursue a development permit application for a four-unit rowhouse, subject to Council's decision on this application.

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Location Maps



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Site Context

The subject site is located on the northeast corner of the intersection of 32 Avenue SW and 20 Street SW in the community of South Calgary. Surrounding development is characterized by single detached and semi-detached dwellings. A four-unit rowhouse exists across the rear lane to the north of the subject parcel. The subject parcel is one block north of 33 Avenue SW, a Neighbourhood Main Street.

The subject property is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 39 metres. It is currently developed with a one-storey single detached dwelling, an accessory residential building and a detached garage. This parcel has lane access.

As seen in Figure 1 below, the community of South Calgary has experienced population growth. Peak population year was 2018.

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 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings 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 Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site.

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 (one backyard suite or secondary suite per unit) are also allowed in the R-CG District. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District, provided they are less than 45 square metres in size, are located within 150 metres of a frequent bus service, and provides specific indoor space for mobility alternatives such as bicycles and strollers.

Development and Site Design

A development permit has not been submitted for this parcel. The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include:

- ensuring an engaging and activated built interface along both 20 Street SW and 32 Avenue SW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from 20 Street SW and 32 Avenue SW while vehicular access will be provided off the rear lane. The area is served by Calgary Transit, with a bus connection located within 150 metres as part of the Primary Transit Network along 33 Avenue

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SW. On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer is not immediately available for connection, but appropriate stormwater management solutions as well as site servicing will be considered and reviewed at 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 sent to adjacent landowners and the application was advertised online.

A letter in support was received from the Marda Loop Community Association. The letter is included in Attachment 3 of this report, it discusses the merits of the proposed redesignation. The letter also expressed concern about continuing adhoc redesignation in the community. Administration received four letters from adjacent landowners expressing concerns regarding congested on-street parking, and loss of privacy.

Administration considered the relevant planning issues specific to the proposed redesignation and determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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.

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*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan*

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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 as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is 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 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 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. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

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 land use 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.

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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 allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 37P2019**
3. Community Association Letter
4. **Proposed Bylaw 108D2019**
5. **Public Submissions**