



## AGENDA

### CALGARY PLANNING COMMISSION

September 4, 2025, 1:00 PM  
IN THE COUNCIL CHAMBER

#### Members

Manager C. Lee, Chair  
Director T. Mahler, Vice-Chair  
Commissioner L. Campbell-Walters  
Commissioner R-M. Damiani  
Commissioner J. Gordon  
Commissioner C. Hardwicke  
Commissioner N. Hawryluk  
Commissioner B. Montgomery  
Commissioner M. Pink  
Commissioner S. Remtulla  
Commissioner S. Small  
Commissioner K. Wagner

#### **SPECIAL NOTES:**

*Members of the public are encouraged to follow Council and Committee meetings using the live stream:  
[Calgary.ca/WatchLive](https://calgary.ca/WatchLive)*

*Commission Members may be participating remotely.*

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
  - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
  - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 21
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042, CPC2025-0753

6. POSTPONED REPORTS

*(including related/ supplemental reports)*

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 – 33 Avenue SW, LOC2025-0058, CPC2025-0825

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

10. BRIEFINGS

None

11. ADJOURNMENT



## MINUTES

### CALGARY PLANNING COMMISSION

**August 21, 2025, 1:00 PM  
ENGINEERING TRADITIONS COMMITTEE ROOM**

**PRESENT:** Manager C. Lee, Chair  
Director T. McLeod, A/Vice-Chair  
Commissioner L. Campbell-Walters  
Commissioner C. Hardwicke  
Commissioner M. Pink  
Commissioner S. Remtulla  
Commissioner S. Small  
Commissioner K. Wagner

**ABSENT:** Commissioner R-M. Damiani  
Commissioner J. Gordon  
Commissioner N. Hawryluk  
Commissioner B. Montgomery

**ALSO PRESENT:** A/Principal Planner S. Jones  
Senior Legislative Specialist J. Booth  
Legislative Specialist A. Lennox

1. **CALL TO ORDER**

Chair Lee called the meeting to order at 1:00 p.m.

**ROLL CALL**

Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director McLeod, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, and Commissioner Montgomery

2. **OPENING REMARKS**

Chair Lee provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

**Moved by Commissioner Small**

That the Agenda for today's meeting be amended by moving Item 7.2.3, Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075, CPC2025-0775, onto the Consent Agenda.

**MOTION CARRIED**

**Moved by** Director McLeod

That the Agenda for the 2025 August 21 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Remtulla declared a conflict of interest with respect to Item 7.2.1.

Commissioner Small declared a conflict of interest with respect to Item 9.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 7

**Moved by** Commissioner Pink

That the Minutes of the 2025 August 7 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Pink

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105, CPC2025-0754

5.3 Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076, CPC2025-0631

5.4 Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094, CPC2025-0769

7.2.3 Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075, CPC2025-0775

For: (7): Director McLeod, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199, CPC2025-0785

Commissioner Remtulla declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0785.

Commissioner Remtulla left the meeting at 1:05 p.m. and returned at 1:16 p.m. after the vote was declared.

The following documents were distributed with respect to Report CPC2025-0785:

- Revised Cover Report; and
- A presentation entitled "LOC2024-0199 / CPC2025-0785 Land Use and Policy Amendment".

**Moved by Commissioner Small**

That with respect to **Revised** Report CPC2025-0785, the following be approved, **after amendment**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the East Calgary International **Avenue** Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 8.08 hectares ± (19.97 acres ±) located at 721 and 901 – 68 Street SE (Plan 3270AG, Block Z; Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – High Density

Low Rise (M-H1h24) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (6): Director McLeod, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Small, and Commissioner Wagner

**MOTION CARRIED**

7.2.2 Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW, LOC2025-0109, CPC2025-0719

The following documents were distributed with respect to Report CPC2025-0719:

- Revised Cover Report; and
- A presentation entitled "LOC2025-0109 / CPC2025-0719 Land Use Amendment"

**Moved by** Commissioner Remtulla

That with respect to Revised Report CPC2025-0719, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 2309 Richmond Road SW (Plan 8997GC, Block 6, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

For: (6): Director McLeod, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Wagner

**MOTION CARRIED**

7.2.3 Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075, CPC2025-0775

This Item was dealt with at the Consent Agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Commissioner Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0792.

Commissioner Small left the meeting at 1:27 p.m. and did not return after the vote was declared.

**Moved by** Commissioner Remtulla

That pursuant to Section 29 (Advice from officials) of the *Access to Information Act*, the Calgary Planning Commission now move into Closed Meeting, at 1:28 p.m. in the Engineering Traditions Committee Room, to discuss confidential matters with respect to Item 9.1.1, Street Manual Local Street Update, CPC2025-0792.

And further, that Sarah Lumley, O2 Planning and Design, be authorized to attend the Closed Meeting with respect to Item 9.1.1.

And further, that pursuant to Section 6(1) of Procedure Bylaw 35M2017, the Calgary Planning Commission suspend Section 78(2)(b) to forego the afternoon recess to complete the Agenda.

**MOTION CARRIED**

Commission reconvened in public meeting at 2:48 p.m. with Manager Lee in the Chair.

#### ROLL CALL

Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, Commissioner Wagner, Director McLeod, and Manager Lee

Absent from Roll Call: Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Small, and Commissioner Montgomery

**Moved by** Commissioner Remtulla

That Commission rise and report.

**MOTION CARRIED**

#### 9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 9.1.1 Street Manual Local Street Update, CPC2025-0792

A Confidential Presentation was distributed with respect to Confidential Report CPC2025-0792.

People in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2025-0792:

Clerks: J. Booth, A. Lennox, and A. Adegunwa. Advice: S. Jones, J. Olsen, E. MacNaughton, J. Tang, S. LeBouthillier, T. Hopkins, M. Mahon, and A. Bishop. External: S. Lumley.

**Moved by** Commissioner Remtulla

That with respect to Confidential Report CPC2025-0792, the following be approved, **after amendment**:

That the Calgary Planning Commission direct that the Closed Meeting discussions, **Confidential** Report, and **Confidential Presentation** be held confidential pursuant to Section 29 (Advice from officials) of the *Access to Information Act*, to be reviewed by 2026 December 31.

For: (6): Director McLeod, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

**Moved by** Commissioner Hardwicke

That this meeting adjourn at 2:50 p.m.

**MOTION CARRIED**

The following Items have been forwarded to the 2025 November 17 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105, CPC2025-0754
- Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076, CPC2025-0631
- Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094, CPC2025-0769
- Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199, CPC2025-0785
- Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW, LOC2025-0109, CPC2025-0719
- Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075, CPC2025-0775

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 September 4 at 1:00 p.m.

CONFIRMED BY COMMISSION ON



---

CHAIR

---

CITY CLERK

UNCONFIRMED



**Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**HIGHLIGHTS**

- This application seeks a policy amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g., single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-08378) for a new four-unit townhouse with four secondary suites and a detached garage has been submitted and is ready for decision pending Council's decision on this policy amendment.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, located in the southeast community of Ogden, was submitted by Ktran Design and Drafting on behalf of the landowners, Tasnima Abedin and Mohammad Rahman on 2025 March 20. The approximately 0.06 hectare (0.14 acre) site is located on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. It is currently developed with a single detached dwelling with rear lane access.

A concurrent development permit (DP2024-08378) for a four-unit townhouse with secondary suites and a detached garage has been submitted and Administration is ready to approve the development pending Council's decision on this policy amendment application. This is in alignment with the building forms available under the Residential – Grade-Oriented Infill (R-CG) District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 September 04**

**ISC: UNRESTRICTED  
CPC2025-0753  
Page 2 of 3**

**Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042**

**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. After completing the Applicant Outreach Toolkit, the Applicant decided not to proceed with community outreach. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report, and no comments were received from the Millican Ogden Community Association.

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

**IMPLICATIONS**

**Social**

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 September 04

ISC: UNRESTRICTED  
CPC2025-0753  
Page 3 of 3

**Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042**

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Amendments to the Millican-Ogden Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Ogden on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. This mid-block parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. It is currently developed with a single detached dwelling with rear lane access.

Surrounding development is characterized by single and semi-detached dwellings on parcels designated Residential – Grade-Oriented Infill (R-CG) District to the north, south and west of the site. The parcel to the east across Crestwood Road SE is designated Direct Control (DC) District ([Bylaw 120Z99](#)) to accommodate multi-residential development with ground floor commercial and retail uses.

The site is well served by public transit, and is close to local parks, schools and commercial amenities. Bus stops serving Route 117 (Mckenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express), and Route 302 (BRT Southeast/City Centre) are located approximately 210 metres (a four-minute walk) to the east on Ogden Road SE. The future Ogden Green Line Light Rail Transit (LRT) Station is located approximately 400 metres (a seven-minute walk) to the southeast. George Moss Park is located approximately 210 metres (a four-minute walk) to the south. In addition, there are a range of commercial and retail amenities within walking distance to the east and along Ogden Road SE.

## Community Peak Population Table

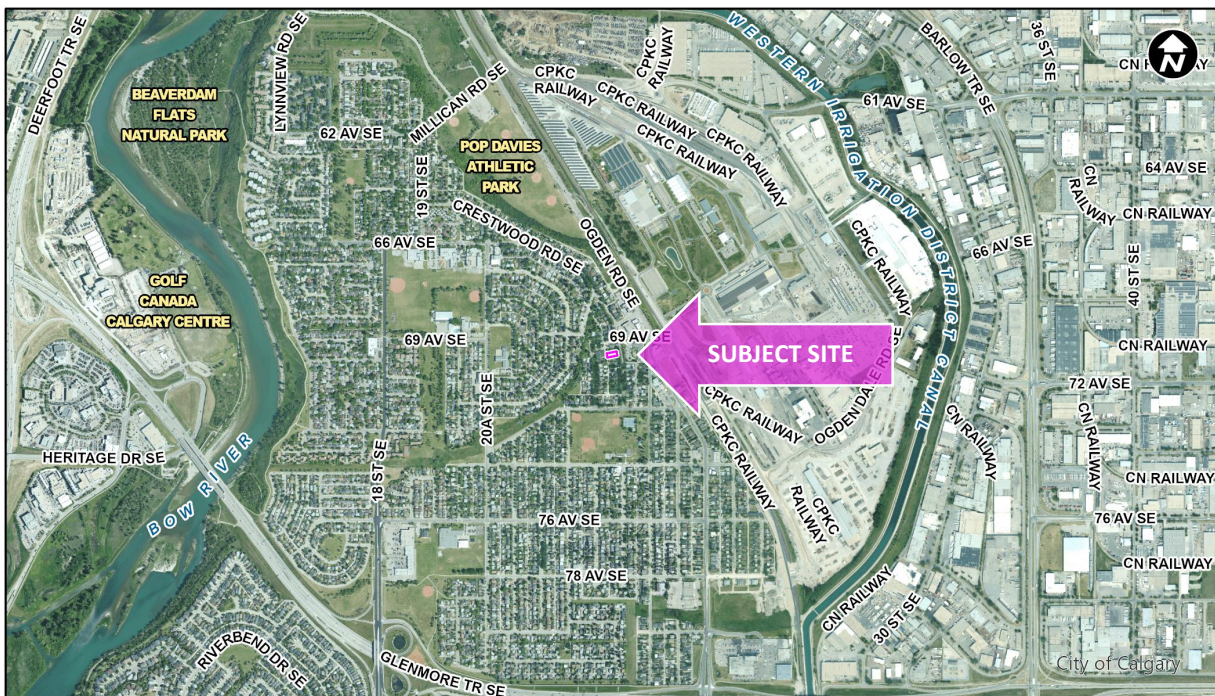
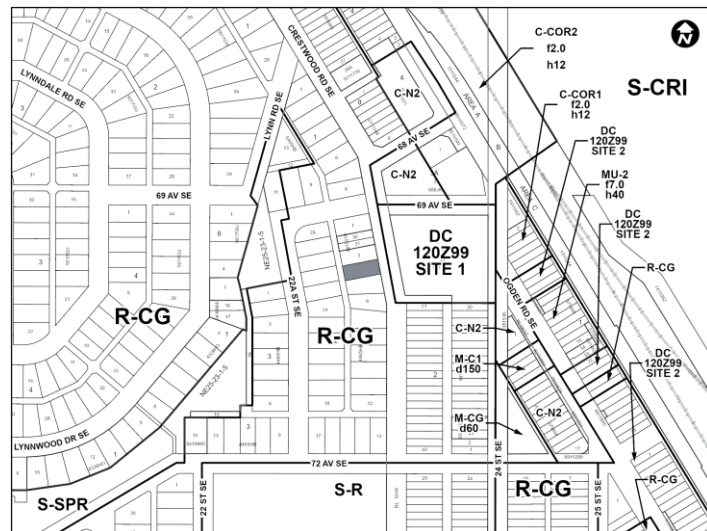
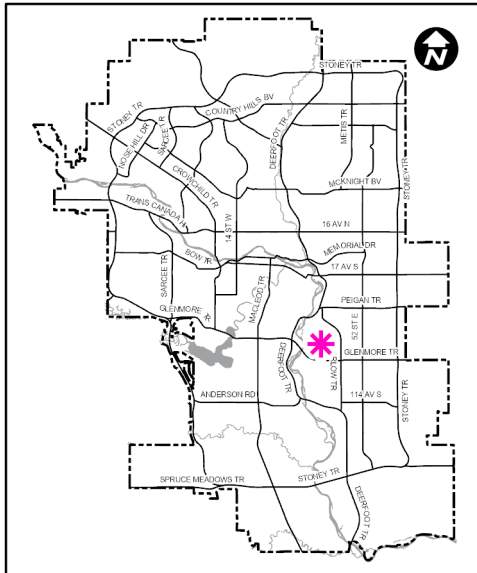
As identified below, the community of Ogden reached its peak population in 1982.

<b>Ogden</b>	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

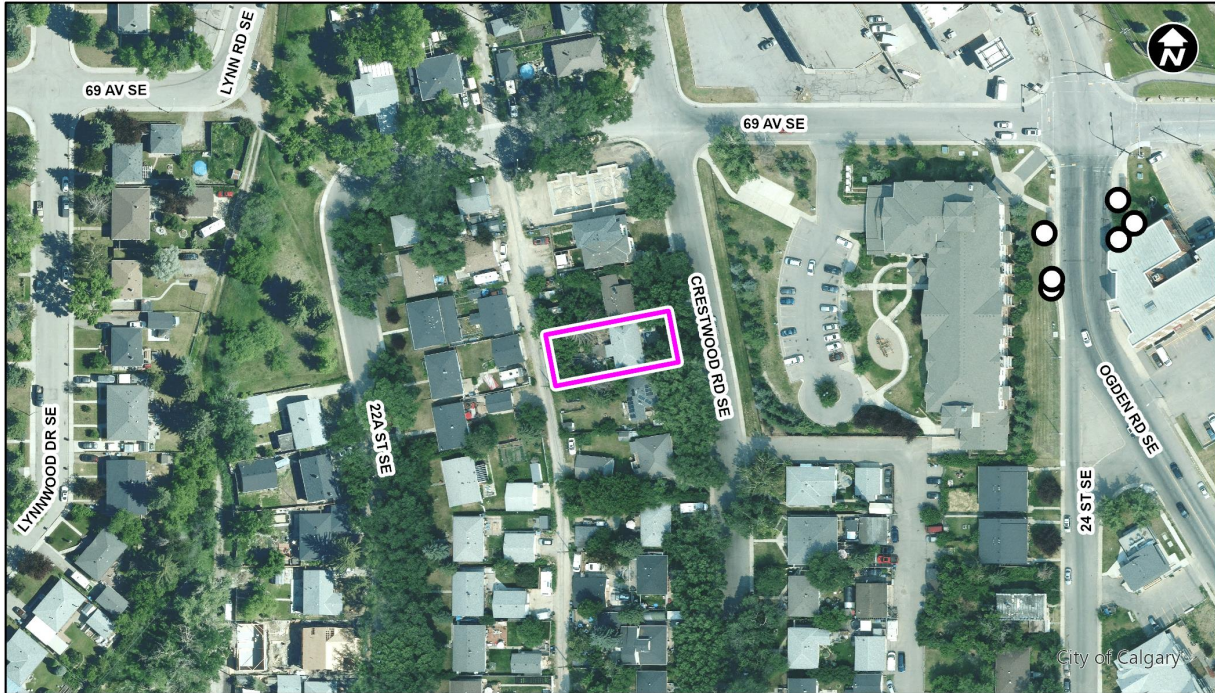
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel requires 0.5 parking stalls per dwelling unit and per secondary suite.

### Transportation

Vehicular access for the site will only be permitted to and from the adjacent residential lane. Transit service is available within 210 metres (a four-minute walk) along Ogden Road SE for Route 117 (McKenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express) and Route 302 (BRT Southeast/City Centre). A Transportation Impact Assessment was not required in support of this application.

### Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Public water, sanitary and storm mains exist within the adjacent public road right-of-way. Servicing requirements will be determined at the time of development.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Developed Residential - 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 of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

### **Transit Oriented Development Policy Guidelines (2004)**

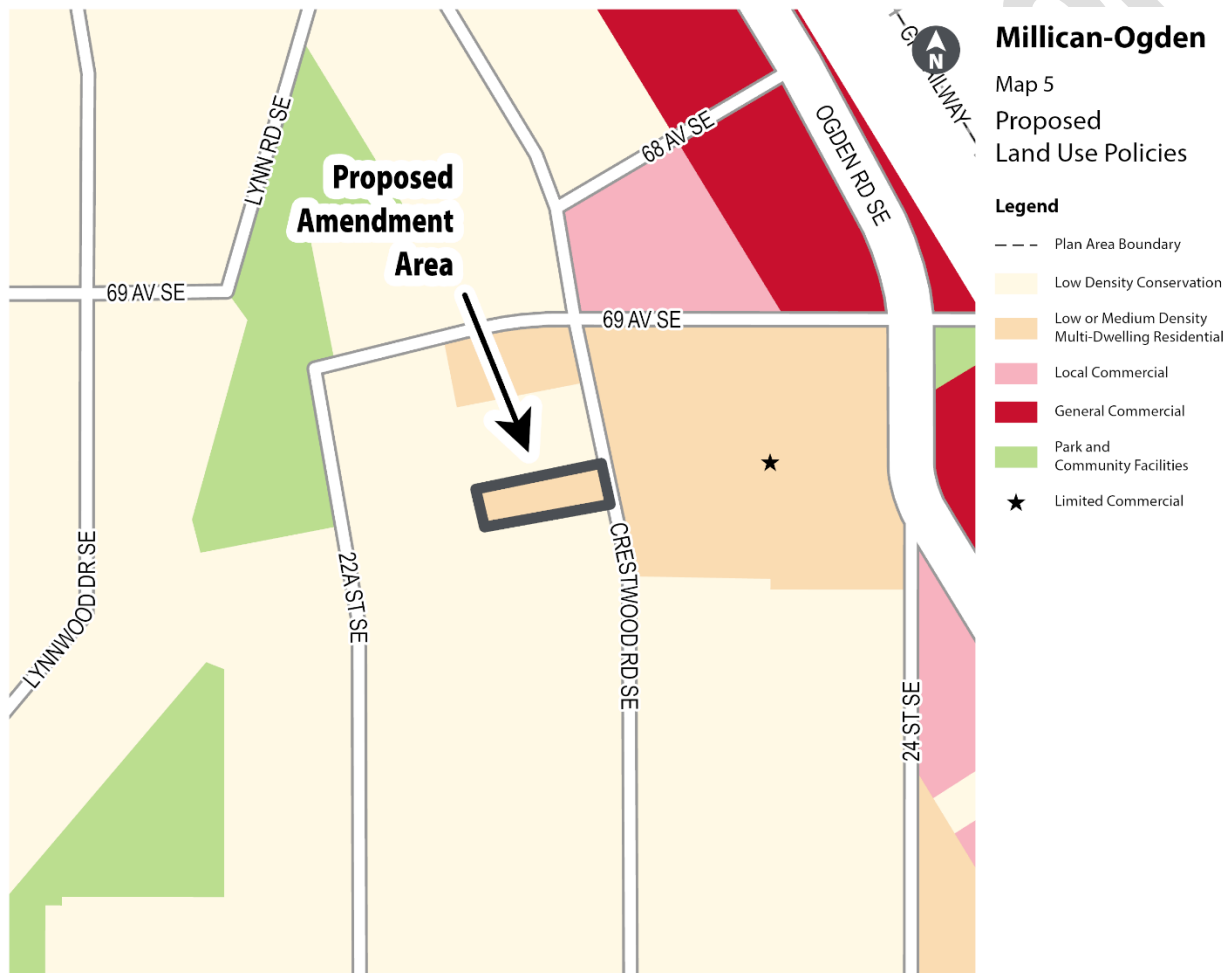
The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

### **Millican-Ogden Area Redevelopment Plan (Statutory – 1999)**

The site is located within the Low Density Conservation area as identified on Map 5 – Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per ARP policies in Section 3.4.3 (Residential Land Use), the Low Density Conservation area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The Low Density Conservation area supports residential development in the form of single and two-unit dwellings. The proposed policy amendment to Map 5 would amend the subject site from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the R-CG District and align with MDP policies. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the subject site in alignment with the R-CG District maximum allowable density.

# Proposed Amendment to the Millican-Ogden Area Redevelopment Plan

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2415 Crestwood Road SE (Plan 4465HB, Block 2, Lot 4) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 2415 Crestwood Road SE to the list of addresses.
- (c) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2, delete bullet (b) and replace with the following:
  - “(b) The following sites do not have a maximum density of units per hectare, but have a maximum floor area ratio of 1.5: 6240 – 18A Street SE.”



# Applicant Submission

Company Name (if applicable):

KTran Design & Drafting

LOC Number (office use only):

LOC2025-0042

Applicant's Name:

Kevin Tran

Date:

April 22nd 2025

this minor policy amendment is to amend the Millican-Ogden Area Redevelopment Plan to be consistent with the current R-CG District. This is required for the current DP application for the site.

This Development Permit application requires a minor policy amendment to the Millican-Ogden Community Revitalization Plan. Therefore, this DP application cannot be approved until the minor policy amendment gets approved.



# Applicant Outreach Summary

2025 May 28

No outreach was conducted because this is a minor policy amendment to the Millican-Ogden Redevelopment Plan. The purpose of this application is to ensure the ARP is consistent with the current R-CG District.





**Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 – 33 Avenue SW, LOC2025-0058**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 1738 and 1740 – 33 Avenue SW (Plan 4479P, Block 61, Lots 18 to 20) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.3h21) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for up to a six-storey mixed-use development consisting of commercial, retail or residential uses at grade with residential uses above.
- The proposal would allow for an appropriate building form and density increase of a residential site in proximity to a Main Street and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application provides the opportunity for more efficient development and use of infrastructure with access to a variety of mobility options.
- Why does this matter? The proposal would enable additional residential densification and allow for consideration of commercial/retail opportunities along a Main Street.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of South Calgary, was submitted by Farmor Architecture on behalf of the landowner, 2375133 Alberta Limited (Bill Tuong), on 2025 March 17. As indicated in the applicant submission (Attachment 2), the intent of the application is to allow for a modest redevelopment while also implementing the LAP policies. No development permit has been submitted at this time.

The 0.09-hectare site is a corner parcel, has rear lane access and is directly adjacent to a Neighbourhood Main Street along the Primary Transit Network (33 Avenue SW).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

## Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 - 33 Avenue SW, LOC2025-0058

---

### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed 108 letters containing the proposal information to residents within 100-metre radius of the subject site. The applicant also reached out to the Marda Loop Communities Association (CA) to share the project information. The Applicant Outreach Summary can be found in Attachment 3.

### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 10 letters of objection. The letters cited the following areas of concern:

- increased height and density;
- increased parking impact on nearby streets, including potential impacts on the private parking for the use to the west;
- potential impact of commercial use operations within the subject site on adjacent uses;
- parking access off the lane may be problematic due to grade issues adjacent to 17 Street SW;
- increased waste management issues in the lane as a result of the proposed development; and
- increased impact on laneway conditions.

The Marda Loop CA provided a letter in response to the application on 2025 June 26 (Attachment 4), citing development-related concerns and suggesting that a concurrent development permit application be submitted by the applicant.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## IMPLICATIONS

### Social

The proposed land use provides for additional housing choice in an inner-city neighbourhood in close proximity to the Primary Transit Network, parks and opens spaces and local commercial uses.

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 September 04**

**ISC: UNRESTRICTED  
CPC2025-0825  
Page 3 of 3**

**Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 - 33 Avenue  
SW, LOC2025-0058**

---

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to moderately increase the development options on the site with a multi-residential or mixed use development in proximity to primary transit provides for a more viable transit system and makes for more efficient use of other infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of South Calgary, at the northeast corner of 33 Avenue SW and 17 Street SW. The site is approximately 0.09 hectares (0.21 acres) in size, with dimensions of approximately 22.5 metres wide by 38 metres deep and is currently developed with a single detached dwelling. Vehicular access is available from the rear lane on the north side of the site.

Surrounding development is mostly characterized by residential uses, developed with a mix of single-detached and semi-detached dwellings, including several corner townhouse developments and a place of worship on the west side of 17 Street SW. Adjacent parcels to the immediate east, west, south and north are designated as Residential – Grade-Oriented Infill (R-CG) District. Further east and west along both sides of 33 Avenue SW are a number of parcels designated as Mixed Use – General (MU-1) District containing primarily residential developments in the range of four to six storeys in height and some commercial uses at grade. Most of the existing commercial developments along 33 Avenue SW are concentrated west of 18 Street SW (approximately 250 metres, a four-minute walk from the subject site).

The site is approximately 20 metres (less than a one-minute walk) from the Marda Loop Business Improvement Area (BIA), which provides numerous local retail and service uses. South Calgary Park is approximately 150 metres (less than a three-minute walk) east from the site and contains a fire station, a public library, outdoor pool, the Marda Loop Communities Association facilities and outdoor play areas. The subject site is also approximately 300 metres (a five-minute walk) from the King Edward School heritage site and the arts facilities. There are four schools within an approximately 1,000-metre radius of the subject site (Richmond School, William Reid School, Dr. Oakley School and Altadore School).

## Community Peak Population Table

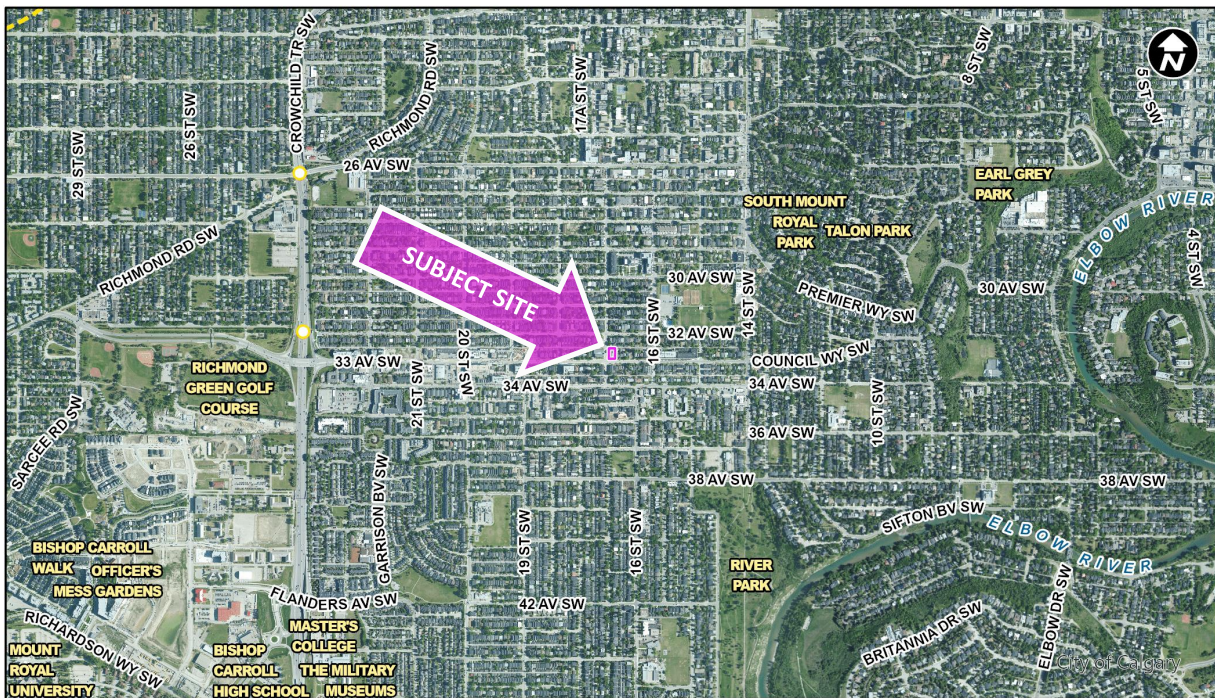
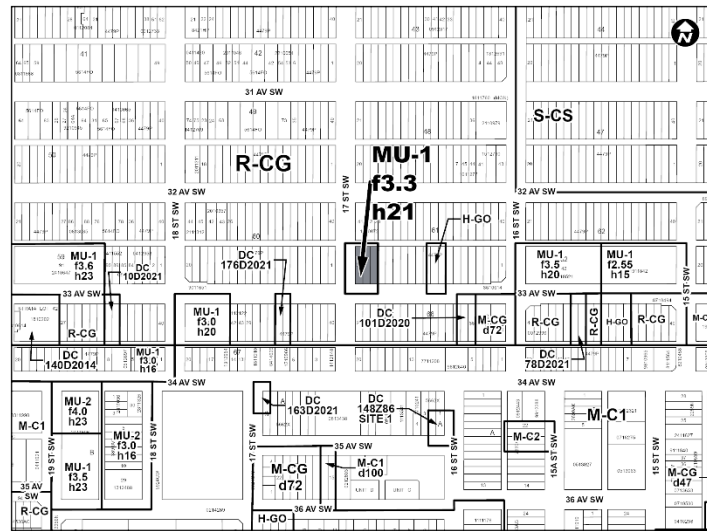
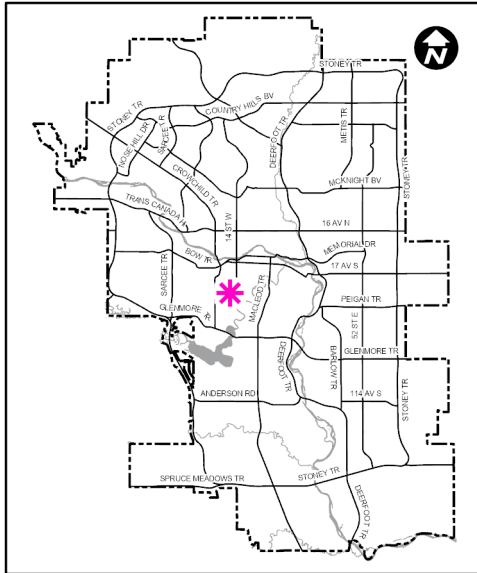
As identified below, the community of South Calgary reached its peak population in 2019.

<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,442
2019 Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

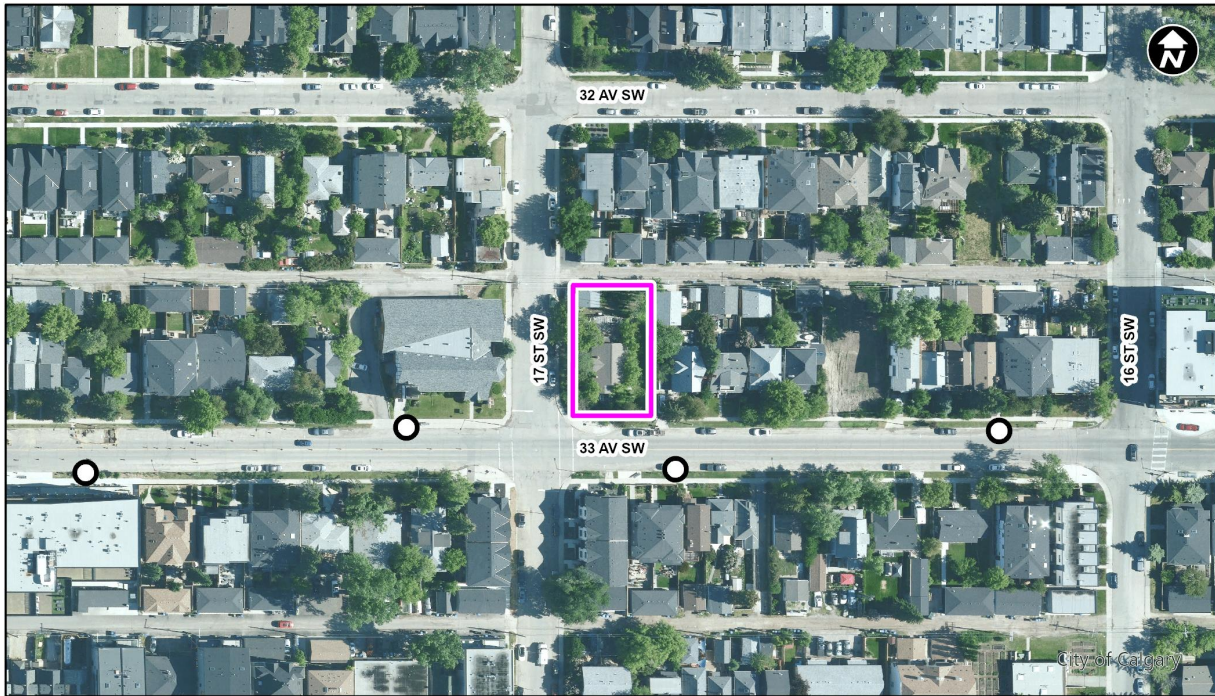
Source: *The City of Calgary 2021 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of grade-oriented development including single-detached dwellings, semi-detached dwellings, duplex dwellings, rowhouses and townhouses as well as secondary suites and backyard suites. The R-CG District also allows for a maximum building height of 11.0 metres (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units.

The proposed Mixed Use – General (MU-1f3.3h21) District is intended to accommodate street-oriented developments that may accommodate a mix of residential and commercial uses in the same building. The proposed land use will allow for a maximum building floor area of approximately 2,870 square metres and a maximum building height of 21.0 metres (up to six storeys). The MU-1 District is designed to be adjacent to and accommodate low-density residential development with specific rules for setbacks and maximum heights at the shared property line or lane.

### Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.3h21 District will provide guidance for future site development, including appropriate uses, building configuration, parcel coverage, building height and massing, landscaping, waste management and parking. Given the specific context of this site, additional items that will be considered

through the development permit process include, but are not limited to:

- articulation of built form and physical separation from low-density residential sites;
- mitigating shadowing, overlooking and privacy concerns to adjacent residential neighbours;
- integrating Main Streets streetscape design along 33 Avenue SW;
- ensuring a pedestrian-oriented built interface along both 33 Avenue SW and 17 Street SW and appropriate location of uses along the street frontages; and
- the interface with the rear lane and the location of access into the site.

### **Transportation**

As part of the identified Primary Transit Network under the *Calgary Transportation Plan* (CTP), the site is served by Calgary Transit with several bus routes along 33 Avenue SW, including Route 22 (Richmond Rd SW) and Route 7 (Marda Loop). A MAX Yellow Bus Rapid Transit (BRT) stop is also available along Crowchild Trail SW for Route 304 (Woodpark/City Centre) with a stop at 33 Avenue 1,100 metres (an 18-minute walk) from the subject site. There is an existing on-street bikeway along 34 Avenue SW east of 20 Street SW, as well as along 20 Street SW north of 34 Avenue. These pathways are part of the Always Accessible for All Ages and Abilities (5A) Network.

Vehicular access, waste and recycling operations and loading would occur from the rear lane, accessed from 17 Street SW. Any new development will also tie into the public realm improvements along 33 Avenue SW.

On-street parking is available adjacent to the subject site. Parking restrictions exist within the Marda Loop Business Improvement Area further west, which currently extends east to 17 Street SW. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Adjacent water and sanitary mains are available to service the site. Storm mains are not available adjacent to the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through a future development permit application.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The [Municipal Development Plan](#) (MDP) identifies the site as being located within a Neighbourhood Main Street (Map 1: Urban Structure) as well as along the Primary Transit Network (Map 2: Primary Transit Network). The applicable policies encourage optimal use of transit infrastructure by directing future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices, and



enhance vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop with moderate intensity that is transit-oriented and is in keeping with the MDP policies.

**Calgary Climate Strategy (2022)**

This application proposes a density increase and the implementation of transit-oriented development, which aligns with the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through a development permit application.

**West Elbow Communities Local Area Plan (Statutory – 2025)**

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the 'Neighbourhood Main Street' with a 'Neighbourhood Flex' Urban Form categories (Map 3: Urban Form) and a 'Low' Building Scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to buildings oriented to the street, and notes that commercial development may be appropriate on the ground floor but is not required. The proposed land use is in alignment with applicable policies of the LAP.



# Applicant Submission

Company Name (if applicable):

FARMOR Architecture

LOC Number (office use only):

Applicant's Name:

Farhad Mortezaee

Date:

July 30, 2025

Plan: 4479P; Block:61; Lots:18-20 1738-1740 33 Avenue SW

The purpose of this land-use amendment application is to change the current zoning from R-CG to M-U1 to allow for the potential of a low-scale (up to six storeys) building in compliance with the proposed West Elbow Communities Local Area Plan (LAP). The proposed mixed-use land use will comply with the Neighbourhood Flex zoning outlined in the LAP, accommodating active frontage commercial uses on the ground level and residential units above it. While the current owner wishes to develop a three (3) storey mixed use development, we are proposing a stock land use district to the maximum height and FAR possible and compliant with the intent of the proposed LAP, so that in the unlikely scenario of change of owners or development strategy, there will be no need to reapply for another land-use amendment.



# Applicant Outreach Summary

2025 July 30



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission**

**Project name:** Marda Loop Vera Mixed-Use Stacked Townhouses

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

1. Contact the Community Association;
2. Contact the Ward Councillor's office;
3. Inform the immediate neighbours.

Please see details described below.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

All residential and commercial addresses within 100m radius were targeted. This resulted in the distribution of 108 information letters reaching individual addresses, six, of which, were returned due to invalid addresses. Further investigation revealed the invalid addresses were secondary to construction related addressing changes. Two residences responded with concerns about density, lack of parking, and questions/requests for additional information about the proposed development.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach on Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Two residences responded, each with similar messages.

Both responses expressed concerns over:

1. Insufficient parking for residential and commercial use;
2. Increased potential for vehicle congestion, with both traffic and parking related to residential and commercial use. This concern extended to the perceived inability for the area to sustain an increase in traffic and overall density;
3. Lastly, the development negatively affecting local businesses and the overall aesthetics of the community.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

It is the developers' intention to pursue MU-1 zoning with a 21m height restriction. The development is planned to be limited to 3 storeys with at grade commercial live-work units, specifically suited for operators of small businesses. Parking will be restricted to at-grade surface parking, with no underground option. Dwellings will be arranged in a stacked townhouse style that is sensitive to the vernacular of the existing context.

### How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

We approached the Community Association representatives with feedback in hand. In discussion, we identified the following high-level concerns: the need for development to move expediently due to the overwhelming message of 'development fatigue' experienced by community members, the need for development to be sensitive to the immediate context and community vernacular, and the desire for the community to play a larger role in community development planning and decision making. More practical concerns were related to laneway use and reduced parking availability, the logistics of refuse collection, reduced area for landscaping, and the capacity of existing utility service infrastructure. There were areas of support: The Community Association representatives were in favor of small, community-based commercial retail units, as well as a 3-storey height limit. Suggestions brought forward include the introduction of transitional buildings that bridge the surrounding single-family dwellings with the mid to high rise mixed-use buildings on 33 Ave SW, as well as creating dwellings that support aging in place. We relayed this message to the client and the developer's intention is outlined in the previous question/response.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response



June 26<sup>th</sup>, 2025

**The City of Calgary Planning Services**  
**Attention: File Manager, Martin Siddles**  
Planner, South Team  
Community Planning, Planning & Development  
**The City of Calgary**

**Re: Application LOC2025-0058; 1738 33 AV SW, 1740 33 AV SW**

Dear Martin,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **Application LOC2025-0058**, a proposed land use amendment at 1738 33 AV SW and 1740 33 AV SW.

We appreciate the applicant's intent to contribute to Calgary's housing supply and support the vibrancy of 33 Avenue SW. We also recognize The City's policy objectives in promoting mixed-use, transit-oriented development and economic vitality within the Marda Loop Main Street area. We encourage the applicant to submit a development permit along with the LOC.

We have met with Farmor Architecture and discussed the project scope and some design ideas. While we understand that this address is within the Neighbourhood Flex zone as per the West Elbow Communities Local Area Plan, we also urge the applicant to consider their actual development plans. Our community wants to see a range of buildings on 33<sup>rd</sup> avenue SW. This particular site is on two narrow lots and doesn't seem to fit the mixed use commercial on the bottom, residential on the top concept. The surrounding neighbours are residential and a church to the west.

We have some specific design considerations from the plans circulated to the neighbours.

- The site isn't the correct size for what they are trying to achieve. The orientation should be an L-shape project for a townhome.
- The site contains mature trees, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.

---

Marda Loop Communities Association  
3130 - 16th Street SW, Calgary, Alberta T2T 4G7  
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Marda Loop Communities Association

- The courtyard will be dark with no light, not functional space and there is too much density on this little site.
- This is on a corner lot in the community. The future development should feature a high standard of architecture and the incorporation of materials that befit its prominent location.
- Waste and recycling should be managed comprehensively through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the MCLA to initiate a constructive, collaborative process.

For these reasons, we encourage the applicant to submit a development permit along with the LOC. Also, the neighbours need to be properly consulted with on the potential building.

We thank the City Administration and the applicant for their engagement on this file. We hope our input will support a constructive, collaborative process as this application moves forward. We remain open to dialogue and willing to work toward solutions that support both growth and the long-term success of our community.

Sincerely,

**Planning & Mobility Committee**  
**Marda Loop Communities Association**

---

Marda Loop Communities Association  
3130 - 16th Street SW, Calgary, Alberta T2T 4G7  
(403) 244-5411 [info@mardaloopca.org](mailto:info@mardaloopca.org) [www.mardaloopca.org](http://www.mardaloopca.org)