

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0627

**Land Use Amendment in South Calgary (Ward 8) at 1711 - 33 Avenue SW,
LOC2020-0047**

EXECUTIVE SUMMARY

This application was submitted by Rochelle Cote Interior Design, on behalf of the landowner Rochelle Cote, on 2020 April 28. The application proposes to change the land use designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District to allow for:

- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (no change from the current maximum);
- the uses listed in the R-C2 District and;
- the additional use of Office as a permitted use.

The proposal allows for use of the site as an office and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan* (ARP).

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 redesignation of 0.07 hectares ± (0.17 acres ±) located at 1711 - 33 Avenue SW (Plan 4479P, Block 66, Lots 35 and 36, portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate an Office, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JUNE 18:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1711 - 33 Avenue SW (Plan 4479P, Block 66, Lots 35 and 36, portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate an Office, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 101D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

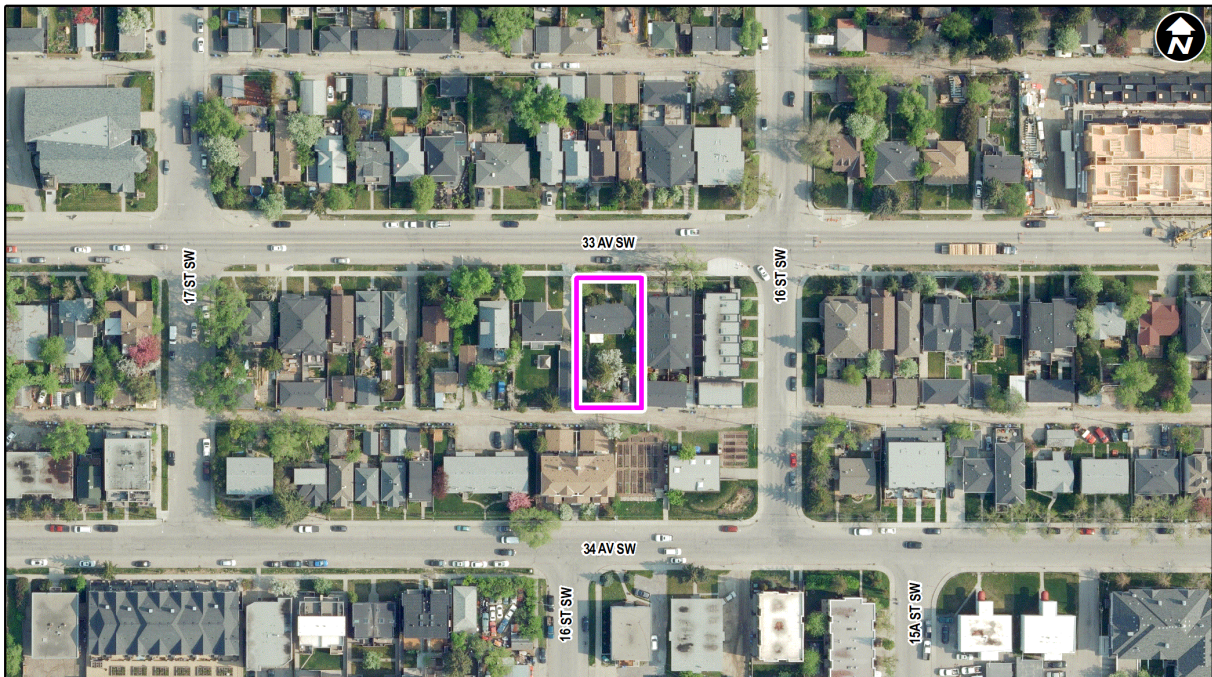
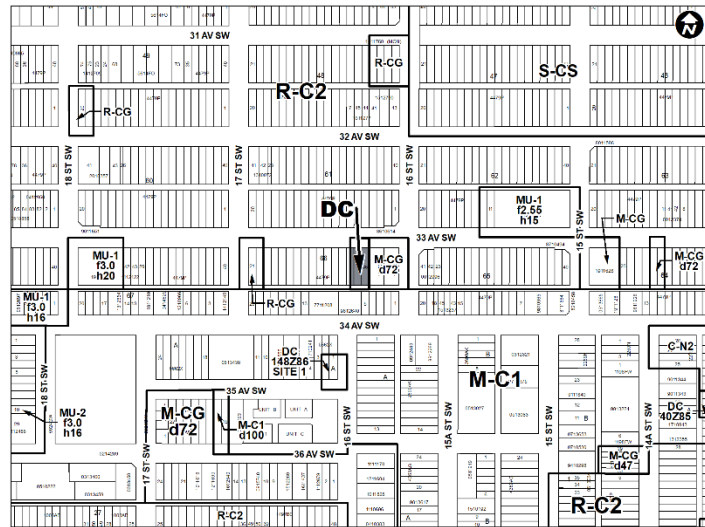
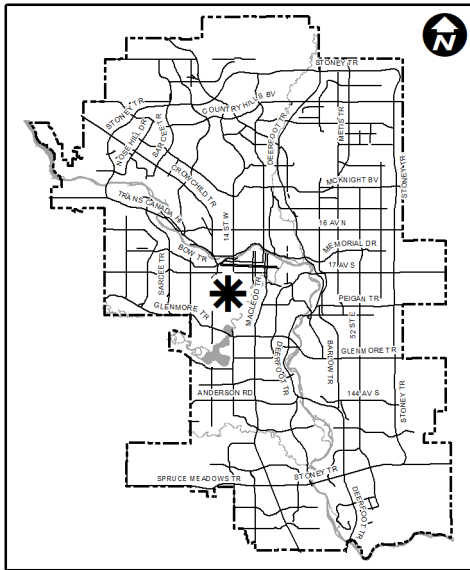
This land use amendment was submitted on 2020 April 28 by Rochelle Cote Interior Design on behalf of the landowners, Rochelle Cote. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on locating their interior design business within the existing building on the site.

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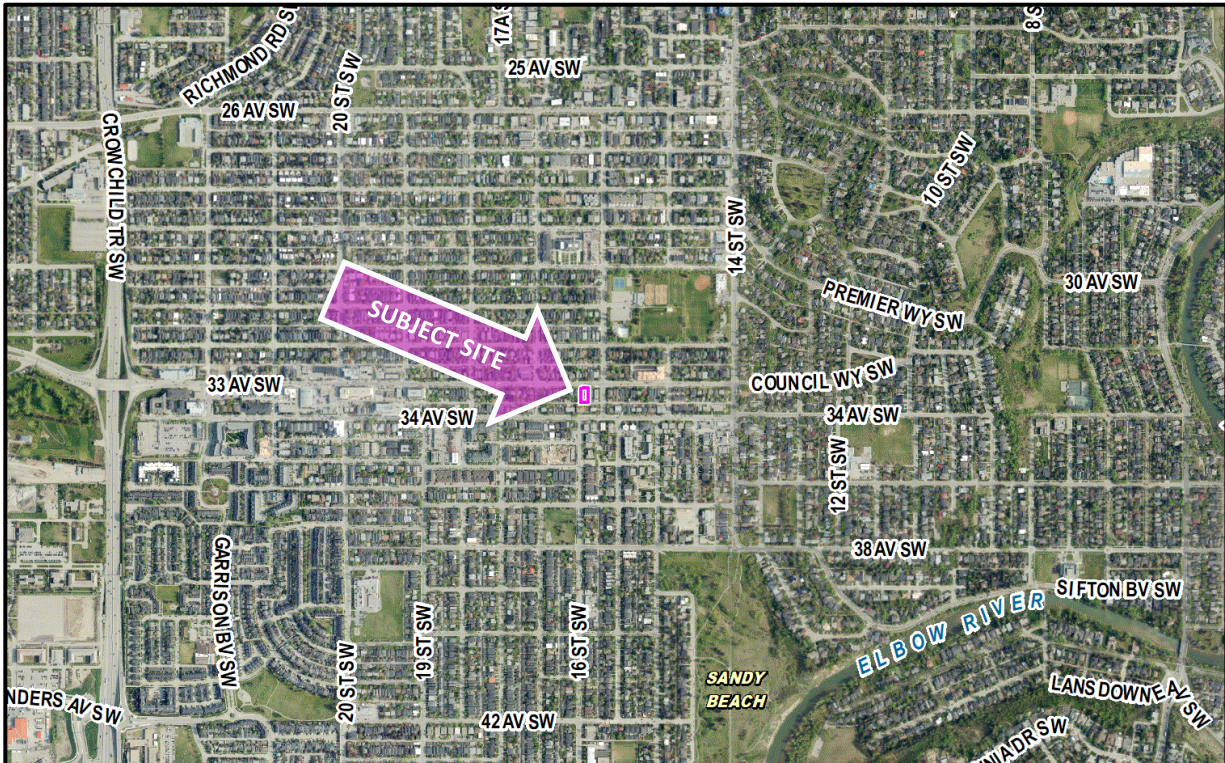
Location Maps



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Site Context

The subject parcel is located mid-block on the south side of 33 Avenue SW between 16 Street SW and 18 Street SW. It is located on the 33 Avenue SW Main Street and is approximately 0.07 hectares ± (0.17 acres ±) and is 18.73 metres wide by 37.77 metres deep. The site has historically been used for residential purposes and is developed with a one storey single detached house that was originally designed to complement the residential character of the area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for office within the existing development. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The proposed land use district is a DC Direct Control District based on the R-C2 District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC Direct Control District has been used for this application to provide the

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existing R-C2 for home office. R-C2 does allow for home office but is limited in intensity. The proposed DC allows for full office but retains the existing residential uses which will allow for greater flexibility of the office uses allowed on the site while also allowing for residential use consistent with the surrounding development if the office use is no longer warranted. The additional use of office is only allowable in the existing building but will be reverted back to R-C2 should the building be demolished.

Development and Site Design

A permitted use development permit application will be required to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site would also be determined through the development permit process.

Transportation

The site is located on the 33 Avenue SW Main Street and has rear lane access. The site has access to transit stops along 33 Avenue SW (45 metres) which is serviced by Routes 7 and 22.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no existing environmental concerns on this parcel and as such, an Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the 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 land owners and the application has been advertised online. No public meetings were held by the applicant or Administration.

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The Marda Loop Communities Association had no comment on the land use application and there was one email received in opposition from the public regarding parking concerns as a result of the notice posting.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. 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](#) 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the MDP. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant [Municipal Development Plan](#) policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

South Calgary/Altadore Area Redevelopment Plan (1987)

The [South Calgary/Altadore ARP](#) currently identifies the property as Residential Conservation, which directs administration to review applications accordingly to size and scale during the development permit phase. An amendment to the ARP is not required to enable the proposed land use district.

The *South Calgary/Altadore ARP* is currently under review by Administration as part of the [West Elbow Communities Local Growth Planning](#) project. The multi-community planning process does not prohibit applications from being submitted while this project is underway. Decisions related to the planning applications will be reviewed by Administration against existing Council-approved policies and follow current processes.

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Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for a variety of office uses to function on the site. The land use also allows for a wider range of office uses, supporting the viability of small business in a location close to downtown and major transportation routes.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposed DC Direct Control District provides for flexibility to the existing structure and allows for use of the site as an office and is in alignment with the applicable policies of the *Municipal Development Plan and the South Calgary/Altadore Area Redevelopment Plan*. The proposed DC District keeps in place the residential use that is compatible with uses along 33 Avenue SW.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 101D2020**