

Land Use Amendment in Altadore (Ward 8) at 3519 – 14 Street SW, LOC2020-0198

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.02 hectares \pm (2.51 acres \pm) located at 3519 – 14 Street SW (Plan 2259N, Block A, Lots 8 to 11) from DC Direct Control District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a broader mix of commercial uses within an existing building.
- This application represents no substantial change from the uses currently occurring on the site and is appropriate for the location and context.
- What does this mean to Calgarians? More opportunity for new businesses to locate in a desirable location.
- Why does this matter? By providing for a broader range of economic activity, Calgary's neighbourhoods can support businesses that contribute to community identity and vibrancy.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city; A city of inspiring and safe neighbourhoods.

DISCUSSION

This land use redesignation in the southwest community of Altadore was submitted on 2020 December 09 by Innocept Real Estate Outsourcing on behalf of the landowner 3505 Properties Inc. The subject site is part of a neighbourhood commercial cluster at the corner of 14 Street SW and 34 Avenue SW. The site is currently developed with a commercial building with rear lane access. The rest of the commercial cluster is designated C-N2 and is immediately surrounded by low and medium-density residential development.

The current land use district from 1985 allows for only personal service, retail, or office uses. The proposed C-N2 District allows for a broader mix of commercial uses meant to occur close or adjacent to low-density residential development. While the C-N1 District offers similar height and density, the C-N2 District more accurately reflects the existing building form and will require greater setbacks from nearby residences upon redevelopment. Site access constraints mean there is low risk of auto-oriented uses being pursued on this site.

The intent of this redesignation is to support a small confectionary to replace the existing café, which was approved as an ancillary use to a yoga studio. This redesignation would allow for the approval of a small stand-alone restaurant or take-out service. Additional information on the redesignation is captured in the Applicant Submission, refer to Attachment 2.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public stakeholders and the Community Association was appropriate. The applicant directly contacted affected stakeholders. Additional information can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No comments were received from either the Marda Loop Community Association or the general public at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Site design elements including landscape and parking requirements will be reviewed through a development permit.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council 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 allows for additional commercial uses in a neighbourhood commercial plaza, offering an opportunity for new businesses that can help support community and civic identities.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align any future development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The approval of space for additional commercial uses will support economic activity.

Service and Financial Implications

No anticipated financial impact

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Statement
- 3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform