

**Land Use Amendment in South Calgary (Ward 8) at 1627 – 33 Avenue SW,
LOC2021-0026**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1627 – 33 Avenue SW (Plan 4479P, Block 65, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate the additional use of Office, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 APRIL 22:

That Council hold a public hearing and give three readings to **Proposed Bylaw 78D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1627 – 33 Avenue SW (Plan 4479P, Block 65, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate the additional use of Office, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Office.
- A DC District is necessary to accommodate an office within the existing building without allowing for all commercial uses associated with a mixed use or commercial district. The proposed land use amendment is compatible with the surrounding land uses and development, and is in keeping with applicable policies of the *Municipal Development Plan* and the *South Calgary/Altadore Area Redevelopment Plan*.
- What does this mean to Calgarians? If this application is approved by Council, it would allow for an additional service within an established residential and employment area.
- Why does it matter? Additional services such as offices contribute to the goal of complete communities.
- A development permit to convert the existing dwelling to an office has been submitted and is currently under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 February 18 by Dobbin Consulting on behalf of the landowners, Greg Peterson and Christine Lundahl. A development permit (DP2021-1923) for an office has been submitted and is currently under review (Attachment 5). As noted in the Applicant Submission (Attachment 3), the intent is to convert the existing building to an office (accounting firm).

**Land Use Amendment in South Calgary (Ward 8) at 1627 - 33 Avenue SW,
 LOC2021-0026**

The 0.06 hectare (0.14 acre) midblock site is located in the southwest community of South Calgary, on the south side of 33 Avenue SW between 15 Street SW and 16 Street SW. The site currently consists of a single detached dwelling and a detached garage.

More intense land uses, such as Commercial – Neighbourhood 1 (C-N1) District and Mixed Use – General (M-U1) District were explored at the time of application; however, the applicant confirmed that the landowners do not intend to include additional uses other than an office. The applicant also confirmed that the landowners are not interested in comprehensive redevelopment of the site at this time.

If the proposed DC District (Attachment 2) is approved, the proposed office use would be located within the existing building which preserves the residential character of the midblock site along the Neighbourhood Main Street.

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 this 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. In response, the applicant delivered 126 letters to surrounding landowners in the immediate two block radius, and created a [project webpage](#) to gather input for this project. The Applicant Outreach Summary is included in Attachment 4.

City-Led Outreach

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

Administration did not receive any letters from the public. The Marda Loop Community Association has not provided any comments 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. The size of the office and parking 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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Land Use Amendment in South Calgary (Ward 8) at 1627 - 33 Avenue SW,
 LOC2021-0026**

IMPLICATIONS

Social

The proposal would allow for additional services in the community and contributes to the goal of complete communities.

Environmental

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

Economic

The ability to operate an office at this location provides a business opportunity within the community of South Calgary.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 78D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-1923) Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform