



INTRODUCTION

The purchaser of this property seeks to use the existing bungalow as an accounting office and this requires several City of Calgary applications:

- A Land Use Redesignation (LOC) for a Direct Control Guideline (DC) based on R-C2 to add the Permitted Use of Office;
- A Development Permit for Changes Outside of a Building to review site changes for parking and garage removal; and
- A Change of Use.

The DC application seeks to keep all uses and purposes of the existing R-C2 zoning while adding the Office Use as a single addition to the zoning while allowing residential use in the future.

The initiating application for a Land Use Redesignation has been made. Accordingly, we would like to invite you to find out more about this application and the policies that support these requested changes on our engagement website at

www.Engage1627.com

The City of Calgary engagement website also provides information and status for this file at:

www.Engage.Calgary.ca

POLICIES

The property is identified in the following policies for the City of Calgary (more details are available on the engagement website):

- Municipal Growth & Development Plan (MDP): Established Area
- Calgary Transportation Policy (CTP): Neighbourhood Boulevard within a Neighbourhood Main Street
- Guidebook for Great Communities (the "Guidebook"): Neighbourhood Flex area
- South Calgary / Altadore Area Redevelopment Plan (ARP): Residential Conservation Area
- 33rd and 34th Avenues SW Marda Loop Streetscape Master Plan M-H1 area
- The parcel is not within the boundaries of the Marda Loop Area Redevelopment Plan

CONSIDERATIONS

Interim Rezoning - The application of a R-C2 based DC zone in a mixed-use area is supported by precedent in nearby areas of the community.

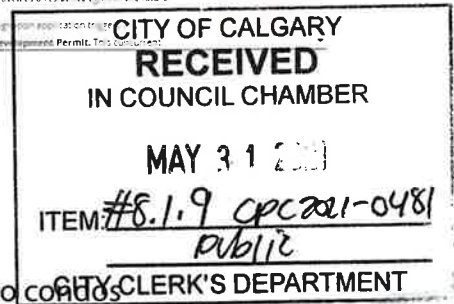
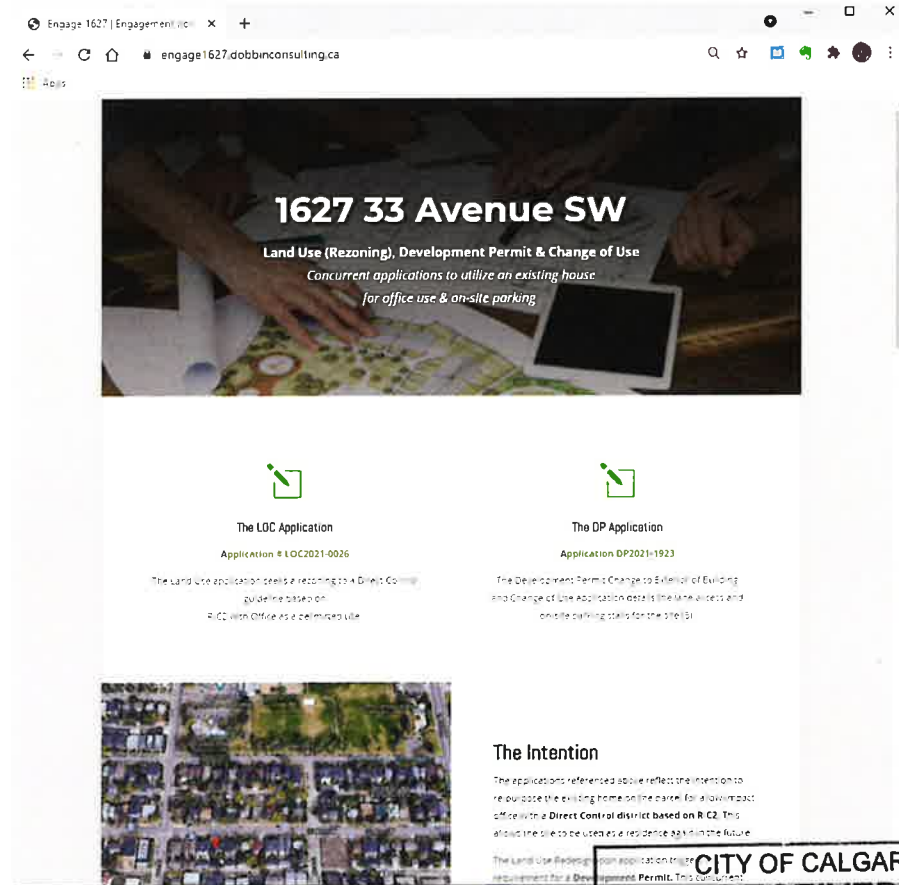
Redevelopment Erosion - The parcel shares the block with newer-built homes (circa 1999-2011) which have "eroded" the redevelopment potential of the block with higher property values.

CONTACT INFORMATION

You may contact the City of Calgary file manager or the applicant directly with questions or concerns. Please reference the file # LOC2021-0026

City of Calgary, File Manager
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The Applicant
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Delivery area (126 mailing addresses)



ENGAGEMENT

Direct mail flyers: 126 sent (14 returned)
2 block radius, including Sarina Homes Coco, CO
Total flyers received by residents: 112

Website: Engage1627.com
Posted on Feb 2, 2021
Included LOC and DP information
Total Canadian visitors to date: 268

Responses to Applicant: 0

