

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at
1624 and 1628 – 33 Avenue SW, LOC2021-0054**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares $\pm$ (0.28 acres $\pm$) located at 1624 and 1628 – 33 Avenue SW (Plan 4479P, Block 62, Lots 11 to 14) from Mixed Use - General (MU-1f2.55h15) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.5h20) District.

HIGHLIGHTS

- The application seeks to redesignate the subject parcels to allow for a street-oriented multi-residential, mixed-use development, up to 21 metres (approximately 6 storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity along a Main Street and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *South Calgary/Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? More residential and commercial uses in a walkable and mixed-use area along a Main Street which maximizes investments and provides diversity of housing.
- Why does this matter? Providing a modest increase in density in an existing developed community promotes more efficient use of existing services and infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land amendment was submitted by Sarina Developments on 2021 April 07 on behalf of the landowners, Riyaz Virani and Jennifer Tuffs. The subject site is located in the southwest community of South Calgary, mid-block along 33 Avenue SW between 15 Street SW and 16 Street SW.

The Applicant Submission (Attachment 2) indicates that the owners are seeking to redesignate this site and consolidate with the adjacent parcels to the west, for a total of 5 parcels. This would allow for the applicant to develop a six-storey mixed-use development, that will complement the other development on the block.

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

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at
1624 and 1628 - 33 Avenue SW, LOC2021-0054**

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 Marda Loop Community Association and Business Improvement Association was appropriate.

According to the applicant there has been extensive engagement with residents (see Attachment 3). Outreach was conducted for the adjacent parcels to the west, which are already approved by Council for MU-1f3.5h20 (LOC2019-0156), and included following activities:

Applicant-led Community Engagement for prior file (LOC2019-0156)

- Engaging the local Community Association and Business Improvement Association, surrounding neighbours and the local Councillor prior to a formal land use submission in 2019.
- Engagement sessions held on 03 October 2019 and 18 December 2019.
- On-site signage – sandwich boards (August 2019).
- Engagement Session (03 October 2019).
- Small Engagement Session (shadow impacted neighbours, 18 December 2019).
- Renewed on-site signage – 4'x8' billboard (early July 2020).
- Website launch (early July 2020).
- Postcards – distributed to half block radius (mid July 2020).
- Online Engagement Session (30 July 2020).
- What We Heard Report #2 – distributed to half block radius (mid-August 2020).
- Postcards – distributed to half block radius (September 2020).
- Site signage installed and postcards distributed (half block radius) early May 2021.
- Website re-launched early May 2021 - provides information and an opportunity for stakeholders to give their insight.
- Engagement session held on 2021 June 03 – provided information and development massing models and residents were provided the opportunity to ask questions on the land use application and future development.

City-Led Outreach

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

Administration received 22 letters in opposition to the application from the public, including a letter from the COCO Condominium Board, due to potential impacts of the future development. Reasons for the opposition are summarized below:

- lack of community outreach on the proposal;
- does not fit into the existing neighbourhood;
- concerns with the proposed height and density;

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1624 and 1628 - 33 Avenue SW, LOC2021-0054

- shadowing and privacy impacts;
- traffic intensity;
- negative impact on laneway traffic and on-street parking;
- is not in alignment with the applicable statutory and non-statutory policies; and
- proposal is not aligned with community feedback through the Main Streets Initiative.

Note, the comments above were received prior to the online community outreach session held on 2021 June 03.

Administration received one letter in support of the application, which stated that the added density and commercial development would add value to the community.

The Marda Loop Community Association and Business Improvement Association did not provide a response by the time of writing this report.

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. There will also be consideration to the interface with the existing development to the east (the adjacent COCO), the lane and the existing low density development across the lane.

Following Calgary Planning Commission, 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 recommended land use meets the vision of the *MDP* and *South Calgary ARP* which is to provide development which accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

The ability to develop a mid-rise multi-residential development will enhance the viability of the 33 Avenue SW Main Street. It will allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

Planning & Development Report to
Calgary Planning Commission
2021 June 17

ISC: UNRESTRICTED
CPC2021-0827
Page 4 of 4

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at
1624 and 1628 - 33 Avenue SW, LOC2021-0054**

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Amendment to South Calgary/Altadore Area Redevelopment Plan

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform