

Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1744 - 33 Street SW, LOC2021-0022

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 1744 – 33 Street SW (Plan 2111033, Block 1, Lot 27) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use - General (MU-1f4.0h26) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a six-storey mixed-use residential and retail development.
- The proposal allows for an increase in density and height, redevelopment within the immediate proximity of primary transit, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More choices in the types of housing available in an inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in the inner-city areas represents more efficient use of land and existing infrastructure.
- Amendments to the *Westbrook Village Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation.
- A development permit 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 policy and land use amendment application was submitted by CivicWorks on behalf of the landowner, Ana Management Ltd, on 2021 February 10 (Attachment 2).

The 0.31-hectare (0.77-acre) mid-block site in the community of Shaganappi is located on the east side of 33 Street SW between 14 Avenue SW and 17 Avenue SW. The site is approximately 200 metres (two to three-minute walk) east of the Westbrook LRT Station. The site is currently developed with six single detached dwellings and has rear lane access.

The proposed MU-1 District allows for a range of building forms with either commercial or residential uses supported at grade. The subject proposal includes a maximum height modifier of 26 metres and a maximum density or floor area ratio (FAR) of 4.0. Amendments to the *Westbrook Village ARP* are also required (Attachment 3).

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A development permit (DP2021-2356) for a six-storey, 100-unit mixed-use development with at-grade retail and residential uses above was submitted by the applicant, NORR Architects Engineers Planners, on 2021 April 09, and is currently under review. A summary of the proposed development can be found in Attachment 4.

More details about this application and surrounding 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. In response, the applicant hand delivered approximately 240 postcards to the nearest neighbours, set up a dedicated project website, and held a digital presentation and live Q&A session online on 2021 March 02 to provide information and offer direct feedback opportunities for the Shaganappi Community Association and all interested stakeholders. The applicant also set up a project phone line, voice-mail inbox and dedicated email to serve as a direct line to the project team. The applicant had several conversations with community stakeholders, including the Shaganappi Community Association. The Applicant Outreach Summary can be found in Attachment 5.

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.

Two letters of support and eight letters of objection were received by nearby neighbours. The letters of opposition included the following:

- increased traffic and parking issues;
- the proposed height does not fit the character of the area;
- effect on the value of the existing neighbouring homes; and
- reduced sunlight and privacy for neighbouring lots.

The Shaganappi Community Association provided a letter of support (Attachment 6) on 2021 May 20 for the proposed land use and associated development permit. The Community Association was happy with the level of engagement and collaboration from the applicant, however they did note some concerns regarding the land use amendment, particularly in regard to the maximum building height modifier. The Community Association is of the opinion that a height modifier of 26 metres to accommodate the architectural roof feature and rooftop pergola structure should instead be covered by a height relaxation, as the building mass as part of the associated development permit is essentially six storeys at approximately 23 metres in height. They are concerned that the 26-metre height modifier sets a precedent for the rest of the community.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses, and the community input is being reviewed with the submitted development permit.

Following the Calgary Planning Commission meeting, 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.

IMPLICATIONS

Social

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The development permit application associated with this application proposes measures to support low or zero-emissions transportation modes by providing bicycle parking beyond the Land Use Bylaw requirements. This measure capitalizes on existing cycling infrastructure and supports Climate Mitigation Action Plan, Program 5: Low or Zero-Emissions Transportation Modes.

Economic

The proposed land use amendment would enable the potential development of 100 residential dwelling units and approximately 1,286 square metres of commercial space. The ability to develop this mixed-use development may increase ridership and help establish a viable transit-oriented node around the existing Westbrook Village LRT Station. It may also make more efficient use of existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendments to the Westbrook Village Area Redevelopment Plan
4. Development Permit (DP2021-2356) Summary
5. Applicant Outreach Summary
6. Community Association Response

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform