

**Planning & Development Report to
Calgary Planning Commission
2021 August 5**

**ISC: UNRESTRICTED
CPC2021-1052
Page 1 of 4**

Land Use Amendment in Rosscarrock (Ward 8) at multiple addresses, LOC2019-0138

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.21 hectares ± (0.53 acres ±) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 05:

That Council file and abandon the proposed bylaw for the redesignation of 0.21 hectares ± (0.53 acres ±) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

Opposition to Recommendations:

Against: Director Vanderputten

Excerpt from the Minutes of the 2021 August 5 Regular Meeting of the Calgary Planning Commission:

“File and abandon the proposed bylaw for the redesignation of 0.21 hectares ± (0.53 acres ±) located at 1635 and 1639 – 38 Street SW and 3902 – 17 Avenue SW (Plan 8070AJ, Block 31, Lots 20 and 21; Plan 1712173, Block 31, Lot 46; Plan 1711466, Block 31, Lot 45) from Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 2 (C-COR2f3.0h23) District, and Commercial – Corridor 2 (C-COR2f1.0h10) District to Mixed Use - General (MU-1f3.0h26) District.

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a street-oriented multi-residential, commercial or mixed-use development, up to 26 metres (approximately 7 storeys) in height and a maximum floor area ratio of 3.0.
- The proposal allows for an appropriate increase in height and development intensity near an LRT station and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Westbrook Village Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application would allow for residential and commercial uses in a walkable and potentially mixed-use area near an LRT station, which maximizes infrastructure investments and provides diversity of housing choice.
- Why does this matter? Allowing for mixed-use development near an LRT station represents more efficient use of existing transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to the proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2019 September 05 by Rick Balbi Architect Ltd on behalf of the landowners, The City of Calgary, Mary-Ann Rahnema, Massoud Rahnema and 1989207 Alberta Inc (Massoud Rahnema). The subject site consists of five parcels and is located in the southwest community of Rosscarrock, between 38 Street SW and 39 Street SW and north of 17 Avenue SW.

The Applicant Submission (Attachment 2) indicates that the owners are seeking to redesignate the site in order to facilitate a common land use district over multiple lots to allow for a future mixed-use development. No development permit applications for the subject parcels have been submitted at this time.

Since the initial submission in 2019, the applicant has been in discussions with Administration on the closure and purchase of the adjacent north-south lane in order to facilitate a mixed-use development.

The applicant indicated to the Administration that an agreement could not be reached with The City's Real Estate and Development Services Department for the purchase of the north/south lane, and that they would like to proceed with the land use redesignation without the lane closure.

On 2021 April 06, the applicant requested an extension of an additional extension in order to discuss the proposal with neighbouring property owners (on possibly including their properties with the subject application).

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

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 Page 3 of 4

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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. The applicant hand delivered information postcards to neighbouring residents and spoke with both the Rosscarrock Community Association and Ward Councillor.

The Applicant Outreach Summary 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration did not receive any letters from the public by the time of writing this report.

No comments from the Rosscarrock Community Association were received by Administration.

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 proposed land use meets the visions of the MDP and the ARP which are to provide development which accommodates the housing needs of different age groups, lifestyles, and demographics.

Environmental

The proposed land use does not include any specific actions that address the 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 permit stages.

Economic

The ability to develop a mixed-use development will enhance the viability of the adjacent 17 Avenue SW Main Street. It will allow for a more efficient use of land and existing services, and the leveraging of existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

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CPC2021-1052
Page 4 of 4

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RISK

There are no know risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 151D2021**
5. Calgary Planning Commission Member Comments
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform