

**Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW,
LOC2021-0095**

RECOMMENDATION:

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 1815 – 33 Avenue SW (Plan 4479P, Block 67, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of Office, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 16:

That Council give three readings to **Proposed Bylaw 176D2021** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1815 – 33 Avenue SW (Plan 4479P, Block 67, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) 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* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal would allow for an additional business opportunity 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 June 18 by Plaid Shirt Projects Ltd on behalf of the landowner, Parvisbegum Virani. As noted in the Applicant Submission (Attachment 3), the intent is to convert the existing building to an office (accounting business). The applicant indicates that the landowner is pursuing this as an interim use until such time that further land is assembled to allow for a more comprehensive redevelopment. As such, a development permit (DP2021-4626) for an office has been submitted and is currently under review (Attachment 5).

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 17 Street SW and 18 Street SW. The site

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currently consists of a single detached dwelling and a detached garage which is accessed from the lane.

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. This DC District would allow for a specific, interim use on a small parcel until a future time where the adjacent parcels can be consolidated and M-C1 redevelopment becomes feasible. During this interim period, this new commercial use would be confined to the life of the existing building and residential uses would continue to be allowed.

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. The applicant approached some of the immediate neighbors to discuss the project and no concerns were expressed. Please refer to the Applicant Outreach Summary (Attachment 4) for further details.

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 received one letter of objection from the public, expressing concern that the additional parking stalls in the rear would further congest traffic within the lane and create a safety hazard for drivers and local children playing in the lane.

The Marda Loop Community Association has not provided any comments to date. Administration contacted the CA on 2021 August 31 to follow up. No response has been received 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.

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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 would provide additional business opportunities within the community of South Calgary.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 176D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-4626) Summary

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |