

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 3023 – 16 Street SW, LOC2020-0158

RECOMMENDATIONS:

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 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 3023 – 16 Street SW (Plan 1413411, Block 30, Lot 44) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate Restaurant: Licensed and Outdoor Café uses within **an existing building**, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 SEPTEMBER 02:

That Council:

1. Give three readings to the **Proposed Bylaw 60P2021** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2021** for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 3023 – 16 Street SW (Plan 1413411, Block 30, Lot 44) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate Restaurant: Licensed and Outdoor Café uses within an existing building, with guidelines (Attachment 3).

HIGHLIGHTS

- This combined policy and land use amendment application seeks to allow Restaurant: Licensed and Outdoor Café uses within an existing assisted living facility.
- This application represents a sensitive consideration of restaurant and outdoor café uses that would seamlessly operate within an existing assisted living facility and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment and Direct Control District would allow for the inclusion of restaurant uses that would serve the local inner-city community and guests of an existing assisted living facility.
- Why does this matter? The proposed land use would accommodate commercial uses within an existing facility and provide for local amenities in the South Calgary community that are within walking distance to multiple bus stops.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to support the proposed land use amendment.
- No development permit has been submitted at this time.
- There is no previous Council Direction related to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This policy and land use amendment application was submitted by B&A Planning Group on behalf of the landowner, Section23 CSPACE Ltd, on 2020 October 29 (Attachment 4). The subject site is in the southwest community of South Calgary on 16 Street SW between 29 and 30 Avenue SW.

The existing assisted living facility on the subject parcel was constructed in 2020 and is currently occupied. The current land use policies that apply to the subject parcel allow for residential (medium density) development but no commercial uses. An amendment to the *South Calgary/Altadore ARP* is required to accommodate commercial uses on the subject site. The proposed land use amendment seeks to accommodate commercial uses within an existing assisted living development. A development permit, specifically related to the proposed commercial uses, has not been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provide 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 policy and 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 respective community association was appropriate. In response, the applicant reached out to the Ward 8 Councillor, the Marda Loop Community Association, and adjoining neighbours. Furthermore, the applicant held a virtual information session on 2021 April 28, facilitating several online discussions and surveys garnering more than 40 questions and comments from the public. The feedback received and addressed by the applicant as summarized in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

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

The Marda Loop Community Association (CA) was circulated on this application but did not provided a response. Administration attempted to follow up with the CA on 2021 July 29 through various means but ultimately no contact with the CA was made. Nevertheless, Administration is committed to continue reaching out to the CA representatives prior to the public hearing on this application.

Administration received nine letters from the public expressing concern and objection to the application. Generally, the concerns are related to potential increase in parking demand and potential nuisances perceived to be associated with the proposed restaurant and outdoor café uses. Generally, the concerns are related to potential increase in parking demand and potential nuisances perceived to be associated with the proposed restaurant and outdoor café.

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In response to these concerns, the applicant initiated a comprehensive outreach strategy using the various forms described above. According to the Applicant Outreach Summary (Attachment 5) the vast majority of residents who participated in the engagement program walked away with a better understanding of the applicant's vision to re-purpose existing interior and exterior spaces to provide the additional uses. Furthermore, Administration does not anticipate significant off-site parking impacts related to the proposal as parking demand generated by the restaurant and outdoor cafés would be satisfied by the surplus of undesignated stalls available within existing parking areas of the assisted living development.

Administration considered the relevant planning issues specific to the application and has determined the proposed redesignation to be a reasonable as it would provide for sensitive inclusion of commercial uses within an existing facility. The specific parking requirements, access, and back-of-house details related to a proposed restaurant and outdoor café spaces will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications of 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

This application would accommodate restaurant and outdoor café uses that would be sensitively planned within a multi-residential district and would provide additional local amenities to the South Calgary community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resiliency Strategy](#). Further opportunities to align future development on this site with application climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure, and services, providing for more walkable local amenities to an established inner-city community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Planning & Development Report to
Calgary Planning Commission
2021 September 2

ISC: UNRESTRICTED
Corrected CPC2021-1184
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ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 60P2021**
3. **Proposed Bylaw 167D2021**
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform