

Land Use Amendment in Altadore (Ward 8) at 1747 – 34 Avenue SW, LOC2021-0025

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.04 acres \pm) located at 1747 – 34 Avenue SW (Plan 5662X, Block A, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control District to accommodate the additional use of Health Care Service, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 19 AUGUST 2021:

That Council give three readings to **Proposed Bylaw 163D2021** for the redesignation of 0.02 hectares \pm (0.04 acres \pm) located at 1747 – 34 Avenue SW (Plan 5662X, Block A, Lot 24) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control District to accommodate the additional use of Health Care Service, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the future development of a Health Care Service use within an existing single detached dwelling.
- The proposal will allow for the preservation of the established, single detached character of the homes along this street while introducing a health care service, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *South Calgary / Altadore Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This proposal would provide a walkable health care service within an existing character building.
- Why does this matter? This proposal aligns with MDP goals to redirect growth to inner city communities.
- No development permit application has been submitted at this time.
- 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 application was submitted by the landowner, Jeannine Hollman, on 18 February 2021. The subject site is located in the southwest community of Altadore, and is approximately 0.02 hectares in size. The site is developed with an existing single detached dwelling that fronts on 34 Avenue SW. No development permit application has been submitted at this time, however, as per the Applicant Submission (Attachment 2), the owner intends to open a home-based physiotherapy practice in the existing building.

The proposed DC District, based on the Multi-Residential – Contextual Low Profile (M-C1) District (Attachment 3), would accommodate the additional use of Health Care Service within the existing building only. A physiotherapy practice would fit within the Health Care Service use, as defined in the Land Use Bylaw.

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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 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. On 21 December 2020, the applicant went door-to-door to 25 of the surrounding neighbours to deliver a brochure containing project information and the applicant's contact information. The applicant indicated that no one responded to the brochures. The applicant also contacted the Ward 8 Councillor's office as well as the Marda Loop Communities Association and received supportive responses from both. The Applicant Outreach Summary can be found in Attachment 4.

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.

Administration received three letters of support from the public. They appreciated that this application would preserve the existing single detached dwelling structure that brings a unique character to the area.

In response to Administration's request for comment, the Marda Loop Communities Association indicated on 2021 April 19 that they have no comments (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. The building and site design, number of units and on-site parking will be reviewed as part of the development permit application. Any proposed Health Care Service use would only be allowed within the existing single detached building on this site.

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 application would allow for the development of health care services within walking distance of most Altadore residents.

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Environmental

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

Economic

The proposed land use amendment would enable the development of a new local business that will provide further commercial activity within Altadore.

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 Bylaw 163D2021**
4. Applicant Outreach Summary
5. Community Association Response
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform