

Land Use Amendment in Southview (Ward 9) at 2531 – 36 Street SE, LOC2021-0181

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2531 – 36 Street SE (Plan 2866GT, Block 4, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for commercial uses up to 10 metres (approximately two storeys) in height.
- The proposal would allow for neighbourhood commercial uses adjacent to 36 Street SE and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use may provide more commercial opportunities at an existing commercial node.
- Why does this matter? The proposed land use may provide more opportunities for small scale commercial uses in proximity to transit.
- 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

The land use amendment was submitted on 2021 November 02 by the landowner Noble Grounds Inc. No development permit application has been submitted at this time.

The 0.06 hectare (0.15 acre) parcel is located at the northwest corner of 36 Street SE and 26 Avenue SE. The parcel fronts onto 36 Street SE and is developed with a detached residential dwelling and associated accessory building. The adjacent parcels to the north and west are also developed with detached residential dwellings and associated accessory buildings. The parcels to south and east are developed with commercial strip plazas,

The proposed Commercial – Neighbourhood 1 (C-N1) District represents no change to the maximum allowable building height; however, would allow for a number of neighbourhood commercial related uses. The applicant intends to develop a small scale commercial development, as outlined in Attachment 2.

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

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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 stakeholders and the respective community association was appropriate.

The applicant has indicated they engaged with the Ward Councillor and the Southview Community Association during the application process. The applicant also indicated that they knocked on doors in the surrounding area. A detailed breakdown of the applicant's engagement efforts, including a summary of the engagement results, can be found in the Applicant Outreach Summary (Attachment 3).

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 four letters in opposition from the public. Reasons for opposition are summarized below:

- existing underutilized commercial units in the area;
- increased traffic and parking concerns;
- increased noise concerns;
- no development permit has been submitted to help visualize the proposal; and
- proximity to residential properties.

The Southview Community Association provided a letter of opposition on 2021 December 06 (Attachment 4) identifying that the proposal is premature and should wait until the completion of the Local Area Plan.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, uses, and on-site parking will be reviewed and determined at the development permit stage.

IMPLICATIONS

Social

The proposed land use district would allow for growth and redevelopment in an established areas promoting a walkable and mixed-use area. The development may enable a more efficient use of land and infrastructure, support surrounding uses and amenities, provide for easy access to jobs, shopping and services with good transit service.

Environmental

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

**Planning & Development Report to
Calgary Planning Commission
2022 June 16**

**ISC: UNRESTRICTED
CPC2022-0683
Page 3 of 3**

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Economic

The ability to develop neighbourhood-related commercial is expected to bring additional people and jobs in close proximity to transit and make more efficient use of existing infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform