

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares ± (0.86 acres ±) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

HIGHLIGHTS

- The proposed policy amendments and land use amendment would allow for a mixed-use development comprising of commercial/retail/residential uses at grade with additional residential uses above.
- The proposal would allow for an appropriate Main Street development that will transition to a low density residential area and is in keeping with the Neighbourhood Main Street policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- Amendments to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) and the *Marda Loop Area Redevelopment Plan* (MLARP) are required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted by Sarina Developments on behalf of the landowners, 2067429 Alberta Limited (Nazim Virani), Trang Thi Thu Dang, and Erick Alarcon Loya on 2022 July 20. Initially, this submission was to amend the existing land use to a Mixed-Use General (MU-1f4.0h26) District. However, following feedback from affected public groups and City Administration, the applicant has since amended the application to reduce the land use district modifiers to a Mixed-Use General (MU-1f3.6h23) District on 2022 Oct 28.

The 0.35-hectare site is a corner parcel located at the northeast corner of 19 Street SW and 33 Avenue SW. The site is directly north of the Avenue 33 Building at the eastern gateway of the

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Marda Loop ARP area. The subject site is located within the South Calgary/Altadore ARP and represents a transition between the South Calgary/Altadore and Marda Loop ARPs. The proposed policy amendment would move the site from the South Calgary/Altadore ARP boundary into the Marda Loop ARP boundary. The proposed Mixed-Use General (MU-1f3.6h23) District would allow for a mixed-use development at a maximum building height of 23 metres, up to six storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 12,493 square metres along a Neighbourhood Main Street (33 Avenue SW).

No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 4), the intent is to apply for a development permit for a mixed-use building comprising a mix of commercial and residential on the ground floor with residential dwelling units above.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and the respective community association was appropriate. In response, the applicant distributed 3,000 project memos to residents within a 200-metre radius of the subject site, along with 11 mailed letters to nearby residents. The applicant also placed additional signage on the site which provided supplementary information to The City's standard site signage. The applicant used additional outreach methods, such as open house sessions (held on 16 August 2022, 06 December 2022, and 14 December 2022), pop-up booths and a project information website that allowed for feedback.

The applicant also reached out to the Marda Loop Community Association (CA), the Marda Loop Business Improvement Area (BIA) and the Ward 8 Councillor's Office to share the project information. Additional information can be found in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 49 letters of opposition and three letters of support from the public. Those

in opposition noted the following areas of concern:

- Shadowing and massing impacts due to proximity to low density residential houses to the north and east of this development,
- Privacy issues and noise impacts,
- Increased density and the strain on public infrastructure,

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- Additional traffic, pedestrian and cyclist safety issues, including parking congestion issues on 33 Avenue SW and nearby streets,
- Access challenges to the rear lane for nearby dwellings,
- Preference for a maximum building height of 16 metres or four-storeys,
- Impact on neighbourhood character and the natural environment due to removal of trees and vegetation,
- Impact on land value, and,
- A preference to defer any land use amendment until the ARP is updated through the Local Area Plan program.

An online petition that includes over 800 signatures, noting the above areas of concern as reasons for opposition to this redesignation request, has also been received by Administration.

The Marda Loop BIA responded to a follow-up request for comments from Administration on 2022 Dec 16. The BIA indicated their support for the proposed application at 4 - 5 storeys, with specific recommendations for appropriate setbacks if the building height will be up to 6 storeys. The BIA would also like to see a concurrent development permit application that will guarantee the proposed height and the future built form and design. The Business Improvement Area Response can be found in Attachment 6.

The Marda Loop CA did not respond to a follow-up request for comments from Administration at the time of writing this report.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along an MDP-identified Neighbourhood Main Street, the local context of redevelopment that has taken place in the area and its location in a significant activity node in the community. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, offsite and onsite transportation and mobility concerns, and waste management will be reviewed at the future development permit application stage.

Following Calgary Planning Commission, notifications for a 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 district would allow for additional housing option and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

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Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed policy and land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Main Street corridor. The proposal would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Proposed Amendment to the Marda Loop Area Redevelopment Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Business Improvement Area Response

Department Circulation

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