

Policy and Land Use Amendment in South Calgary (Ward 8) at 1720 – 33 Avenue SW, LOC2023-0037

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 1720 – 33 Avenue SW (Plan 4479P, Block 61, Lots 9 and 10 and a portion of Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing in a variety of attached, clustered, or stacked forms.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of South Calgary, was submitted by New Century Design on behalf of the landowners, Caitlyn Rowland and Mathew Rowland, on 2023 February 15. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.17 acre) site is a mid-block parcel located on the north side of 33 Avenue SW, which is a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). The site is within a one minute (45 metres) walking distance to existing bus stops (Routes 7 and 22) along 33 Avenue SW, which provide service to the Downtown Commercial Core.

The proposed Housing – Grade Oriented (H-GO) District would allow for a grade-oriented residential building form and scale that is consistent with low density residential districts. The intent of the application is to allow for five dwelling units with five secondary suites, as identified in the Applicant Submission (Attachment 3).

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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 contacted the ward councillor's office, the Marda Loop Communities Association and delivered post cards to the nearest 75 neighbours. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and was published [online](#). Notification letters were sent to adjacent landowners.

Administration received ten letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- reduced sunlight and privacy for neighbouring lots; and
- townhouse type of development does not fit the character of the community.

The Marda Loop Communities Association provided a letter of support (Attachment 5) indicating that the H-GO District is appropriate in this location.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks to accommodate grade-oriented multi-residential development in an amenity-rich, inner-city community that is compatible with the character of existing adjacent development.

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.

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IMPLICATIONS

Social

The proposed land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate 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 land use would allow for more efficient use of existing infrastructure and services.

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. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform