

Land Use Amendment in Altadore (Ward 8) at 4330 – 16 Street SW, LOC2023-0066

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.88 hectares \pm (2.17 acres \pm) located at 4330 – 16 Street SW (Plan 1420JK, Block 2) from Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Community Service (S-CS) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for the redevelopment of a private school.
- The proposal will allow for the maintenance of an essential community service that is compatible with the character of the existing neighbourhood and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and *South Calgary/Altadore Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal will enable the opportunity for the redevelopment and maintenance of a school within the community of Altadore.
- A concurrent development permit for a private school has been submitted.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Altadore, was submitted by GGA – Architecture on behalf of the landowner, Rundle College Education Foundation on 2023 March 20. As noted in the Applicant Submission (Attachment 2), the intent of the application is to redevelop the site with a new private school to address limitations within their existing building.

The approximately 0.88-hectare site is a parcel which fronts directly onto 16 Street SW and is to the south of 42 Avenue SW. School – Private is a discretionary use within the R-C1 District, but only in a building used or previously used as a Community Recreation Facility or School Authority – School. Since the site is to be redeveloped with a new private school, which is not a listed use within the R-C1 District, a land use redesignation is required. Administration, in consultation with the applicant, recommended the S-CS District, as it lists private school as a discretionary use and includes a limited number of other institutional uses.

A concurrent development permit for a new private school has been submitted and Administration is ready to approve the development, pending Council's decision on this redesignation application. See Development Permit Summary (DP2023-01159) (Attachment 4) for additional information.

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

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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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Marda Loop Community Association (CA), neighbouring residents adjacent to the site and the Ward Councillor. Additionally, an open house was held at the Rundle Academy on 2023 February 02 which provided information on the proposal to members of the community. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any letters of opposition or support from the public.

No comments from the Marda Loop CA were received. Administration contacted the CA to follow up and no response was received.

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

This proposed application enables the continuation of Rundle College within the community and enables a more efficient use of land and infrastructure.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant within the concurrent development permit.

Economic

Not applicable.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Development Permit Summary (DP2023-01159)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform