

Policy and Land Use Amendment in South Calgary (Ward 8) at 1512 – 29 Avenue SW, LOC2023-0098

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1512 – 29 Avenue SW (Plan 4479P, Block 27, Lots 5 and 6) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Commercial – Corridor 1 f1.0h12 (C-COR1f1.0h12) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:

That Council:

1. Give three readings to **Proposed Bylaw 68P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 169D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1512 – 29 Avenue SW (Plan 4479P, Block 27, Lots 5 and 6) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Commercial – Corridor 1 f1.0h12 (C-COR1f1.0h12) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject property to allow for a mixed-use development with opportunities for commercial uses on the ground floor and residential or office uses on the upper floors in the same building, up to 12 metres (three-four storeys) in height.
- The proposal allows for an appropriate building form and mix of uses close to a Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would allow for a mixed-use development on the parcel with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional employment and housing opportunities that could help to activate this part of South Calgary.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of South Calgary was submitted by Certus Developments on behalf of the landowners, John and Margaretha Machacek on 2023 April 12.

Policy and Land Use Amendment in South Calgary (Ward 8) at 1512 – 29 Avenue SW, LOC2023-0098

This 0.06 hectare (0.14 acre) midblock parcel is located approximately 40 metres (one-minute walk) west of the 14 Street SW Neighbourhood Main Street.

As indicated in the Applicant Submission (Attachment 3), the applicant's vision for the immediate future is a commercial use within the existing building. The longer-term vision for the parcel is a three/four storey mixed-use commercial and residential development. The proposed Commercial – Corridor 1 (C-COR1) district would match that of the two adjacent parcels to the east. No development permit has been submitted at this time.

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 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 met with the Marda Loop Communities Association and the Marda Loop Business Improvement Area and delivered approximately 200 letters to homes and businesses within a two-block radius. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report.

The Marda Loop Communities Association provided an email in support on 2023 June 15 (Attachment 5).

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

Policy and Land Use Amendment in South Calgary (Ward 8) at 1512 – 29 Avenue SW, LOC2023-0098

IMPLICATIONS

Social

The proposed policy and land use amendment would provide for a mixed-use redevelopment of the site and promote the use of nearby public transit and other commercial, retail and recreation uses.

Environmental

This application does not include any actions that specifically 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 ability to develop a three/four storey mixed-use development will provide opportunities for more housing and employment, support local businesses and make more efficient use of existing infrastructure.

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 Bylaw 68P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 169D2023**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform