

**Land Use Amendment in Lower Mount Royal (Ward 8) at 1723 – 9 Street SW,
 LOC2023-0232**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 1723 – 9 Street SW (Plan 179R, Block 29, Lot 9) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate a wellness and arts centre, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to a Direct Control (DC) District to allow for a wellness and arts centre in an existing residential building that is a municipally designated historic resource.
- This application is supported, as it allows for the adaptive re-use of an existing residential building and aligns with the *Municipal Development Plan (MDP)* and the *Lower Mount Royal Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application allows for the development of a wellness and arts centre in close proximity to a commercial corridor that is easily accessible by multiple modes of transportation and re-purposes a municipal historic resource.
- Why does this matter? This will allow for a non-residential use that is in keeping with the existing form and scale of the surrounding residential developments.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Lower Mount Royal, was submitted by Lee Snowden on behalf of the landowner, EMBR Inc., on 2023 August 11. The subject site is approximately 0.05 hectares (0.13 acres) in size and is located on 9 Street SW, approximately half a block south of 17 Avenue SW, a Neighbourhood Main Street.

This application proposes to redesignate the site from the Multi-Residential – Contextual Medium Profile (M-C2) District to a DC District to allow for the development of a wellness and arts centre, as outlined in the Applicant Submission (Attachment 3). 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

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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 the public/interested parties and respective community association was appropriate. In response, the owner distributed flyers to near-by residents living on 9 and 10 Streets SW and 18 Avenue SW as well as discussed the application in person with some residents. The owner also connected with Calgary's local arts community and the Mount Royal Community Association (CA) on this proposal. 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. There were 11 letters received in support of this application and no letters in opposition.

The CA also provided a letter of support on 2023 September 10 (Attachment 5). This letter outlined their two main reasons for supporting this application, including:

- some of the proposed elements of a wellness and arts centre would lead to more moderate activity on the street in comparison to more intensive commercial uses; and
- the application does meet some of the objectives of the ARP in relation to office conversions in the medium density residential area.

However, they did suggest that other proposed elements of this use (for example, yoga) be directly connected to an artist's studio in terms of workshops and sales and, also, perhaps limit the hours of operation to reduce any negative impacts that may result from extended hours of operation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed motor vehicle and bicycle parking as well as signage will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This application accommodates the adaptive reuse of an existing building within an inner-city community that will allow for a small business (wellness and arts centre) to be located 175 metres (a three minute walk) from a Neighbourhood Main Street (17 Avenue SW).

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Environmental

This application does not include any actions specifically addressing 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 land, existing infrastructure and services while supporting small business development within an inner-city neighbourhood.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform