

**Policy and Land Use Amendment in Altadore (Ward 8) at multiple addresses,
 LOC2023-0149**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Marda Loop Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 1920 – 36 Avenue SW and 3504 and 3512 – 19 Street SW (Plan 3890AG, Block B, Lots 15 to 28) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Mixed Use – Active Frontage (MU-2f4.0h23) District and Mixed Use – General (MU-1f3.5h23) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council:

1. Give three readings to **Proposed Bylaw 88P2023** for the amendment to the Marda Loop Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 252D2023** for the redesignation of 0.41 hectares \pm (1.01 acres \pm) located at 1920 – 36 Avenue SW and 3504 and 3512 – 19 Street SW (Plan 3890AG, Block B, Lots 15 to 28) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Mixed Use – Active Frontage (MU-2f4.0h23) District and Mixed Use – General (MU-1f3.5h23) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate multiple properties in order to reallocate the current at-grade commercial requirements and allow for an increase in height and density.
- The proposal allows for a compatible building form and set of uses along a Neighbourhood Main Street and is in keeping with policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional housing and commercial options within the inner city 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 housing and commercial opportunities and will help to activate this part of Altadore.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required.
- A development permit has not been submitted at this time.
- There is no previous Council direction.

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DISCUSSION

This application in the southwest community of Altadore was submitted by O2 Planning + Design on behalf of the landowner Mancal Properties Development Inc. on 2023 May 30. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 3), the proposed MU-1 and MU-2 Districts are intended to accommodate a six-storey mixed-used development.

The site encompasses a three-parcel block with lane access and is bounded by 34 Avenue SW to the north, 36 Avenue SW to the south, and 19 Street SW to the west. The site is approximately 0.41 hectares \pm (1.01 acres \pm) in size and is developed with a two storey multi-residential development (at the northeast corner of 19 Street SW and 36 Avenue SW) and a commercial development (south of 34 Avenue SW and accessed from 19 Street SW). The site is well served by public transit, local parks, and retail stores.

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 the public/interested parties and the respective community association was appropriate. In response, the applicant posted information online (via project website), posted signage on the site with information on the application and delivered postcards with information on the project. The applicant also approached the Marda Loop Communities Association (CA) and Business Improvement Association (BIA) to discuss the application and held an in-person open house on 2023 June 28. 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.

Administration received 24 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- proposal not suitable for the location and will have a negative impact on community character;
- concerns with proposed height and density;
- shadow impacts;
- negative impacts on local traffic and on-street parking;
- proposal not aligned with The City's Main Streets program;
- development would include retail which the community does not need more of;

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- removing existing commercial which serves the local community;
- lack of information on proposal by the applicant;
- proposal will be removing existing affordable housing which exists on the site;
- proposal would set a negative precedent for the community; and
- applicable ARP policies not being complied with.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with the applicable MDP and ARP policies. Further, the site is located on a designated Main Street and directly adjacent to multiple bus routes and various local commercial services. Administration has notified the applicant of the planned public realm improvements that have been identified within the Marda Loop Main Streets project which identifies the site as part of the Loop within the Loop public realm improvement project. The Loop within the Loop project will include programmable public space for special events, public seating, improved lighting, porous pavers, enhanced landscaping. The applicant has committed to having a development which is in alignment with this project. 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.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Altadore and provides additional housing choice with the opportunity for mixed-use development.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 amendment would enable the development of residential dwelling units and commercial space. The development would provide housing options, employment opportunities, and support local business within Altadore and nearby communities.

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 19**

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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 88P2023**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 252D2023**
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform