

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222

RECOMMENDATIONS:

That Calgary Planning Commission recommends 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 0.29 hectares \pm (0.72 acres \pm) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a street-oriented, mixed-use development comprising commercial/retail and residential uses, up to 24 metres (approximately six storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity along the 33 Avenue SW Neighbourhood Main Street and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional residential and commercial uses in a walkable, mixed-use area along a Main Street close to transit, and would provide for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted by Sarina Developments on behalf of the landowners, 2067429 Alberta Limited (Nazim Virani), Parvisbegum Virani, Patricia Marie Paulsen, Yvonne L. Davey and John McFaul on 2023 August 01.

The 0.29 hectare site includes five parcels on the southern side of 33 Avenue SW, located one parcel to the west of the junction of 14 Street SW and 33 Avenue SW. The proposed Mixed-Use General (MU-1f3.6h24) District would allow for a mixed-use development at a maximum building height of 24 metres, up to six storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 10,450 square metres along a Neighbourhood Main Street (33 Avenue SW).

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No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 3), the intent is to apply for a development permit for a mixed-use building up to six storeys in height, comprising a potential mix of commercial, live-work and residential dwelling units.

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 distributed 456 project flyers and contacted residents within the immediate area of the subject site. The applicant also placed additional signage on the site which provided supplementary information to The City's standard site signage. The applicant used additional outreach methods, such as a pop-up booth on 2023 August 13 and an open house session held on 2023 October 17 and a project information website that allowed for feedback.

The applicant also reached out to the Marda Loop Communities Association (CA), the Marda Loop Business Improvement Area (BIA) and the Ward 8 Councillor's Office to share the project information. Additional information can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received eight letters of opposition from the public, noting the following areas of concern:

- shadowing and massing impacts due to the height proposed and proximity to low density residential houses to the east and west;
- privacy and overlooking impacts;
- increased density and lack of parking;
- additional traffic, pedestrian and cyclist safety issues, including parking congestion issues on 33 Avenue SW and nearby streets;
- impact on neighbourhood character and curb appeal;
- will overwhelm local services;
- loss of the natural environment due to removal of trees and vegetation;
- property values will decrease; and
- commercial development encroaching into a residential area.

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The Marda Loop Communities Association provided a letter of objection on 2024 March 18 (Attachment 5) outlining the following concerns:

- the need to ensure that more setbacks and varied building height is proposed;
- a concurrent development permit should be submitted so that residents can understand the applicant's intent for height and floor area ratio (FAR);
- parking issues currently being experienced will worsen; and
- the proposal will not meet Council sustainability goals.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along an MDP identified Neighbourhood Main Street and the local context of redevelopment that has taken place in the area. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, offsite and onsite transportation and mobility concerns, and waste management will be reviewed at the future development permit application 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

This application meets the vision of the MDP and the ARP, would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

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 proposed policy and land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Neighbourhood Main Street corridor. It would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities, allow for the efficient use of land and leverage the existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

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Calgary Planning Commission
2024 April 11**

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CPC2024-0343
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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