

**Land Use Amendment in Lower Mount Royal (Ward 8) at 1155 – 17 Avenue SW,
 LOC2024-0124**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 OCTOBER 3:**

That Council give three readings to **Proposed Bylaw 280D2024** for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1155 – 17 Avenue SW (Plan 2410054, Block 41, Lot 20) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Mixed Use – Active Frontage (MU-2f5.0h26) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2024 October 3:

“The following documents were distributed with respect to Report CPC2024-1044:

- Revised Attachment 1; and
- A presentation entitled "LOC2024-0124 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefronts that promote an active streetscape.
- The proposal enables higher density development and facilitates an active pedestrian environment with commercial uses along the 17 Avenue SW Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Lower Mount Royal Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities within the inner city.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with The City’s growth direction and infrastructure investments and contributes to a vibrant Main Street.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

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DISCUSSION

This land use amendment application located in the southwest community of Lower Mount Royal was submitted by O2 Planning and Design on behalf of the owner, Macro Realty & Management Ltd., on 2024 May 02.

The approximately 0.17 hectare (0.41 acre) site is situated along the south side of the 17 Avenue SW Main Street, on the southeast corner of 17 Avenue SW and 11 Street SW. Transit stops are located directly adjacent to the site that provide frequent service along 17 Avenue SW toward the Downtown Core and other areas. The surrounding area is pedestrian friendly and amenity rich, including a variety of commercial development and open spaces, such as Thompson Family Park which is within 100 metres of the site (a two-minute walk).

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f5.0h26) District would allow for a maximum floor area ratio (FAR) of 5.0 (approximately 8,250 square metres of gross building floor area) and a maximum building height of 26 metres (approximately seven storeys). The *Lower Mount Royal Area Redevelopment Plan* (ARP) does not have restrictions on maximum density or height. 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 Mount Royal Community Association (CA) and reached out to the 17th Avenue Business Improvement Area (BIA), Beltline BIA and the Beltline Neighbourhoods Association. 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 public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of support and no letters of opposition. The letter speaks to the benefits of added density to the surrounding businesses and overall vibrancy of 17 Avenue SW.

The CA provided a letter of support for the proposal on 2024 June 11 (Attachment 4). However, the letter suggests that 4.0 FAR rather than 5.0 would be more appropriate along the 17 Avenue SW corridor as that may fit better with the existing scale and rhythm of 17 Avenue SW.

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Administration considered the concern of the CA and has determined the applicant's proposal to be appropriate. The density as proposed is an appropriate increase as it allows additional housing on the site while maintaining a midrise form that is consistent with adjacent development along the Main Street. The scale of a future building is also influenced by the height limit established through this proposal and by existing shadowing restrictions in the ARP. Through the review of this application, a sun shadow study was requested by Administration to review the impact of a potential development with the proposed density. The applicant completed this study which showed compliance with the aforementioned shadowing policies. The stated concern from the CA can be addressed through the design at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment 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 along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

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 proposal enables additional commercial and employment opportunities within the community. The increase in allowed residential uses supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

Planning and Development Services Report to
Calgary Planning Commission
2024 October 03

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 280D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform