

Land Use Amendment in Signal Hill (Ward 6) at 1919 Sirocco Drive SW, LOC2018-0184

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.44 hectares \pm (1.08 acres \pm) located at 1919 Sirocco Drive SW (Plan 9011583, portion of Block 3), from Commercial – Community 1 (C-C1) District to Mixed Use – General (MU-1f3.0h25) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 FEBRUARY 27:**

That Council give three readings to **Proposed Bylaw 65D2025** for the redesignation of 0.44 hectares \pm (1.08 acres \pm) located at 1919 Sirocco Drive SW (Plan 9011583, portion of Block 3), from Commercial – Community 1 (C-C1) District to Mixed Use – General (MU-1f3.0h25) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development up to six storeys that may include commercial uses at grade with residential uses above.
- The proposal allows for an appropriate increase in height and development intensity near an LRT station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for increased residential and commercial uses within walking distance of an existing LRT station, which maximizes infrastructure investments and supports a diversity of housing choice.
- Why does this matter? Allowing for mixed-use development near an LRT station represents more efficient use of existing transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to the proposal.

DISCUSSION

This land use amendment, in the southwest community of Signal Hill, was submitted by S2 Architecture on behalf of the landowner, Signal Hill Plaza Inc., on 2018 August 15. The initial concept proposed a land use amendment using the base rules for Mixed Use – Active Frontage (MU-2) District with a maximum height of 85 metres and floor area ratio (FAR) of 3.7 for the entire site.

However, after receiving objections from the community, the applicant conducted ongoing engagement, re-evaluated the market and revised their application. The applicant submitted a revised land use proposal on 2024 June 05 for Mixed Use – General (MU-1) District and reduced the overall FAR to 3.0 and the maximum height to 25 metres. The proposed land use amendment is only for the north portion of the overall site. There is currently a subdivision

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(SB2024-0248) to that reflects this proposal and is pending endorsement. The southern half of the site will remain as Commercial – Community 1 (C-C1) District. This application puts forward a development plan that addresses redevelopment and growth for the community and follows policies that encourage increase density around transit stations.

The approximately 0.44 hectare (1.08 acre) site is located on the west side of Sarcee Trail SW and south side of Signature Park SW. Existing low profile multi-residential development is located to the north and south of the subject site. To the northwest of the subject site is the West Market Square shopping centre. The site is approximately 270 metres (a five-minute walk) from the Sirocco LRT Station.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant proposes to develop a six-storey mixed-use building. This site is not subject to an area redevelopment plan. The proposal is in keeping with relevant MDP policies.

A detailed planning evaluation of the application, including locations 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 Signal Hill Community Association (CA) and held an open house following the recommendation of the CA. The applicant also held meetings with the Ward 6 Councillor, the CA and other interested parties throughout the course of this application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 19 letters in opposition and one letter of support for the revised proposal from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- overshadowing of adjacent properties;
- impacts on privacy; and
- existing businesses will be removed from building if demolished.

The letter of support included the following areas of strength:

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- increased density is a better use of space near an LRT station; and
- replacement of aging infrastructure as the existing buildings are not desirable.

The Signal Hill Community Association submitted a letter in response to this application on 2024 June 30, indicating that the change of concept to a six-storey structure with underground parking is generally acceptable for this location if parking issues are mitigated on site (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it is supported by the MDP by increasing development densities and targeting residential and employment intensities within 400 metres of a transit station. 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 land use meets the vision of the MDP, allowing for the construction of new housing and commercial uses in a desirable location that is close to an LRT station and potentially creating more affordable housing opportunities.

Environmental

The proposed land use application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop a mixed-use development will allow for a more efficient use of land and existing services and leverage existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2025 February 27

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Community Association Response
- 5. Proposed Bylaw 65D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform