

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2024-0524
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**Policy and Land Use Amendment in Altadore (Ward 8) at 3926 – 16 Street SW,
LOC2023-0025**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3926 – 16 Street SW (Plan 4890AG, Block A, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property in order to allow for the development of an office within the existing residential building.
- The proposal allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Commercial – Neighbourhood 2 (C-N2) District would allow for uses that can provide local services to neighbouring residents.
- Why does this matter? The proposed land use would allow for a more efficient use of existing infrastructure and at-grade local commercial development that provides retail and service uses in close proximity to residents.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Altadore, was submitted by Se7en Dezin on behalf of the landowners, Orjon Danglli and Shpresa Danglli, on 2023 January 30.

The approximately 0.06 hectare (0.15 acre) site is located mid-block, on the east side of 16 Street SW, south of 38 Avenue SW. Commercial development is located directly south of the site along 16 Street SW, north 40 Avenue SW. The parcel is currently developed with a single detached dwelling and detached garage with lane access. The proposed C-N2 District would allow for the local commercial uses of Office or Retail and Consumer Service within the existing building. The Applicant Submission (Attachment 3) indicates the intent for an office at this location.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 the respective community association was appropriate. In response, the applicant reached out to the Ward Councillor's Office, Marda Loop Communities Association (CA) and neighbouring residents, and conducted door knocking and pamphlet delivery within the immediate area. 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 14 letters of opposition from the public. The letters of opposition included the following areas of concern:

- negative impact on local traffic, on-street parking and pedestrian safety;
- not appropriate location for additional commercial/retail uses – already too much retail and multi-residential development;
- low density development should be maintained; and
- the applicant has not provided accurate or sufficient information to residents.

No comments from the CA were received during the initial circulation process; Administration did contact the CA to follow up and they stated that while they did not object to the proposal, they did want Administration to be aware that there are issues related to accommodating on-street parking along 16 Street SW. The comments from the CA can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design 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.

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IMPLICATIONS

Social

The proposal would allow for new commercial development for Calgarians within a growing and densifying established neighbourhood by contributing to the range of community amenities.

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 amendment would allow for additional commercial opportunities in the area contributing to the overall economic vitality of the 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 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