

Land Use Amendment in Shaganappi (Ward 8) at 1408 – 33 Street SW, LOC2024-0278

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1408 – 33 Street SW (Plan 2084GQ, Block 4, Lot 15) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f4.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for mixed-use development up to six storeys in height.
- The proposal allows for flexibility in building height and residential density and allows for a broad number of uses to locate on the site in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would enable more housing and commercial opportunities adjacent to an established Light Rail Transit (LRT) station.
- Why does this matter? The proposal enables the development of additional dwelling units and a more efficient use of existing infrastructure and nearby amenities.
- A development permit for 43 dwelling units has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Shaganappi, was submitted by O2 Planning and Design on behalf of the landowner, 2654482 Alberta Ltd. (Marc Heinke), on 2024 November 13. This application proposes to redesignate the site from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f4.0h24) District that can accommodate a mix of residential and/or commercial uses in the same building in a way that is sensitive to the local area. A development permit (DP2025-00969) for a multi-residential developments with 43 dwelling units was submitted on 2025 February 20 and is under review.

The site is approximately 0.05 hectares (0.13 acres) in size and is located on the east side of 33 Street SW, just south of Bow Trail SW. It is approximately 50 metres (a one-minute walk) east of the Westbrook LRT Station. The parcel is currently undeveloped.

As indicated in the Applicant Submission (Attachment 2), the proposal is in alignment with the policies of the LAP, which supports increased housing diversity in an area that is well-served by transit.

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 discussed the proposal via e-mail with the Ward 8 Councillor, met with the Shaganappi Community Association (CA) and hosted a virtual engagement session open to the public on 2025 April 24. 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-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. The CA provided a letter on 2025 April 28 (Attachment 4). This letter neither supports nor objects to the land use application but summarizes the public engagement event undertaken by the applicant and highlights their desires for a successful development permit as well as concerns about the development permit currently under review. These concerns include:

- size and scale of building proposed on the subject site;
- lack of clarity about units being considered affordable housing; and
- size of units proposed.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including landscaping and amenity space, will be reviewed and determined 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed MU-1f4.0h24 District would allow for additional housing choices and commercial amenities which may accommodate the evolving housing needs of different age groups, lifestyles and demographics.

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

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on this site with applicable climate strategies is being explored and encouraged through the review of the development permit.

Economic

The proposed land use would allow for a more efficient use of land, services and existing infrastructure.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |