

Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 – 33 Avenue SW, LOC2025-0058

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 1738 and 1740 – 33 Avenue SW (Plan 4479P, Block 61, Lots 18 to 20) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.3h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for up to a six-storey mixed-use development consisting of commercial, retail or residential uses at grade with residential uses above.
- The proposal would allow for an appropriate building form and density increase of a residential site in proximity to a Main Street and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application provides the opportunity for more efficient development and use of infrastructure with access to a variety of mobility options.
- Why does this matter? The proposal would enable additional residential densification and allow for consideration of commercial/retail opportunities along a Main Street.
- 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 South Calgary, was submitted by Farmor Architecture on behalf of the landowner, 2375133 Alberta Limited (Bill Tuong), on 2025 March 17. As indicated in the applicant submission (Attachment 2), the intent of the application is to allow for a modest redevelopment while also implementing the LAP policies. No development permit has been submitted at this time.

The 0.09-hectare site is a corner parcel, has rear lane access and is directly adjacent to a Neighbourhood Main Street along the Primary Transit Network (33 Avenue SW).

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

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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 distributed 108 letters containing the proposal information to residents within 100-metre radius of the subject site. The applicant also reached out to the Marda Loop Communities Association (CA) to share the project information. 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.

Administration received 10 letters of objection. The letters cited the following areas of concern:

- increased height and density;
- increased parking impact on nearby streets, including potential impacts on the private parking for the use to the west;
- potential impact of commercial use operations within the subject site on adjacent uses;
- parking access off the lane may be problematic due to grade issues adjacent to 17 Street SW;
- increased waste management issues in the lane as a result of the proposed development; and
- increased impact on laneway conditions.

The Marda Loop CA provided a letter in response to the application on 2025 June 26 (Attachment 4), citing development-related concerns and suggesting that a concurrent development permit application be submitted by the applicant.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. 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 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 land use provides for additional housing choice in an inner-city neighbourhood in close proximity to the Primary Transit Network, parks and opens spaces and local commercial uses.

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Environmental

This application does not include any specific actions that 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 ability to moderately increase the development options on the site with a multi-residential or mixed use development in proximity to primary transit provides for a more viable transit system and makes for more efficient use of other 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