

**Land Use Amendment in South Calgary (Ward 8) at 1501 – 33 Avenue SW,
 LOC2025-0065**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1501 – 33 Avenue SW (Plan 4479P, Block 64, Lots 39 and 40) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.6h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 3:

That Council give three readings to **Proposed Bylaw 139D2025** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1501 – 33 Avenue SW (Plan 4479P, Block 64, Lots 39 and 40) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.6h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented, mixed-use development comprising commercial/retail and residential uses, up to 24 metres (approximately six storeys) in height.
- The proposal represents an appropriate increase in height and development intensity along the 33 Avenue SW Neighbourhood Main Street and aligns with policies in the *Municipal Development Plan (MDP)* and *West Elbow Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would allow for additional residential and commercial uses in a walkable, mixed-use area along a Main Street close to transit, and would provide for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- No development permit application 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 Sarina Homes on behalf of the landowner, Donald Montpetit and new landowner 1500 GP Inc. on 2025 March 20. As per the Applicant Submission in Attachment 2, the intent of this land use amendment is to incorporate this parcel with the adjacent westerly five parcels.

In 2023 Sarina Homes submitted a land use amendment application (LOC2023-0222) to redesignate the five adjacent parcels to the west to the MU-1f3.6h24 District. Attempts to purchase the subject parcel were unsuccessful and Sarina Homes proceeded forward without the subject parcel included. The subject parcel was acquired since that time and the proposed land use amendment is required to facilitate the developer's vision.

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The 0.06 hectare (0.15 acre) corner parcel is located at the southwest intersection of 33 Avenue SW and 14 Street SW. The subject site is situated along the 33 Avenue SW Neighborhood Main Street and is located within a five-minute walk east of commercial, retail and residential developments and is near primary transit network stops, local parks, schools, and commercial amenities.

The proposed MU-1f3.6h24 District would accommodate mixed-use development with commercial or residential units on the ground floor and residential dwelling units above up to a maximum building height of 24 metres (up to six storeys). No development permit has been submitted at this time. The total area of the assembled land is approximately 0.35 hectares (0.44 acres) and would facilitate the developer's intent to construct a mixed-use development with approximately 140 residential units.

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 the community association was appropriate. The applicant indicated they had extensive engagement to date including meetings with representatives from the Marda Loop Community Association (CA), Marda Loop Business Improvement Area, and Ward 8 Councillor's Office. The applicant indicated additional engagement will commence with a future development permit application and design considerations will continue to be heard through the engagement process. 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 one letter of opposition from the public with the following areas of concern:

- lack of existing infrastructure and parking in the area to support this development;
- increased traffic congestion in the area; and
- incompatible building height and shadow impact.

The Marda Loop CA provided a summary of comments received from community residents on 2025 June 12. The comments identified concerns with parking, traffic congestion and

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construction staging. The Marda Loop CA indicated that the mixed-use project would be appropriate as 33 Avenue SW is identified as a Main Street (Attachment 4). Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given the site's location along the 33 Avenue SW Neighbourhood Main Street and the local context of redevelopment that has taken place in the area. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, off-site and on-site transportation and mobility concerns, and waste management will be reviewed at the future development permit application stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal 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 proposal would allow for additional housing types and may better accommodate the 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 on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages. The redesignation of the subject site to enable higher density development in close proximity to transit options may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 through accelerating the shift in mode share to zero or low emissions modes.

Economic

The proposal would enable the development of additional residential dwelling units and commercial spaces along a Neighbourhood Main Street corridor. It would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities, allow for the efficient use of land, and leverage the 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 July 03

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CPC2025-0580
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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 139D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform