

Planning and Development Services Report to
 Calgary Planning Commission
 2025 July 24

ISC: UNRESTRICTED
 CPC2025-0656
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**Land Use Amendment in South Calgary (Ward 8) at 1711 – 33 Avenue SW,
 LOC2025-0044**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.18 acres) located at 1711 – 33 Avenue SW (Plan 4479P, Block 66, Lots 35, 36 and a portion of Lot 34) from Direct Control (DC) District to Direct Control (DC) District to accommodate an Office, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 153D2025** for the redesignation of 0.07 hectares ± (0.18 acres) located at 1711 – 33 Avenue SW (Plan 4479P, Block 66, Lots 35, 36 and a portion of Lot 34) from Direct Control (DC) District to Direct Control (DC) District to accommodate an Office, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to expand the use of Office to the two existing buildings on site.
- The proposal would allow for a use that can integrate with adjacent land uses 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? The proposed DC District seeks to provide office and storage space for an existing interior design business that supports business growth in the inner city and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal will support commercial and employment opportunities along a main street in the community.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the southwest community of South Calgary was submitted by Rochelle Cote Interior Design on behalf of the landowner Rochelle Cote, on 2025 March 04.

The approximately 0.07 hectare (0.18 acre) midblock site is situated along the south side of 33 Street SW, a Neighbourhood Main Street, between 16 Street SW and 17 Street SW. Surrounding development is characterized by a mix of low-density residential and multi-residential development. The site is located approximately 500 metres (a seven-minute walk) to the east of the commercial area of Marda Loop and approximately 150 metres (a two-minute walk) to South Calgary Park and Marda Loop Communities Association building.

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The Office use is already occurring at this site in the main building. As indicated in the Applicant Submission (Attachment 3), the proposed DC District would enable the existing office operations to expand beyond the main building to include the detached garage. The current DC District (Bylaw 101D2020) allows an Office use to operate within the main building, but does not allow the use in the detached garage as it was constructed after the DC District was approved. No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including the 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 respective Community Association was appropriate. In response, the applicant reached out to the neighbouring property and Ward Councillor. Please refer to the Applicant Outreach Summary 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 the adjacent landowners.

No comments were received from the Marda Loop Communities Association. Administration contacted them to follow up and no response was received.

Administration received three letters of opposition from the public, including a petition with four signatures. The letters of opposition included the following areas of concern:

- increased traffic and noise;
- vehicle congestion in the laneway; and
- suitability of office use.

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

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IMPLICATIONS

Social

The proposed application enables development that contributes to commercial opportunities along a main street.

Environmental

This application does not include actions that specifically address 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

This land use amendment supports business growth in the community of South Calgary. It would also make more efficient use of infrastructure and services.

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 Bylaw 153D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform