

Land Use Amendment in Mayfair (Ward 11) at 6507 Elbow Drive SW, LOC2020-0099

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 6507 Elbow Drive SW (Plan 8375HF, Block 2, Lots 39) from DC Direct Control District to DC Direct Control District to accommodate commercial uses (Attachment 2).

HIGHLIGHTS

- This land use application seeks to redesignate the subject site to a DC District based on the Commercial – Neighbourhood 1 (C-N1) District to allow Administration to consider uses that typically have higher parking and traffic demand as part of the development permit review.
- The proposal accommodates a range of commercial uses that are generally complementary with the surrounding residential development and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed land use amendment provides for a wider range of commercial uses intended to serve the community.
- Why does this matter? The proposal enables additional business and employment opportunities.
- A change of use development permit for a Medical Clinic has been submitted and is under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by O2 Planning and Design on behalf of the landowner Crescent Heights Optometry Inc on 2020 July 13. The subject site is located in the southwest community of Mayfair, at the southwest corner of Elbow Drive SW and Malibou Road SW.

As indicated in the Applicant Submission (Attachment 3), the owner had expressed the desire to accommodate additional commercial uses that can be compatible with the surrounding residential development. Throughout the land use application review process, the community had identified concerns with limited parking and traffic concerns for the existing development.

A Commercial – Neighbourhood (C-N1) District was initially explored, however after further investigation and in discussion with the applicant and residents of the community, a DC Direct Control District based on C-N1 was proposed (Attachment 2). Due to the site's small size and vehicular access constraints, the proposed DC District lists uses that typically have higher parking and traffic demand as discretionary uses so that any future developments may be reviewed by Administration at the development permit stage.

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A change of use development permit (DP2021-0700) for a Medical Clinic (Attachment 5) was submitted on 2021 February 04 and is currently under review.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate.

The applicant provided onsite signage about the project, and provided information on their [website](#) with opportunity for community to provide feedback about the application. In addition, the applicant held three meetings with community residents to discuss the proposal. An Applicant Outreach Summary is provided in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site and published [online](#) and notification letters were sent to adjacent landowners.

Administration received 37 objection letters from the public, on the following areas:

- increased traffic and parking issues;
- increased noise and crime;
- effect on the value of the existing neighbouring homes;
- incompatible uses with adjacent residential areas;
- pedestrian and traffic safety; and
- local roads may not be able to accommodate an increase in users.

Mayfair Bel-Aire Community Association provided a letter on 2021 February 19 (Attachment 6) identifying the following concerns:

- The current DC District was specifically designed to provide certainty of certain uses due to limitations of the site.
- Additional traffic and parking review should be provided due to concerns with increased traffic volume.
- Lack of certainty of uses that will be occurring at this location and may create potential increase the traffic and pedestrian safety at traffic intersection, local residential streets, and laneway.
- Loss of on-street parking resulting from the commercial uses.

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- The community prefers one single use rather than opening the site to allow for a range of uses that might not be compatible with this site.
- More permitted uses should be moved to discretionary uses in the DC District.
- The existing Office use in the DC District should be able to accommodate a medical type office.
- This site would have been more appropriate to serve as an entrance park space to the community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal provides greater flexibility of the neighbourhood-oriented uses which are complementary to the surrounding residential development. Given the constraints of this site, the proposed DC District lists some of the standard permitted uses as discretionary so that future change of use and development applications can be reviewed at the development permit stage.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council 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 application enables additional uses intended for smaller scale commercial development that can serve the residents in the areas. The existing development will be in keeping with the scale of nearby residential areas and will complement with surrounding uses and amenities.

Environmental

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant, and will be pursued at the development permit stage.

Economic

This proposal allows for a wider range of commercial uses, and provides additional business and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

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CPC2021-0286
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- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Development Permit (DP2021-0700) Summary
- 6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform