

Applicant Outreach Summary

O2

6507 Elbow Drive SW Land Use Amendment (LOC2020-0099)

Outreach Summary

February 2020



PROJECT BACKGROUND

O2 Planning + Design submitted a land use amendment application to redesignate the parcel located at 6507 Elbow Drive SW. A land use change to Commercial - Neighbourhood 1 (C-N1) will increase the range of potential uses, allowing the site to better meet the needs of the Mayfair Bel-Aire community.

Situated at the southwest corner of Elbow Drive SW and Malibou Road SW, the subject site offers a great opportunity to provide community-oriented retail, services, and amenities for residents of Mayfair Bel-Aire.

Project Highlights:

- Bring the land use into conformance with Bylaw 1p2007
- Provide community-oriented commercial and retail uses for residents of Mayfair Bel-Aire
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home



PROJECT WEBSITE

Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website is similar to what is typically displayed at an open house. It includes a site context diagram, existing and proposed land use information, in addition to contact information for both the applicant team and the file manager.

The website link was also provided to the City of Calgary file manager so that it could be passed along to residents who reached out to the City directly.

the CA, residents of the community, the file manager and the property owner of the parcel to the west of the site. The land owner and developer of the site attended the second virtual meeting.

The purpose of the meetings was to present the intent of the land use application and to allow the community stakeholders the opportunity to ask the project team and file manager any questions regarding the land use application.

The stakeholders who attended these meetings expressed concerns with the proposed land use application. These concerns are summarised in the table below and we have included a response to each concern.

COMMUNICATIONS

The project team arranged and facilitated three virtual meetings with the Mayfair Bel-Aire Community Association. The first meeting was held on September 9, 2020, the second meeting was held on October 23, 2020 and the third meeting was held in mid-February. These meetings were attended by representatives of

Elbow Drive + Malibou Road Land Use Amendment

6507 Elbow Drive SW

A new development is underway at the corner of Elbow Drive and Malibou Road SW and we need your input!

O2 Planning + Design has submitted a land use amendment (rezoning) application to enable additional commercial uses that are not accommodated for in the existing zoning. The intent is to attract tenants that will better meet the needs of the community.

This project is currently open for public comments.
Please review the information and share your comments.

Have Your Say!



STAKEHOLDER CONCERN

APPLICANT RESPONSE

Parking

Community residents are concerned that the site cannot accommodate the amount of parking required for the proposed land uses.

C-N1 is a locally oriented commercial land use district with a list of uses and built form regulations that enable street oriented commercial developments that cater to the surrounding community. It is not yet known who the eventual tenant will be and what the exact parking impact will be, however, given the site's proximity to transit, and the two on-site parking stalls and bicycle stalls (as per the approved DP), it is anticipated that the impact will be minimal.

There is free 2-hour street parking on both sides of Malibu Road and Melville Place. Homes on both streets have attached garages, often large enough for two cars, and generous space for additional parking on the driveway. It should also be noted that these streets are public right-of-ways and open for use for all residents of Calgary.

As a result, there is little demand for on-street parking for local residents. Given that anticipated tenants will generate low levels of traffic and acknowledging the abundance of available street parking, it is our opinion that the uses listed in C-N1 will not negatively impact the availability of street parking for local residents and their visitors.

Traffic

Community residents expressed that the intersection of Elbow Drive and Malibu Road is dangerous and the uses proposed in the land use will make the intersection more dangerous. Residents were also concerned that the development will bring more traffic through the neighbourhood.

It is our opinion that the proposed land use will not result in a significant increase in vehicular traffic to and from the site. Elbow Drive has a centreline median, meaning only southbound traffic can turn into the lane. The result is effectively a right-in-right-out access point from a dedicated right turn lane. This will not lead to any increased risk for pedestrians. City administration determined that further traffic analysis was not required to support this application.

STAKEHOLDER CONCERN

APPLICANT RESPONSE

Non-compatible Uses

Stakeholders communicated that they were concerned that some of the proposed uses were not compatible with the neighbourhood.

In discussions with City administration, the applicant has agreed to use a direct control district to move some of the proposed uses from the list of discretionary uses to discretionary uses. By moving these uses to discretionary, a full review of this uses will happen at the Development Permit Stage.

The uses that we propose to move to discretionary are:

- Counselling Service
- Health Service Laboratory - With Clients
- Instructional Facility
- Fitness Centre
- Medical Clinic
- Restaurant Food Service Only - Small
- Convenience Food Service
- Retail and Consumer Service
- Take-out food service

Non-certainty of Uses

Community residents were concerned that the land use was too general and there was no certainty in the actual uses that will be occupying the building.

In response to this concern, a change of use development permit application has been submitted to the City of Calgary for a change of use to Medical Clinic. This change of use is intended to allow for a new optometry clinic to occupy the building.
