

**Land Use Amendment in Elboya (Ward 11) at 4724 and 4728 Stanley Road SW,
 LOC2020-0207**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 4724 and 4728 Stanley Road SW (Plan 357GU, Block 9, Lots 6 and 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for multi-residential development that is two metres higher than what is currently allowed, and of a higher potential density than currently allowed, in addition to some of the lower density residential forms of development that are allowed under either district.
- The application represents an appropriate density increase on the site, would allow for development that would be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established neighbourhood.
- Why does this matter? The proposed M-C2 land use district allows for a slightly larger multi-residential development form in established areas, close to amenities and services.
- There is no previous Council direction in relation to 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 Munish Sharma on behalf of the landowner, Domenico Buonincontri, on 2020 December 18. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property and increase the allowable density from 20 units to 40 units in a multi-residential building. The two parcels are each currently developed with a four-unit multi-residential building (eight units total on the subject site) with vehicle access to detached garages and parking pads from the rear lane.

A development permit application has not been submitted at this time.

A detailed planning evaluation of the application, including locations 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

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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 public stakeholders and the Community Association was appropriate. In response, the applicant contacted the Elboya Heights - Britannia Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of objection stating concerns related to the number of units proposed.

The Elboya Heights - Britannia Community Association responded with a letter of objection on 2021 February 08 (Attachment 4) citing concerns related to the additional two metres of allowable height, and the number of units proposed for the site relative to what is allowed at present.

Administration considered the relevant planning issues specific to the proposed redesignation 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 Public Hearing of Council 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 M-C2 District allows for a slightly larger multi-residential building than the existing M-C1 District; however, there is no regulation on the density of the building. Under M-C2, the number of units is regulated by building mass, unit size and parking constraints. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop a slightly larger multi-residential building would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

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