

Development Permit in Glendale (Ward 6) at multiple properties, DP2021-3689

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2021-3689 for a Multi-Residential Development (2 buildings), Health Care Service, Restaurant: Licensed, and Drive Through at 4503, 4507 and 4511 – 17 Avenue SW (Plan 2002GS, Block 24, Lots 29 to 31), with conditions (Attachment 2).

HIGHLIGHTS.

- This application proposes two mixed-use buildings that provide for 395 square metres for commercial uses at-grade and six dwelling units on the upper floors. The two-storey buildings are proposed as 11 metres in height.
- The proposed development aligns with the goals and policies of the *Municipal Development Plan* (MDP) such as providing services that meet the day-to-day needs of the community, supporting intensification of residential uses near a primary transit network, and ensuring high-quality urban design.
- What does this mean to Calgarians? More choice in the type of housing and retail amenities for the local area, while promoting efficient use of land close to existing infrastructure.
- Why does this matter? This development would provide greater housing choice near existing transit infrastructure. The inclusion of retail would also provide amenities for the local community.
- The design and materials were carefully considered, and subject to the conditions attached, the proposal is in alignment with the Land Use Bylaw 1P2007, and the Direct Control District (Bylaw 231D2019).
- As part of the associated land use amendment (LOC2019-0076), adopted on 2019 December 16, Council directed that development on this site is to be reviewed by Calgary Planning Commission (CPC) for a decision as the Development Authority.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This development permit application was submitted by Systemic Architecture on behalf of the landowners, Lee and Justine Dowd, Christopher Jones, and Nicole Westman, on 2021 May 21.

The proposed development site is located in the southwest community of Glendale, south of 17 Avenue SW and west of Glenmount Drive SW. The subject site is currently developed with low density residential housing and is approximately 0.18 hectares (0.43 acres) in size. The site is designated as DC District, with a base district of Mixed Use - General (MU-1) District.

On 2019 December 16, Council adopted a DC District for the site that included the discretionary use of Drive Through. The DC District also includes a maximum height of 11 metres, and a maximum floor area ratio (FAR) of 2.5. Council's adoption of the land use amendment included direction to Administration to refer the future development permit for the site to the Calgary Planning Commission, based on the implementation of the drive through use. Both Calgary Planning Commission and Council determined that it was important that the use of a drive through be examined closely due to the proximity to the 45 Street LRT Station.

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The development permit proposes two new mixed-use buildings with commercial uses at-grade and three residential units on the second floor of each building, for a total of six dwelling units. Thirteen parking stalls are provided at-grade for the commercial portion with vehicular access from 17 Avenue SW. Residential parking is deficient from the minimum requirements of Land Use Bylaw 1P2007 due to the site's proximity to the 45 Street LRT Station. Development Permit plans are included in Attachment 3, with project renderings included for additional perspective in Attachment 4.

Administration worked extensively with City-Wide Urban Design and the Urban Design Review Panel (UDRP) as part of the review of this application. This application was reviewed by UDRP on 2021 June 16. Comments from UDRP are included within Attachment 5. While the Panel felt that the vehicle-oriented use was not in keeping with good TOD practice, they commended that applicant on the successful provision of a public space along the north edge of the site as an amenity for the local community. The Panel noted that there is a good balance of residential, professional and commercial uses on site. UDRP also recommended potential improvements for the development. Areas for enhancement included: provision of a more vibrant edge on the east side of the development, potential pedestrian conflicts, and a lack of glazing throughout the site. As a result, the applicant has revised their application to respond to these concerns. The applicant's response to the UDRP comments are included within Attachment 5.

A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation. Conditions of Approval for the Development Permit are included in Attachment 2.

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 proposed development permit, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with stakeholders and the community association was appropriate. Applicant led engagement for this development permit included presentations and updates to the Glendale/Glendale Meadows Community Association Development Committee, conversations with adjacent neighbours, and the circulation of letters and flyers to properties in the immediate vicinity of the proposed development. The Applicant Outreach Summary can be found as part of Attachment 6.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, notice posted on-site, and published [online](#).

Administration received 44 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- pedestrian safety issues;
- the unwanted drive through use;

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- increased noise, pollution, and litter;
- impact of car headlights on adjacent buildings;
- effect of lowering the value of the existing neighbouring homes;
- existing retail already exists in close proximity;
- increased crime and vagrants to the area;
- encouragement of social gatherings at this location, instead of the community hall; and
- the development is not in keeping with the character of the community,

The letter of support for this project identified the need to increase the amount of density in this community, along with improving traffic flow.

The Glendale Community Association provided a letter on 2021 July 06 (Attachment 7) identifying the following topics:

- the development permit meets the purpose as described in the DC District;
- the floor area ratio is well under the allowed maximum of 2.5;
- the minimum side setback area is respected;
- the length of the building façade aligns with the DC District;
- the vehicle access is compliant with the DC District;
- the motor vehicle parking stalls and loading stalls appear to be appropriate, as they are not located between a building and a street; and
- the drive through aisle is in a rear setback area, as supported by the DC District.

Administration considered the relevant planning issues specific to the proposed development and the Applicant's Submission (Attachment 8) and has determined the proposal to be appropriate. Furthermore, the site has been designed to provide a publicly accessible gathering area for the surrounding community.

Following the Calgary Planning Commission meeting, the decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

The proposed application would offer neighbourhood-scaled amenities for the community adjacent to developed residential areas. Plazas and outdoor seating areas have been incorporated in the overall site design, which are intended to provide spaces for social interaction.

Environmental

Administration has reviewed this application against the applicable policies for its alignment with the [Climate Resilience Strategy](#). As indicated in the applicant's Climate Resilience Inventory form, they will be meeting the requirements of the Building Code. However, no specific additional measures to support the *Climate Resilience Strategy* have been identified at this time.

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Economic

The proposed mixed-use development would provide additional housing opportunity and would support employment opportunities and local business that will cater to the community.

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. Conditions of Approval
3. Development Permit Plans
4. Renderings
5. Urban Design Review Panel Comments
6. Applicant Outreach Summary
7. Community Association Response
8. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform