

**Land Use Amendment in Southwood (Ward 11) at 9935 Elbow Drive SW,
LOC2022-0016**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares $\pm$ (0.29 acres $\pm$) located at 9935 Elbow Drive SW (Plan 1902JK, Block 1, Lot 17) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a street-oriented mixed-use or commercial development up to 24 metres (approximately five to six storeys) in height.
- The proposal would allow for an appropriate increase in height, development density, and set of uses adjacent to Elbow Drive SW, matches the land use and intensity of the parcel to the south, and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use may provide more housing and commercial opportunities with access to alternative transportation modes.
- Why does this matter? Allowing for more density and intensification along Elbow Drive SW would represent more efficient use of existing and proposed transit infrastructure and offers more mobility choices to residents.
- No development permit application has been submitted at this time.
- 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 was submitted on 2022 February 02 by OPUS Corporation on behalf of the previous landowner, Ark's Investments Ltd. Since then, OPUS has acquired the subject parcel and the parcel to the south (9939 Elbow Drive SW) which is already designated as C-COR1f3.5h24. No development permit application has been submitted at this time; however, the applicant has identified the intent to consolidate the subject property with the property to the south to build a mixed-use building in the future.

The 0.12-hectare (0.29-acre) parcel is located on the west side of Elbow Drive SW in the southwest community of Southwood. The parcel fronts onto Elbow Drive SW and is developed with a commercial strip plaza. The adjacent parcel to the south holds the same land use designation as is proposed for the subject site and is currently undeveloped.

The proposed C-COR1f3.5h24 District represents a 14-metre increase to the maximum allowable building height and an increase of 2.5 to the maximum floor area ratio (FAR), while offering the flexibility of constructing a mixed-use building or commercial building.

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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 proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with stakeholders and the respective community association was appropriate.

Prior to submission of the application, the applicant engaged with the Southwood Community Association on 2022 January 07. Additionally, the applicant posted a sign at the site and distributed door hangers to surrounding properties. A detailed breakdown of the applicant's engagement efforts, including a summary of the engagement results, can be found in the Applicant Outreach Summary (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 four letters in opposition, one letter in support, and one letter of neither opposition nor support from the public. The letter of support indicated that future redevelopment will improve this location of elbow drive SW. Reasons for opposition are summarized below:

- increased traffic and parking issues;
- health and safety concerns;
- increased height;
- loss of sunlight;
- increased density does not fit the character of the community;
- impacts on surrounding property values; and
- lack of existing pedestrian and cycling options.

The Southwood Community Association provided a letter of neutrality on 2022 March 10 (Attachment 4) identifying the following:

- the high quality of engagement undertaken by the applicant with the Community Association and surrounding neighbours; and
- the application matching the land use of the parcel to the south.

Administration considered the relevant planning issues specific to the application 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.

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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 land use district would allow for growth and redevelopment in an established area promoting a walkable and mixed-use area. The development may enable a more efficient use of land and infrastructure, support surrounding uses and amenities, provide easy access to jobs, shopping, and services with good transit service, and provide a diversity of housing and mobility options.

Environmental

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

Economic

The ability to develop a five to six-storey commercial or mixed-use development is expected to bring additional people and jobs in closer proximity to transit and make more efficient use of existing infrastructure in the area.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform