

**Land Use Amendment in Britannia (Ward 8) at 4915 Elbow Drive SW, LOC2022-0073**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.26 acres ±) located at 4915 Elbow Drive SW (Plan 3700GO, Block 4, Lots 1 to 4) from Commercial – Corridor 1 f1.0h10 (C-COR1 f1.0h10) District to Commercial – Corridor 1 f1.2h10 (C-COR1f1.2h10) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to increase the floor area ratio (FAR) in the Commercial – Corridor 1 (C-COR1) District to facilitate an addition on the second storey of the existing building.
- This proposal would allow for an appropriate increase in intensity, provide further flexibility for commercial uses and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *50 Avenue SW Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? Increased commercial and employment opportunities to meet the needs of Calgarians and local businesses.
- Why does this matter? The proposal will enable a modest increase in intensity, the growth of additional commercial and employment opportunities, and provide more economic services to the local community.
- A development permit for a second storey addition has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

**DISCUSSION**

This land use amendment application was submitted by the landowner, Certus Developments, on 2022 April 27. The subject site is located in the southwest community of Britannia on the corner of Elbow Drive SW and 49 Avenue SW and is approximately 0.11 hectares in size. The site is currently occupied by a two-storey commercial development that was constructed in 2017.

The Applicant Submission (Attachment 2) indicates that the intent of the land use amendment is to increase the floor area ratio (FAR) of the subject site to allow for a second-storey addition by enclosing an existing patio space. A development permit (DP2022-00662) for the addition was submitted on 2022 February 1 and is under review (Attachment 3). It was determined through the review of the development permit that the addition would exceed the maximum allowable FAR under the current district and a land use amendment is required in order to achieve the desired outcome of the development.

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

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**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 public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken due to the negligible increase in floor area ratio. Please refer to the Applicant Submission (Attachment 2) and the Applicant Outreach Summary (Attachment 4) for rationale as to why outreach was not conducted.

**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 did not receive any responses from the public with regards to this application.

No comments from the Elboya - Britannia Community Association were received. Administration contacted the Community Association to follow up on 2022 June 08 and a response was received that comments would be sent by the Community Association; however, no follow-up response was received at the time of writing this report.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 land use provides flexibility for commercial uses as well as support for the local employment base while maintaining the commercial character of 49 Avenue SW and daily functions of the area.

**Environmental**

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged with the review of the current Development Permit.

**Economic**

The proposed application would enable the existing businesses at the subject parcel to alter and improve their services to meet their current business demands.

**Planning & Development Report to  
Calgary Planning Commission  
2022 July 7**

**ISC: UNRESTRICTED  
CPC2022-0785  
Page 3 of 3**

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**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. Development Permit (DP2022-00662) Summary
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform