

Applicant Submission

July 13, 2020

On behalf of the landowners, Steve and Danielle Alfaiate, O2 Planning + Design is proposing to redesignate the parcel located at 6507 Elbow Drive SW to a direct control (DC) district based on the Commercial – Neighbourhood 1 (C-N1) district. When the application was initially submitted, the application proposed to change the land use to the stock C-N1 district. After several discussions with the community association, the application was changed to a DC so that the following uses would be moved to be listed under discretionary instead of permitted:

- Counselling Service;
- Fitness Centre;
- Health Service Laboratory – With Clients;
- Instructional Facility;
- Medical Clinic; and
- Restaurant: Food Service Only – Small.

The change to this application was done to respond to community concerns so that these uses would require further review at the Development Permit stage.

The site is currently regulated by Direct Control (DC 101z2007), which is based on the Local Commercial (C-1) District from Bylaw 2P80. In addition to bringing the land use into conformance with Bylaw 1P2007, the proposed DC based on C-N1 district enables additional retail and commercial uses that will better serve the surrounding community, while maintaining a built form that is consistent with the scale of nearby residential uses. A development permit for office uses (DP2018-3925) has been approved for this site and conforms to the rules and regulations of the proposed C-N1 land use district.

The building has begun construction and the owner has attempted to lease the building to an office user. As there has not been success in attracting an office tenant, the owner has submitted a change of use Development Permit application for a medical clinic. This DP is currently under review by the City.

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. In doing so, the proposal conforms to Calgary's Municipal Development Plan (MDP), which emphasizes complete communities defined by a diverse mix of uses that allow daily needs to be met close to home and increase employment opportunities in proximity to where people live. Small-scale commercial developments, like the one envisioned for this site, help establish a distinctive, strong sense of place where the community can gather and strengthen social ties.

The site is bound to the west by a single-storey commercial building occupied by an interior design office and regulated by the same Direct Control district as the subject site. Further west are low-density single-detached dwellings designated Residential – Contextual One Dwelling (RC1). The site fronts Elbow Drive SW to the east, a significant transportation corridor that provides direct access to downtown Calgary by private vehicle and by primary transit. South of the subject site is a public lane.

The site is adjacent to the Glenmore Trail Land Use Study area. The study explored the reuse of parcels affected by the widening of Glenmore Trail from Macleod Trail to 14 Street SW. The parcels located to the north of Glenmore Trail were repurposed into a linear park with paths that tie into the Glenmore Reservoir regional pathway. Through the Glenmore Trail widening project, the community lost some commercial uses, including a gas station/convenience store, a clothing store, a vacuum repair shop, and a craft store. The proposed C-N1 land use district will allow commercial uses to return to this area and serve the local community.

Access to the site will be provided by the lane, with parking accommodated at the rear of the building. On-street parking is also available on both Malibou Road and Melville Place SW. Commercial uses will cater to the local community, resulting in many trips to and from the site being on foot or by bicycle. Transit access to and from the site is available by bus routes #3 and #9, both of which stop within steps of the site.

In summary, the proposed land use enables a development that will:

- Bring the land use into conformance with Bylaw 1P2007;
- Provide community-oriented commercial and retail uses for residents of Mayfair BelAire;
- Increase employment opportunities in proximity to residential areas, public transit, and major transportation corridors; and
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play, close to home.

O2 and the land owner has maintained open lines of communication with all interested stakeholders throughout the application process. In addition to meetings with the Mayfair BelAire Community Association and Councillor Farkas' office, a project website was created where stakeholders could learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process has been summarized in an Outreach Summary Report.