

**Policy Amendment and Land Use Amendment in Erlton (Ward 8) at 29, 33 and 37
 – 25 Avenue SW, LOC2021-0122**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 29, 33 and 37 – 25 Avenue SW (Plan 2865AC, Block 1, Lots 9 to14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 40P2022** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 114D2022** for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 29, 33 and 37 – 25 Avenue SW (Plan 2865AC, Block 1, Lots 9 to14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject properties to allow for a mixed-use development with commercial and residential uses in the same building, up to 14 metres (four storeys) in height.
- The proposal would allow for an increase in density at a strategic location that is within walking distance to the Erlton Stampede LRT Station, and the proposal is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Erlton Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed mixed-use district would allow for commercial and residential development close to the Macleod Trail SE Urban Main Street and that is in close proximity to the Primary Transit Network as well as local services and amenities.
- Why does this matter? The proposal would allow for residential and employment intensification in a developed area of The City, promoting compact growth, efficient use of land, and utilization of existing infrastructure.
- An amendment to the *Erlton Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit 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

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DISCUSSION

This policy and land use amendment application was submitted on 2021 July 21 by Horizon Land Surveys on behalf of the landowners, Hossein Aghabarati and Reza Pasand. The mid-block site is made up of three parcels with the area of approximately 0.17 hectares (0.42 acres), located in the southwest community of Erlton, on the south side of 25 Avenue SW between Macleod Trail S and Erlton Street SW.

Two of the three parcels are currently developed with single detached dwellings with rear lane access. The other parcel is vacant. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 3), the applicant intends to redevelop the parcels with a mixed-use building with five commercial units and up to 25 residential units.

To accommodate the proposed Multi-Residential – Low Profile Support Commercial (M-X1) District, a map and text amendment to the *Erlton ARP* is required, changing the land use policy for the subject site from ‘Low Density Residential’ to ‘Low to Medium Density Mixed-Use’ (Attachment 2).

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 policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant delivered postcards with details of the proposal and an email address/telephone number for the applicant to homes within a 90 metre radius. They have also held conversations with the Erlton Community Association and Councillor Walcott. The Applicant Outreach Summary can be found in Attachment 4.

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 eight letters of opposition and one letter of support from the public. The letter of support cited the location being ideal for higher density mixed-use and that Erlton is in need of some walkable retail spaces. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lane is too narrow to cope with any additional traffic;

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- safety concerns from increased traffic and pedestrian movements in the area;
- increased noise;
- out of character;
- loss of privacy and overlooking concerns;
- lack of engagement, and
- flooding concerns.

The Erlton Community Association provided a letter of opposition on 2021 September 29 (Attachment 5) identifying the following concerns:

- flooding impacts and reduced flood resiliency;
- increased density would be out of context with the character of Erlton;
- increased traffic and safety concerns – a traffic study should be provided;
- sightlines would be reduced;
- increased parking concerns; and
- reduced backyard enjoyment.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, access to the site, on-site parking, number of units and sunlight/shadowing impacts 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The development of these parcels would allow for increased density in close proximity to the Erlton Stampede LRT Station, whilst enabling more efficient use of land and infrastructure and providing additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#), however, the strategic location of the parcels close to Erlton Stampede LRT Station will enable increased use of public transit. Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This application would provide employment opportunities, whilst the increased number of people may support local business.

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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. Proposed Bylaw 40P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 114D2022**
- 7. CPC Member Comments**
- 8. Public Submissions**

Department Circulation General Manager (Name)	Department	Approve/Consult/Inform