

**Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW,
 LOC2022-0044**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.41 hectares \pm (1.00 acres \pm) located at 67 Panatella Square NW (Portion of SW 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1d85) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:

That Council give three readings to **Proposed Bylaw 125D2022** for the redesignation of 0.41 hectares \pm (1.00 acres \pm) located at 67 Panatella Square NW (Portion of SW 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1d85) District.

HIGHLIGHTS

- The proposed land use amendment seeks to redesignate the property to allow for multi-residential development consistent with other development in the area.
- This application represents an appropriate increase in density on the site, would allow for development that would be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Calgary North Phase 2 Community Plan*.
- What does this mean to Calgarians? This application proposes an increase in density in close proximity to transit routes in a neighbourhood that is almost fully built out, increasing housing choice and linking to sustainable transportation options.
- Why does this matter? The proposed Multi-Residential – Low Profile (M-1d85) District would allow for a greater choice of housing types in an established community close to amenities and services.
- 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.

DISCUSSION

This application, located in the northwest community of Panorama Hills, was submitted by Tricor Design Group on behalf of the landowner, Peter Gonzales, on 2022 March 23. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the landowner intends to develop the site with townhouses.

The 0.4 hectare (1.0 acre) site is located on Panatella Square NW, adjacent to single detached houses to the south and west, with townhouses located north of the site.

**Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW,
 LOC2022-0044**

A detailed planning evaluation of this land use amendment 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

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 respective community association was appropriate. In response, the applicant sent letters to the Northern Hills Community Association as well as houses on Panatella Square NW, Panatella Bay NW, and Panatella Way NW. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 22 letters of objection from the public on this proposed land use redesignation, with most received from adjacent neighbours. Comments included:

- concerns about the increase in density with this application;
- loss of privacy and sunlight due to the height of the proposed development;
- no information on what the project will look like, and that the new development will not maintain the existing character of Panorama Hills;
- increased development will cause a strain on services, including schools; and
- development will significantly increase traffic.

The Northern Hills Community Association provided a response on 2022 June 10 (Attachment 4) stating they were not in support of the proposed change. They stated concerns regarding traffic, community safety and access for the proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate with the inclusion of a density modifier allowing for a maximum of 85 units per hectare. This would equate to a maximum of 34 units on the parcel, similar to the site to the north. Concerns about loss of privacy and contextual fit will be addressed through the development permit process.

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.

Social

The proposed land use would allow for additional housing types and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Land Use Amendment in Panorama Hills (Ward 3) at 67 Panatella Square NW,
 LOC2022-0044**

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 this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop this land for multi-residential housing would make more efficient use of existing infrastructure and services.

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
5. **Proposed Bylaw 125D2022**
6. **CPC Member Comments**
7. **Public Submissions**
8. **CONFIDENTIAL Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform