

**Land Use Amendment in Windsor Park (Ward 11) at 5815 and 5819 Elbow Drive SW,
 LOC2022-0072**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.51 hectares \pm (1.26 acres \pm) located at 5815 and 5819 Elbow Drive SW (Plan 9500DV, a portion of Lot K) from Residential – Contextual Large Parcel One Dwelling (R-C1L) District and Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd16) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 SEPTEMBER 15:

That Council give three readings to **Proposed Bylaw 163D2022** for redesignation of 0.51 hectares \pm (1.26 acres \pm) located at 5815 and 5819 Elbow Drive SW (Plan 9500DV, a portion of Lot K) from Residential – Contextual Large Parcel One Dwelling (R-C1L) District and Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd16) District.

HIGHLIGHTS

- The proposal seeks to redesignate the site to allow for grade-oriented residential development.
- This application represents an appropriate increase of density for the site, allows for development compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to transit routes in an established neighbourhood.
- Why does this matter? The proposal allows for more choice in types of housing available in the neighbourhood and promotes more efficient use of existing infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Windsor Park, was submitted by Planning Plus on behalf of the landowners Aiglecrest Capital Inc. on 2022 April 27. No development permit has been submitted at this time; however, per the applicant submission, the applicant intends to develop seven single detached or semi-detached homes. The Multi-Residential (M-CG) District was selected to allow for a more compact lot configuration that will be contextually sensitive to the existing neighbourhood. In addition, similar forms of development with this designation exist north of the subject parcel.

The 0.51-hectare (1.26-acre) site is located on the west side of Elbow Drive SW. The site currently sits vacant as the original single detached homes were demolished in April 2022.

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A detailed planning evaluation of this land use amendment application, including location and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 the public stakeholders and respective community association was appropriate. In response, the applicant attended the Windsor Park and Meadowland Park Community Associations on 2022 June 16. In addition, the applicant contacted neighbours living across Elbow Drive SW in Meadowland Park the week of 2022 May 09. The applicant also met with representatives from the Calgary Golf and Country Club on 2022 May 04 to discuss the proposal. 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 one letter from the public in expressing general support for the application. In addition, Administration received one letter of concern from the public stating parking, traffic impacts and pedestrian environment as issues they would like to be addressed with future development.

The Willow Ridge Community Association declined to submit an official letter regarding the application. However, in conversation with the Planning and Development Chair of the Association, a general consensus of neutrality regarding the application was indicated.

IMPLICATIONS

Social

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

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

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Economic

The ability to develop up to 15 units 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. Proposed Bylaw 163D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform