

# Applicant Submission



Applicant Submission – Revision (original submitted on May 10<sup>th</sup>, 2022)

January 10, 2023

On behalf of the landowners, 1709034 Alberta Inc., LD&A Ltd is proposing to redesignate the parcel located at 6503 Elbow Dr. SW to a direct control (DC) district based on the Commercial Neighborhood 1 (C-N1) district. Due to the community association and individuals within the community providing feedback, as well as the unique characteristics of the lot we are requesting a DC with the following uses to be listed under discretionary instead of permitted:

- Convenience food store
- Fitness center
- Instructional facility
- Restaurant: food service only
- Retail & Consumer Service
- Take out food service

These requested uses were determined in tandem with the community and deemed to be undesirable and required 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.

Situated on Malibu 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 east by a single-story commercial building with a similar DC based on C-N1 district and has even more recently received approval on a development permit for healthcare services. To the west are low-density single-detached dwellings designated Residential – Contextual One Dwelling (RC1). The site fronts Malibu RD to the North, a quiet residential transportation corridor that provides direct access to the residential neighborhood and intersects with the significant transportation corridor of Elbow Dr. South of the subject site is a public lane and city owned greenspace directly north of Glenmore trail.

The site's existing building is a newly renovated bungalow office space with a low F.A.R. and proximity to one of Calgary's medical hubs, including Rockyview Health Centre I & II and Mayfair Place. The office is equipped to accommodate a number of services listed previously both without further renovations or with minor revisions. As a converted house with a landscaped and sizable green space to the North, and a large outdoor patio and parking lot to the South accessible by public laneway this property has adequate space to accommodate the suggested uses with a parking ratio of two stalls per 1000 square feet plus abundant two hour street parking adjacent to the property.

As laid out in section 708 (1) the public entrance to a building must face the property line shared with a commercial street. Prior to the recently (almost) completed development to the east (6507 Elbow DR.) the subject site complied with this section. The city allowed development has created a unique circumstance for the subject site which would now be best handled by a Direct Control district.

The proposed Direct Control district will allow the subject site to continue with commercial uses in its unique circumstances, while respecting and serving the neighboring community. Access to the site is primarily by South lane, with the noted parking lot being on the South side of the building.

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

- Bring the land use into conformance with Bylaw 1P2007; this will create stronger integration and consistency with neighboring 1P2007 property to ensure developments can more readily match the permitted and discretionary uses within the area.
- Provide community-oriented commercial and retail uses for the residents of Mayfair/BelAire;
- Address the unique circumstance created by recent neighboring development;
- Contribute to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work and play.
- Reduce the uncertainty for future uses and outcomes by continuing to integrate with the community in discretionary use discourse.

LD&A and the new landowner (1709034 Alberta Inc.) have maintained open lines of communication with all interested stakeholders throughout the application process. In accordance with the advertising period, LD&A posted a signage on the property from June 15th through July 7th, 2022. During the advertising period we were advised that letters of concern were received by our file manager. On September 1st, 2022, LD&A submitted documentation to the community's web site to further the available information for our neighbors. LD&A also hosted a well-attended open house on September 7th, 2022.