

Land Use Amendment in Mayfair (Ward 11) at 6503 Elbow Drive SW, LOC2022-0083

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 6503 Elbow Drive SW (Plan 8375HF, Block 2, portion of Lot 39) from Direct Control (DC) District to Direct Control (DC) District to accommodate commercial uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use application seeks to redesignate the subject parcel to a DC District based on the Commercial – Neighbourhood 1 (C-N1) District to allow for a broader range of uses than the existing DC District while still being sensitive to adjacent developments.
- The proposal accommodates a range of commercial uses that is generally complementary to the surrounding residential development and aligns with the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed land use amendment would allow for more commercial opportunities to support the community and create employment and economic benefits.
- Why does this matter? The proposal enables additional business and employment opportunities.
- No development permit has been submitted at this time. The neighbouring property to the east of this parcel is also a DC District based on the C-N1 District.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Mayfair, was submitted by Lynn Donaldson & Associates Design and Contracting on 2022 May 10. Lynn Donaldson & Associates Design and Contracting was the landowner at the time of the application submission and the ownership has now changed to 1709034 Alberta Inc. The ownership change is currently pending registration at the Land Titles Office. The 0.07 hectare (0.17 acre) midblock site is located directly west to the southwest corner parcel of Elbow Drive SW and Malibou Road SW. No development permit application has been submitted at this time.

The existing DC District is based on Land Use Bylaw 2P80 and has a limited number of allowed uses. It also requires a building's entrance to be oriented towards Elbow Drive SW, although the parcel does not face Elbow Drive SW. The application seeks to expand the range of allowable uses and to correct the frontage requirements of the existing DC. The additional uses will be compatible with the surrounding residential development. (Attachment 3)

Use of the stock Commercial – Neighbourhood (C-N1) District was explored. However, the stock District requires developments to be oriented towards a commercial street, which the subject parcel does not have. Also, the application review process revealed community concerns with allowing a wider range of commercial uses in a low-density residential

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neighbourhood, as well as concerns for traffic at the nearby intersections along Elbow Drive SW.

As a result, the application proposes a broader range of permitted and discretionary neighbourhood-oriented uses under a Direct Control District based on the C-N1 District (Attachment 2). The expanded list of uses is discretionary to address the community concerns. Also, the proposed DC removes the sections of the C-N1 District that reference a commercial street.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and the Community Association was appropriate. In response, the applicant held one open house meeting with community residents to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published online. Notification letters were sent to adjacent landowners.

Administration received **one letter of support and 13 objection letters** from the public. **The letters of opposition cited the following concerns:**

- increased traffic and parking issues;
- local roads may not be able to accommodate an increase in users;
- increased noise;
- pedestrian and traffic safety;
- neighbouring commercial development at 6507 Elbow Drive SW has been vacant since completion;
- lack of input from the property owners in the neighbourhood for the proposed land use amendment; and
- community should be given a viable opportunity to give feedback on the type of businesses that will be located on the property.

The Mayfair Bel-Aire Community Association replied to Administration's standard circulation form with a supporting letter on **2023 January 19** (Attachment 5) with the following concerns:

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- The Mayfair Bel-Aire Community Association is in support of the proposed land use amendment. However, the community should have an opportunity to comment on the safety, traffic, and pedestrian impact of any new business at the subject location.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The proposed DC District is intended to be located adjacent to other low-density districts and accommodates a variety of commercial uses while being sensitive to adjacent development. The building and site design, on-site parking, and traffic impact will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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.

IMPLICATIONS

Social

The proposed application enables additional uses intended for smaller scale commercial development that can serve the residents in the area. The existing development will be in keeping with the scale of nearby residential areas and will complement surrounding uses and amenities.

Environmental

This application does not include any specific actions that address objectives of the *Climate Resilience Strategy*. 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

The proposal allows for a wider range of commercial uses, and provides additional business and employment opportunities.

Service and Financial Implications

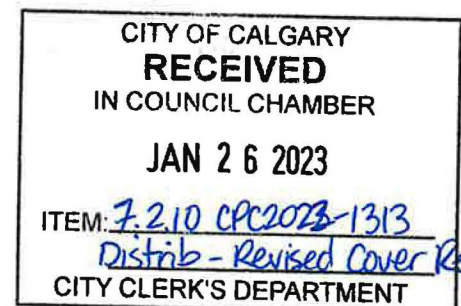
No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response



**Planning & Development Services Report to
Calgary Planning Commission
2023 January 26**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

