

Applicant Outreach Summary

LOC2022-0083

PROPOSED LAND USE CHANGE
OUTREACH SUMMARY



6503 ELBOW DRIVE, SW



LOC2022-0083

October 25, 2022



PROJECT BACKGROUND.

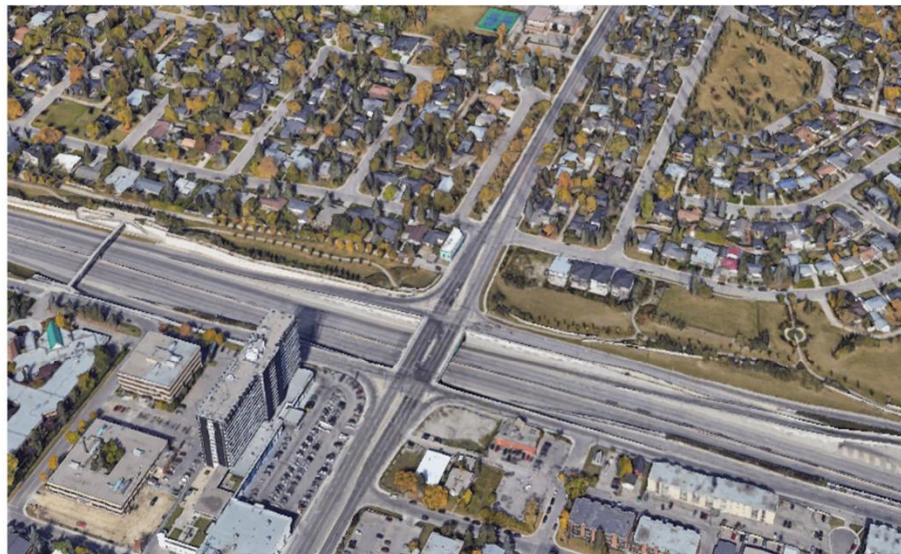
LD&A (previously Lynn Donaldson & Associates) has operated out of the subject location, 6503 Elbow Drive, SW since 2008.

We have submitted a land use amendment application to redesignate the parcel 6503 Elbow Dr SW. A land use change will increase the range of potential uses allowing the site to better meet the needs of the Mayfair/Bel-Aire community.

Situated one parcel in from the SW corner of Malibu Road and Elbow Drive the subject site offers a great opportunity to provide community-oriented retail or health amenities for residents in Mayfair/Bel-Aire.

PROJECT HIGHLIGHTS.

- Bring the land use into conformance with Bylaw 1p2007
- Provide community-oriented commercial and retail uses for the residents of Mayfair/Bel-Aire
- Increase employment opportunities in proximity of residential areas, public transit, and major transportation corridors
- Contribute to the Municipal Development Plans aspirations to achieve complete communities where residents can live, work, and play close to home.



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COMMUNITY HISTORY.

LD&A has been a part of the neighborhood for the last 15 years, originally opening this location to the public in 2008. At that time we had hosted several open houses to discuss the right land use for the community and for our operational needs. We worked with the community to meet the concerns. We have enjoyed a good relationship with our Mayfiar/Belaire neighbors.

COMMUNITY OUTREACH & COMMUNICATION.

LD&A had previously been apart of the recent landuse amendment for the site located at 6507 Elbow DR (the property directly to the east to our site). We worked with the community and our neighbor to establish the right balance of permitted uses and discretionary uses under the commercial-neighborhood 1 (CN-1) Bylaws so the site could maximize the diversity of allowable business's that would be permitted on the site.

LD&A, having been through this process with the comminty and our neighbor to the east. We have stayed in constant communication with the community contacts through this process and have received a letter of support from the community representatives.

In accordance with the advertising period, LD&A posted a signage on our property from June 15th through July 7th, 2022. During the adervtising period we were advised that letters of concern were received by our file manager. On September 1st, 2022 LD&A submitted documataation to the communities web site to further the available information for our neighbors. LD&A also hosted a well attended open house on September 7th, 2022.

The purpose of the open house was to present the intent of our proposed landuse amendment. The stakeholders whom attended the open house expressed concern with the proposal and those concerns are outlined in the table below and we have included a response to each concern.



Tell Us What You Think
Submit comments to The City by **July 5, 2022** at calgary.ca/developmentmap and refer to LOC2022-0083. Comments received after this date may be considered depending on the application review period.

PROPOSED LAND USE CHANGE



A change is proposed at 6503 ELBOW DR SW to allow for:

- Direct Control (DC) District (custom land use district) based on the Commercial - Neighbourhood 1 (C-N1) District to allow for small scale mixed-use developments.
- a maximum building height of 10.0 metres, about 1-2 storeys (same as current maximum); and
- a maximum building floor area of approximately 697 square metres.

*** NOTE:** If this application is approved by Council, the site design details such as parking, landscaping, and site access will be determined at the development permit stage.

calgary.ca/developmentmap
Reference Number: LOC2022-0083
Phone: 403-268-5311

Applicant Contact Information:
Name: Neil Bailey
Phone: (403) 263-6296

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STAKEHOLDER CONCERN.

APPLICANT RESPONSE.

1. Parking

Community residents are concerned that the site cannot accommodate the parking required for the proposed land uses

The limited uses under C-N1 are typically a low volume, noise and disturbance. It is not yet known who the eventual tenant will be and what the exact parking impact will be. However, given the site's proximity to transit and the six, on-site parking stalls, it is anticipated that the impact will be minimal

Free two-hour parking on Malibu Road and Melville Place provides more options for parking as well. And, the highest impacted homes on both streets have attached or detached garages often large enough for two vehicles, and generous space for additional parking on the driveway. It should be noted that these streets are public right-of-ways and open for use for all residents of Calgary.

The result is low demand on-street parking for local residents. Given the anticipated tenant will generate low levels of traffic and the abundance of street parking in addition to the on-site parking, we feel the uses (as requested on our application) will not negatively affect the local residents and their visitors.

2. Traffic

Community residents expressed that the intersection of Elbow Drive and Malibu Road is dangerous. And the proposed uses for the site will make the intersection in question more dangerous. Residents were also concerned about increased traffic through the neighborhood

It is our opinion the proposed land uses would not result in significant vehicular traffic to and from the site. The lane at the site can only be accessed via the southbound lane of Elbow Drive limiting the traffic potential. As such while leaving direct access onto Glenmore West is available directly out of the lane. The result is a direct in and direct out access point to the site which would not further risk pedestrians.

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STAKEHOLDER CONCERN.

3.Non-compatible uses

Stakeholders communicated that they were concerned the some of the poposed uses were not compatible with the neighborhood

APPLICANT RESPONSE.

Our understanding of the biggest concerns were high traffic and undesirable business's (liquor store, cannibis shop) are what people are afraid will be able to move in. We heard this concern in previous community engagements as well as our open house.

I shared with the residents that we had proactivley move the most undesirable uses to discretionsry so there would always be some level of community involvement if any of these uses were consdiered.

I believe the residents that particepated in the open house understood that this action was taken to preserve the community's peace of mind and were appreciative we had done so.

A total of 21 residents of the community attended the open house.