

Land Use Amendment in Kelvin Grove (Ward 11) at multiple properties, LOC2022-0189

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.42 hectares \pm (3.4 acres \pm) located at 1011 Glenmore Trail SW and 1016 – 68 Avenue SW (Plan 731065, Block 31) from Commercial – Office (C-Of2.2h15) District to Direct Control (DC) District to accommodate commercial development including overnight stays for minor surgical services (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site, which has two existing medical/office buildings, to allow for a discretionary use that will facilitate overnight stays for minor surgeries as well as opportunities for residential and additional commercial uses.
- The proposal broadens the spectrum of uses allowed on the site which is in keeping with the applicable policies of the *North Kelvin Grove Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The application would increase the variety of uses within the community and allow for a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that will help activate this part of Kelvin Grove and will enhance the availability of services for the community and surrounding areas.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 October 17 by IBI Group on behalf the landowner, Healthcare Properties Holdings Ltd. The initial submission included 1121 – 68 Avenue SW (an existing surface parking lot to the south), which the applicant had sought to redesignate to the Multi-Residential – Contextual Low Profile (M-C1) District within the proposed DC District. However, after Administration's review of the proposed DC District, it was determined that since there were no site-specific amendments to the M-C1 District, and no future redevelopment plans associated with the parcel, it would be appropriate to remove the site from the application and redesignate it separately within another application at a future time.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district expands the commercial uses for the site as well as creates opportunities for minor health care services (surgical services, diagnostic and treatment) which may include short-term care and overnight stays within the existing buildings on-site. The applicant has indicated that there are no plans for redevelopment of the site within the foreseeable future.

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

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of engagement with the public/interested parties and respective community association was appropriate. In response, the applicant communicated with the Ward Councillor's Office, the local Community Association (CA) and adjacent residents (postcard mail outs) to brief them on the application. Additionally, the applicant held an open house on 2023 May 23 within the community to inform residents about 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 interested parties including the public, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of engagement by the applicant; and
- negative impact on local traffic and noise.

The application was circulated to the Chinook/Kelvin Grove/Eagle Ridge CA and no response letter was received. Administration followed up with the CA for comment but did not receive a response.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

IMPLICATIONS

Social

The development of this site enables a more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing the opportunity for additional amenities for the community and greater area.

Environmental

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

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Economic

This application would expand the commercial uses within the subject site. The inclusion of these additional uses will support the context as well as would create employment opportunities in the surrounding communities and greater area.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform