

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2022-0042

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Adopt, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, a portion of Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 23:

That Council:

1. Adopt, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 65D2023** for the redesignation of 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, a portion of Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a multi-residential development.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan is required.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application was submitted by Kumlin Sullivan Architecture Studio on behalf of the landowner Ilda Ruffo, on 2022 March 21. Initially the land use proposal was to redesignate the subject site to a Direct Control (DC) District, however Administration determined that the proposed DC did not meet the requirements of Section 20 of the Land Use Bylaw which outlines the criteria in which a Direct Control District can be utilized (i.e. unique characteristics, innovative ideas or unusual site constraints and require specific regulation unavailable in other

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land use districts). As such, the application was amended to propose a redesignation to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District and the review process commenced.

In 2019, a previous land use redesignation was submitted by the applicant (LOC2019-0165) which proposed the same land use district. At the 2020 July 27 Public Hearing, Council gave first reading to the proposed redesignation and withheld second and third readings with a motion to return to Council at the time of a conditional approval on a concurrent development permit. The application was abandoned as it did not receive third reading within two years from the date it was first presented to Council (as per section 97(2) of the Procedure Bylaw).

The approximately 1.24-hectare (3.0-acre) site is located in the community of Patterson fronting on Prominence Way SW (south of Patina Drive SW). No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate a 37-unit multi-residential development.

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 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 respective community association was appropriate. In response, the applicant reached out to the Coach Hill/Patterson Communities Association (CA) and the Ward 6 Councillor's office, and held online meetings with adjacent condo board representatives. 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 nine responses in opposition from the public which included the following areas of concern:

- lack of development details from the applicant;
- proposed height and density;
- negative impact on local infrastructure;
- negative impact on traffic and on-street parking;
- negative impact on community character;
- privacy impacts; and

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- noise and light pollution.

The Coach Hill/Patterson CA was notified of the application and provided a letter which indicated support for the proposal on 2023 March 09 (Attachment 5). They also included additional comments:

- the applicant has provided adequate communication and engagement with the CA and adjacent residents; and
- supports the submission with the strong hope that continued communication and conversations will translate into successful cooperation between the community and Kumlin in the development permit stage and beyond.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including privacy, shadowing and parking, 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, 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. Proposed Amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan
3. Applicant Submission
4. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2023 March 23**

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- 5. Community Association Response
- 6. Proposed Bylaw 65D2023**
- 7. CPC Member Comments**
- 8. Public Submissions**
- 9. Confidential Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform