

**Land Use Amendment in Glendale (Ward 6) at 1903 Grand Oaks Drive SW,
 LOC2023-0152**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three reading to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 1903 Grand Oaks Drive SW (Plan 1402JK, Block 1, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f1.7h11) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a mixed-use development with commercial and residential uses in the same building, up to 11 metres (three storeys) in height.
- The proposal would allow for an appropriate building form and is in keeping with the *Municipal Development Plan (MDP)* and the *Westbrook Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would allow for additional housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that may help activate this part of Glendale.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Glendale was submitted by Matthew Lalonde on behalf of Vibe Developments Inc. on 2023 June 08. The site is approximately 300 metres (a five-minute walk) from the 45 Street SW LRT Station to the west. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to develop a mixed-use building with at-grade commercial uses with residential units above in the future.

The approximately 0.06 hectare (0.15 acre) site is located at the southwest corner of 17 Avenue SW and Grand Oaks Drive SW. Across 17 Avenue SW to the north is a multi-residential development. The parcel directly to the east across Grand Oaks Drive SW is designated as Residential – Grade-Oriented Infill (R-CG) District.

The Mixed Use – General (MU-1) District is characterized generally by a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. This proposal is in keeping with the *Westbrook Communities Local Area Plan (LAP)*.

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

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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 the public/interested parties and respective community association was appropriate. In response, the applicant attended a Glendale/Glendale Meadows Community Association meeting and distributed flyers to adjacent neighbours to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- commercial uses do not fit the character of the community; and
- strain on existing public infrastructure.

The Glendale/Glendale Meadows Community Association provided a letter in support on 2023 September 19 (Attachment 4) and provided comments regarding the potential to regulate street parking associated with the commercial uses.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Glendale and provides future opportunity for mixed-use development. This proposal may provide housing opportunity, support local business and support employment opportunities within Glendale and nearby communities.

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Environmental

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

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space and may enable a more efficient use of land and infrastructure.

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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform