

**Land Use Amendment in Parkdale (Ward 7) at 5, 6 and 7 Parkdale Crescent NW,
 LOC2022-0080**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.30 hectares \pm (0.73 acres \pm) located at 5, 6 and 7 Parkdale Crescent NW (Plan 2262GJ, Block X, Lot 7 and Condominium Plan 0811532, Suites 1 to 6) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 20D2024** for the redesignation of 0.30 hectares \pm (0.73 acres \pm) located at 5, 6 and 7 Parkdale Crescent NW (Plan 2262GJ, Block X, Lot 7 and Condominium Plan 0811532, Suites 1 to 6) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Neighbourhood 1 (C-N1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 November 16:

“7.2.7 Land Use Amendment in Parkdale (Ward 7) at 5, 6 and 7 Parkdale Crescent NW, LOC2022-0080, CPC2023-1149

The following documents were distributed with respect to Report CPC2023-1149:

- A Revised Cover Report;
- A Revised Attachment 4; and
- A presentation entitled "LOC2022-0080 Land Use Amendment".”

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject parcels to allow for a mixed-use development with commercial and residential uses in the same building, up to 16 metres (four storeys) in height.
- The proposal allows for an appropriate building form and set of uses on Parkdale Crescent NW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Parkdale Neighbourhood Activity Centre Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would provide more housing and retail options for inner city living with access to alternative transportation modes and would allow for the more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional residential, commercial and employment opportunities that will help improve the vibrancy of this area of Parkdale.

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- A development permit has not been submitted at this time.
- There is no previous Council direction in relation to this proposal.

DISCUSSION

This land use amendment application is located in the northwest community of Parkdale, and was submitted by John Hallett Architect on behalf of the landowners, Parkdale Enterprises Limited and Paul Teoh Holdings Limited on 2022 May 6. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a mixed use development incorporating four at grade commercial retail units and three storeys of residential development above, comprising of approximately 60 dwelling units in the future.

The 0.30 hectare (0.73 acre) combined site area, which consists of three parcels, is located at the northern end of Parkdale Crescent NW, forming part of the Parkdale Crescent NW neighbourhood commercial area. Existing land use designation of the lands consists of two parcels within the Multi-Residential – Contextual Medium Profile (M-C2) District in the north of the site. The remaining parcel in the southeastern corner is designated Commercial – Neighbourhood 1 (C-N1) District. Adjacent lands to the north and east are developed with multi-residential development and some single detached dwellings in the Multi-Residential – Contextual Low Profile (M-C1) District and by Direct Control District. The proposed land use would allow for a mix of commercial uses at grade and residential development above, consistent with the immediate area.

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 the public/interested parties and respective community association was appropriate. In response the applicant attended a Parkdale Community Association meeting and met with adjacent property owners. The Applicant Outreach Summary is provided 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 seven letters of opposition and five letters of support from the public. The letters of opposition included the following areas of concern:

- building height and shadowing;

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- impact on the lane, including access and waste management;
- construction impacts;
- parking;
- increase in density; and
- impact on existing businesses.

The Parkdale Community Association provided **two letters of support on 2022 December 7 and 2023 November 10 (Attachment 4)**. In providing its support for the application, it noted the following items for consideration:

- site servicing and infrastructure;
- impacts on surrounding parking and laneway traffic;
- impacts on access for private properties to the north; and
- adequate emergency access to businesses on Parkdale Crescent NW.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, number of units and on-site parking will be 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 recommendations and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed M-X2 District would allow for increased commercial/retail uses, creating job opportunities and economic diversity, as well as providing additional housing options to meet the functional requirements of evolving housing needs.

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 60 dwelling units and approximately 14,000 square feet (1,300 square metres) of commercial/retail space. The development would provide housing and employment opportunities and support local businesses within Parkdale.

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
 Calgary Planning Commission
 2023 November 16**

**ISC: UNRESTRICTED
 Corrected CPC2023-1149
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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
5. **Proposed Bylaw 20D2024**
6. **Public Submissions**
7. **CONFIDENTIAL Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform