

**Road Closure and Land Use Amendment adjacent to 67 Panatella Square NW,
 LOC2023-0107**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2410260, Area 'A'), adjacent to 67 Panatella Square NW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) of closed road (Plan 2410260, Area 'A') from undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1d85) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 7:**

That Council:

1. Give three readings to **Proposed Bylaw 2C2024 for the** closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2410260, Area 'A'), adjacent to 67 Panatella Square NW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 124D2024** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) of closed road (Plan 2410260, Area 'A') from undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1d85) District.

HIGHLIGHTS

- This application seeks to close a portion of road adjacent to 67 Panatella Square NW and redesignate it to Multi-Residential – Low Profile (M-1d85) District to allow for consolidation with the adjacent parcel to the east for a future townhouse development.
- This application is consistent with the proposed redesignation of the adjacent site, would allow for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Calgary North Phase 2 Community Plan*.
- What does this mean to Calgarians? This application proposes an increase in density in close proximity to transit routes in a neighbourhood that is almost fully built out, increasing housing choice and linking to sustainable transportation options.
- Why does this matter? The proposed M-1d85 District would allow for a greater choice of housing types in an established community close to amenities and services.
- A development permit for a 28-unit townhouse development has been submitted and is ready for decision.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northwest community of Panorama Hills, was submitted by Tricor Design Group on behalf of the landowner, the City of Calgary on 2023 April 20. Attachment 3 outlines the 0.05 hectare portion of road right-of-way to be redesignated and closed, which would allow

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LOC2023-0107**

for a slight increase in the overall density and better site configuration for the development permit when combined with the adjacent site, as per the Applicant Submission (Attachment 4).

A land use amendment to redesignate the adjacent site to the M-1d85 District was granted first reading by Council on 2022 September 13 (LOC2022-0044). Council withheld second and third reading until a Development Permit was at the point of approval by the Development Authority. After first reading was granted, the applicant submitted this road closure and land use amendment application for the adjacent surplus right of way to be consolidated with the adjacent development site pending decision of Council. A development permit for a 28-unit townhouse development has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application. See Development Permit (DP2022-08512) Summary (Attachment 7) for additional information.

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 the Community Association was appropriate. Outreach for this application was conducted in conjunction with outreach for DP2022-08512, which included a meeting with the Northern Hills Community Association and adjacent residents. The Applicant Outreach Summary can be found in Attachment 5.

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 ten letters of objection from the public on this proposed road closure and land use redesignation. Concerns raised were about the increase in density, parking and traffic, and the strain on existing services in the neighbourhood.

The Northern Hills Community Association provided a letter in opposition on 2023 May 31 (Attachment 6). They raised the same concerns they had with the previous land use (LOC2022-0044), citing traffic and parking problems in the area, over-densification, community safety, and access.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Consolidation of the road closure area into the adjacent development would allow for an increase of two units to the overall number of units proposed on the site.

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Following Calgary Planning Commission, notifications for 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 road closure and land use amendment would allow for an expansion of the developable area and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated that each unit will have rough-ins for solar panels. Each unit will also be electric vehicle-ready. The developer has also chosen the low-water landscaping option and the enhanced planting options available for site landscaping in the Land Use Bylaw 1P2007. These specific measures as part of the proposed development permit align with the *Calgary Climate Strategy – Pathways to 2050* (Programs D and F).

Economic

The ability to develop this land for multi-residential housing would make more efficient use of 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. Road Closure Conditions
3. Registered Road Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Development Permit (DP2022-08512) Summary
8. **Proposed Bylaw 2C2024**
9. **Proposed Bylaw 124D2024**
10. **CPC Member Comments**
11. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 07**

**ISC: UNRESTRICTED
CPC2024-0290
Page 4 of 4**

**Road Closure and Land Use Amendment adjacent to 67 Panatella Square NW,
LOC2023-0107**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform