

**Policy and Land Use Amendment in Parkhill (Ward 8) at multiple addresses,
 LOC2023-0394**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3615, 3623 and 3627 Erlton Court SW (Plan 5793U, Block 7, Lots 42 to 49;) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for multi-residential development in the form of apartment buildings.
- The proposal allows for the development of additional residential units close to an Urban Main Street area and is aligned with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will add multi-residential forms in an established area with access to transit options, commercial amenities and open spaces.
- Why does this matter? This application would provide a larger variety of housing options in the Parkhill community, while making more efficient use of existing infrastructure.
- An amendment to the *Parkhill/Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Parkhill, was submitted by Casola Koppe Architecture on behalf of J. Brian Heninger and Sandra Heninger on 2023 December 13. As noted in the Applicant Submission (Attachment 3), the intent of the application is to consolidate the three subject parcels and develop a multi-residential building.

The 0.24 hectare \pm (0.59 acre \pm) site is comprised of three parcels located on the east side of Erlton Court SW. As indicated in the Applicant Submission (Attachment 3), the redesignation would enable the development of a multi-residential building in an Urban Main Street area. The increased density aligns with the intent and policies of the MDP, but will require an amendment to the ARP to facilitate the development.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). No development permit application has been submitted at the time of writing this report.

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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 the respective community association was appropriate. As a result, the applicant chose to host an open house for the community on 2024 February 6, reach out to both the Parkhill and Erlton Community Associations, contact the Ward Councillor's office, visit the immediately adjacent properties to provide information and distribute 100 flyers to residences within the community. Please see the Applicant Outreach Summary (Attachment 4) for more details.

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 26 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues given that the site is accessible by only one road;
- effect of proposed development type on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots, especially given slope of the site;
- incompatibility with the character of the community; and
- concerns that infrastructure may not be able to accommodate the increase in users.

The Parkhill Stanley Park Community Association (CA) provided a letter of concern on 2024 February 14 (Attachment 5) identifying the following concerns that were heard from residents when considering the land use redesignation and preliminary plans (not yet received by Administration in a development permit):

- parking on Erlton Court SW;
- traffic congestion on the roads accessing the site;
- density and scale of the proposed building; and
- the lack of open spaces/ landscaping provided on the site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. While a development permit has not been submitted at the time of writing this report, Administration did ask the applicant to provide a Transportation Impact Assessment and shadow studies to better understand the potential impacts of the development, and the servicing for the site was reviewed as part of the standard file review process. The height, massing, orientation and scale of buildings, site design, on-site circulation and parking will be reviewed and determined at the development permit stage. The applicant

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has indicated that they intend to make changes to the detailed site drawings at the development permit stage based on the concerns expressed by residents and the Parkhill Stanley Park CA. Further details can be found in the Applicant Outreach Summary (Attachment 4).

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 land use district would enable the development of higher density housing types in close proximity to transit and other amenities, and can support the housing needs of various demographics.

Environmental

This application does not include 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 at the development approval stages.

Economic

The proposed land use amendment would support additional residents in the area, which support both the surrounding commercial amenities and existing transit 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. Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform