

**Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW,
 LOC2024-0163**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1274) to the 2025 February 04 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 JANUARY 9:**

That Council give three readings to **Proposed Bylaw 34D2025** for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising commercial, retail and residential uses at grade with additional residential uses above.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (the Master Plan).
- What does this mean to Calgarians? The proposal would allow for greater flexibility in the housing options within a Major Activity Centre with access to transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would promote residential, commercial and employment opportunities to activate this part of Lincoln Park.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Lincoln Park, was submitted by B&A Studios on behalf of the landowner, BCIMC Holdco (2007) Inc. (BCIMC Realty Corporation) on 2024 June 17.

The approximately 5.39 hectare (13.33 acre) vacant site, also referred to as the Westmount South lands, is situated approximately 530 metres (a nine-minute walk) west of Crowchild Trail SW and approximately 440 metres (a seven-minute walk) north of Glenmore Trail SW. The existing Direct Control (DC) District (Bylaw 141D2019) references the Mixed Use – General (MU-1) District and allows for a maximum density of 165 units per hectare (889) units, a

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maximum floor area ratio (FAR) of 1.6 (86,224 square metres) and a varying maximum building height that transitions from 20.0 metres and 25.0 metres to 32.0 metres (in a south to north direction).

As indicated in the Applicant Submission (Attachment 2), the proposed land use district (MU-1f3.0h32) would enable flexibility in the mix of residential and commercial development opportunities without a maximum density requirement, but rather with a maximum FAR of 3.0 (161,670 square metres), an increase from the current maximum FAR of 1.6 and a maximum building height of 32.0 metres across the site.

No development permit has been submitted at this time. The intent of the applicant is to apply for a development permit for a mixed use development comprising a mix of medium density residential opportunities and commercial uses at grade along walkable streets.

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. In response, the applicant delivered approximately 500 postcards containing information about the proposed project to residents and businesses within a 1,900 metre radius of the subject site. The applicant also contacted the Ward 8 and Ward 11 Councillor's Offices, the North Glenmore Park Community Association (CA) and the Rutland Park CA, to share project information and obtain feedback. The applicant used additional outreach methods, such as emails, social media posts and a virtual open house session (held on 2024 September 11) to gather feedback. 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 12 letters of opposition and four letters of support from the public.

The letters of support provided the following comments about the proposed land use:

- opportunities for community improvement with access to retail and residential amenities;
- potential for additional bus route/transit service because of the increase in density;
- pedestrian-oriented development with additional street trees; and

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- preference for a concurrent development permit application that can assure the provision of commercial and retail amenities and green spaces with limited hard surfaces.

The letters in opposition included the following areas of concern:

- density increase and consequential increase in traffic, parking congestion and noise issues;
- construction impact and pollution;
- massing and shadowing impacts due to the proposed increase in building height;
- impact of the proposal on the community character and additional strain on public infrastructure;
- preference for a development that will only provide retail amenities such as a grocery store;
- possibility that the proposal could provide more residential uses than commercial uses;
- potential for rental housing development and increase in crime;
- effect on property values and preference for single family homes or townhouses; and
- lack of information or details about the development/building design that will be constructed on the subject site.

The Rutland Park CA, in response to Administration's request for comments, provided a letter in opposition on 2024 December 16 (Attachment 4). They expressed concerns about the proposed increase in height and density and indicated a preference to keep the existing DC District. The Rutland Park CA was circulated as they have an interest in the *Revised Currie Barracks CFB West Master Plan* (the Master Plan) which also affects parcels within their community.

The community of Lincoln Park is within the North Glenmore Park CA boundary. The North Glenmore Park CA did not respond to follow-up requests for comments from Administration.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location within an MDP-identified Major Activity Centre and the local context of redevelopment envisioned for the area through the Master Plan for the community. The building and site design, number of units, location of commercial uses, shadowing, landscaping, and transportation and mobility concerns will be reviewed at future development permit application stages.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

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IMPLICATIONS

Social

The proposed land use district would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience 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 more efficient use of land and infrastructure through the development of additional residential dwelling units and commercial spaces in a Major Activity Centre. The proposal would provide opportunities to support local business and employment opportunities within Lincoln Park and nearby communities.

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
5. **Proposed Bylaw 34D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform