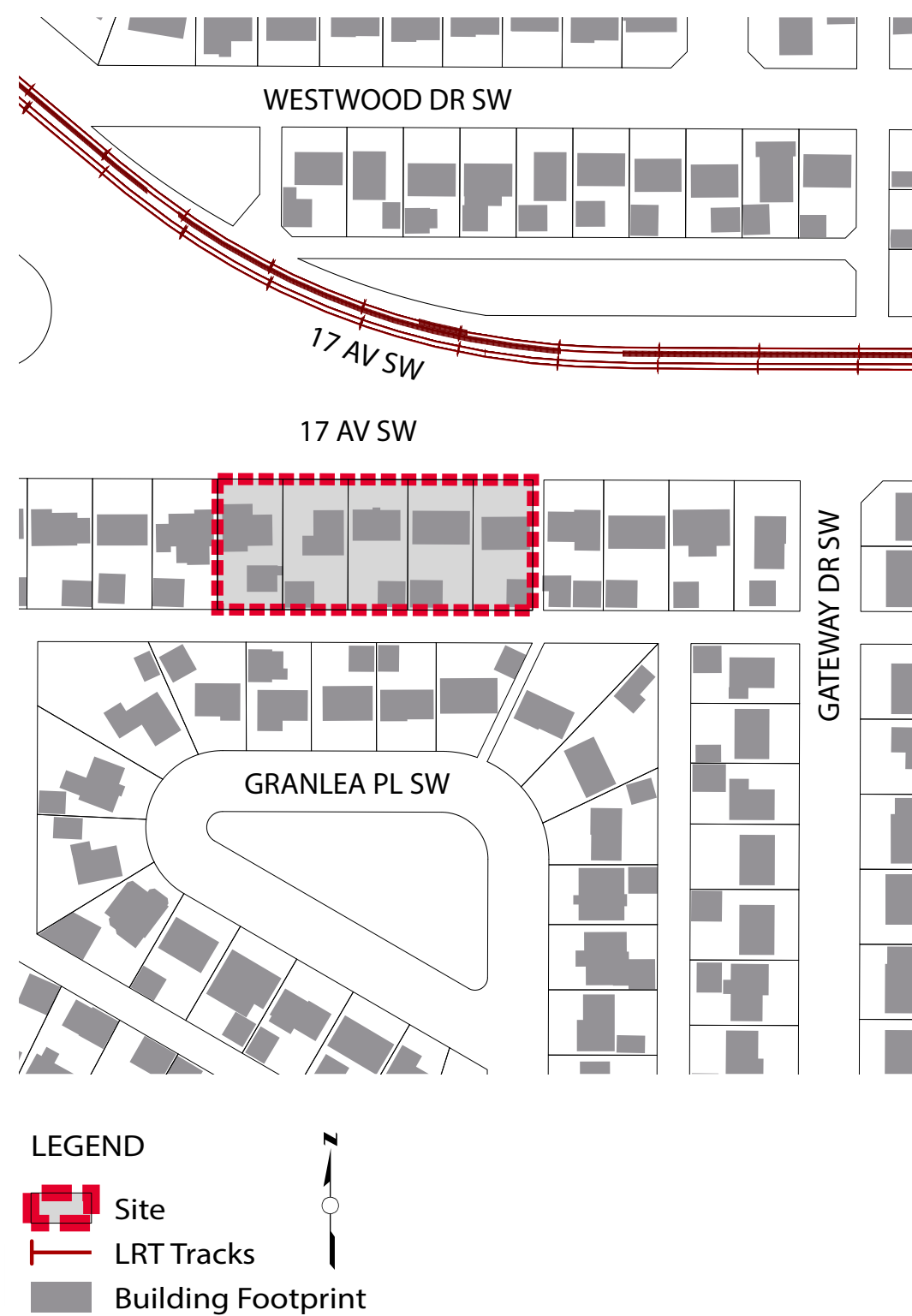


Glendale Land Use Application



Administration received an application (July 2017) to redesignate an area of land in Glendale to allow for an 18 metre (6 storey) building with option for commercial storefront.

From August 23 – September 6, 2017, Administration collected online feedback about this application, and compiled a What We Heard Report (for the full report visit calgary.ca/Glendale). The feedback, along with the technical comments from Administration, was shared with the applicant to inform their amended application. The amended application was submitted to The City in November 2017, reducing the maximum height to between 10 metres to 16 metres (approximately 3 to 5 storeys) and with no commercial storefronts.

What does Administration recommend?

The City will recommend **approval** of the land use amendment application to Calgary Planning Commission due to its alignment with development policy and planning rationale. The following policies were considered as part of The City's review:

Municipal Development Plan:

- Supports modest infill development that transitions intensity towards adjacent areas and new development near the transit network.

West LRT Land Use Study:

- Supports multi-residential development that is 4-6 storeys (12-18 metres) in height.
- Supports land use amendments where the proposed land use provide appropriate forms of long-term development, such as medium density housing near C-Train stations. The proposed land use district would increase density as well as regulate building shape and size so as to minimize impact on the surrounding low density residential area.

Location Criteria for Multi-Residential Infill:

- Provides criteria to guide decision making on whether or not a site is suitable for a multi-residential development within an established community. The land use application follows the majority of criteria outlined.
- Location criteria met:
 - In close proximity to a transit stop
 - In close proximity to a LRT station
 - Faces a collector road
 - Has direct lane access
 - Across from a park

See the Process timeline to understand how Administration's recommendation fits into the overall decision-making process.

Next Steps

Administration will be presenting the land use application to Calgary Planning Commission (CPC) with their recommendation of approval. CPC is not the approving authority, however it can either request further changes to the application or forward the report along with their recommendation to City Council. Council will then hold a Public Hearing and make the final decision on the application. The dates for CPC and City Council have not been set. Visit calgary.ca/Glendale for the most up to date information.

Process timeline



Land use application submitted and reviewed by The City.



The City collects public input. Feedback and technical input is shared with the applicant.



WE ARE HERE

Applicant submits amended application and shares with the public.



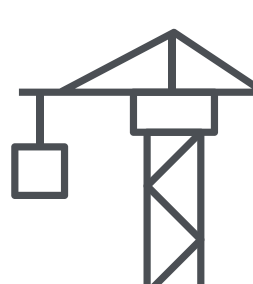
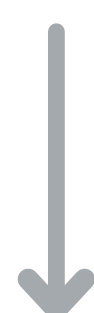
Application is presented to Calgary Planning Commission and City Council.



If the Land Use application is approved, the applicant will seek input from the public to inform the Development Permit.



Development Permit submitted to The City and may be presented to Calgary Planning Commission as part of the decision-making process. The public is invited to submit feedback directly to The City as part of the review process.



If the Development Permit is approved, the applicant would submit for a building permit before construction could begin.