

LAND USE AMENDMENT
MISSION (WARD 11)
2 STREET SW AND 23 AVENUE SW
BYLAW 51D2018

MAP 10C

EXECUTIVE SUMMARY

This Land Use Amendment seeks to redesignate a single parcel from DC Direct Control District based on the RM-6 Residential High Density Multi-Dwelling District of 2P80 Land Use Bylaw, to DC Direct Control District based on the Multi-Residential – Contextual Low Profile (M-C1) District of the Land Use Bylaw. The redesignation will accommodate Retail and Consumer Service as an additional use to the current office use on the ground floor of an existing single detached dwelling and maintain residential uses in the rest of the building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 December 14
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 51D2018; and	
1. ADOPT the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 2219 – 2 Street SW (Plan B1, Block 32, Lot 12) from DC Direct Control District to DC Direct Control District to accommodate Retail and Consumer Service and Office on the ground floor of an existing single detached dwelling, and maintain residential uses in the rest of the building, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 51D2018.	

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment implements the vision and policies in the Mission Area Redevelopment Plan (ARP) and is consistent with the Municipal Development Plan (MDP). The site is identified within the Medium High Density Residential area of the Mission ARP.

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The current DC Direct Control District allows office use on the ground floor and residential use in the rest of the single detached dwelling on the subject site. The applicant is proposing to add Retail and Consumer Service on the ground floor of the building. Redesignation of the subject parcel to DC Direct Control District based on the M-C1 district allows for Retail & Consumer Service, in addition to Office, on the ground floor, and residential uses in other areas of the building.

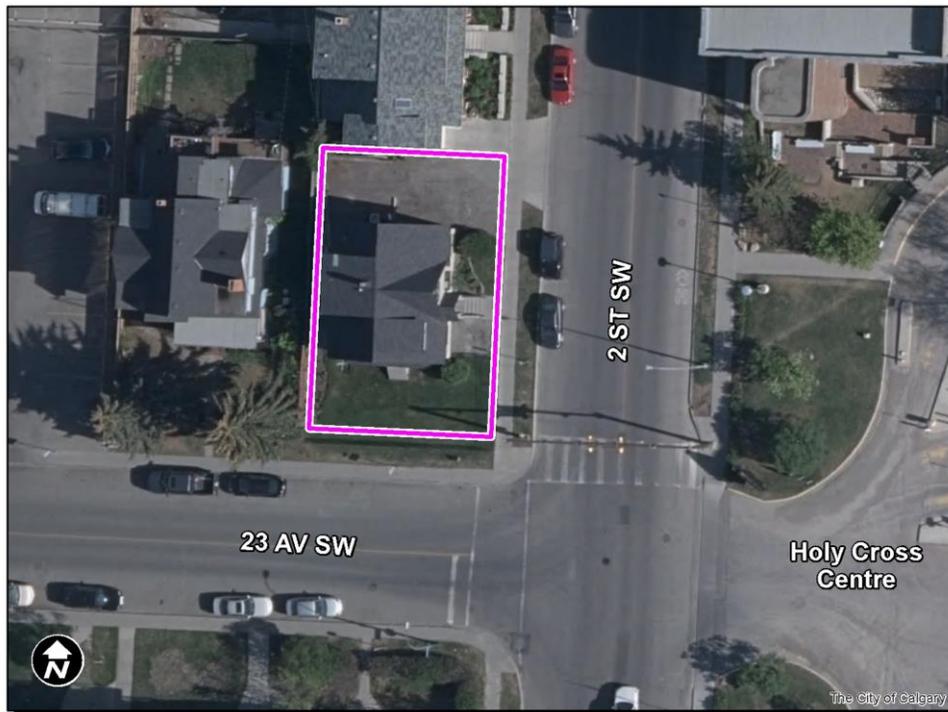
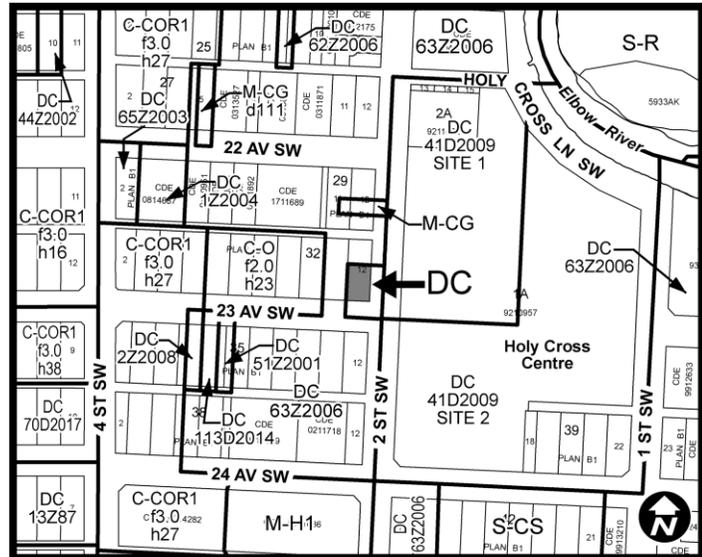
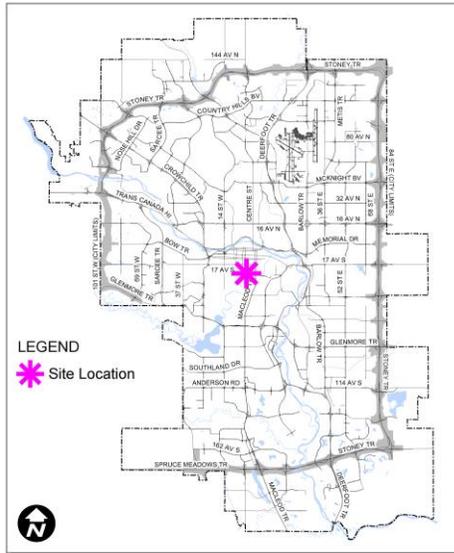
ATTACHMENT

1. Proposed Bylaw 51D2018

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 2219 – 2 Street SW (Plan B1, Block 32, Lot 12) from DC Direct Control District **to** DC Direct Control District to accommodate Retail and Consumer Service and Office on the ground floor of an existing single detached dwelling, and maintain residential uses in the rest of the building (APPENDIX II).

Moved by: D. Leighton
Absent: A. Palmiere

Carried: 8 – 0

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Applicant:

644912 Alberta Ltd (Judy Eng-Hum)

Landowner:

644912 Alberta Ltd (William Hum)

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Mission, on the north west corner of 2 Street SW and 23 Avenue SW. The site is currently developed with a single detached dwelling and has access from 2 Street SW. Surrounding development consists of a single detached dwelling to the north, a single detached dwelling with office conversions to the west, multi-residential dwellings to the south and Holy Cross Centre to the east.

The subject parcel was redesignated to DC Direct Control District based on the RM-6 Residential High Density Multi-Dwelling District in 1986. In addition to single-detached dwellings, the RM-6 District allows semi-detached dwellings and a variety of multi-residential building types, to a maximum height of six-storleys. The DC Direct Control District allowed office use on the ground floor of the existing single detached dwelling and residential uses on the other floors.

Mission	
Peak Population Year	2017
Peak Population	4,583
2017 Current Population	4,583
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007. A DC District has been used for this application to accommodate Retail and Consumer Service and Office on the ground floor and residential uses in the rest of the building. The current DC Direct Control District based on the RM-6 district of Land Use Bylaw 2P80 allows residential uses in the basement and on the second floor, and Office on the ground floor of the existing building.

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To encourage the preservation and restoration of character single-detached dwellings, the Mission Area Redevelopment Plan has a live-work policy allowing work space on the complete main floor of two-storey dwellings. The ARP calls for a special land use district to implement this policy.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject site is identified on the Urban Structure Map of the MDP (Map 1) as being within the Developed Inner City Area. Although the document makes no specific reference to the site, the proposed Land Use Amendment is in keeping with a number of overarching MDP policies, including promoting innovative housing types, such as live-work, and encouraging at-grade retail.

Notwithstanding the above, section 1.4.4 of the MDP states that Local Area Plans (in this case the Mission Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

Mission Area Redevelopment Plan

The subject site is located within the “Medium Density Residential” area as shown on Map 4, Land Use Policy Plan, of the Mission ARP. To encourage the preservation and restoration of character single-detached dwellings and apartments, a live-work policy allows for workspace on the complete main floor of a two-storey dwelling. Only residential uses will be allowed above the workspace in the case of a two-storey building. Uses allowed under the live-work category are low-traffic generators including music lessons, non-medical offices, direct sales of goods produced on site, seamstresses, hairdressers and barbershops.

The Mission ARP requires a special residential land use district to implement this policy. The proposed DC Direct Control District addresses the site specific requirement for Retail and Consumer Service and Office on the ground floor and residential uses in the rest of the building.

TRANSPORTATION NETWORKS

The applicant is looking to change the existing land use to allow the current tenant add the sale of related beauty products to the existing beauty and health consultancy services offered. This change should not bring any additional traffic to the site.

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The current parking situation includes 2 parking stalls on site, 2 available permit parking spaces on 2 Street SW, an on-street visitor parking stall on 23 Avenue SW as well as ample availability of pay parking provided by Imperial Parking at the Holy Cross Centre directly across the street.

Neither a Transportation Impact Assessment (TIA) nor parking study were required for this Land Use Amendment application.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available to service the site. Upon redevelopment, upgrades required to meet servicing requirements will be provided at the developer's cost. Servicing arrangements shall be to the satisfaction of the Manager, Infrastructure Planning, Water Resources at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter from the Cliff Bungalow – Mission Community Association in support of the application, subject to the following provisions (APPENDIX III):

Attention to potential parking concerns

Concern was expressed on increased parking pressure on 23 Avenue SW and the need for mitigating measures. Applicant has provided parking rationale to address parking needs for the proposed redesignation.

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No obtrusive signage

To preserve the residential character of the street, signage should not be obtrusive. Administration is not aware of any signage requirements at this time. Any future signage must comply with bylaw requirements and preserve the residential character of the street.

Mixed use development

Support is subject to part of the property remaining residential, as per the Mission ARP. The application proposes both residential and commercial use on the existing building.

Citizen Comments

One letter of no objection was received.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

As the City of Calgary has been experiencing a downturn in the economy, small businesses are looking at additional services to increase revenues. The request to expand the current DC zoning that has been in place since 1986 is being sought. Approval of expansion will allow for the business the opportunity to grow.

1. Current zoning is DC for office – a request to expand the DC zoning to include Retail and Personal services to accommodate tenant expansion from office to include services requested by clients.
2. The expansion of the DC will not adjust traffic patterns or affect the properties surrounding the property but will be similar to the zoning and offerings of other properties.
3. There will be no change to the exterior of the property –

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate **Retail and Consumer Service** and **Office**, on the ground floor and maintain residential **uses** in the rest of the **building** existing at the time of passage of this Bylaw.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Retail and Consumer Service**; and
- (b) **Office**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Location of Uses

- 7 The following **uses** must only be located on the ground floor of a residential **building** existing as of the date of passage of this Direct Control District:

- (a) **Retail and Consumer Service**; and
- (b) **Office**.

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APPENDIX III
LETTERS SUBMITTED

Cliff Bungalow-Mission Community
Association
462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



October 13, 2017

Re: Land Use Amendment (LOC2017-0259) – letter of support subject to provisions

To whom it may concern,

The Cliff Bungalow – Mission Community Association (CBMCA) appreciates providing businesses in our community the opportunity to thrive. This is consistent with the Mission Area Redevelopment Plan (ARP), which celebrates mixed uses in our community to serve different needs. In this context, we express our support for the proposed land use amendment on 2219 2 ST SW. However, we note that the DC wasn't part of the distribution package. Therefore we have limited understanding of the details. Acknowledging this, our support is subject to the following provisions:

- **Attention for potential parking concerns:** 23 AVE SW already sees considerable pressure on parking. We express our desire that the proposed land use amendment doesn't increase this pressure, or foresees in mitigating measures if increased parking needs are expected (e.g. in terms of operating hours).
- **No / tasteful signage:** to preserve the residential character of the street, we do not support obtrusive signage (e.g. white back-lit / large signs) as part of the expansion of the commercial use.
- **Mixed use:** the Area Redevelopment Plan does not support commercial-use-only developments in our Avenues, as a means to keep our community vibrant. Our support is subject to part of the property remaining residential.

Please feel free to contact me with any questions or concerns relating to this matter.

Sander Jansen MSc
Director Development and Planning
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

F. Ochieng