

**Planning & Development Report to
Calgary Planning Commission
2018 November 01**

**ISC: UNRESTRICTED
CPC2018-1108
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Land Use Amendment in Sunalta (Ward 8) at 1608 - 17 Avenue SW, LOC2018-0102

EXECUTIVE SUMMARY

This application was submitted on 2018 May 07 by the landowner ASR Holdings Ltd. This land use amendment application proposes to redesignate the subject parcel located on the northwest corner of 17 Avenue SW and 15 Street SW from Direct Control District to Mixed Use – General (MU-1) District to diversify medical uses within an existing building.

This application has been made primarily to remove the cap on gross floor area for medical clinic uses within the existing building. The existing land use designation, Direct Control Bylaw 1Z96, is based on the Land Use Bylaw 2P80 C-3 General Commercial District and set a cap on the maximum gross floor area (GFA) of the building dedicated to accommodate medical clinic uses (799 square metres/8600 square feet). The Direct Control Bylaw also set a maximum gross floor area rule for the building (1880 square metres/20236 square feet). The existing structure (Scarboro Village) complies with both of these DC Bylaw rules.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.19 hectares (0.46 acres) located at 1608 - 17 Avenue SW (Plan 8911783, Block 222, Lot 9) from DC Direct Control District to Mixed Use – General (MU-1) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 01:

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed redesignation of 0.19 hectares (0.46 acres) located at 1608 - 17 Avenue SW (Plan 8911783, Block 222, Lot 9) from DC Direct Control District to Mixed Use – General (MU-1**f4.5h16**) District; and
2. Give three readings to proposed Bylaw **4D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

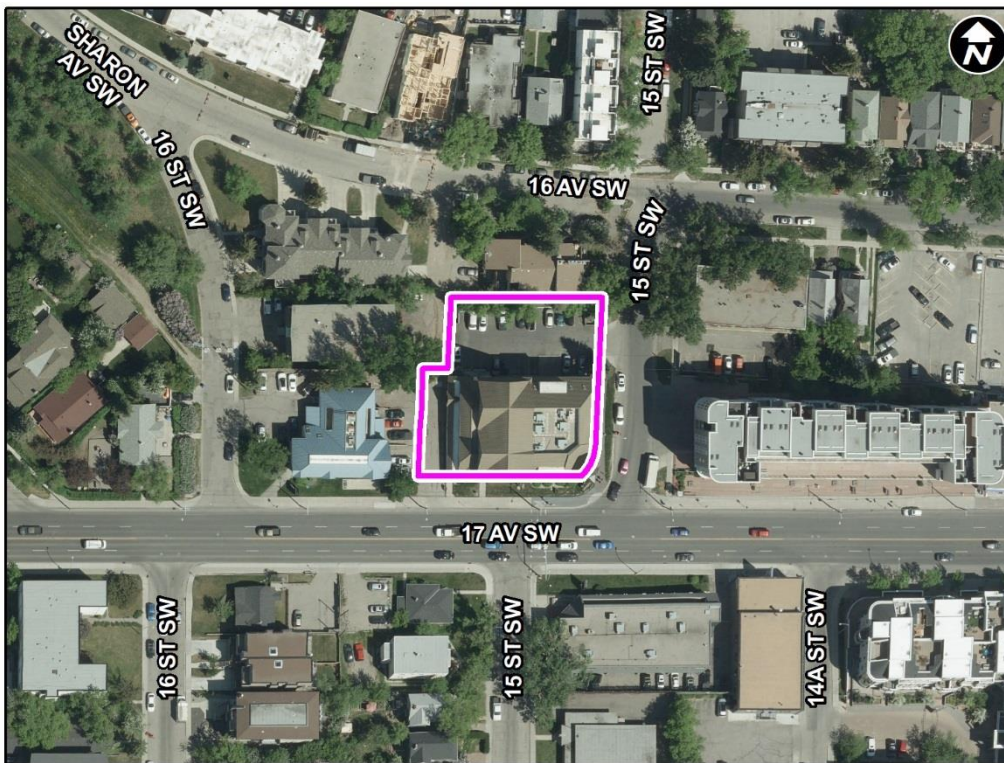
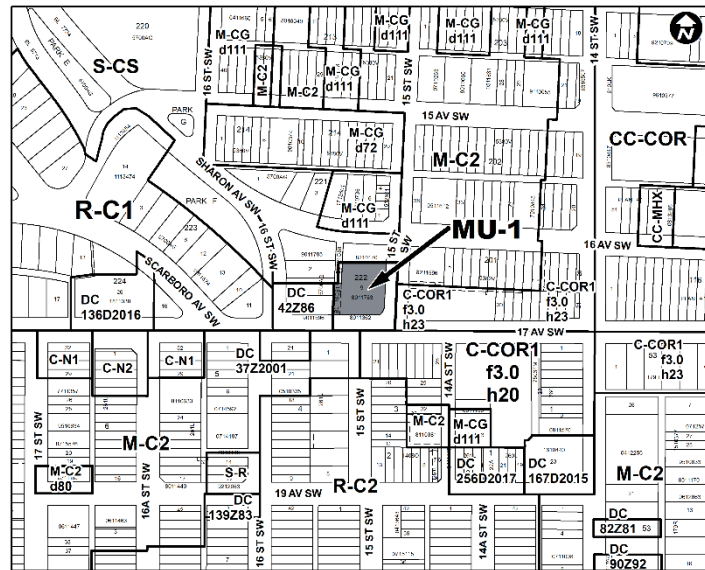
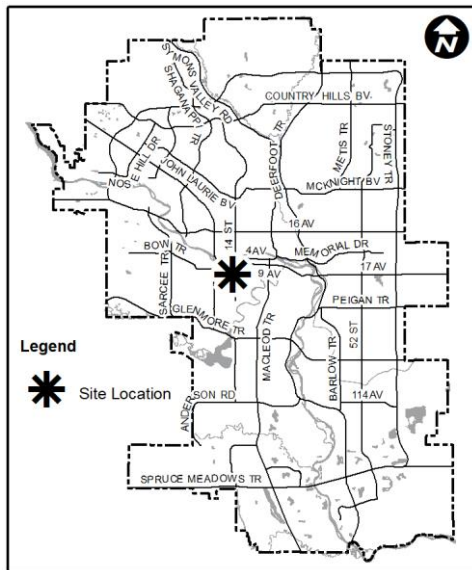
The subject property was redesignated from C-3 General Commercial District to DC Direct Control District through Land Use Amendment 95/082 in 1996. The DC Bylaw contains specific rules for building gross floor area, gross floor area dedicated to medical clinic uses, building height, and parking. Approved uses within the existing building include retail, professional, service and medical.

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Location Maps



Site Context

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The subject site resides within the community of Sunalta and is located on the northwest corner of the intersection of 17 Avenue SW and 15 Street SW and on the threshold of the Scarboro community to the west. Development on the north side of 17 Avenue SW in this area transitions from predominantly residential to the west in the community of Scarboro, to mixed use and commercial uses to the east.

A similar development pattern has been established along the south side of 17 Avenue SW in this area. The properties to the north and the south of 17 Avenue SW are a mix of single, semi-detached and multi-residential development.

The building on the subject site is three storeys in height as was constructed in 1990 as a commercial building with just over 2,000 square metres of gross floor area. The building sits atop a one-storey parkade containing 23 parking stalls for business owners and employees and 27 surface parking stalls for clients/customers.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

The existing Direct Control Bylaw is based on the former C-3 General Commercial District of Bylaw 2P80 where the '3' denoted a floor area ratio (FAR) or site coverage factor. The C-3 district was intended to provide a wide variety of retail, commercial and personal service uses at high intensity. Medical Clinic was a discretionary use in this former district and was identified as either a *permitted use* if the use is not on the ground floor or a *discretionary use* if located on the ground floor.

A redesignation is required in this instance to remove the existing 799 square metre cap for medical uses within the existing building. Redesignation will also remove the maximum gross floor area rule (1880 square metres) and the maximum building height rule (three storeys) contained within the existing DC Bylaw. The building was constructed and occupied under these development rules and according to the applicant, no expansion of the building itself is contemplated.

In the case of a future sale of the property and development or redevelopment of the subject site, the development rules contained within the MU-1 district do not preclude a pure non-residential development. Examples of non-residential discretionary uses in this district include Brewery, Winery, Distillery, Community Recreation Facility and Post-secondary Learning Institution.

Mixed Use – General (MU-1f#h#d#) District

The MU-1 land use district, chosen for this application, was developed to support growth in key areas like this precinct of 17 Avenue SW and would complement future land use designation under the "MainStreet" program. Characterized by street-oriented building design in mid-rise buildings, typically between four to six storeys in height, future development under MU-1 designation contemplates a mix of residential and commercial uses in the same or multiple buildings throughout the area.

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In accordance with the Land Use Bylaw 1P2007, the MU-1 district should only be applied to parcels where a local area plan or other policy supports development of this nature. This application proposes a density modifier of 4.5 FAR (maximum) and height modifier of 16 metres (maximum). The MU-1 district does not prohibit pure non-residential development and as proposed, the maximum FAR of 4.5 ensures that the existing and future development on this site will be in keeping with the mid-rise building typology envisioned by the Sunalta ARP.

Medical clinic is a permitted use in the MU-1 district where the use is located within an existing building and is not on the ground floor. Should a medical clinic use be proposed on the ground floor, the use then becomes discretionary rather than permitted.

Infrastructure

Transportation Networks

A Parking and Trip Generation Report was submitted in support of the application. The site is primarily accessed from 14 Street SW, 16 Avenue SW (signalized intersection) and 15 Street SW and 17 Avenue SW (stop-controlled). The study concluded that no network transportation improvements or additional on-site parking would be required as a result of this redesignation. Stakeholder Engagement, Research and Communication

There was no applicant or city-led public engagement associated with the application; The City standard notification protocol was observed. The standard protocol of notifying adjoining property owners and posting the site with a sign containing the details of the application was followed and as of the date of this report, no correspondence either in support or opposition has been received.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan

The subject site is located within the ‘Developed – Inner City’ area as identified on Map 1 of the *Municipal Development Plan (MDP)*. Developed Residential Areas include those communities that have been built out and are at various stages of their life cycle, either as stable residential communities or those experiencing moderate redevelopment activity. Two types of Developed Residential Areas are identified – Inner City Area and Established Areas.

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Sunalta Area Redevelopment Plan

The subject property is within the community of Sunalta and the Sunalta Area Redevelopment Plan (ARP) . The future land use pattern for this area of Sunalta contemplates 'Office-Commercial' development (Sunalta ARP, Map 2).

There are three distinctive commercial areas within the Sunalta community (14 Street, 10 Avenue and 17 Avenue) with specific context and policies for each to be dealt with separately; in this case, the 17th Avenue Commercial Developments policies.

Currently, commercial development along 17 Avenue SW is primarily comprised of retail, personal service, office and mixed uses. General land use policies in this context encourage medium density development in mid-rise building form intended to provide a reasonable transition to adjacent residential areas. The 17 Avenue SW policies also encourage the continued function of this Avenue as a pedestrian "shopping street" by encouraging retail uses at grade and signage that is sensitive to pedestrian scale.

Social, Environmental, Economic (External)

Administration consulted the City's *Main Streets Program* who suggests that this stretch of 17 Avenue SW is a candidate for future Main Street inclusion to provide for a high level of residential and employment intensification along this Urban Boulevard . Seventeenth Avenue SW in this location will emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses while continuing to accommodate moderately high traffic volume.

Consultation with the *Main Streets Program* group confirms the chosen MU-1 land use district will not compromise the City's ability to add this stretch of 17 Avenue SW to the Main Streets initiative.

Financial Capacity *Current and Future Operating Budget:*

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

None relevant to this land use application.

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REASON(S) FOR RECOMMENDATION(S):

Administration finds the proposed land use redesignation aligns with applicable policies identified in the *Municipal Development Plan* and the *Sunalta Area Redevelopment Plan*.

ATTACHMENT(S)

1. Applicant Submission
2. **Proposed Bylaw 4D2019**