

Planning & Development Report to
Calgary Planning Commission
2019 September 05

ISC: UNRESTRICTED
CPC2019-1035

**Policy Amendment and Land Use Amendment in Rosscarrock (Ward 6) at 1107 -
37 Street SW, LOC2018-0265**

EXECUTIVE SUMMARY

This application was submitted by John Hallett Architect on behalf of the owner 878181 Alberta Ltd (John Hallett, Tom Ross, and Adrien Gratton). The application seeks to redesignate approximately 0.14 hectares of land from a DC Direct Control District (Bylaw 93Z92) to the Mixed Use - General (MU-1f4.0h20) District to allow for:

- mixed use development or standalone residential or commercial development;
- a building height of 20 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 5,700 square metres (based on a floor area ratio of 4.0; currently no FAR limit exists); and
- the uses listed in the MU-1 District.

The proposed land use aligns with the *Municipal Development Plan* policies on Neighbourhood Main Streets and parallels the recent work (May 2017) undertaken through the Main Streets project for 37 Street SW.

An amendment to the *Westbrook Village Area Redevelopment Plan* is required to allow for commercial and mixed-use development.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.36 acres \pm), located at 1107 – 37 Street SW (Plan 3681V; Block 16; Lots 1-5) from DC Direct Control District to Mixed Use - General (MU-1f4.0h20) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 September 5:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 68P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.36 acres \pm), located at 1107 – 37 Street SW (Plan 3681V; Block 16; Lots 1-5) from DC Direct Control District to Mixed Use - General (MU-1f4.0h20) District; and
4. Give three readings to **Proposed Bylaw 205D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

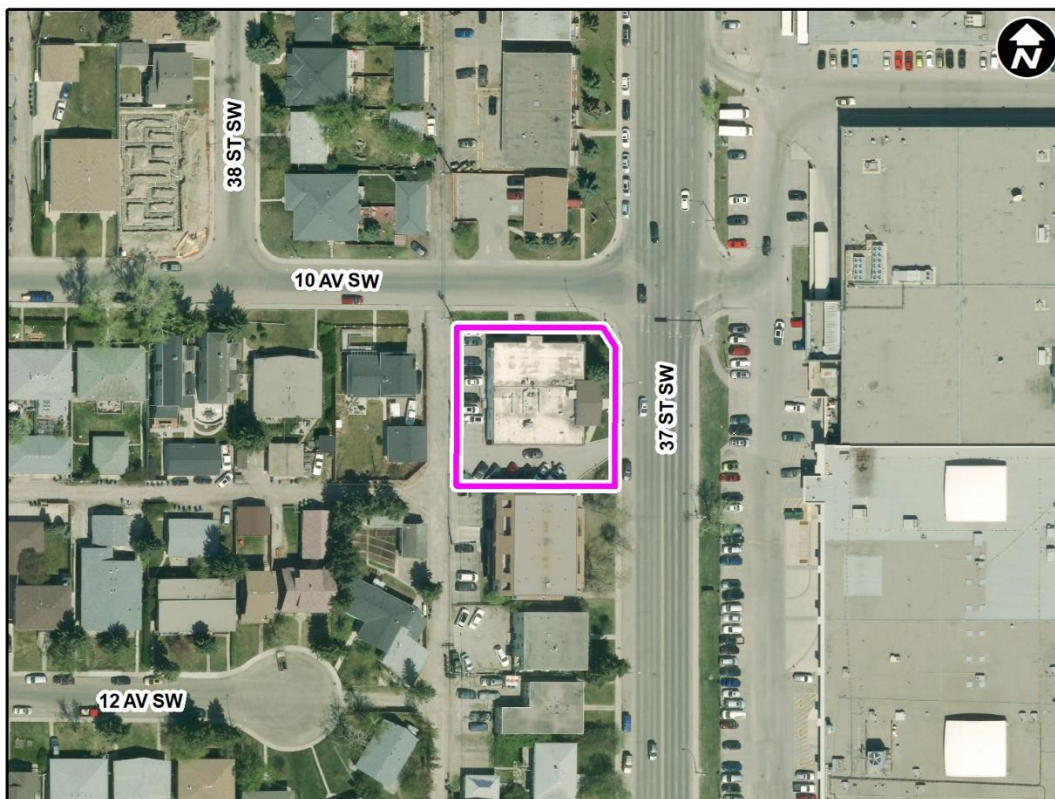
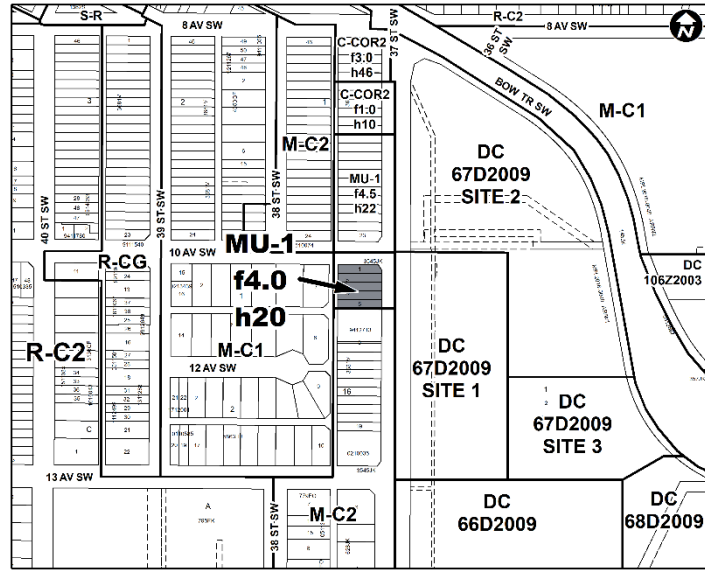
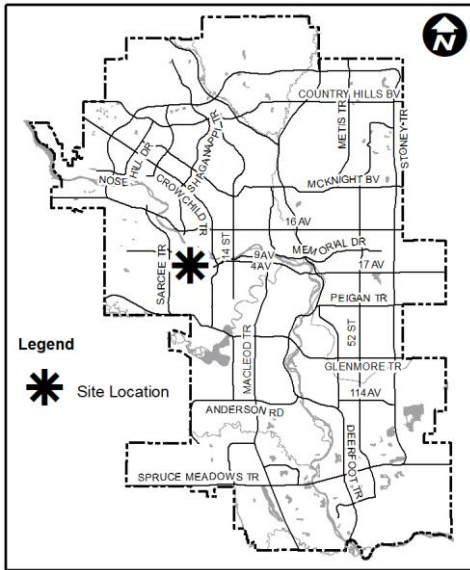
The application was made by John Hallett Architect on 2018 December 17 on behalf of the landowners 878181 Alberta Ltd (John Hallett, Tom Ross, and Adrien Gratton). The sites to the north across 10 Avenue SW (designated MU-1f4.5h22) were redesignated as part of the Main Streets program in May of 2017. The intent of the proposal, as per the Applicant's Submission (Attachment 1), is to allow for the eventual expansion of the medical clinic and retail uses on the site. No development permit has been submitted with this application.

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Location Maps



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Site Context

The subject site is a corner site approximately 0.14 hectares in size (approximately 38 metres by 38 metres). It is currently occupied by a single storey commercial building (medical clinic and retail) with surface parking. Adjacent development on the rest of the block to the south is mostly a combination of semi-detached dwellings and two to three-storey apartment buildings under the Multi-Residential – Contextual Medium Profile (M-C2) District. Immediately to the north across 10 Avenue SW is a mix of single storey commercial development and low profile apartments.

Across the lane to the west are single detached dwellings. Westbrook Mall is across 37 Street SW to the east.

As identified in *Figure 1*, the community of Rosscarrock reached its peak population in 1971, but has not experienced any sudden increases or decreases, rather maintaining a steady population for many years.

Figure 1: Community Peak Population

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2018 Current Population	3,613
Difference in Population (Number)	-255
Difference in Population (Percent)	-6.6%

Source: *The City of Calgary 2018 Civic Census*

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application will facilitate the continued development of a Neighbourhood Main Street as envisioned by the *Municipal Development Plan* and the *Westbrook Village Area Redevelopment Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The site is currently under a DC Direct Control District (Bylaw 93Z92 – see Attachment 2) which predates the *Westbrook Village Area Redevelopment Plan* and which mandates only a limited array of uses within the existing building. No residential or other commercial uses are allowed.

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The application proposes the Mixed Use - General MU-1f4.0h20 District. This aligns with much of the work previously done in the area under Main Streets, which gave similar designations to the adjacent northerly sites. The proposed MU-1 District respects both the existing use on the site and the current goal of the ARP. It provides for residential uses but recognizes the existing commercial use of a longstanding site, without departing significantly from the built form and density allowed on adjacent sites.

The proposed district allows for both residential and commercial uses to take place, either in combination or as a standalone sole-use building.

Development and Site Design

No development permit is contemplated at this time. However, any future development of the site should respond to the dual frontages of the site, providing interactive facades at street level on both streets.

Environmental

No environmental concerns were identified.

Transportation

No Transportation Impact Assessment was required at the land use amendment stage, but may be required with the development permit stage.

Also, at the development permit stage, new development will not be allowed vehicular access to 37 Street SW. A bylawed setback (5.182 metres) will be required on 37 Street SW.

Utilities and Servicing

Water, storm and sanitary services are available from 37 Street SW.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No letters were received from adjacent residents or landowners.

The Rosscarrock Community Association had no objections to the application (Attachment 4).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2019)

The site is identified as Residential – Developed – Established on Map 1 of the *Municipal Development Plan* (MDP). Section 3.5 of the MDP provides guidance for reviewing planning applications. Policies 3.5.1.a and 3.5.3.a encourage the modest intensification and redevelopment of Established Areas. Policy 3.5.1.c encourages the adding of population and a mix of commercial and service uses.

The site is also located on a Neighbourhood Main Street (37 Street SW) and across the street from a Community Activity Centre (the Westbrook Station Area). Section 3.4.3 of the *Municipal Development Plan* includes a number of policies which encourage low-scale apartments and mixed-use retail along the Main Street, as well as seeking the establishment of an appropriate transition between the Main Street and adjacent residential areas. The proposed land use district provides building height modifiers that step appropriately with the adjacent lower heights of the M-C1 and M-C2 Districts.

Westbrook Village Area Redevelopment Plan (Statutory – 2009)

The site is subject to the *Westbrook Village Area Redevelopment Plan*, which generally focusses the highest and densest uses on the Westbrook LRT Station area, and transitions them downward the further away from the station. This results in this site being located within the Medium Density Residential category of the plan. This category allows for four to eight storeys of multi-residential development, with commercial development limited to office conversions of existing buildings in specific areas. The existing development therefore does not align with the local area plan as it is neither residential nor office.

Because the proposed land use contains a potential for a wide mix of commercial uses in addition to multi-residential development, the ARP must be amended. A minor map amendment, converting the site to the Commercial Mixed-Use Precinct will accommodate the proposal.

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Social, Environmental, Economic (External)

The proposal provides for appropriate intensification along a Neighbourhood Main Street and therefore creates more efficient development and growth. By broadening the scope of allowable uses the proposal also provides for more economic opportunity.

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

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal allows for a Neighbourhood Main Street site with limited developability to be brought into closer alignment with adjacent sites. The new land use will ensure redevelopment of the site fulfills the vision of the *Westbrook Village Area Redevelopment*, and the *Municipal Development Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Existing DC Direct Control District (Bylaw 93Z92)
3. **Proposed Bylaw 68P2019**
4. Community Association Letter
5. **Proposed Bylaw 205D2019**