

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1443

**Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,
LOC2019-0148**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by O2 Planning and Design on 2019 September 20 on behalf of Trico Communities Inc. The application proposes to redesignate the site from DC Direct Control District to a DC Direct Control District to allow for the additional discretionary uses of Medical Clinic and Sign – Class G.

The proposed DC Direct Control District will continue to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have office and/or commercial);
- a maximum building height of 26.0 metres; and
- a maximum building floor area ratio of 4.0.

The proposal is in alignment with applicable policies of the *Municipal Development Plan* (MDP).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.27 hectares ± (3.15 acres ±) located at 7779 Macleod Trail SW (Plan 1911547, Block A, Lot 2) DC Direct Control District to DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to accommodate opportunities for additional discretionary uses (Attachment 1); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use is intended to accommodate the addition of two discretionary uses: Medical Clinic, and Sign – Class G to the subject site.

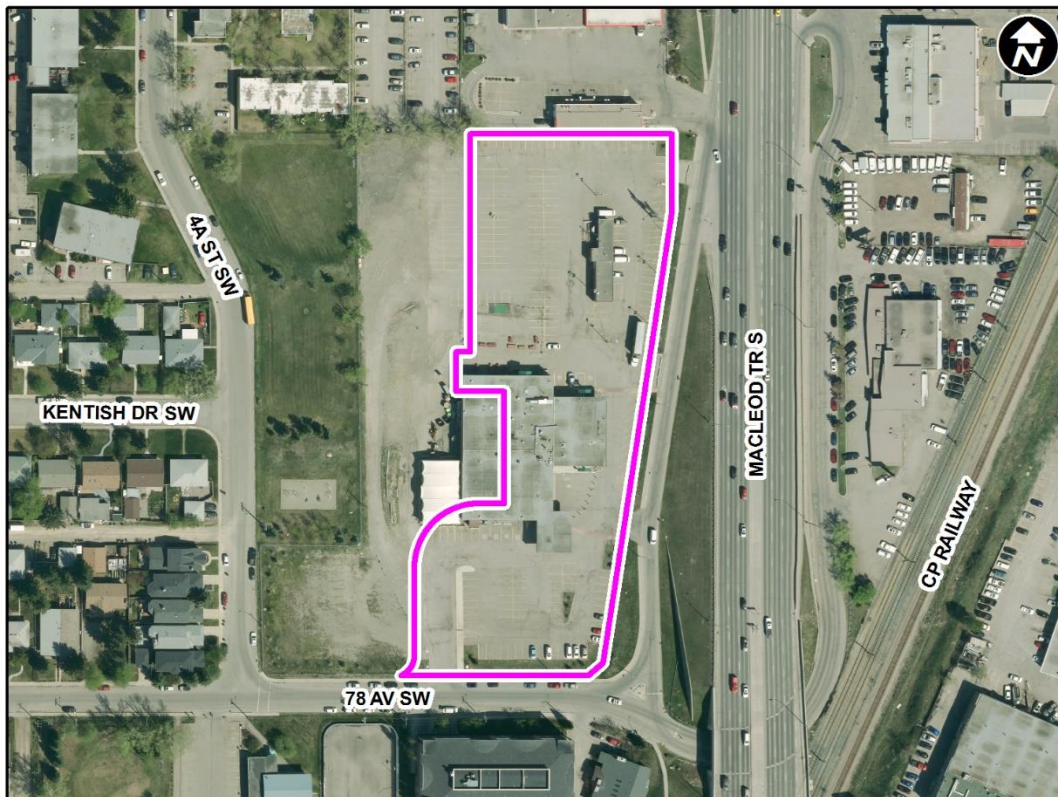
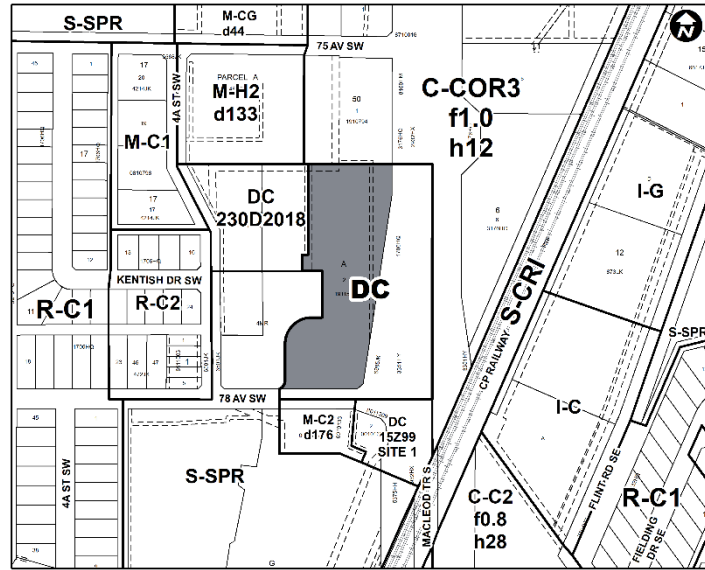
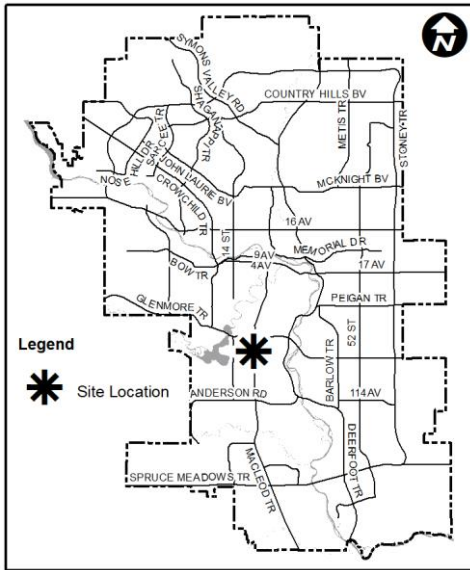
A DC Direct Control District ([230D2018](#)) was approved in 2018 to accommodate a comprehensive redevelopment on the site that will integrate with a new City park. The applicant has indicated in the Applicant Submission (Attachment 1) that they wish to accommodate additional discretionary use of Medical Clinic for additional flexibility. The request for the Sign – Class G use is to continue the use of an existing Digital Sign, which has a temporary development permit that will expire in August 2020. As such, the use is required as part of the Direct Control.

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Location Maps



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Site Context

The application is located in the community of Kingsland, west of Macleod Trail S and north of 78 Avenue SW.

The Kingsland Community Association and a four-storey multi-residential building are located to the south. A gas station and a two-storey multi-residential development as well as a 14 storey multi-residential building are located to the north of the application. The site is adjacent to the Macleod Trail right-of-way to the east.

In 2019, a comprehensive redevelopment was approved for the site by Calgary Planning Commission (DP2018-2692) consisting of three, six storey buildings: one residential building, one building with at-grade commercial and five storeys of residential and one building with two storeys of office and four storeys of residential.

The new comprehensive development will overlook and integrate with a new adjacent City park space to be developed by the applicant through a land swap with The City of Calgary that occurred as part of a 2018 land use amendment.

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Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	- 696
Difference in Population (Percent)	-13.0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing uses in the area. The proposal is consistent with applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

In 2018 Council approved the redesignation of this site to a DC Direct Control District based on the Multi-Residential – High Density Low Rise (M-H1) District to allow for a range of multi-residential, commercial and office uses.

The DC ([Bylaw 230D2018](#)) incorporated additional discretionary uses to provide a greater mix of amenities for future residents of the site and community including food and liquor service, restaurants, markets, specialty food store, financial institution, instructional facility and drinking establishments.

The existing DC District allows for a maximum building height of 26 metres and a floor area ratio (FAR) of 4.0 which is consistent with the M-H1 district. As part of this land use amendment, Municipal Reserve (MR) dedication was required. A portion of the MR was provided in the form of land and the remainder will be collected as cash-in-lieu. Land provided through the MR dedication will be incorporated into the City park.

The applicant is proposing to allow for two additional discretionary uses of Medical Clinic and Sign – Class G as part of a new DC Direct Control District that will mimic the existing DC Direct Control District.

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Development and Site Design

The intent of this application is to allow for additional flexibility of allowable uses.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

The applicant submitted a Transportation Impact Assessment (TIA) in support of the previous land use amendment (LOC2018-0045) and development permit application (DP2018-2692). Macleod Trail S, located to the east of the subject site, is classified as an Urban Boulevard and is identified as part of the Primary Transit Network in the Calgary Transportation Plan.

Access to the site will be provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Access to the site will be provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Bus route 81 runs adjacent to the site along Macleod Trail S with a bus stop approximately 180 metres from the site. The closest LRT station, Heritage LRT Station, is located approximately a 700 metre walk from the site. The site is connected to the pathway system along Heritage Drive SW. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Sanitary sewers, watermains and storm sewers are available to service the development.

Stakeholder Engagement, Research and Communication

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

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.

The Kingsland Community Association was circulated and provided a letter indicating that the Community Association does not support a Cannabis Store at this location and are opposed to the sign being moved to another location on the site, but does support a medical clinic, provided it does not include a safe injection site. (Attachment 3). The applicant chose to remove Cannabis Store from the DC Direct Control following that letter.

No letters of support or objection were received in relation to the proposal.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is compatible with respect to the surrounding neighbourhood and City policy.

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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Interim Growth Plan. The proposed land use amendment builds 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 – 2009)

This site is located adjacent to Macleod Trail S, which is designated as an Urban Main Street in the *Municipal Development Plan* (MDP). Urban Main Streets are intended to provide compact, mixed-use, high quality urban development, and concentrate jobs and people in areas well-served by primary transit service, located close to transit station and stops. A range of housing services are supported in terms of type, tenure, unit size and affordability and development should create an urban environment and streets that promote walkability.

This proposal is in keeping with relevant MDP policies as it could accommodate additional health care uses to support adjacent residential development.

Heritage Communities Local Growth Plan

The area is currently under review by Administration as part of the Heritage Communities Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by the end of 2020.

Social, Environmental, Economic (External)

The proposal has the potential to increase the mix of uses in Kingsland, provide local amenities for community residents.

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Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use 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; operational risks which have been identified will be managed at the time of development permit.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies in the *Municipal Development Plan*.

ATTACHMENT(S)

1. Proposed DC Direct Control District
2. Applicant's Submission
3. Community Association Letter