

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0078

Land Use Amendment in Glendale (Ward 6) at 2005 - 37 Street SW, LOC2019-0157

EXECUTIVE SUMMARY

This application was submitted by the landowner Sarina Developments on 2019 October 08. The application proposes to redesignate the subject property from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f2.2h14) District to allow for office use. The site is currently under construction for a multi-residential/live-work building.

The current designation only allows residential uses. The proposed MU-1 District would allow for:

- a mix of residential and commercial uses in the same building or in multiple buildings;
- a maximum building height of 14 metres (no change from the current district);
- a maximum floor area ratio (FAR) of 2.2; and
- the uses listed in the MU-1 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. There is an approved development permit on the parcel for Multi-Residential Development and Live Work Units. Any new uses allowed by this proposal will need to be evaluated through a development permit.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2005 - 37 Street SW (Condominium Plan 1912217, Units 1 to 5) from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use - General (MU-1f2.2h14) District; and
2. Give three reading to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Sarina Developments on 2019 October 08 (see Attachment 1 for Applicant's Submission). Sarina Developments is also the landowner.

The subject parcel was redesignated to M-C1 (Bylaw 128D2017) as part of a city-initiated land use amendment for the Main Streets project on 2017 May 08.

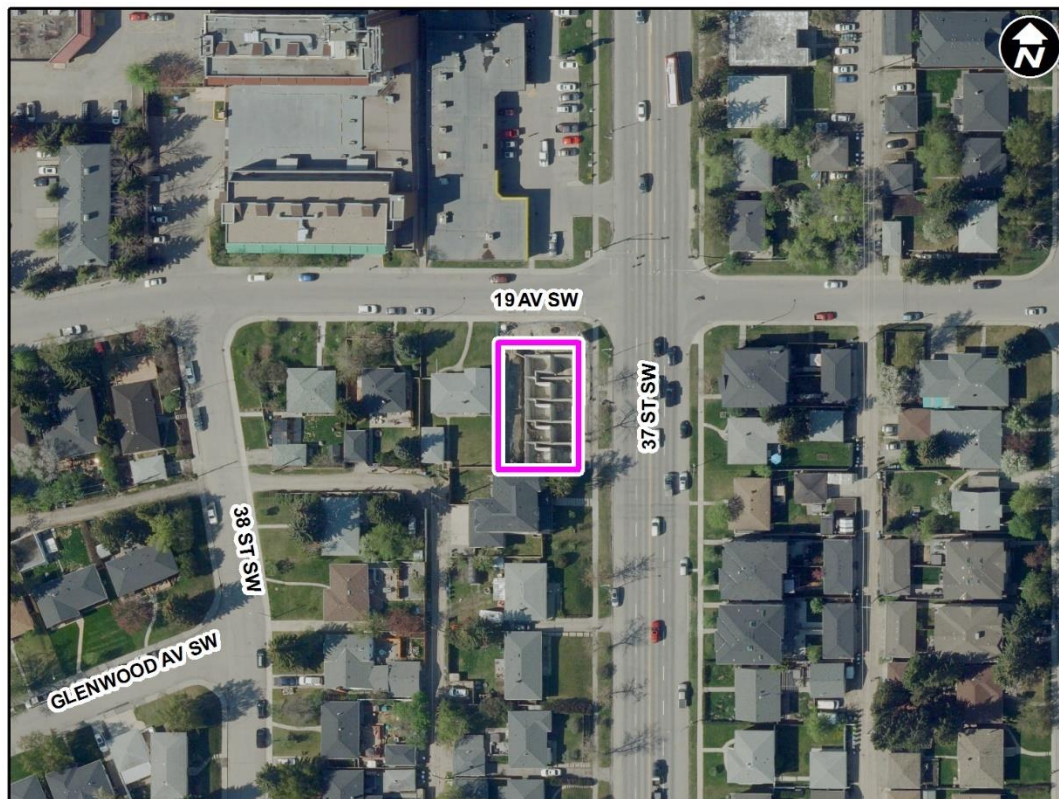
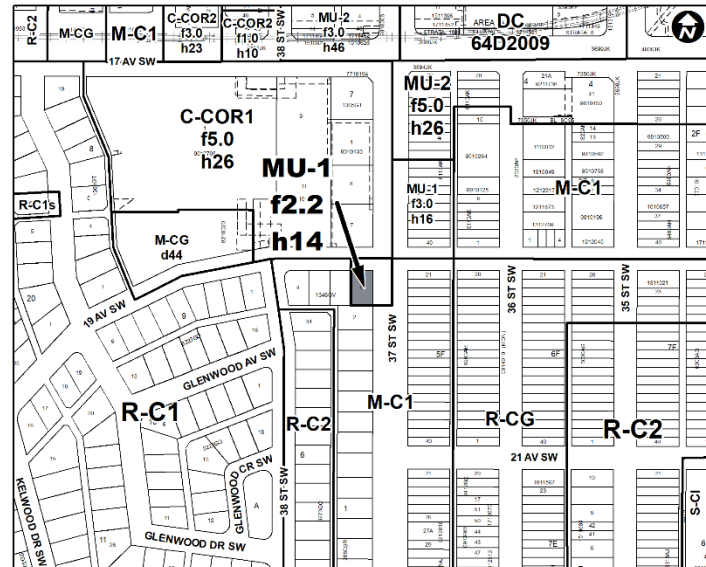
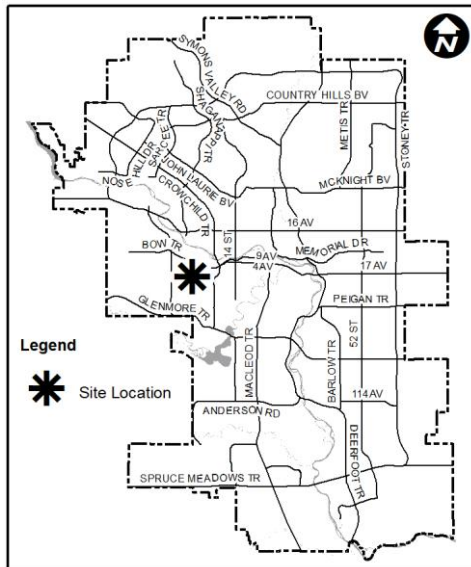
A development permit (DP2018-3797) was approved for the subject parcel on 2019 January 10 for Multi-Residential Development and Live Work Units. The building is currently under construction, and the owners would like the ability to provide the office use as an option to potential tenants.

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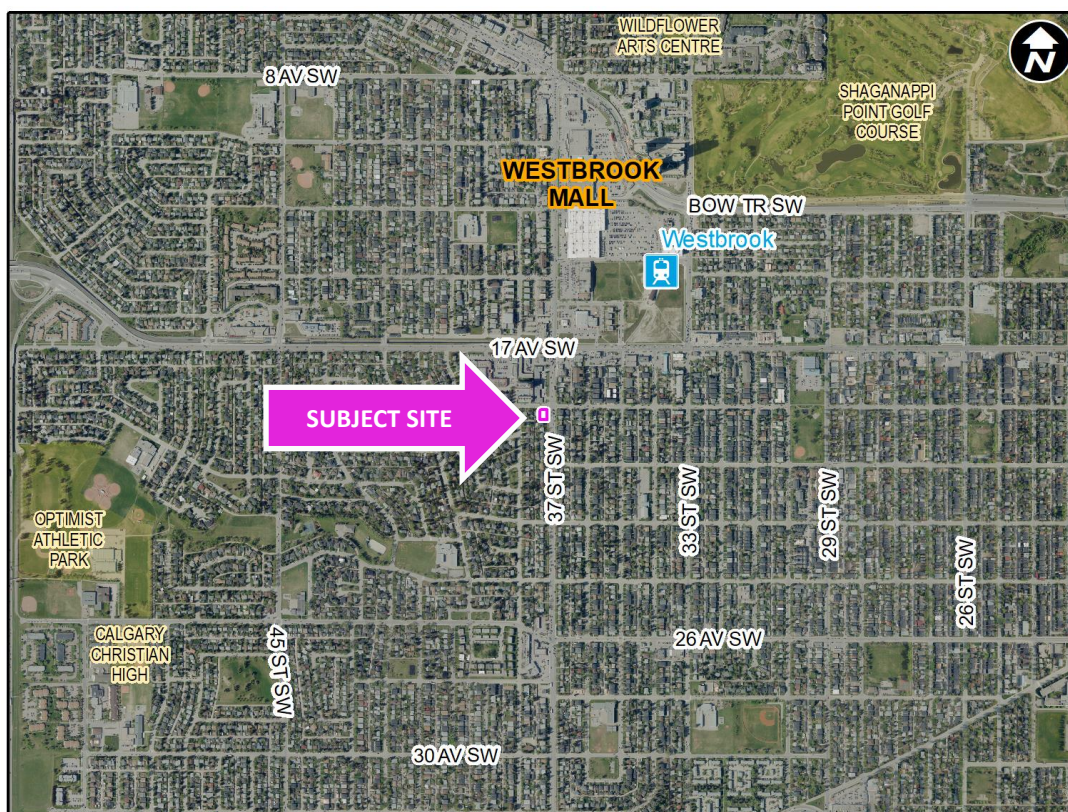
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Location Maps



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Site Context

The subject site is at the corner of 37 Street SW and 19 Avenue SW. The site is on the extreme eastern edge of the community of Glendale, with the community of Killarney/Glengarry across 37 Street SW further to the east. A strip mall and apartment building are located across the street to the north, while single detached dwellings surround the site to the east, south and west. The site is approximately 0.06 hectares (0.15 acres), and is approximately 30 metres by 19 metres in size.

As identified in *Figure 1*, the community of Glendale has seen its population decline since it reached its peak in 1969. The population declined steadily for four decades but has remained stable since 2006.

Figure 1: Community Peak Population

Glendale	
Peak Population Year	1969
Peak Population	3,950
2018 Current Population	2,737
Difference in Population (Number)	-1,213
Difference in Population (Percent)	-30.7%

Source: *The City of Calgary 2018 Civic Census*

Approval(s): S. Lockwood concurs with this report. Author: D. Civitarese

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application is being brought forward to allow office uses to be considered within a building that is under construction. Under the current Multi-Residential – Contextual Low Profile (M-C1) designation only residential or live work uses are allowed, and the development under construction reflects only those uses. By seeking the MU-1 designation, the applicant is allowing for a number of other potential commercial uses to be considered within the developing form, though their stated goal is only to allow for offices.

Planning Considerations

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

Land Use

The current land use on the site was granted through the 37 Street SW Main Streets process in 2018. At the time, 19 Avenue SW seemed to provide the logical boundary between potential mixed use development to the north and intended purely residential redevelopment to the south. Thus, MU-1 and commercial designations were applied on the north side of the 19 Avenue SW boundary, while M-C1 was applied on the south side of 37 Street SW.

The proposal therefore brings the potential for mixed-use development further south than envisioned under the Main Streets exercise. That said, the corner location across the street from local commercial and on an identified Main Street does provide contextual support for the proposal.

Development and Site Design

As there is already an approved development under construction, the building location and massing are already established. The proposed land use will therefore not have large impacts on the physical aspects of the site. However, any consideration of commercial uses for the site will need to consider its physical ability to accommodate commercial levels of parking, waste and recycling and the like. This may in turn limit the extent of commercial uses allowed, or necessitate the consideration of parking relaxations.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

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Transportation

Due to its location on 37 Street SW, the site is served by multiple transportation networks, as follows:

1. Transit stops for Route 9 are directly adjacent (southbound) and kitty-corner (northbound) to the site on 37 Street SW;
2. The Max Teal BRT also runs along 37 Street SW with stops at the Westbrook LRT Station and at 26 Avenue SW; and
3. The Westbrook LRT Station itself is also within 600 metres.

Development Permit (DP2018-3797) approved the site with 5 parking stalls as private garages for individual townhouse units. Any consideration of fully commercial uses within the building may mean that the site cannot provide parking in alignment with the Land Use Bylaw. Development permit applications must be assessed for the impacts of limited available parking or potential parking relaxations.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management were considered and reviewed as part of the existing development permit.

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 comments were received from either the surrounding residents or the Glendale Community Association at the time of report-writing. No meetings were held by the application or Administration.

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

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*](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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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)

The proposed land use amendment meets the general intent of the [Municipal Development Plan](#) (MDP). The subject lands fall within the Main Streets – Neighbourhood Main Street area of the MDP as per [Map 1 – Urban Structure](#). The General Main Streets Policies in Section 3.4.1 of the MDP include:

- Main Streets should provide for a broad mix of residential, employment, and retail uses;
- Commercial development should be oriented to the transit street and public sidewalk;
- Develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors;
- Appropriate transition of building scale between developments and adjacent areas should be sensitive to the scale, form and character of the surrounding buildings and uses;
- A strong pedestrian environment should be created along the transit corridor by discouraging on-site parking in front of the building and providing parking alternatives on street, and to the side and rear of buildings; and
- Urban design should be used to ensure that the intensification of land use occurs in a sensitive manner and that new buildings contribute to a pedestrian-friendly streetscape.

Neighbourhood Main Streets typically are located along Primary Transit Network within the Inner City, and have a strong historical connection to the communities they abut. Section 3.4.3 provides more specific policy to the Neighbourhood Main Streets, including:

- Encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Street, with the highest densities occurring in close proximity to transit stops; and
- An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

There is no local policy plan for the subject area.

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Transit Oriented Development Policy Guidelines (Non-statutory – 2004)

The subject site falls within the 600 metre radius surrounding a LRT station, located approximately 425 metres to the southwest of the Westbrook LRT Station. The following sections apply to the proposal:

- Section 4.0 provides policy for ensuring land uses around transit stations encourage transit use;
- Section 5.0 provides policy for increasing density around transit stations; and
- Section 7.0 provides policy for ensuring each station area becomes a “place” and a hub of mixed-use activity.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the *Municipal Development Plan* and activates a Neighbourhood Main Street while allowing for the flexibility of multiple compatible uses.

ATTACHMENT(S)

1. Applicant's Submission