

LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
WEST OF 14 STREET SW AND SOUTH OF 29 AVENUE SW
BYLAW 297D2017

MAP 8C

SUPPLEMENTARY REPORT

This report addresses the referral motion arising at the Calgary Planning Commission (CPC) on 2017 May 29.

Calgary Planning Commission Directives:

The Calgary Planning Commission **REFERRED** the proposed Land Use Amendment back to Administration to determine a land use district more in keeping with the Main Street/pedestrian oriented corridor future envisioned for 14 Street SW.

A deadline to return to CPC was not provided in the motion.

ADMINISTRATION CONSULTATION WITH APPLICANT

In response to the referral motion, Transportation, Planning, and the Applicant undertook a collaborative review of the proposed land use amendment and development permit applications. To address concerns of the Calgary Planning Commission, the application has been amended to change the proposed land use to the MU-1 Mixed Use District. The Developer has also conducted their own due diligence to assess the feasibility of the MU-1 District for their revised development proposal.

Building Placement

Using the MU-1 District will accommodate a more appropriate design interface for the building and its relationship to 14 Street SW, as the District allows for up to a 0 meter front setback. In order to facilitate a more urban edge, the Applicant has eliminated the surface parking located adjacent to 14 Street SW, and moved the building towards the existing Right-of-Way setback. Administration is exploring options for landscaping and street furniture within the Right-of-Way area.

Calgary Transportation Plan

Fourteenth Street SW is designated as a Primary Transit Network with high frequency transit every 10 minutes. There is a bus stop one block south of the proposed development. On-street parking is available in front of the site. The existence of primary transit and on-street parking at this location would help Administration support a parking relaxation for this site, which is expected to be deficient by approximately 12 stalls. Parking deficiencies will be further assessed on the submission of a revised development permit drawing.

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Main Street Outcomes

The Development Permit is being amended to achieve Main Street outcomes as follows:

- As a result of the reduced parking rates of the MU-1 District, the proposed development's parking deficiency has been significantly reduced. Surface parking along 14 Street SW has been eliminated to allow for a more urban frontage along the Main Street.
- Two driveways have been eliminated, creating a barrier-free pedestrian environment around most of the site.
- On-street parking is available in front of the development on 14 Street SW, which will allow future patrons convenient access to future businesses.

AMENDED PLANS:

An amended site plan is provided in SUPPLEMENTARY APPENDIX II, which eliminates the front surface parking lot, and move the building to the front property line to create a more urban edge along 14 Street SW.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 July 27

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 297D2017; and

1. **ADOPT** the proposed redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 3001 - 14 Street SW (Plan 4479P, Block 28, Lots 34 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2f1.0h10) District to Mixed Use – General f1.5h16.5 (MU-1f1.5h16.5) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 297D2017.

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REASON(S) FOR RECOMMENDATION:

Administration supports the proposal which will improve the urban environment along 14 Street SW. The land use supports a range of commercial uses which will provide for a variety of shops and services that will help achieve the City's goals for growth in our established communities.

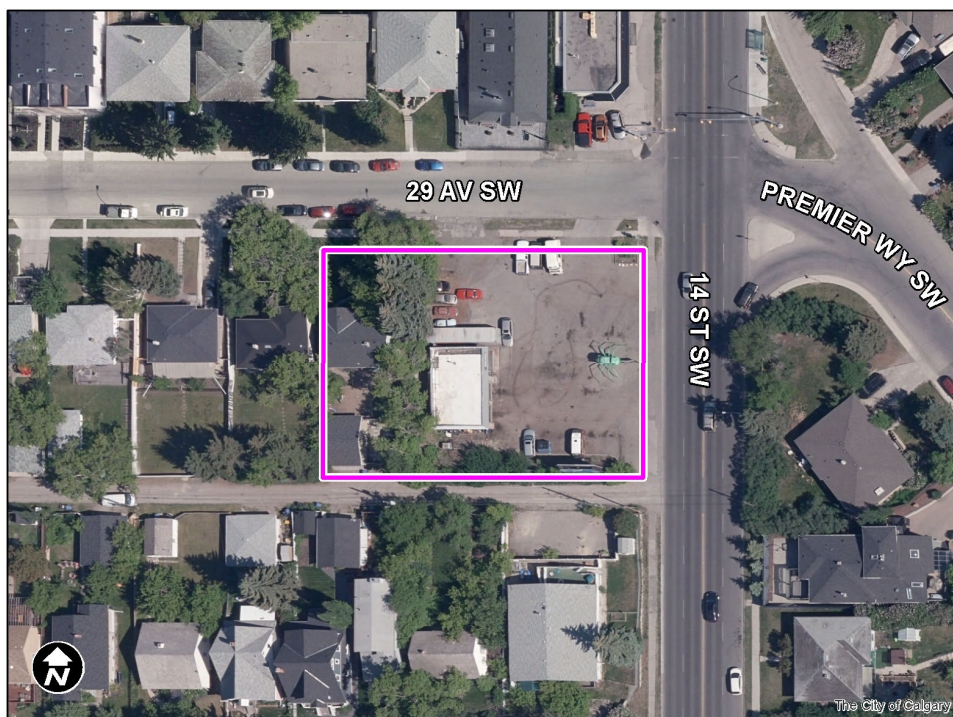
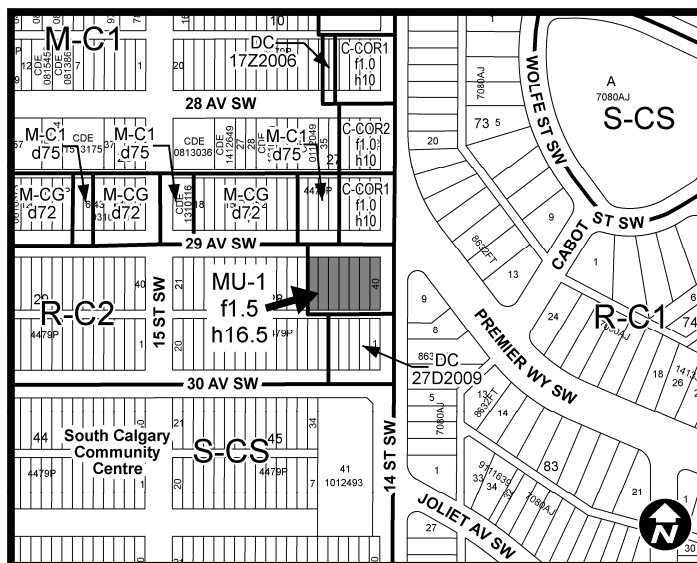
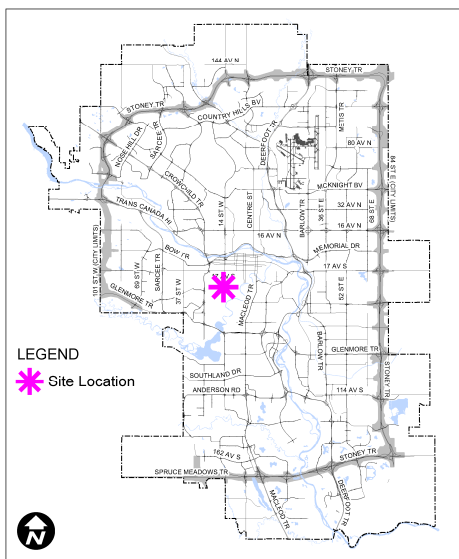
ATTACHMENT

1. Proposed Bylaw 297D2017

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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 0.20 hectares \pm (0.49 acres \pm) located at 3001 - 14 Street SW (Plan 4479P, Block 28, Lots 34 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2f1.0h10) District **to** Mixed Use – General f1.5h16.5 (MU-1f1.5h16.5) District.

Moved by: R. Wright

Carried: 8 – 0

2017 July 27

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Marda Loop Communities Association 2017 July 26;

as distributed, and directs it to be included in the report in SUPPLEMENTARY APPENDIX V.

Moved by: D. Hamilton

Carried: 8 – 0

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Applicant:

McKinley Burkart

Landowner:

Certus Developments Inc

PLANNING EVALUATION

SITE CONTEXT

The site is situated on the southwest corner of the intersection of 29 Avenue SW and 14 Street SW. The site is known at the “spider site” due to the longstanding automobile sculpture resembling a spider, which has been used to advertise the existing automotive service shop located on the site. The site is flat adjacent to 14 Street SW and has a higher grade towards the west side of the site. Adjacent sites along 14 Street SW are commercial, while sites to the west are low density residential.

LAND USE DISTRICTS

The site is currently split-zoned with the majority of the site being under a commercial land use while a small portion is designated as residential. The proposed redesignation will bring the entire site under an MU-1 designation, with an increase in Floor Area Ratio (FAR) and height. The FAR will increase from 1.0 to 1.5, while the height will increase from 10 meters to 16.5 meters. The new land use district would accommodate up to a 4 storey mixed-use building.

Prior to the June 29 meeting of the Calgary Planning Commission, Administration recommended approval of the C-COR2 Commercial Corridor District. Administration supports the change to the MU-1 District as it would allow for a more urban frontage along 14 Street SW.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities

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that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the MU-1 District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The site is also well served by transit as it is within short walking distance to bus stops on 14 Street SW.

South Calgary/Altadore Area Redevelopment Plan

The subject site is identified as suitable for General Commercial uses in the South Calgary/Altadore Area Redevelopment Plan (ARP). The proposed land use is therefore compatible with the ARP.

TRANSPORTATION NETWORKS

The subject site is located approximately fifty meters from a northbound number 7 bus stop, which provides service to the Downtown Core, and Light Rail Transit. There is also a southbound number 7 bus stop approximately 75 meters away, which services South Calgary and Altadore through a bus loop on 54 Avenue southwest. The bus loop has access to transit routes 18, 20, 63, 182, and the 306 Bus Rapid Transit route.

The subject site is an end lot with a lane, however access is not provided from the lane due to grade issues. The proposed parking for the associated Development Permit (DP2017-1742), along with the provided parking study have been deemed insufficient by Administration, and will require further discussion with the Applicant.

UTILITIES & SERVICING

Public water, sanitary and storm mains exist within the adjacent public rights-of-way. Development site servicing will be determined at the time of development.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application. There are no known environmental concerns associated with the site or proposed scope.

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ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development is occurring with the associated Development Permit application.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received from the Marda Loop Communities Association for both the Land Use Amendment application, and concurrent Development Permit application. Concerns were raised regarding issues with the development permit regarding landscaping and parking deficiencies. The land use was supported, and Administration will continue working through the development permit issues with the Applicant and the Marda Loop Communities Association. The Community Association letter is provided in SUPPLEMENTARY APPENDIX IV.

The Corporate Planning Applications Group (CPAG) review of the application has been completed. The issues raised in the Community Association's letter will be responded to as follows:

- **Parking:** A parking study is still under review with Transportation. The Development Permit had proposed a 73 stall deficiency. Through the use of the MU-1 district, it is expected that the parking deficiency will be reduced to approximately 12 stalls.
- **Landscaping:** The development permit application is deficient in landscaping. Administration is exploring landscaping enhancements with the Applicant.

Citizen Comments

One letter of objection was received expressing concerns over safety due to increased parking and traffic.

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Public Meetings

The Applicant engaged with the community on three separate occasions as follows:

1. On 2017 March 20 McKinley Burkart and Certus Developments Inc. met with the MLCA Planning & Development Committee to present the project and inform the committee of its intention to concurrently apply for a land use amendment and development permit.
2. On 2017 April 26 Certus Developments Inc. held a community open house at the MLCA Hall to engage and inform community members, and solicit feedback.
3. On 2017 June 05 McKinley Burkart and Certus Developments Inc. made a presentation to the MLCA Board.

The primary concern from this engagement was regarding the parking relaxation required for the development. An analysis of the parking prepared by Bunt and Associates was shared with the audience. The parking study deemed the parking supply sufficient based on the land uses proposed.

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SUPPLEMENTARY APPENDIX I

SUPPLEMENTARY APPLICANT'S SUBMISSION

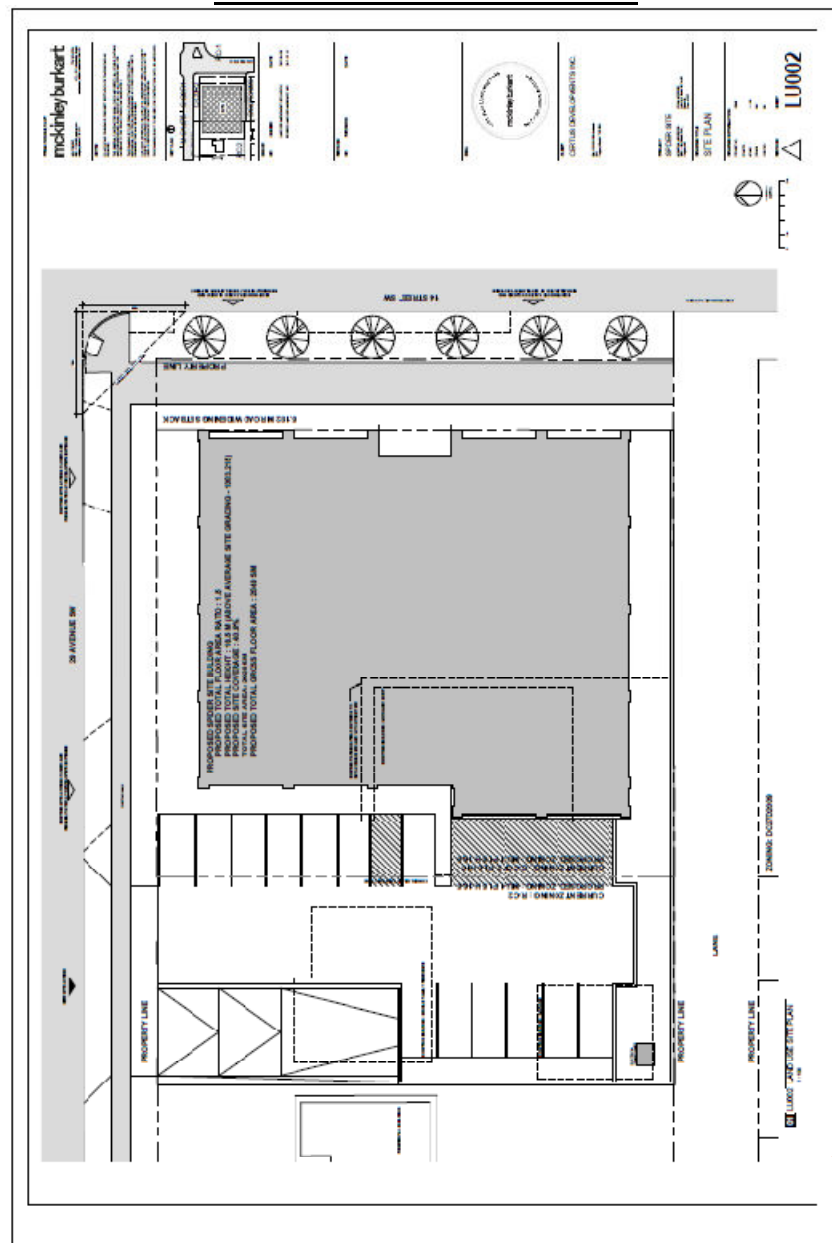
The lands are governed by the South Calgary – Altadore Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for the development. As indicated in the ARP, the lands form the southern bookend to the commercial corridor that extends north to 24 Avenue SW.

This proposed development is designed to provide a high quality and aesthetically sensitive building with diversity of uses that will enhance the area and be of benefit to the surrounding communities. This application is for a four-storey, mixed use building containing ground floor retail uses, second and third level personal service spaces, and a fourth storey with a step-back at the 4th storey floor plate designed for office use. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent land uses of low-density residential, multi-family, and commercial developments. The existing VW Spider sculpture will be retained and relocated to a nearby site north on 14 Street SW, which was developed, and is owned, by the developer.

The proposed amendment to the MU-1 Mixed Use – General District, with increases to modifiers from 1.0 to 1.5 for Floor Area Ratio (F.A.R.) and an increase in height from 10 meters to 16.5 meters. Contextually, the direct control district located immediately to the south of the Lands has an FAR of 2.36 and, with the significant change in grade between sites, is estimated to sit at the same height or higher above the highest point of this application's proposed site development. With these proposed variances, the revised land use zoning will allow for a feasible development that is compatible with the surrounding communities or 14 Street itself.

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SUPPLEMENTARY SITE PLAN



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SUPPLEMENTARY APPENDIX III

PREVIOUS DEVELOPMENT PERMIT RENDERINGS



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SUPPLEMENTARY APPENDIX IV

LETTERS SUBMITTED



3130 16 Street SW
Calgary, AB, T2T 4G7

June 6, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Ryan Hall Ryan.Hall@calgary.ca

SENT BY EMAIL

Dear Mr. Hall:

RE: Community Association Feedback for LOC2017-0130 & DP2017-1742

Thank you for allowing us the opportunity to provide comments on these applications that reflect the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

The developer, Certus Developments Inc., and architect, McKinley Burkart, have engaged both our community association and its communities. The MLCA has taken part in the following engagement to-date:

- McKinley Burkart and Certus Developments Inc. met with the MLCA Planning & Development Committee on March 20, 2017 to present the project and inform the committee of its intention to concurrently apply for a land use amendment and development permit.
- On April 26, 2017, Certus Developments Inc. held a community open house at the MLCA Hall to engage and inform community members, and solicit feedback.
- On June 5, 2017, McKinley Burkart and Certus Developments Inc. made a presentation to the MLCA Board.

The project proponents, McKinley Burkart and Certus Developments Inc., have made reasonable efforts to engage and inform both the MLCA and its communities with respect to this proposed development. The project does not significantly conflict with the South Calgary/Altadore Area Redevelopment Plan, and

[Marda Loop Communities Association Vision:](#)
An evolving, vibrant, urban community that is engaged, connected, and desirable.

R. Hall

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the types of businesses and uses planned for the development uphold the character of the surrounding communities and existing commercial uses. Currently, 14th Street SW is a commercial and residential corridor, and the proposed project would present a more visually-pleasing site than the auto body that presently occupies the space.

While the MLCA is generally supportive of this project, we have concerns regarding the sufficiency of parking spaces provided on-site and the potential for increased traffic and parking on the surrounding residential avenues. The proposed building site includes an underground parkade as well as surface parking at the front of the building, however, it is significantly deficient in the total number of parking stalls required as per the land use bylaw. The MLCA does not support the proposed parking relaxation as parking continues to be a major concern in our communities. To date, the MLCA has not been provided with a traffic impact assessment. The MLCA was contacted by one community member who had concerns about parking and traffic.

McKinley Burkart's design of the building is aesthetically appealing, however, there appears to be a shortage of landscaping on the site. The MLCA supports the landscaping requirements as set out in the land use bylaw and would like to see the applicant meet if not exceed them. The negative visual impact of the surface parking area could be mitigated by the addition of trees and shrubs. Additionally, the interfaces between this site and the adjacent residential properties could be improved through added landscaping.

Based on the above, the Marda Loop Communities Association supports both this land use amendment application and the associated development permit application provided the issues of parking, traffic, and landscaping are addressed by the project proponents.

If you have any questions regarding these comments, please contact us at your convenience. Thank you in advance for considering these comments when assessing the merits of these applications.

Respectfully,

Tom Rosettis
President
Marda Loop Communities Association
president@mardaloop.com

Lauren Makar
Director – Planning & Development
Marda Loop Communities Association
development@mardaloop.com

Marda Loop Communities Association Vision:
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SUPPLEMENTARY APPENDIX V



3130 16 Street SW
Calgary, AB, T2T 4G7

July 26, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Ryan Hall Ryan.Hall@calgary.ca

SENT BY EMAIL

Dear Mr. Hall:

RE: Community Association Feedback for LOC2017-0130

Thank you for allowing us the opportunity to provide comments on this amended application. Please refer the Marda Loop Communities Association's (MLCA) Community Association Feedback letter dated June 6, 2017 for our previous feedback. The comments as provided in that letter continue to apply to this application as well as the associated development permit application. The following comments pertain to the project's land use amendment from C-COR1 to MU-1, and have been written with consideration of what is best for our communities and our city. To date, the MLCA has not been circulated on an updated development permit application.

The MLCA has been informed that the land use district for this application has been amended from C-COR1 to MU-1f1.5h16.5 to allow for the building to be moved forward closer to 14 Street SW, and the surface parking relocated to the rear. The MLCA Planning & Development Committee is supportive of the revised site plan. There are, however, concerns with the MU-1 district's parking requirements.

It is our understanding that the MU-1 designation requires less parking than C-COR1, however, under the new MU-1 designation and configuration the site will still be deficient in the total number of parking stalls required as per the land use bylaw. Although the parking stall deficiency will be significantly less than under the previous land use designation, the site will still be 12 stalls short. The MLCA does not support this parking relaxation, as parking continues to be a major concern in our communities.

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R. Hall

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If you have any questions regarding these comments, please contact me at your convenience.

Respectfully,

Lauren Makar
Director – Planning & Development
Marda Loop Communities Association
development@mardaloop.com

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EXECUTIVE SUMMARY

This Land Use Amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Commercial – Corridor 2 f1.41h16.5 (C-COR2 f1.41h16.5). A Development Permit (DP2017-1742) which proposes a 4 storey commercial building is under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 29

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

The Calgary Planning Commission **REFERRED** the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 3001 - 14 Street SW (Plan 4479P, Block 28, Lots 34 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Commercial – Corridor 2 f1.41h16.5 (C-COR2 f1.41h16.5) District back to the Administration to determine a land use district more in keeping with the Main Street/pedestrian oriented corridor future envisioned for 14 Street SW.

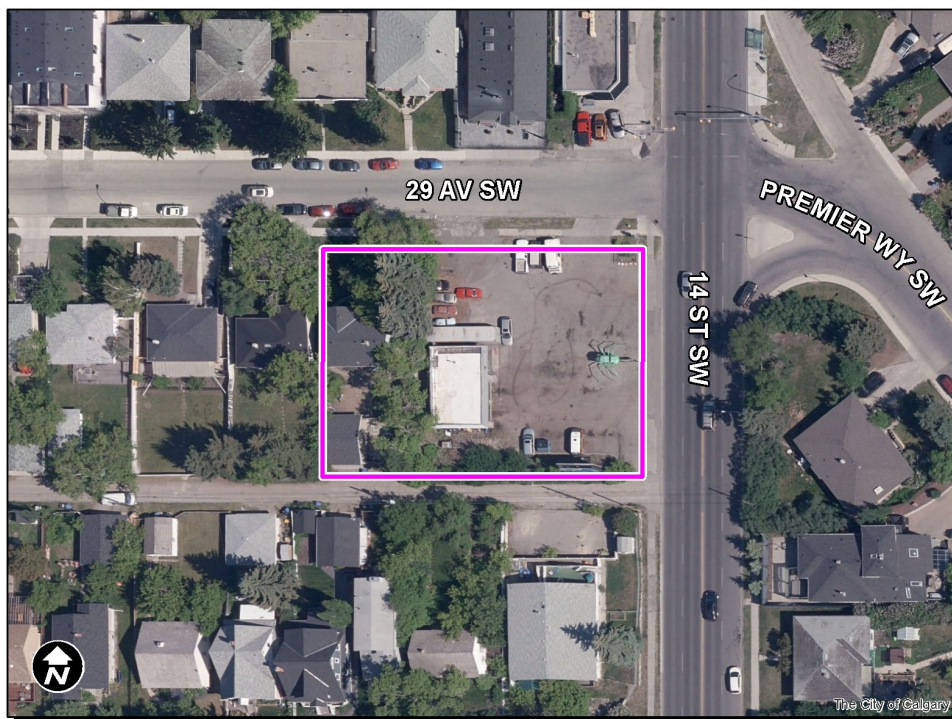
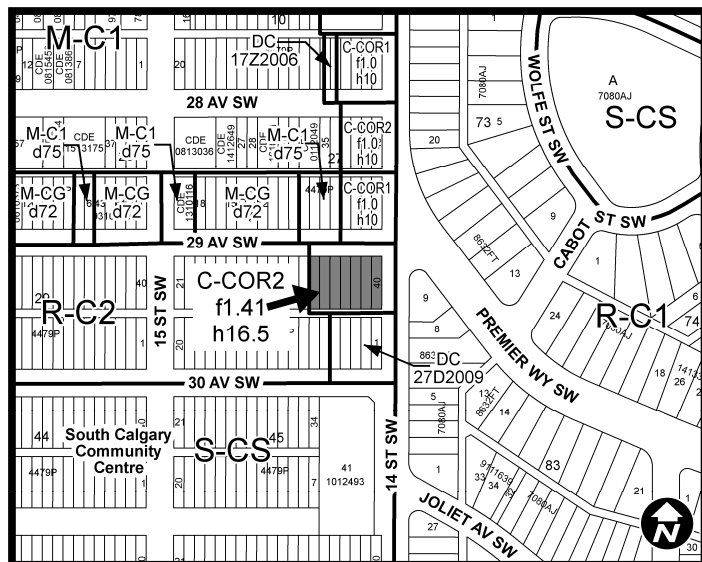
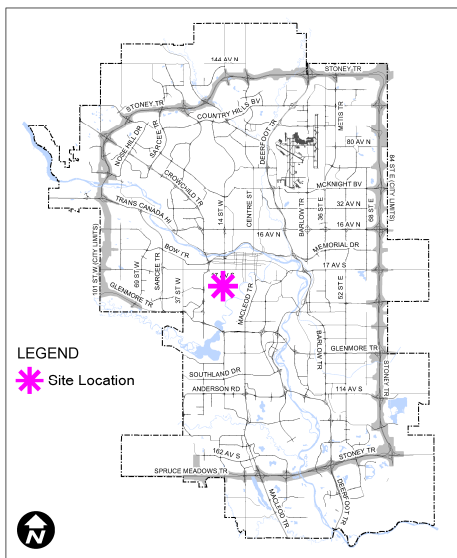
REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the South Calgary / Altadore Area Redevelopment Plan. The proposed C-COR2 land use district is intended for parcels along commercial streets. The proposal allows for a commercial building that is compatible with the vision for 14 Street SW as described in the ARP.

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 3001 -14 Street SW (Plan 4479P, Block 28, Lots 34 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Commercial – Corridor 2 f1.41h16.5 (C-COR2 f1.41h16.5) District.

2017 June 29

MOTION:

The Calgary Planning Commission **REFERRED** the proposed redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 3001 - 14 Street SW (Plan 4479P, Block 28, Lots 34 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Commercial – Corridor 2 f1.41h16.5 (C-COR2 f1.41h16.5) District back to the Administration to determine a land use district more in keeping with the Main Street/pedestrian oriented corridor future envisioned for 14 Street SW.

Moved by: A. Palmiere

Carried: 8 – 0

Reasons for support of the Referral motion from Mr. Foht:

- I agreed with the motion to refer the application to Administration to consider a different zoning. I believe a DC Direct Control District would be appropriate in the circumstance a DC Direct Control District tied to plans would answer many questions as to building siting and surface parking.

Reasons for support of the Referral motion from Mr. Leighton:

- I supported the Referral back to Administration because:
 - a) of the number of relaxations and unresolved issues;
 - b) the ambivalent and perhaps contradictory reasons for planning team support (i.e. that rezoning is justified by the urban design; yet the design is not tied to the zoning);
 - c) in my opinion neither the C-COR1, nor C-COR2 district is appropriate given the City's policy objectives and the site context.
- I suggest that Administration work with the Applicant on a comprehensive DC land use application; also that the expert opinion of the City's Urban Design Review Panel be sought in arriving at a plan for this highly contextual site.

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Applicant:

McKinley Burkart

Landowner:

Certus Developments Inc

PLANNING EVALUATION

SITE CONTEXT

The site is situated on the southwest corner of the intersection of 29 Avenue SW and 14 Street SW. The site is known at the “spider site” due to the longstanding automobile sculpture resembling a spider, which has been used to advertise the existing automotive service shop located on the site. The site is flat adjacent to 14 Street SW and has a higher grade towards the west side of the site. Adjacent sites along 14 Street SW are commercial, while sites to the west are low density residential.

LAND USE DISTRICTS

The site is currently split-zoned with the majority of the site being under a commercial land use while a small portion is designated as residential. The proposed redesignation will bring the entire site under a C-COR2 designation, with an increase in Floor Area Ratio (FAR) and height. The FAR will increase from 1.0 to 1.41, while the height will increase from 10 meters to 16.5 meters. The new land use district would accommodate up to a 4 storey mixed-use building.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (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). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the *Developed Residential – Inner City Area* as identified on Map 1 of the Municipal Development Plan (MDP). Both *City-Wide* policies and *Inner City Area* policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

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This application is in keeping with relevant MDP policies, as the rules of the C-COR2 District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The site is also well served by transit as it is within short walking distance to bus stops on 14 Street SW.

South Calgary/Altadore Area Redevelopment Plan

The subject site is identified as suitable for General Commercial uses in the South Calgary/Altadore Area Redevelopment Plan (ARP). The proposed land use is therefore compatible with the ARP.

TRANSPORTATION NETWORKS

The subject site is located approximately fifty metres from a northbound number 7 bus stop, which provides service to the Downtown Core, and Light Rail Transit. There is also a southbound number 7 bus stop approximately 75 meters away, which services South Calgary and Altadore through a bus loop on 54 Avenue southwest. The bus loop has access to transit routes 18, 20, 63, 182, and the 306 Bus Rapid Transit route.

The subject site is an end lot with a lane, however access is not provided from the lane due to grade issues.

UTILITIES & SERVICING

Public water, sanitary and storm mains exist within the adjacent public rights-of-way. Development site servicing will be determined at the time of development.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application. There are no known environmental concerns associated with the site or proposed scope.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development is occurring with the concurrent Development Permit application.

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GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

Comments were received from the Marda Loop Communities Association for both the Land Use Amendment application, and concurrent Development Permit application. Concerns were raised regarding issues with the development permit regarding landscaping and parking deficiencies. The land use was supported, and Administration will continue working through the development permit issues with the Applicant and the Marda Loop Communities Association. The Community Association letter is provided in Appendix II.

The Corporate Planning Applications Group (CPAG) review of the application has been completed. The issues raised in the Community Association's letter will be responded to as follows:

- **Parking:** A parking study is still under review with Transportation. The Development Permit proposes a 73 stall deficiency. Potential solutions include
 - providing additional on-site parking
 - proposing less parking-intensive uses to occupy the building.
- **Landscaping:** The development permit application is deficient in landscaping. Additional trees and shrubs have been requested.

Citizen Comments

One letter of objection was received expressing concerns over safety due to increased parking and traffic.

Public Meetings

The Applicant engaged with the community on three separate occasions as follows:

4. On 2017 March 20, McKinley Burkart and Certus Developments Inc. met with the MLCA Planning & Development Committee to present the project and inform the committee of its intention to concurrently apply for a land use amendment and development permit.
5. On 2017 April 26, Certus Developments Inc. held a community open house at the MLCA Hall to engage and inform community members, and solicit feedback.

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6. On 2017 June 05, McKinley Burkart and Certus Developments Inc. made a presentation to the MLCA Board.

The primary concern from this engagement was regarding the parking relaxation required for the development. An analysis of the parking prepared by Bunt and Associates was shared with the audience. The parking study deemed the parking supply sufficient based on the land uses proposed.

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APPENDIX I

APPLICANT'S SUBMISSION

The lands are governed by the South Calgary – Altadore Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for the development. As indicated in the ARP, the lands form the southern bookend to the commercial corridor that extends north to 24 Avenue SW.

This proposed development is designed to provide a high quality and aesthetically sensitive building with diversity of uses that will enhance the area and be of benefit to the surrounding communities. This application is for a four-storey, mixed use building containing ground floor retail uses, second and third level personal service spaces, and a fourth storey with a step-back at the 4th storey floor plate designed for office use. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent land uses of low-density residential, multi-family, and commercial developments. The existing VW Spider sculpture will be retained and relocated to a nearby site north on 14 Street SW, which was developed, and is owned, by the developer.

The proposed amendment to the C-COR2 land use zoning modifiers would be the adjustment of the site density from 1.0 to 1.41 Floor Area Ratio (F.A.R.) and an increase in height from 10 meters to 16.5 meters. Contextually, the direct control district located immediately to the south of the Lands has an FAR of 2.36 and, with the significant change in grade between sites, is estimated to sit at the same height or higher above the highest point of this application's proposed site development. With these proposed variances, the revised land use zoning will allow for a feasible development that is compatible with the surrounding communities or 14 Street itself.

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APPENDIX II

LETTERS SUBMITTED



3130 16 Street SW
Calgary, AB, T2T 4G7

June 6, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Ryan Hall Ryan.Hall@calgary.ca

SENT BY EMAIL

Dear Mr. Hall:

RE: Community Association Feedback for LOC2017-0130 & DP2017-1742

Thank you for allowing us the opportunity to provide comments on these applications that reflect the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

The developer, Certus Developments Inc., and architect, McKinley Burkart, have engaged both our community association and its communities. The MLCA has taken part in the following engagement to-date:

- McKinley Burkart and Certus Developments Inc. met with the MLCA Planning & Development Committee on March 20, 2017 to present the project and inform the committee of its intention to concurrently apply for a land use amendment and development permit.
- On April 26, 2017, Certus Developments Inc. held a community open house at the MLCA Hall to engage and inform community members, and solicit feedback.
- On June 5, 2017, McKinley Burkart and Certus Developments Inc. made a presentation to the MLCA Board.

The project proponents, McKinley Burkart and Certus Developments Inc., have made reasonable efforts to engage and inform both the MLCA and its communities with respect to this proposed development. The project does not significantly conflict with the South Calgary/Altadore Area Redevelopment Plan, and

[Marda Loop Communities Association Vision:](#)

An evolving, vibrant, urban community that is engaged, connected, and desirable.

R. Hall

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the types of businesses and uses planned for the development uphold the character of the surrounding communities and existing commercial uses. Currently, 14th Street SW is a commercial and residential corridor, and the proposed project would present a more visually-pleasing site than the auto body that presently occupies the space.

While the MLCA is generally supportive of this project, we have concerns regarding the sufficiency of parking spaces provided on-site and the potential for increased traffic and parking on the surrounding residential avenues. The proposed building site includes an underground parkade as well as surface parking at the front of the building, however, it is significantly deficient in the total number of parking stalls required as per the land use bylaw. The MLCA does not support the proposed parking relaxation as parking continues to be a major concern in our communities. To date, the MLCA has not been provided with a traffic impact assessment. The MLCA was contacted by one community member who had concerns about parking and traffic.

McKinley Burkart's design of the building is aesthetically appealing, however, there appears to be a shortage of landscaping on the site. The MLCA supports the landscaping requirements as set out in the land use bylaw and would like to see the applicant meet if not exceed them. The negative visual impact of the surface parking area could be mitigated by the addition of trees and shrubs. Additionally, the interfaces between this site and the adjacent residential properties could be improved through added landscaping.

Based on the above, the Marda Loop Communities Association supports both this land use amendment application and the associated development permit application provided the issues of parking, traffic, and landscaping are addressed by the project proponents.

If you have any questions regarding these comments, please contact us at your convenience. Thank you in advance for considering these comments when assessing the merits of these applications.

Respectfully,

Tom Rosettis
President
Marda Loop Communities Association
president@mardaloop.com

Lauren Makar
Director – Planning & Development
Marda Loop Communities Association
development@mardaloop.com

Marda Loop Communities Association Vision:
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APPENDIX III
DEVELOPMENT PERMIT RENDERINGS



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