

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 7)
MACLEOD TRAIL SE AND 5 AVENUE SE
BYLAW 254D2017**

MAP 15C

EXECUTIVE SUMMARY

This Land Use Amendment application seeks to redesignate a full downtown block (currently the YWCA site) from a Direct Control based on the CM-2 District (Land Use Bylaw 2P80) to a Commercial Residential District (CR20-C20/R20). This is to improve and update the density bonus system, revise development regulations to be more consistent with current City policies, and achieve better alignment with Land Use Bylaw 1P2007.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

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 254D2017; and

1. **ADOPT** the proposed redesignation of 1.15 hectares \pm (2.84 acres \pm) located at 320 – 5 Avenue SE (Plan 7275JK, Block 20) from DC Direct Control District **to** Commercial Residential District (CR20-C20/R20), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 254D2017.

REASON(S) FOR RECOMMENDATION:

The proposed Commercial Residential District (CR20-C20/R20) is intended to be characterized by developments that contribute to the downtown's role as the predominant destination for business, retail, entertainment and cultural activities in the city. As identified in the Transition Area (Map 11, LUB1P2007), intensive high density developments with a mix of commercial, residential and cultural uses will transition uses and building forms to the surrounding neighborhoods.

The proposed land use designation permits a form of development that is supported by new Centre City policies while ensuring sensitivity to the transitioning context of the surrounding neighbourhoods.

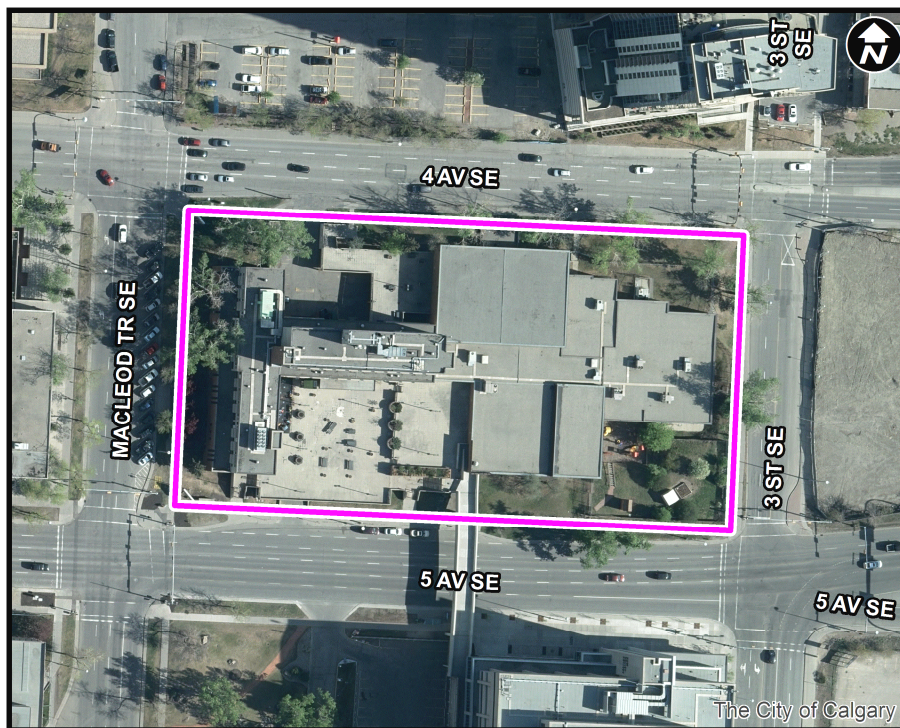
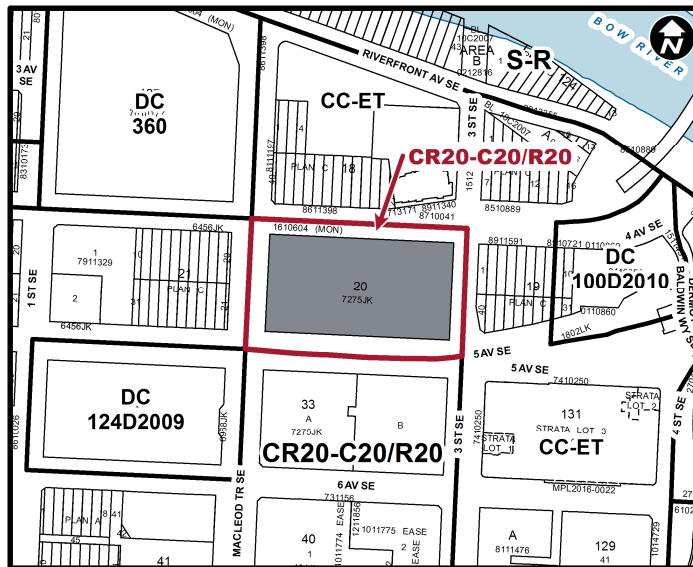
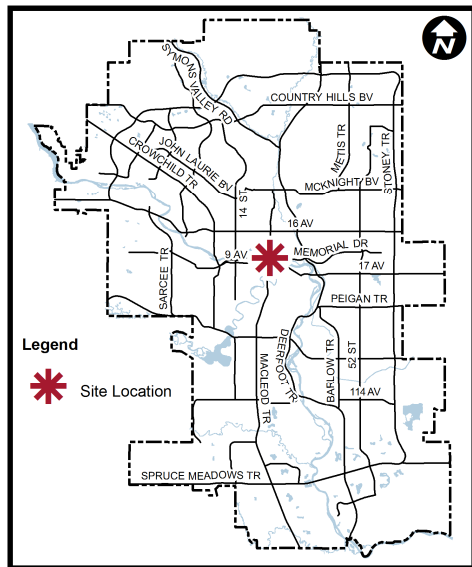
ATTACHMENT

1. Proposed Bylaw 254D2017

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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 1.15 hectares ± (2.84 acres ±) located at 320 – 5 Avenue SE (Plan 7275JK, Block 20) from DC Direct Control District **to** Commercial Residential District (CR20-C20/R20).

Moved by: G.-C. Carra
Absent: L. Juan

Carried: 6 – 0

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Applicant:

Madeleine King

Landowner:

GGCY Calgary Limited

PLANNING EVALUATION

SITE CONTEXT

The YWCA site is in the north east corner of the downtown district. It acts as the entrance into the central business district from the north and east on 4 Avenue from Memorial Drive SE and Edmonton Trail. Inversely it also holds a prominent exit point from downtown on 5 Avenue SE. The Centre City Plan also indicates that the Downtown Edge should be sensitively planned and designed to fit the surrounding Centre City neighbourhoods which on this site borders East Village and Chinatown.

The Commercial Residential District was brought to Council at the 2013 September 09 Public Hearing. At the time, Administration brought a land use redesignation for the majority of downtown Calgary to CR20-C20/R20. This site was excluded at the request of the YWCA directors citing uncertainty with the future of its facility just after the 2013 flood.

The site is also within the Rivers District Community Revitalization Plan. This plan identifies the area as requiring infrastructure upgrades and replacement to address aging infrastructure, floodplain requirements and to support redevelopment. Infrastructure improvements will increase the capacity of utilities, provide flood protection and improve the pedestrian environment. Public realm improvements will encourage investment in the area and attract new residents to the Rivers District.

LAND USE DISTRICTS

The Commercial Residential District CR20-C20/R20 is a modernization of the old CM-2 district of Land Use Bylaw 2P80. It offers a wider range of uses and many of the rules including the incentive density system have been updated. New rules for transition areas and built form have been added. Residential parking requirements are more flexible and bicycle stalls are now required.

Downtown land use districts do not have maximum building heights. Building heights will be limited by the district's sunlight protection rule, which protects a 20 metre wide area along the riverbank from shadows cast by tall buildings measured between 10 a.m. to 4 p.m. (mountain daylight time) on September 21.

For a comparison table between the CM-2 district and the proposed Commercial Residential Downtown District, see APPENDIX II.

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LEGISLATION & POLICY

Calgary Municipal Development Plan

The proposed redevelopment site is located within the Centre City's Downtown core. The Centre City is the business and cultural heart of the city, the pre-eminent mixed-use area. It is made up of diverse and unique "neighbourhoods" focused around the Downtown. It has the highest concentration of office developments and offers the broadest variety of cultural activities. Developing high-density, mixed-use residential will reinforce the Centre City as the focus of business, employment, cultural, recreation, retail and high density housing within Calgary.

The site is also located in the flood fringe. Developments located within flood hazard areas are subject to flood proofing and building design requirements.

Centre City Plan

The Centre City Plan identifies an area of transition between the Downtown commercial core and the surrounding neighbourhoods. The proposed redevelopment site is located within this transition area and will be subject to its policies. The policies focus on improving connectivity by creating a walkable, high quality public realm and ensuring that the mix of uses are compatible and designed in a way that is sensitive to the objectives of the Downtown and adjacent neighbourhoods.

Civic District Public Realm Strategy

The Civic District Public Realm Strategy identifies an area of the Centre City where coordinated efforts are being made to improve the public space around City Hall, Olympic Plaza and the new Central Library. A number of streetscapes have been identified for improvement, including the Ceremonial Boulevard, Third Street SE (Zipper) and Civic Gateway.

The Ceremonial Boulevard links several iconic elements of Calgary's geographical and cultural landscape, as well as defining Macleod Trail SE as a gateway into Calgary's downtown. Third Street SE (Zipper) marks the transition between the East Village and the Civic District. It will bind and connect these two areas together. The Fourth and Fifth Avenue SE fly-overs aspire for an iconic, welcoming, memorable Gateway connecting the Centre City to the rest of the City.

Specific to the YWCA site, it supports the redevelopment with the opportunity to increase the density of the site, animate the street with active building frontage and promote a use which contributes to the vibrancy of the Civic District.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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Subdivision

If this site is to be subdivided in the future, a 10 percent Municipal Reserve obligation of 0.1148 hectare will be required. At this time, the applicant intends to pay cash-in-lieu of reserve dedication.

TRANSPORTATION NETWORKS

The proposed redevelopment site is bordered to the north by 4 Avenue SE and to the south by 5 Avenue SE. Both avenues are classified as arterial roads and service approximately 69,000 vehicles per day combined. The traffic volume split between the two roads is fairly even.

The proposed redevelopment site is bordered to the west by Macleod Trail SE and to the east by 3 Street SE. Both roads are classified as Urban Boulevard. Macleod Trail SE has traffic volumes which transition from 23,000 vehicles per day to 4,000 vehicles per day from 5 Avenue SW to Riverfront Avenue SE. 3 Street SE has traffic volumes of approximately 3,000 vehicles per day bordering the site.

Macleod Trail SE is also identified as a Pedestrian Corridor in the Centre City Mobility Plan.

A Transportation Impact Assessment will be required at the Development Permit stage. Management of flexible parking allocation, and any proposed bylaw parking relaxations, will be reviewed with a Parking Study at the time of the Development Permit. The site is within the +15 area boundary and will be subject to the +15 skywalk policy requirements.

At the Development Permit stage, vehicular access to the subject site shall be carefully considered as 4 Avenue SE and 5 Avenue SE are signed to restrict stopping and parking to optimize AM and PM traffic operations entering and exiting the downtown core. Site access and loading will be analysed at the Development Permit stage to ensure that these roadways continue to operate to the satisfaction of Transportation Planning.

UTILITIES & SERVICING

Public water, sanitary and storm mains exist within the adjacent public right-of-way for future development servicing purposes.

Development servicing will be determined at the future Development Permit (DP) and Development Site Servicing Plan (DSSP) circulation stages, to the satisfaction of Water Resources.

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ENVIRONMENTAL ISSUES

Environmental and Safety Management confirms that there are no concerns regarding the proposed land use amendment.

Prior to the approval of the future Development Permit, the applicant must submit a current Remedial Action Plan and/or a Risk Management Plan, which shall document how the site will be remediated and/or risk managed to such an extent that the site will be suitable for such future development scope. This will be necessary given the concerns related to the former onsite drycleaner use, while also accounting for historical industrial activities in the East Village Area which has resulted in widespread soil and groundwater impacts. Important to note that an overarching risk management plan was previously developed for the East Village area and will be provided at the Development Permit stage.

The subject lands are located within the current "Flood Fringe" flood risk zone, as per current Council approved flood maps. As such, the future development scope will be subject to current flood regulations applicable to the lands.

ENVIRONMENTAL SUSTAINABILITY

Not applicable in connection with this Land Use Amendment.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Calgary Downtown Association responded with No Objection.

This application was also circulated to the East Village Neighbourhood Association, Chinatown BRZ and Calgary Chinatown Community Association. No comment was received by CPC Report submission date.

Citizen Comments

One online feedback was received. The concern was height as it would affect views from the adjacent residential building.

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Public Meetings

A public information session was held on 2017 May 10. No issues or concerns were raised in the various conversations.

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APPENDIX I

APPLICANT'S SUBMISSION

Land Use Rezoning Application

Site Address: 320 5th Avenue SE Calgary

Legal Description: Plan 7275JK Block 20

Reasons for making this application

The current zoning is a Direct Control based on the now repealed 2P80 Bylaw. We understand that The City would have re-zoned the parcel CR20 along with the surrounding parcels but for a request from the then owner, the YWCA, to retain the former zoning.

The Applicant is intending to develop the site and therefore wishes to have the zoning compatible with The City's current Bylaw.

Since the site lies between the commercial heart of the downtown and the growing community of East Village and between the Bow Valley campus and the Bow River, it is proposed to develop the site with four mixed use floors and four residential towers. The heights of the towers (and resulting density) are determined by the need to prevent shadowing of the river pathway. The site will also encompass some very significant public open space encouraging through-traffic and a sense of community.

The initial development proposal has been shared at pre-application meetings of CPAG, the Urban Design Review Panel and Planning Commission.

In the circumstances it is believed that CR20 is the appropriate land use zone for this site, and the Applicant respectfully requests this land use redesignation application be granted.

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APPENDIX II

The table below summarizes some of the similarities and differences between the old CM-2 district and the proposed new CR20-C20/R20 downtown district.

	Existing	Proposed
Density	20 FAR max.	20 FAR max.
Uses	Permitted/discretionary	Permitted/discretionary
Building height	No limits (shadows)	No limits (shadows)
Office	Disouraged at-grade	Allowed in some locations
At-grade Use Area	No restrictions	Some restrictions
Lobby Size Restrictions	None	Some restrictions
Parking Strategy	Restricted parking area	Restricted parking area
Bicycle Parking	None required	Required
Surface Parking	Allowed	No new parking lots
Residential Parking	Rigid	Flexible
Built Form	None	Street wall rules
Min Ground Floor Height	None	4.5m
Sheer Towers	Allowed	Required 6m setback
Transition Area	None	North and West
Residential Separation	15m from windows	15m/18m in transition
Density Incentives	Base 3 FAR Incentive up to 20 FAR	Base 3 FAR Incentive up to 20 FAR New amenity menu