

Planning & Development Report to
Calgary Planning Commission
2020 June 04

ISC: UNRESTRICTED
CPC2020-0551

**Land Use Amendment in Elboya (Ward 11) at 5001 and 5011 Macleod Trail SW,
LOC2020-0036**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Sturgess Architecture, on behalf of the landowners 1512945 Alberta Ltd (William Wu) and The City of Calgary on 2020 March 4. This application proposes to change the designation of this property from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District to Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District to allow for:

- commercial and residential uses in street-oriented buildings with commercial storefronts at street level;
- reduced building setbacks which will allow for a more developable building envelope;
- a maximum building height of 46 metres (unchanged from the current maximum);
- a maximum floor area ratio of 3.0, allowing approximately 1,740 square metres of building floor area (unchanged from the current maximum); and
- the uses listed in the C-COR1 District.

This proposal aligns with applicable *Municipal Development Plan* policy.

No development permit application has been submitted at this time. A subdivision application has been approved (but not endorsed) to add a strip of land, currently a part of 5011 Macleod Trail SW, to 5001 Macleod Trail SW.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 5001 and 5011 Macleod Trail SW (Plan 9212001, Block 8, Lot 1A and Portion of Plan 8561HF, Block 8, Lot 3) from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District to Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Sturgess Architecture, on behalf of the landowners 1512945 Alberta Ltd (William Wu) and The City of Calgary on 2020 March 4. As indicated in the Applicant Submission (Attachment 1), the owner of the property is contemplating a development that would include ground floor retail with a medical office above.

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The owner's primary intent is to remove the current C-COR3 setback restrictions that make development on the site challenging.

In addition to this land use amendment application, the applicant is undertaking a subdivision and consolidation that will add the strip of land between the rear of the property at 5001 Macleod Trail SW and the lane by subdividing it from 5011 Macleod Trail SW, and then consolidating it with 5001 Macleod Trail SW. This subdivision and consolidation will add 0.007 hectares to the site in order to provide laneway access to future development.

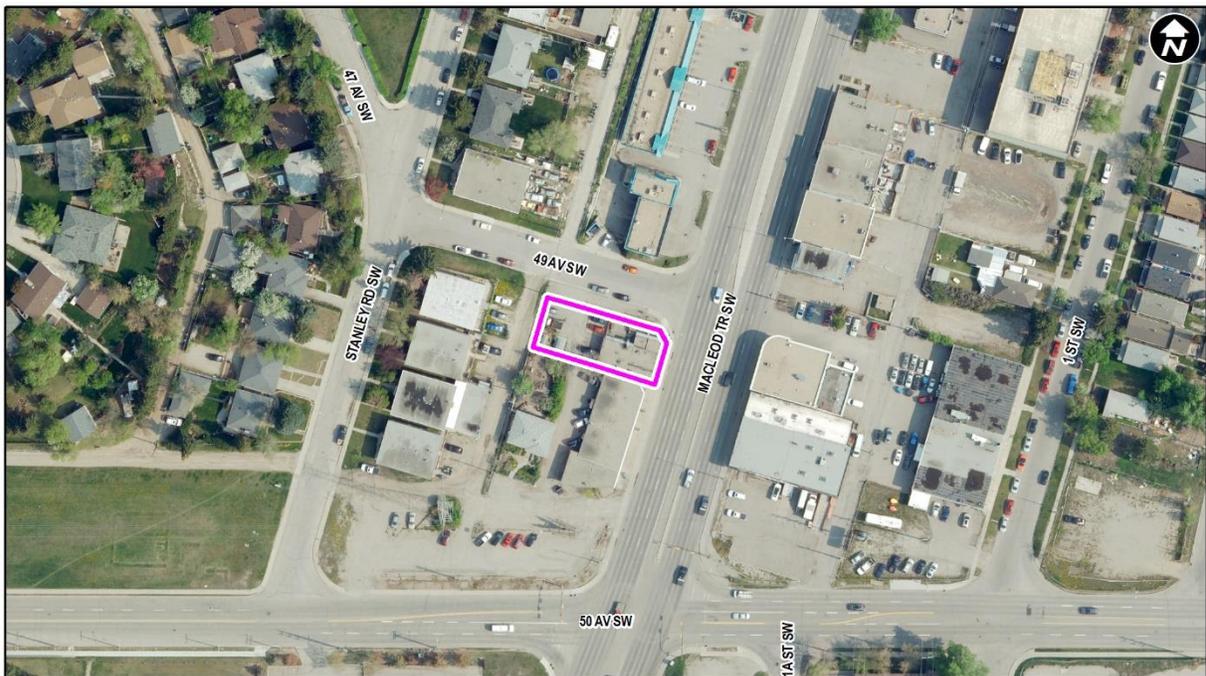
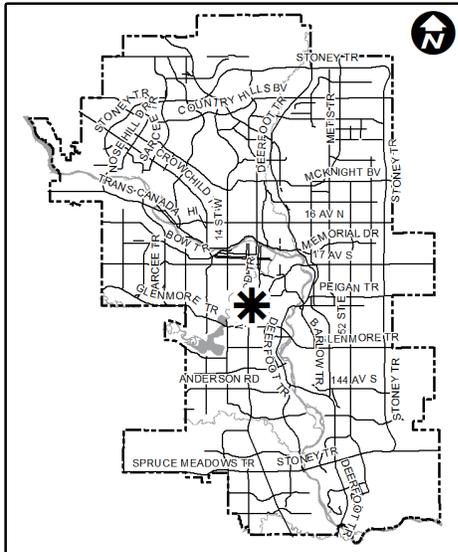
No development permit has been submitted with this application.

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Location Maps



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Site Context

The site is located in the community of Elboya within southwest Calgary. The site is currently comprised of two parcels and, as described in the Development and Site Design section below, there is a subdivision process underway to consolidate a piece of 5011 Macleod Trail SW with 5001 Macleod Trail SW. The property at 5001 Macleod Trail SW is developed with a building that was constructed in 1946 and is currently used as a retail store. The lands comprise a significant slope with a high point along the western edge. The site is bound by 49 Avenue SW to the north, Macleod Trail SW to the east, a laneway to the west and the remainder of 5011 Macleod Trail SW to the south.

To the west of the subject site are four multi-residential buildings and then the wider Elboya community. To the north, south and east of the subject site are commercial establishments. Further to the east are industrial lands.

As identified in *Figure 1*, below, Elboya has experienced a population decline from its peak in 1968.

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Figure 1: Community Peak Population

Elboya	
Peak Population Year	1968
Peak Population	1,930
2019 Current Population	1,754
Difference in Population (Number)	-176
Difference in Population (Percent)	-9%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal along with an associated subdivision application (SB2020-0064) will create a parcel with better redevelopment potential than currently exists.

Land Use

The site is currently designated Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District. The C-COR3 District is a commercial designation in developed areas that is intended for locations along major roads to be developed with limited large retail uses and no residential uses. Many of the uses in C-COR3 are either auto-oriented or could only be accommodated on larger sites. The setbacks of the C-COR3 District reflect this and, as discussed in the Development and Site Design section below, they limit this site's redevelopment potential.

The proposed Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District would accommodate a mixed-use building with both residential and commercial uses. The C-COR1 District is a commercial designation in developed areas that is intended to be characterized by commercial uses on the ground floor of buildings and residential and office uses on upper floors. It does not allow for auto-oriented uses and provides a range of commercial uses that can be developed on smaller parcels. The floor area ratio and height modifiers were kept the same as the existing designation and the same as the adjacent parcel to the south. This allows for consolidation with the parcel to the south.

Development and Site Design

The purpose of this application is to allow for a development that would include ground floor retail with a medical office above. Redevelopment of the parcel is currently constrained by a lack of direct access to a laneway and the setback requirements of the current C-COR3 District.

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Establishing direct access to the laneway is the purpose behind a separate subdivision application (SB2020-0064). That subdivision application is proposing to remove a 0.007 hectare strip of land from 5011 Macleod Trail SW (the parcel owned by The City of Calgary) that occupies a space in between 5001 Macleod Trail SW and the laneway to the west. After subdividing and consolidating that strip of land with 5001 Macleod Trail SW, the total area of the site will be 0.058 hectares or 575.9 square metres. This land use amendment application applies to the entire area of the future parcel. Approval of the subdivision application is not contingent on the approval of this land use amendment.

The developability of the building envelope is the key motivating factor behind this application. The building envelope is the space on a parcel that can be developed with a building and it is constrained by setback regulations. The current dimensions of the parcel are 15.24 metres by 33.52 metres and after the subdivision and consolidation it will be 15.24 metres by 37.79 metres. Under the current C-COR3 District, the building envelope of the consolidated parcel would be 6 metres wide by 30 metres long (an area of 180 square metres). That is not a suitable building envelope for most commercial uses, and while the building setbacks could be relaxed through the development permit process, the current C-COR3 District does not provide certainty as to the redevelopment parameters of the site. Under the proposed C-COR1 District, the building envelope would be 12 metres wide by 36 metres long (an area of 432 square metres) because of the reduced setbacks of the C-COR1 District. The proposed C-COR1 District will better enable redevelopment of the site.

Transportation

The subject site is located at 5001 and 5011 Macleod Trail SW. Pedestrian access is provided via Macleod Trail SW as well as 49 Avenue SW. These connections provide the most direct access to Transit service (Route 10) which is located directly south of the subject site on Macleod Trail SW. Vehicular access to the parcel is available from the rear lane. Street parking is not permitted along Macleod Trail SW, which is classified as an Urban Boulevard, but is unrestricted on 49 Avenue SW, which is classified as a residential street.

A Transportation Impact Assessment or Parking study was not required as part of this application.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required at this time.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available adjacent to the site. Development servicing requirements will be determined at the future development permit and development site servicing plan stage(s).

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Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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.

The Elboya Heights Community Association responded with a letter of no objection. One letter of opposition was received in response to the public circulation based on a concern related to reducing the setback from Macleod Trail SW and the effect that could have on the future development of the main street. No public meetings were held with respect to the application.

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.

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 the Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed policy and land use amendment 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 – 2009)

The site is located along the Macleod Trail Urban Main Street as shown on the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#) (MDP). As defined through policy (two blocks on either side of a Main Street), Urban Main Streets are intended to have a mix of uses and achieve a minimum intensity of 200 people and jobs per hectare overall. This application is supported by MDP policy as the proposed C-COR1 District is substantially similar to the existing district in terms of allowable uses but will better enable mixed use development at higher intensities on this site.

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There is no local area plan applicable to the subject site.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan. Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The social, environmental and economic implications of the new district are largely the same as the current district.

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 proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*. The proposed C-COR1 District will allow for a better development envelope than the one currently allowed under the existing C-COR3 District.

ATTACHMENT(S)

1. Applicant's Submission