

LAND USE AMENDMENT  
VARSITY (WARD 1)  
SOUTH OF CROWCHILD TRAIL NW AND EAST OF 53 STREET  
NW  
BYLAW 124D2017

MAP 2NW

**EXECUTIVE SUMMARY**

This proposed Land Use Amendment seeks to allow for the redesignation of the existing Crowchild Square site from a DC Direct Control District to a DC Direct Control District to allow for medical clinic and liquor store uses in the existing building and to accommodate future mixed use development with guidelines in alignment with the Varsity Land Use Study.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 23

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 124D2017; and

1. **ADOPT** the proposed redesignation of 0.95 hectares  $\pm$  (2.35 acres  $\pm$ ) located at 5403 Crowchild Trail NW (Plan 8408GL, Blocks 9 and 10) from DC Direct Control District to DC Direct Control District to accommodate medical clinic and liquor store in existing building and new guidelines for future redevelopment, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 124D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed Land Use Amendment complies with relevant Varsity Land Use Study guiding principles and policies, as well as Municipal Development Plan (MDP) policies for Neighbourhood Activity Centres.

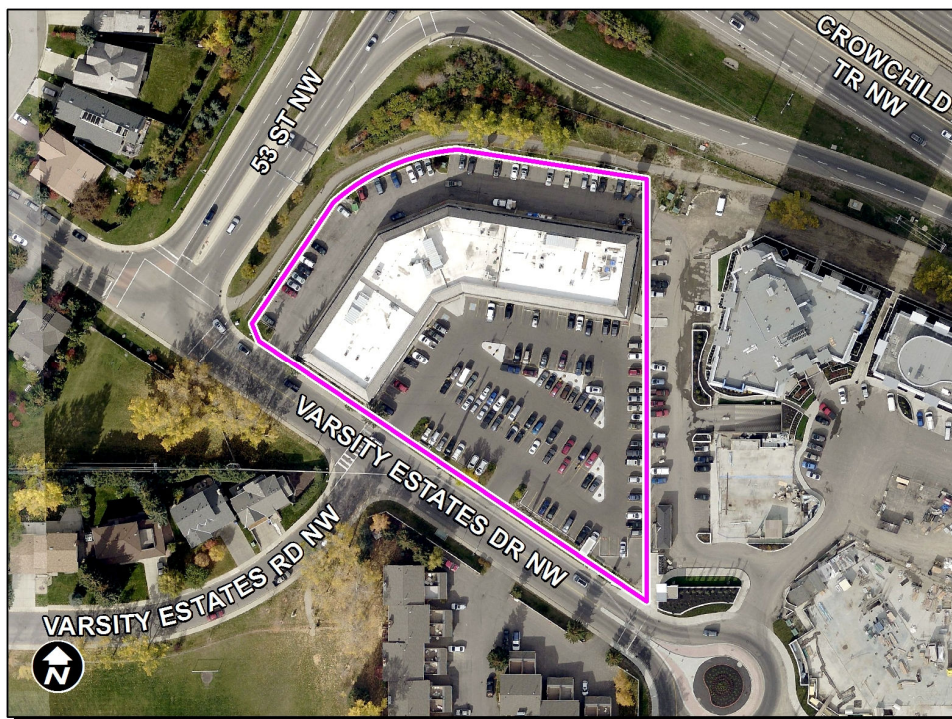
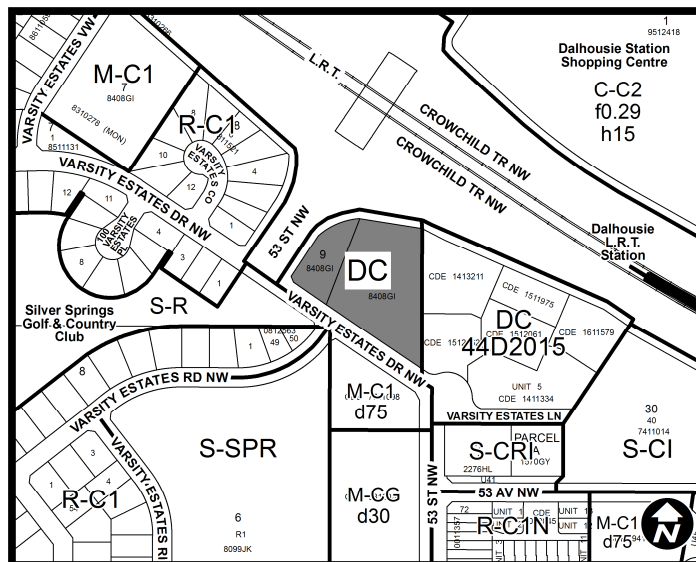
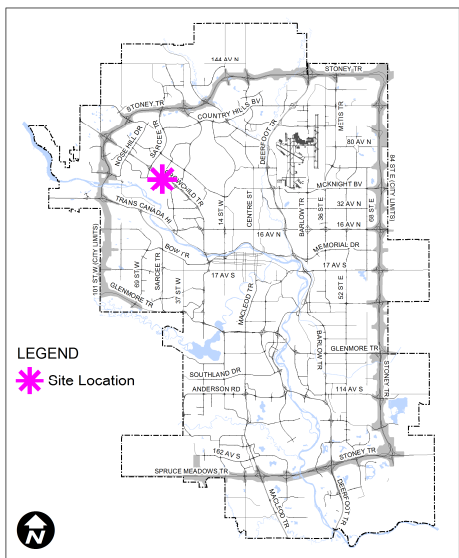
**ATTACHMENT**

1. Proposed Bylaw 124D2017
2. Public Submissions

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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 0.95 hectares  $\pm$  (2.35 acres  $\pm$ ) located at 5403 Crowchild Trail NW (Plan 8408GL, Blocks 9 and 10) from DC Direct Control District **to** DC Direct Control District to accommodate medical clinic and liquor store in existing building and new guidelines for future redevelopment with guidelines (APPENDIX II).

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

Debicki Speta Design

**Landowner:**

Capital Ideas Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is the Crowchild Square site and is within proximity of the Dalhousie LRT Station and directly south of Crowchild Trail NW in the community of Varsity. The site is currently occupied by a two storey commercial building. Lands to the west and south of the subject site include a mix of single detached residential and multi-residential in the form of townhouses. The adjacent site to the east is the Groves of Varsity development which includes multi-residential development including seniors housing and assisted living as well as some retail and commercial uses. Further east and south of the site are an Enmax Substation and a place of worship (Bow Valley Christian Church). North of the site, across Crowchild Square is a large commercial development.

Varsity	
Peak Population Year	1981
Peak Population	13,645
2016 Current Population	12,612
Difference in Population (Number)	- 1,033
Difference in Population (Percent)	-8%

**LAND USE DISTRICTS**

The proposed land use district is a DC Direct Control District based on the Commercial-Corridor 1 (C-COR1) District of Land Use Bylaw 1P2007. Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC District has been used for this application to accommodate additional uses within the existing building (medical clinic and liquor store) that are restricted under the existing DC District, while also limiting the size of the medical clinic use based on a Parking Study. The DC also allows for future mixed use development that aligns with the Varsity Land Use Study.

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LEGISLATION & POLICY

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).

Municipal Development Plan (MDP) (Approved by Council 2009)

The parcel is within an area in the MDP identified as a *Residential Developed – Established Area* (Map 1: Urban Structure). Established areas are comprised by residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. Land use policies encourage modest redevelopment, with more significant redevelopment opportunities focused on Neighbourhood Activity Centres (NAC). A NAC is a neighbourhood-scale centre providing opportunities for residential intensification and local jobs, retail, services and civic activities. The proposed land use and existing site development align with these objectives.

Varsity Land Use Study (Approved by resolution by Council 2007)

The Varsity Land Use Study area encompasses approximately 6 hectares ± (16 acres ±) of land located within the community of Varsity immediately south of Crowchild Trail NW and the Dalhousie LRT Station. The Study was approved by Council in order to recognize the close proximity of the Dalhousie LRT Station and to ensure that future land uses within the area provided a positive addition to the community while also meeting City of Calgary objectives of Smart Growth and Transit Oriented Development. The Study indicates a maximum density and building height for each parcel within the Study boundary. The proposed land use is in alignment with objectives and policies contained within the Study.

TRANSPORTATION NETWORKS

The site is located within 400 metres of the Dalhousie LRT Station and is linked via a regional pathway connection along the south side of Crowchild Trail NW. Vehicle access to the site is obtained from Varsity Estates Drive SW.

A combined Parking Study plus Traffic Study was provided in support of this proposal. The study reviewed the impact of adding a liquor store to the vacant space on the first floor of the existing building, as well as allowing additional Medical Clinics within the existing building.

The parking review included sensitivity analyses and considered scenarios with varying amounts of Medical Uses. The parking review supports the addition of the liquor store use, as well as the proposed increase in the maximum allowable use area for Medical Clinics, from 150 square metres in the existing Direct Control District, to the 800 square metres maximum proposed in this amendment.

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The traffic component of the study was informed by the parking review and considered a scenario with a liquor store and 50 percent Medical Uses on the second floor. The study concluded that the existing network can support the proposed amendment.

A detailed Transportation Impact Assessment may be required in support of future redevelopment on the site.

**UTILITIES & SERVICING**

Water, Sanitary and storm connections exist to the site. Any future upgrades to these services or to the City network will be determined at Development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this application.

**ENVIRONMENTAL SUSTAINABILITY**

An analysis of sustainability measures to be incorporated into future development will occur at the Development Permit stage.

**GROWTH MANAGEMENT**

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

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Varsity Community Association (CA) was circulated as part of this application. The CA expressed some concern with allowing for both additional uses in the existing building as well as future higher density mixed-use development (APPENDIX III).

**Citizen Comments**

Administration received 24 letters from the adjacent residents. While these were all in opposition to the application there was some support for allowing the additional uses. The concerns from the public focused on:

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- increase in traffic and lack of parking;
- safety;
- building height and loss of views; and
- the additional uses the actual need for these given the existing development.

**Public Meetings**

The applicant and the Varsity CA held a public open house on 2017 January 12. The open house included panels with information on the land use application and representatives of the applicant as well as Administration were present to answer questions. Just over 40 people attended the open house. A survey was collected by the CA with the results indicating that the participants were generally supportive of the additional uses in the existing building, but were concerned with the potential transportation impacts.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

**Reason for Re-Designation**

**Existing Building**

The existing designation prohibits liquor stores and restricts the medical/dental uses to a maximum of 150m<sup>2</sup> (1,615 sf), maximum two clinic in the existing building. Those uses are desirable today, as there are 320 new apartments and 148 seniors residences within easy walking distance and the population of the existing residential areas has grown older and more affluent.

Crowchild Square can also provide work places for some local population, especially young people and semi-retired persons seeking part time work in the services sector. The LRT station is within 500m and a regional trail skirts the site on the North side reducing the need for extensive parking.

**Future Redevelopment**

The existing DC Designation does not reflect Land Use policies described in the approved planning documents. The parcel is to become a Neighbourhood Activity Centre with potential for some 150 residential units, 3.0 FAR, and buildings from 4 to 12 storeys. The existing DC rules does not allow for the kind of redevelopment envisioned in the Varsity Land Use Study.

**Proposed DC Land Use District**

The existing Land Use Districts that could be considered are: C-N1, C-N2, C-C1 and C-C2. However, none of these districts can accommodate both: the existing building and uses as well as the future redevelopment, as directed by the land use policies approved by the council.

We respectfully request that a Direct Control District based on C-COR1 with the above described modifications be created for the Crowchild Square parcel to accommodate the existing building with its evolving uses, as well as the best and most efficient future redevelopment.



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## APPENDIX II

### PROPOSED DIRECT CONTROL GUIDELINES

#### **Purpose**

- 1 This Direct Control District is intended to allow:
- (a) medium **density**, mid-rise **development** within close proximity of the Dalhousie LRT Station;
  - (b) mixed-use **development** with pedestrian oriented **buildings** that are close to the **street** and public sidewalk;
  - (c) the opportunity to continue the operation of existing approved **uses** within existing **buildings**; and
  - (d) land use and building forms that respect the policies of the Varsity Land Use Study.

#### **Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

#### **Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

#### **Permitted Uses**

- 4 The **permitted uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### **Discretionary Uses**

- 5 The **discretionary uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Restaurant: Food Service Only – Large**; and
  - (b) **Restaurant: Licensed – Large**.

#### **Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Floor Area Ratio**

- 7 The maximum **floor area ratio** is 3.0.

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**Building Height**

8 The maximum **building height** is 38.5 metres.

**Use Area**

- 9 (1) Unless otherwise referenced in subsection (3), (4), (5) and (6) the maximum **use area** for **uses** on the ground floor of **buildings** is 930.0 square metres.
- (2) Unless otherwise referenced in subsection (3) and (4), there is no maximum **use area** requirement for **uses** located on upper floors.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
  - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 2500.0 square metres.
- (4) Within a **building** existing on the date of passage of this Direct Control District the maximum **use area** of all **Medical Clinics** is 800.0 square metres.
- (5) There is no maximum **use area** requirement for a **use** on the ground floor of a **building** if the **use** has width along the **building frontage** of no more than 15.0 metres.
- (6) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Custodial Care**;
  - (d) **Hotel**; and
  - (e) **Residential Care**.

**Location of Uses Within Buildings**

- 10 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Catering Service – Minor**;
  - (b) **Counselling Service**;
  - (c) **Health Services Laboratory – with Clients**;
  - (d) **Place of Worship – Small**;
  - (e) **Post-secondary Learning Institution**;
  - (f) **Residential Care**; and
  - (g) **Social Organization**.

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- (2) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to "Commercial Uses," it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

**Reductions of Minimum Motor Vehicle Parking Requirement**

- 11 The minimum number of ***motor vehicle parking stalls*** is reduced by 10.0 per cent where a ***building*** that generates the parking requirement is located within 600.0 metres of an existing ***LRT platform***.

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**APPENDIX III**

**LETTERS SUBMITTED**



January 16, 2017

The City of Calgary Planning Development & Assessment  
**RE: Land Use Amendment Number: LOC2016-0195** 5403 Crowchild Trail NW

Dear Steve,

Thank you for sending the REQUEST FOR COMMENT ON APPLICATION as noted to the Varsity Community Association for comments. As you know the Varsity Civic Affairs Committee convened an OPEN HOUSE at the Varsity Acres Presbyterian Church on January 12, 2017 in order to receive feedback from Varsity residents as well as others.

The Community was made aware of the OPEN HOUSE as an article was published in the Varsity newsletter which the residents would have received in late December or early January. A large road sign advertising the OPEN HOUSE was placed well in advance of the OPEN HOUSE at the top of the ravine along 53 Street NW as well as a second sign was placed near the intersection of Varsity Drive & Shaganappi Trail. The OPEN HOUSE was also to be advertised on the VCA website. Despite the frigid weather 42 residents signed in and attended the OPEN HOUSE. The Applicant as well as his architect were in attendance and had prepared a number of information boards pertaining to the application as well as engaging with the attendees. We were very pleased that you were able to attend the OPEN HOUSE as well as Joseph Silot from Land Use Planning and Cole Piechotta from the City Transportation Department. It was also very helpful that Nazia Ahsan representing Bunt & Associates TRANSPORTATION PLANNERS AND ENGINEERS was also in attendance.

Most of the attendees at the Open House reside in the westerly portion of Varsity Estates either west and or south of the subject site as well as along 53rd Street south of Crowchild Square. There were four homeowners in attendance that reside east of Shaganappi Trail.

We were very surprised and actually stunned that only four residents from the GROVES OF VARSITY Multi-family residential development adjacent to Crowchild Square attended the OPEN HOUSE and completed the COMMENT FORM. It seemed even more puzzling in that I had contacted the Property Manager for the Groves of Varsity about a week before the OPEN

S. Jones

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HOUSE suggesting that perhaps a notice could be placed in a hallway or other visible location to remind the residents of the OPEN House given that whatever is developed may affect these residents in some way or another both positive and perhaps otherwise.

As per the attached comments from the attendees at the OPEN HOUSE it is abundantly clear that the residents are concerned about the shortage of parking that currently exists on the Crowchild Square site and that it will be exacerbated if a LIQUOR STORE and a MEDICAL CLINIC are approved. Concerns were also expressed regarding the additional vehicle trips that will be generated by these uses.

The request for a Land Use re-designation as submitted by the Applicant seems somewhat confusing in that it is requesting too many uses within one application. It would have been much clearer to the public and to the Varsity Community Association if the LIQUOR STORE, MEDICAL CLINIC and CLASS C sign would have been one application rather than lumping in high density dwelling units as a proposed use within the same application quite late in the process.

We recognize that the existing freestanding sign at the rear of the Crowchild Square is not very attractive to say the least. If a new sign is approved it must not have any electronic lettering particularly given that the Crowchild Square is adjacent to residential development.

Lastly, as part of this Land Use re-designation Application we respectfully request that all of the uses being requested shall be treated as being DISCRETIONARY uses.

Please do not hesitate to contact me should you require additional information or clarification.

Yours truly,



Darlene Feil  
Chair, Varsity Civic Affairs Committee