

**LAND USE AMENDMENT
DOWNTOWN EAST VILLAGE (WARD 7)
7 AVENUE SE AND 6 STREET SE
BYLAW 258D2016**

MAP 15C

EXECUTIVE SUMMARY

This land use amendment for 0.26 hectares \pm (0.64 acres \pm) is proposed to accommodate a mixed-use development at the intersection of 7 Avenue SE and 6 Street SE in East Village. The Land Use Amendment will facilitate the development of a major facility for the Calgary Board of Education for the performance and instruction of artistic, cultural and educational activities as well as residential and commercial uses.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 August 11

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 258D2016; and

1. **ADOPT** the proposed redesignation of 0.26 hectares \pm (0.64 acres \pm) located at 625, 627, 631 and 633 – 7 Avenue SE (Plan A, Block 56, Lots 11 to 18) from Centre City East Village Primarily Residential District (CC-EPR) **to** DC Direct Control District to accommodate a mixed-use district, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 258D2016

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan, East Village Area Redevelopment Plan (ARP) and Centre City Plan by providing a major educational and cultural facility in the East Village, more housing diversity and choice within complete communities; a development which supports a vibrant Centre City; and a high density residential development.

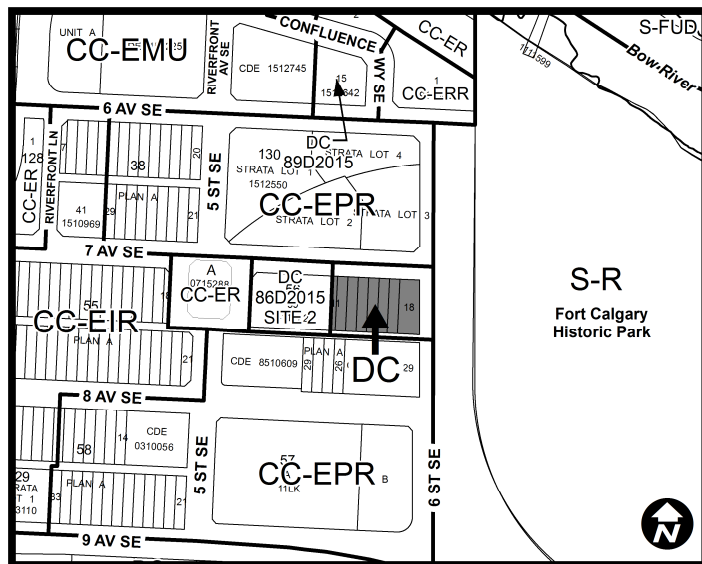
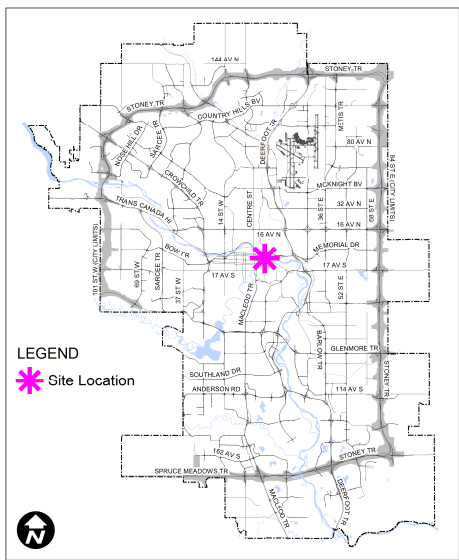
ATTACHMENT

1. Proposed Bylaw 258D2016
2. Public Submission

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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 0.26 hectares \pm (0.64 acres \pm) located at 625, 627, 631 and 633 – 7 Avenue SE (Plan A, Block 56, Lots 11 to 18) from Centre City East Village Primarily Residential District (CC-EPR) to DC Direct Control District to accommodate a mixed-use district with guidelines (APPENDIX II).

Moved by: S. Keating

Carried: 6 – 0

Reasons for Approval from Mr. Wright:

- We are seeing the evolution of what I call our “cultural necklace” with beads of youth centered activities. The Library, Fort Calgary, the National Music Centre, Bow Valley College, Decidedly Jazz, Young Canadians and the Stampede Show Board gives us the beads and this proposal will add another bead to our necklace.

Reasons for Approval from Mr. Morrow:

- I applaud the Calgary Board of Education for thinking outside the box and partnering with a developer to create an interesting project.

Reasons for Approval from Mr. Friesen:

- I supported this Land Use as an excellent addition to the East Village and a compliment to the community and cultural uses already planned for the area.

Comments from Ms. Gondek:

- Huge kudos to the Calgary Board of Education and the Applicant for this innovative P3.

2016 August 11

AMENDMENT: Amend Direct Control Guideline “5” insert “(e) School Authority - School;” and renumber the list accordingly.

Moved by: J. Gondek

Carried: 4 – 3

Opposed: R. Wright, T. McLeod
and S. Keating

Reasons for Approval of the amendment from Ms. Gondek:

- The evolution of both the East Village and our idea of education beg the question: Should we add “School Authority – School” as an additional use to this DC? By doing so, we are being forward thinking and considerate what future populations may need.

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Reasons for Approval of the amendment from Mr. Morrow:

- I support including a school use – provincial school guidelines are oriented towards suburban schools – while this probably occur without changing the definitions/requirements, I support its inclusion to begin a conversation about how to build urban schools with more creative/flexible model. If we have to change our bylaw, so be it.

Reasons for Approval of the amendment from Mr. Friesen:

- I voted in favour of the Amendment to include the ‘School Authority - School’ use since it did not harm to the application of other uses and allowed for more potential flexibility in the use of the site if the CBE chose to pursue it. I recognize that there may be other restrictions beyond the Land Use to the application of this use but there will also be many new residents including, ideally, families with children in the area and we should encourage the best service for those residents to make a ‘complete community’ a realistic goal.

AMENDMENT:

Amend Direct Control Guideline “7(2)” insert “(c) School Authority - School;” and renumber the list accordingly.

Moved by: J. Gondek

Carried: 4 – 3

Opposed: R. Wright, T. McLeod
and S. Keating

Reasons for Approval of the amendment from Ms. Gondek:

- The evolution of both the East Village and our idea of education beg the question: Should we add “School Authority – School” as an additional use to this DC? By doing so, we are being forward thinking and considerate what future populations may need.

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Applicant:

Marshall Tittermore Architects

Landowner:

The City of Calgary
The Calgary Board of Education

PLANNING EVALUATION

SITE CONTEXT

The site is located on the south east corner of 7 Avenue SE and 6 Street SE in the community of East Village. The site is currently designated Centre City East Village Primarily Residential District (CC-EPR), which allows for a variety of development that supports primarily residential. The subject site is adjacent to a 64 unit multi-residential development to the south (River Twin), a DC District to the west that was recently approved for the development of a 221 unit apartment building, and Fort Calgary Historic Park to the east.

Downtown East Village	
Peak population Year	2015
Peak Population (approx.)	2,832
2015 Current Population (approx.)	2,832
Difference in Population (Number)	0
Difference in Population (Percent)	0%

The table above shows that the population within the East Village has generally been around 2,800 residents since 2012.

LAND USE DISTRICTS

Current Land Use District – Centre City East Village Primary Residential District (CC-EPR)

The subject lands are currently designated CC-EPR, which is intended to provide for:

- a mainly residential area with a limited range of support commercial;
- support and commercial uses on the ground floors; and
- a building form that is street oriented at grade;

The proposed DC Direct Control District will retain the CC-EPR District as the base district.

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Proposed Land Use District – DC Direct Control District

The proposed DC District is intended to:

- accommodate uses related to performance and instruction of artistic, cultural and educational activities in a multi-residential mixed use context.

The permitted and discretionary uses of the CC-EPR District are the permitted and discretionary uses of the DC District with the addition of:

- discretionary uses: instructional facility, market – minor, performing arts centre, restaurant: neighbourhood, school authority purpose – major, and school authority purpose – minor.

Other Highlights within the proposed DC district include:

<u>Feature</u>	<u>Rationale</u>
Allowing uses such as: <i>instructional facility, school authority purpose – major, school authority purpose – minor</i> and <i>performing arts centre</i> to be excluded from the floor area ratio calculation to a maximum 3.0 floor area ratio .	<ul style="list-style-type: none">• Incentivizes the addition of uses which promote arts and education which are encouraged within the East Village ARP and Centre City Plan.
A minimum of 51% of the total gross floor area must be one or more of <i>assisted living units, dwelling units, hotel, and live work units</i> .	<ul style="list-style-type: none">• Will ensure that a future development will be primarily residential which is in compliance with the site's designation in the East Village ARP.
A maximum 30.0 metre podium height .	<ul style="list-style-type: none">• Currently, the maximum podium height allowed within the East village is 18.0 metres. The additional podium height will facilitate the development of an atrium feature, as well as other arts, cultural and educational programming, which will be primarily located within the podium of the future building.

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LEGISLATION & POLICY

The following sections review the policy foundations that support the proposed DC District:

Municipal Development Plan

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decision to transit.

Key Direction #8: Optimize infrastructure.

East Village Area Redevelopment Plan

1.4 City Wide Planning Context – Goals and Objectives

Goal 3 – Create a well designed, livable, integrated community.

Goal 5 – Support timely redevelopment.

2.2.4 Economic – Goal

“To make provision for the redevelopment of East Village in order to...achieve residential densification of the inner city and encourage transit supportive development patterns, decreased automobile dependency, and best economic use of existing municipal infrastructure.”

The subject site falls under ‘Area B’ which encourages:

“A variety of building forms accommodating residential, public Live/Work, commercial, institutional, and service uses... in order to contribute to a vibrant mix of street level activities and residential options.”

Centre City Plan

2.0 Vision and Principles:

#1 Build livable, inclusive and connected neighbourhoods.

#3 Create great streets, places and buildings – for people.

#4 Support and enhance Centre City as Calgary’s centre of culture, information exchange and communication.

#7 Create lively, active and animated environment.

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4.2 Neighbourhoods

Policy #5: Support the development of housing to accommodate a diverse population in the neighbourhoods.

4.2.4 East Village – Policies:

- support the redevelopment of East Village as a primarily residential/mixed-use neighbourhood with associated local amenities.

8.4 Arts and Culture – Policies:

- flexible and supportive land use and design policies and regulations.

TRANSPORTATION NETWORKS

This site is in walking distance of the City Hall LRT Station and the transportation network is viewed to be sufficient to support a future education destination and the potential density that is allowable under this DC District. The site is also in within close proximity to the Riverwalk system, connecting to the city's cycle network

A parking study and transportation assessment will be required at the time of development permit providing details on mode splits and active mode requirements. Subject to the assessment, the developer may be required to contribute or commit to transportation upgrades.

UTILITIES & SERVICING

Public utilities (water, sanitary and storm) exist within the adjacent public rights-of-way.

Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

ENVIRONMENTAL SUSTAINABILITY

To be reviewed at the development permit stage.

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by the CPC report submission date.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

The applicant conducted public engagement (the synopsis is under APPENDIX III), which had approximately 30 members of the community. Comments provided were generally positive and no opposition was raised.

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APPENDIX I

APPLICANT'S SUBMISSION

The Calgary Board of Education owns the Booth Centre building and site. The original goal for the project was to renovate the existing building to accommodate programs, services and supports for the betterment of the residents of Calgary.

Due to irreparable flood damage the CBE now wishes to demolish the building and redevelop the site. The CBE wishes to expand on their original purpose and goals for the site and proposes the mixed use re-development scenario that incorporates learning, teaching and educational services to Calgarians, in the central core. This would include the potential extension of current programming and the undertaking of the creation of special learning, arts, instructional opportunities for the city operated by the CBE. For the purposes of this application, the aforementioned portion of the development will be referred to as the Innovation Centre – Academy. In conjunction with the Innovation Centre – Academy, the majority of space in this mixed use development will incorporate market housing. The income from which will support the operations of the Innovation Centre making the project financially feasible.

Given the unique situation of the subject site in relation to the East Village as a whole, the proposed redevelopment requires specific regulation unavailable in the standard land use districts in Bylaw 1P2007, specifically in relation to the Centre City East Village Districts. As such, the purpose of this application is to propose the re-designation of the current CC-EPR zoning designation to a Direct Control District based upon the CC-EPR zoning.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate **uses** related to the performance and instruction of artistic, cultural and educational activities in a high density multi-residential mixed **use** context.

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 Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Instructional Facility;**
 - (b) **Market – Minor;**
 - (c) **Performing Arts Centre;**
 - (d) **Restaurant: Neighbourhood;**
 - (e) **School Authority Purpose – Major; and**
 - (f) **School Authority Purpose – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 (1) The maximum **floor area ratio** is 6.65.
- (2) For the purpose of calculating **floor area ratio**, the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum of 3.0 **floor area ratio**:

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- (a) **Instructional Facility;**
 - (b) **Performing Arts Centre;**
 - (c) **School Authority Purpose – Major; and**
 - (d) **School Authority Purpose – Minor.**
- (3) A minimum of 51.0 per cent of the total **gross floor area** must be one or more of the following **uses**:
- (a) **Assisted Living Units;**
 - (b) **Dwelling Units;**
 - (c) **Hotel; and**
 - (d) **Live Work Units.**

Location of Uses within Buildings

- 8 **Uses** other than **Assisted Living Units, Dwelling Units, Live Work Units** or **Hotel** must only be located on the first eight **storeys** of a **building**.

Podium Height

- 9 A podium must comply with the following general requirements:
- (a) a minimum height of 4.5 metres from **grade**; and
 - (b) a maximum podium height of 30.0 metres from **grade**.

Lobbies at Grade

- 10 All common corridors, lobbies and entrance ways on the ground floor of a **building** must not be greater than 35.0 per cent of the **gross floor area** of the ground floor.

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APPENDIX III



Urban Design Architecture Interior Design

301, 215 –10 Ave SW Calgary AB. T2R 0A4 t. 403.264.8700 f. 403.264.8029
200, 11460 Jasper Ave NW Edmonton AB. T5K 0M1 t. 780.490.5330 f. 780.490.5380
www.mtalink.com

The City of Calgary
P.O. Box 2100, Strn. M
Calgary, AB T2P 2M5
CANADA

April 18, 2016

Attention: Jarred Friedman, Planner 2

Ph: 403-268-5344
Fax: n/a
Email: Jarred.Friedman@calgary.ca

Re: **CBE Booth Centre Open House & Information Session summary - Land Use Amendment
CC-EPR to DC-CC-EPR, LOC 2015-0142**

Dear Jarred:

Please find below a summary of the Open House /Information Session hosted by the CBE at Fort Calgary on March 30th, 2016 regarding the above referenced LOC 2015-0142.
This open house and report constitutes a supporting component part of MTA's final written submission for the LOC 2015-0142 Land Use Amendment.

Background - The Land Use Amendment

The Calgary Board of Education (CBE) owns the Booth Centre site in the East Village. The Booth Centre building will be demolished to make way for the CBE's proposed Centre for Innovation. The CBE is making an application to the City of Calgary to amend the current CC-EPR land use to better support a range of public uses it envisions for the centre.

The City issued its Detailed Team Review on December 21, 2015 in which Planning asked the CBE to host an Open House/Information Session for the East Village neighbours and developers.

Open House Venue, Date, Duration & Hosts

In accordance with your recommendations, MTA & the CBE hosted a public Open House & Information Session at Fort Calgary on March 30th, 2016 between 5:00 p.m. and 8:00 p.m. MTA and the CBE were both represented at the open house with multiple personnel. CBE employees in attendance were: Dany Breton, Superintendent, Facilities and Environmental Services; Eugene Heeger, Director, Design & Property Development; and Sherri Lambourne, Manager, Real Estate & Leasing. MTA employees in attendance were: Bill Marshall, Principal; Mahdiar Ghaffarian, Intern Architect; and Athena Zandboer, Intern Architect.

J. Friedman

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Invitations, Distribution & Public Access to Information

Electronic and printed invites to the open house were distributed via posting and emailing to East Village neighbours, businesses, building owners and developers about 2 weeks prior to the event. CMLC aided in this distribution via their database. Additionally, MTa went to each residential complex and small business in order to give a printed invite. Over 100 printed invites were given across the East Village. If invitees were unable to attend the open house, the invitation included a link to the MTa website where they could access information presented at the event - a copy of the invitation is included at the end of this document.

Open House / Information Session Format

The Open House was structured as an informal 'walk-around' session where the public could come in at any time during event hours and view the information that was presented on panels provided. The CBE and MTa acted as hosts throughout the event in order to facilitate discussion and answer any immediate questions the public had.

Ten large panels pertaining to the information of the land use amendment were displayed around the room. Each panel facilitated in teaching this complex information to the public by being presented in a sequential order. The type of information that was included on the panels were: the vision of the CBE, the types of public programs that could be included in the future development, the difference between the current land use and the amended land use, how this development supports the East Village ARP, and the 'next steps' for this project. The last panel was a board where the public could post their thoughts and comments on the project - a summary of the comments are included at the end of this document.

Overview of the Evening

The results of the evening were successful as approximately 27 - 30 members of the public came to the event - a copy of the voluntary sign-in sheet is included at the end of this document. The majority of attendees were developers in the area, local business owners and residents of the East Village. The comments that were provided through discussion and on the panels were very positive overall. Additionally, there has been around 18 visitors to the website link that we provided on our invitation within the first 7 days after the event. The take away mood, we felt, was that there is great support for this land use amendment. No expressed opposition.

Regards,



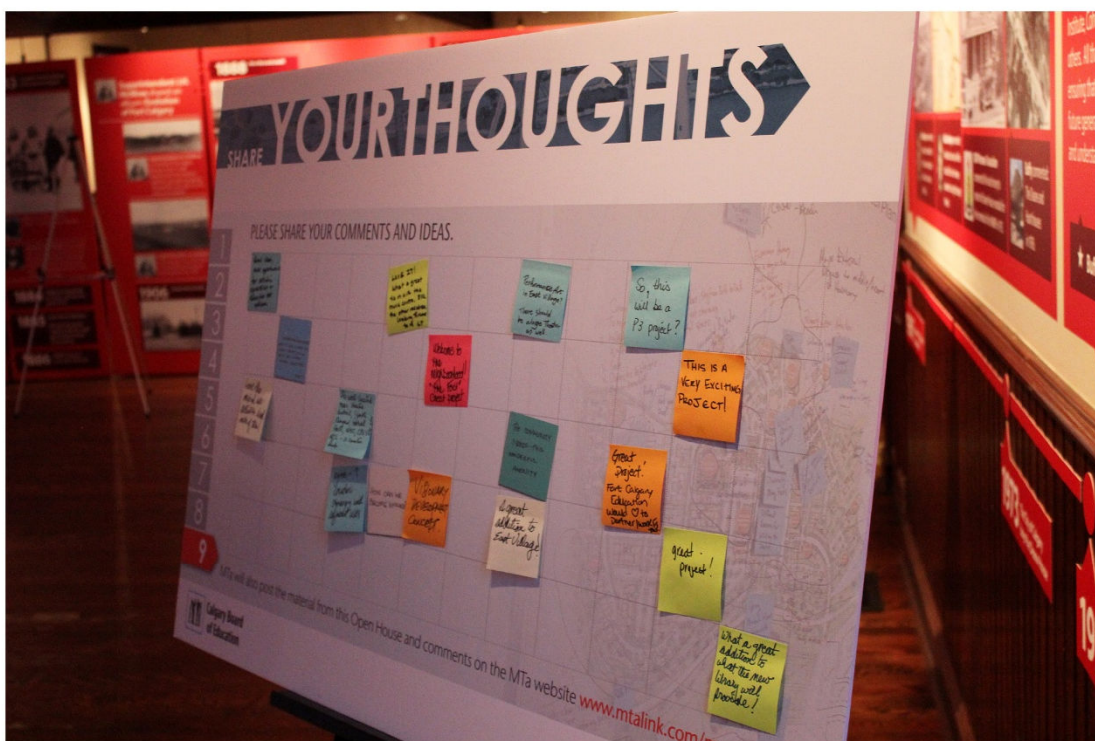
Bill Marshall
Architect, AAA, MAIBC, MRAIC

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2 - 'Share Your Thoughts' Panel - Summary of comments left by attendees at Open House:



- "Great idea, more opportunities for artistic expression & education are welcome."
- "Love the mixed use activities. Need more of this!"
- "Love it! What a great tie in with the music centre, BVC, the other residents. Looking forward to it."
- "So well located near theatre district, youth campus, festival hall, NMC, CPL'S, NCL, etc. – a creative hub."
- "Creative synergy with adjacent uses."
- "Welcome to the neighborhood! Great Project."
- "Visionary development concept."
- "A great addition to East Village."
- "So this will be a P3 Project?"
- "Great Project! Fort Calgary Education would love to partner with this!"
- "Great Project!"
- "What a great addition to what this new library will provide!"





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4 - Sign-in Sheet for Open House - attendees could voluntarily sign this sheet at the Open House

 Booth Centre - CBE's Centre for Innovation Open House & Information Session Land Use Amendment March 30, 2016 			
Name	Address	Phone	Email
1. Katie Novak			
2. Erica Simard			
3. P. d'Apice			
4. Christine Pettigrew			
5. Alexander Gieson			
6. Dan Lacroix			
7. Albert Thériault			
8. Sarah Davis			
9. Deb Hansen			
10. Chazone Tomlinson			
11. Chris Ryan			
12. Michel BERNARD			
13. Sara Grudka			
14. Ryan Graham			
15. Carol Armet	Ward 7 office		EA Ward 7@calgary.ca

 Booth Centre - CBE's Centre for Innovation Open House & Information Session Land Use Amendment March 30, 2016 			
Name	Address	Phone	Email
16. Amy & So Van Veen			
17. Kate Reeves			
18. Terry MacKenzie			
19. Annette Resler			
20. Nancy Bennett			
21.			
22.			

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5 - Open House Documentation



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