

LAND USE AMENDMENT
MANCHESTER INDUSTRIAL (WARD 9)
MACLEOD TRAIL SW AND 60 AVENUE SW
BYLAW 219D2016

MAP 34S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate the subject parcel from DC Direct Control District to DC Direct Control District to allow for seven additional discretionary uses: Amusement Arcade, Dinner Theatre, Instructional Facility, Market, Night Club, Payday Loan, and Spectators Sports Facility. The new DC District will carry forward specific rules and uses of the existing DC District to protect the original intent of the proposal, while providing updated language to align with Land Use Bylaw 1P2007 (LUB).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 July 14

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 219D2016; and

1. **ADOPT** the proposed redesignation of 1.20 hectares \pm (2.96 acres \pm) located at 6008 MacLeod Trail SW (Plan 5444W, Block A, Lot 4) from DC Direct Control District to DC Direct Control District to accommodate additional commercial uses, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 219D2016

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is supported for the following reasons:

1. The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the Chinook Station Area Plan (SAP).
2. The proposed range of uses is consistent with the aspirations of the Chinook SAP. The additional uses add to the allowable uses in the district. Having a mix of complementary land uses in a compact pattern optimize use of public transit.

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3. Additional non-use related adjustments to the existing Direct Control District are necessary to align the DC with Land Use Bylaw 1P2007 standards and do not divert substantially from the original vision and intent of the Chinook SAP.

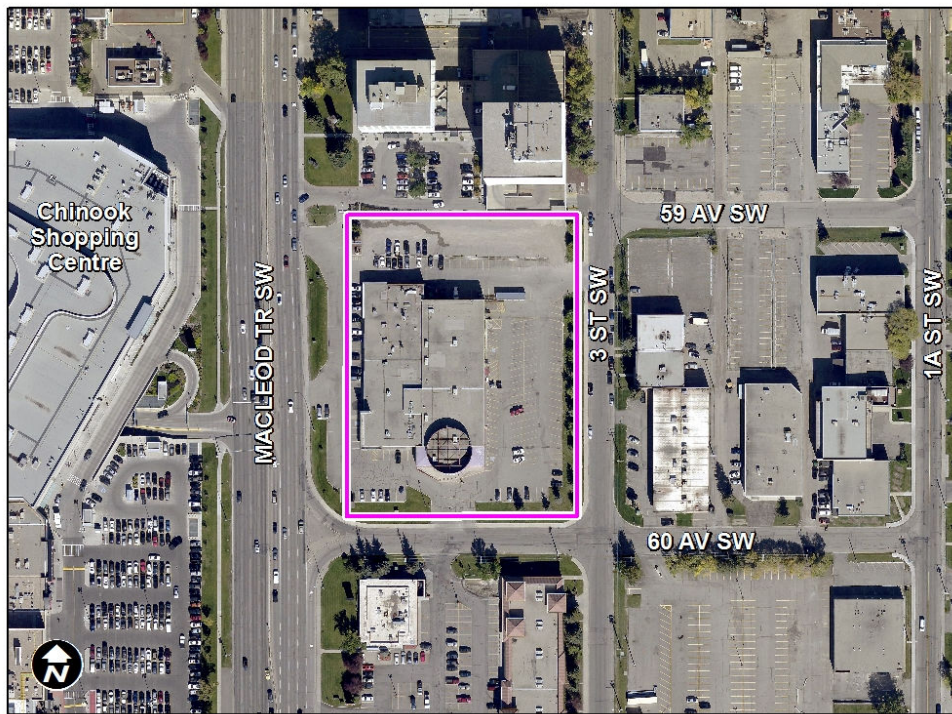
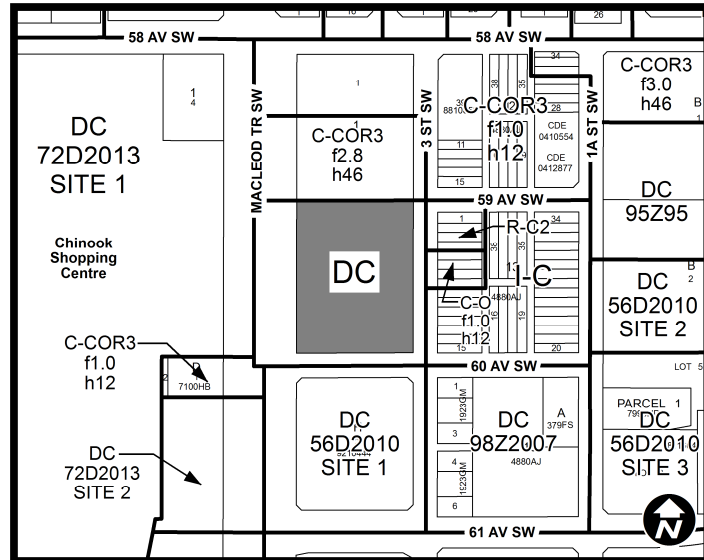
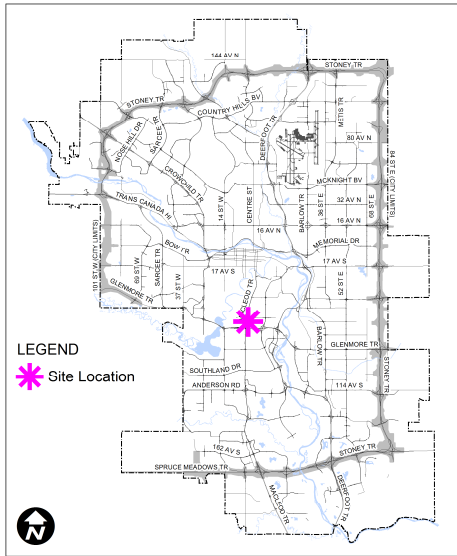
ATTACHMENT

1. Proposed Bylaw 219D2016

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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 1.20 hectares ± (2.96 acres ±) located at 6008 MacLeod Trail SW (Plan 5444W, Block A, Lot 4) from DC Direct Control District to DC Direct Control District to accommodate additional commercial uses with guidelines (APPENDIX II).

Moved by: M. Foht
Absent: S. Keating

Carried: 6 – 1
Opposed: R. Wright

Reasons for Approval from Mr. Foht:

- I moved to support the recommendation of administration to amend the DC to allow certain additional uses. The current site has a building which has vacancy and this amendment will allow a use to bridge the time between now and when the market dictates a redevelopment. By having a business open will provide activity which will provide a safer environment than a vacancy would.

Reasons for Approval from Mr. Morrow:

- While this file is, on its own, a simple change of use, it speaks to a broader problem of how we are hindering the development of Transit Orientated Development (TOD) areas by not doing City-Initiated redesignations to match our station area plan. If we don't change the land use to match the station area plan we are placing the burden onto landowners on a parcel-by-parcel basis. This is not how to achieve a comprehensive walkable, mixed-use TOD area. Why would a developer buy land for a mixed-use development if the land use is not in place? (It would take considerable time and money to do this). Right now, for applications like this, we are simply ignoring the station area plan, and this is going to continue to happen and we won't realize TOD until we proactively change land use to match station area plans. If we aren't prepared to do this, what is the point of doing station area plans? It's the land use, not the plan, the signals to the market what we want to see.

Reasons for Approval from Mr. Friesen:

- I voted in favour of this item as it seemed a minor adjustment to keep a building from being vacant. There was a move on Commission to refuse the Amendment and by doing so to encourage development to occur sooner in a way that was more suited to long term plans. I did not feel this would work and that market forces would be more important in determining when development would happen. Fundamentally I do not believe regulations can create development. Development can be directed and the conditions can allow for good development but in our system regulators are limited in their ability to initiate development. Ultimately the market must be ready or development will fail.

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Reasons for Opposition from Mr. Wright:

- Approval of this land use just prolongs interim uses in a key station area plan. Perhaps land use should be changed at the same time the policy plan is approved.

Comments from Ms. Gondek:

- As I have requested in the past, I am once again respectfully requesting that Council consider addressing and revising the existing bylaw, which is too dated to offer meaningful guidance on parking requirements, particularly in mixed-use settings.

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MOTION: Recommend that Council amend Direct Control Guideline “6”, deleting the proposed guideline and insert the following:

“The discretionary uses of the Commercial – Corridor (C-COR1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District:

(a) with the addition of:

- (i) Amusement Arcade;
- (ii) Dinner Theatre;
- (iii) Market;
- (iv) Night Club;
- (v) Place of Worship – Medium;
- (vi) Restaurant: Food Service Only – Large;
- (vii) Restaurant: Licensed – Large;
- (viii) Spectator Sports Facility; and

(b) with the exclusion of:

- (i) Payday Loan.”

Moved by: R. Wright

WITHDRAWN

AMENDMENT: Amend Direct Control Guideline “6”, deleting the proposed guideline and insert the following:

“The discretionary uses of the Commercial – Corridor (C-COR1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District:

(a) with the addition of:

- (i) Amusement Arcade;
- (ii) Dinner Theatre;
- (iii) Market;
- (iv) Night Club;
- (v) Place of Worship – Medium;
- (vi) Restaurant: Food Service Only – Large;
- (vii) Restaurant: Licensed – Large;

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- (viii) Spectator Sports Facility; and
(b) with the exclusion of:
(i) "Payday Loan."

Moved by: J. Gondek
Absent: S. Keating

Carried: 5 – 2
Opposed: R. Wright and M. Foht

MOTION ARISING: **DIRECT** Administration to compile and present a report to the Calgary Planning Commission, no later than December 31, 2016, with regards to the pros and cons of concurrent land use redesignations and development permits.

Moved by: J. Gondek

WITHDRAWN

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Applicant:

Lansdowne Equity Ventures Ltd

Landowner:

Lansdowne Equity Ventures Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located along Macleod Trail SW in the community of Manchester Industrial and is bounded by 59 Avenue SW to the north, 3 Street SW to the east, and 60 Avenue SW to the south. The Chinook Centre regional shopping centre is located to the west, across Macleod Trail SW. The site is within walking distance, approximately 400 metres, from the Chinook LRT station.

The surrounding area is characterized by light industrial / warehouse uses and large format 'big box' retail stores. The current built form is a one storey strip mall with commercial uses and associated surface parking. In 2008, the land use for the subject site was amended to allow for redevelopment of the site to a high density mixed use development (Bylaw 41D2008) which has not been realized.

LAND USE DISTRICTS

The proposed land use district is a DC Direct Control District based on the existing Bylaw 41D2008 approved by Council on 2008 June 09. The intent of the proposed DC is to add seven additional discretionary uses: Amusement Arcade, Dinner Theatre, Instructional Facility, Market, Night Club, Payday Loan, and Spectators Sports Facility, to expand the range of allowable uses in the district. The proposed DC will carry forward specific rules and uses of the existing DC District to protect the original intent of the proposal, while providing updated language and flexibility to align with Land Use Bylaw 1P2007.

The proposed DC, although still in keeping with the original Chinook SAP vision for a mixed use transit oriented development, includes the following amendments:

- The permitted uses of the existing Bylaw have been replaced with the permitted uses of the C-COR1 District.
- The discretionary uses of the existing Bylaw have been replaced with the discretionary uses of the C-COR1 District with the addition of Amusement Arcade, Dinner Theatre, Market, Night Club, Place of Worship – Medium, Restaurant: Food Service Only – Large, Restaurant: Licensed – Large, and Spectator Sports Facility. Of these eight additional uses, Place of Worship – Medium, Restaurant: Food Service Only – Large, Restaurant:

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Licensed – Large are already allowed in the existing Bylaw and are still appropriate. The other five uses (Amusement Arcade, Dinner Theatre, Market, Night Club, and Spectator Sports Facility) are uses not available in C-COR1 that are being proposed with this land use redesignation. See APPENDIX III for a comparison of uses.

- The general definitions of the existing Bylaw have been removed, since these definitions are already included in Bylaw 1P2007.
- Minimum and maximum setback areas, landscaping requirements, and bicycle parking requirements of the existing Bylaw have been replaced with the development guidelines of the C-COR1 District.
- Building height rules have been added to provide clarification on maximum height, and these rules comply with the policies in the Chinook SAP.
- The rules in the existing Bylaw do not allow for standalone residential buildings. These rules have been removed to allow for horizontal forms of mixed use development within the site.
- The minimum required motor vehicle parking stalls of the existing Bylaw have been reviewed and adjusted to ensure all proposed uses have a minimum parking requirement. Maximum required motor vehicle parking stalls have been removed because of conflict with minimum required parking stalls and to provide flexibility for development at the development permit stage. The policies in the Chinook SAP are still applicable to encourage a reduction of parking. The total amount of parking provided for a development may still be reviewed and should be minimized by employing various measures to reduce parking demand which can include but not be limited to transportation demand management and parking studies.

These adjustments do not affect the original intent of the DC Bylaw as approved by Council in 2008. No amendments to the density bonusing provision, overall height and intensity in the original DC Bylaw are proposed.

Concurrent Development Permit

Along with this land use redesignation, a development permit application has been submitted which is being considered concurrently by Administration. The development permit application is a change of use application for Indoor Recreational Facility, Amusement Arcade, and associated food service within the existing building. The proposed land use redesignation was triggered by this development permit application as Amusement Arcade is currently not an allowable use in the existing DC Bylaw.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

Municipal Development Plan (MDP)

The subject site is within an area identified on the Urban Structure map of the MDP (Map 1) as a Major Activity Centre (MAC) and the MDP identifies Macleod Trail SW as an Urban Corridor and part of the Primary Transit Network. MACs are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas. They are located along one or more of the proposed Primary Transit Network routes, and contain one or more transit stations or stops. The MAC builds upon existing concentration of jobs and/or population, and has a sufficient land area, to provide a high number of jobs and population to support the highest density and building heights outside of Centre City, with the broadest range of land uses.

The proposed land use amendment is in keeping with the policies in the MDP.

Transit Oriented Development Policy Guidelines

The Transit Oriented Development Policy Guidelines provide direction for the development of areas typically within 600 metres of a transit station. The Transit Oriented Development Policy Guidelines contain six key policy objectives that apply to the station area:

- Ensure transit supportive land uses;
- Increase density around transit stations;
- Create pedestrian-oriented design;
- Make each station area a 'place';
- Manage parking, bus and vehicular traffic; and
- Plan in context with local communities.

The Transit Oriented Development Policy Guidelines was used to inform the Chinook SAP.

Chinook Station Area Plan (SAP)

The goal of the SAP is to create an attractive, walkable, and complete urban community. The vision for the station area includes the following key concepts:

- Develop a mixed use transit oriented development (TOD) area;
- Improve the public realm;
- Strengthen the connections between Chinook Centre Mall and the Chinook LRT
- Increase densities;
- Balance mobility choices; and
- Transform low intensity, auto centric areas to provide more employment options.

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The SAP identifies five distinct land use precincts within the station area. Map 3.1 Land Use Precinct identifies the subject site as part of the 'Mixed-Use Precinct' area. The Mixed-Use Precinct is intended to accommodate a mix of land uses comprised of office commercial, residential and retail commercial development. The general policies in Section 3.1(2) of the SAP identify uses appropriate in the Mixed-Use Precinct that include but are not limited to:

- Care and health facilities;
- Cultural and leisure facilities;
- Eating and drinking establishments;
- Financial institutions;
- Live work units;
- Multi-residential dwelling units;
- Offices;
- Parking facilities;
- Parks, pathways and open space;
- Personal service establishments;
- Retail stores;
- Supermarkets; and
- Teaching and learning facilities.

Section 3.1 (4) prohibits auto-oriented uses within the station area such as automobile sales and service centres, drive-through businesses and service stations.

The policies for the Mixed-Use Precinct include:

Section 3.1.4

- (1) Office commercial and multi-family residential developments are the primary land uses allowed in this precinct.
- (2) Developments containing only one of either office commercial or multi-family residential uses are allowed in this precinct.
- (3) Small-scale retail commercial establishments are encouraged to locate in office and/or residential buildings and should be limited to the ground floor except for development on Block D (subject site) and H. Development in Blocks D and H may include larger format retail commercial and may have retail commercial development above the first storey.

The proposed land use amendment complies with the policies in the SAP, including proposed uses that align with the category of uses allowed in Section 3.1(2) and not restricted in Section 3.1(4). In terms of the built form, site design, and urban design policies in the SAP, those will be evaluated accordingly at the development permit stage.

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TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) and parking study were not required for this land use amendment application but may be required as part of any future development permit applications. Macleod Trail SW is an Urban Corridor traversing through the Chinook SAP area, providing substantial high-visibility retail frontage. The subject site is located along the Urban Corridor and within 400 metres, from the Chinook LRT station. The plan for this area envisions significant pedestrian improvements along Macleod Trail SW through the station area with provisions for future cycling facilities.

UTILITIES & SERVICING

All required servicing is available to accommodate the proposed land use. Any future upgrades will be determined at the development permit stage and will be at the expense of the developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

The proposed amendment does not require additional capital infrastructure investment and therefore there are no growth management concerns at this time. The proposal is in alignment with the Municipal Development Plan references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

Citizen Comments

No citizen comments were received in response to this application.

Public Meetings

There were no public meetings held by the Applicant or Administration for this land use proposal.

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APPENDIX I

APPLICANT'S SUBMISSION

The following points are submitted as "reasons for approval". The items presented below are to answer/respond to questions as asked on the Land Use Re-designation Application Form:

1. The intent and purpose of broadening the scope of the permitted uses is to better reflect the potential highest and best uses of the existing development;
2. We fully support the existing uses set out in the LUB in the context of a redevelopment of this site however prevailing market conditions are such that with this existing property, that we must broaden the scope of permitted uses to remain competitive in our leasing efforts and preserve the economic viability of this property;
3. With a major tenant leaving at the end of January 2016, we have now forecast an overall vacancy rate of approximately 29,000 sq.ft. which is 64% of the gross leasable area of this shopping center.
4. The objective is to secure new Tenants to the existing shopping center that will provide much needed jobs and generate more tax dollars to the City;
5. The decision to "bundle" the proposed use changes in this application was made for two simple reasons:
 - a) In the world of commercial leasing time is always of the essence and given a minimum gestation period of six months to process this Application, most leasing opportunities would be lost due to this protracted approval process;
 - b) Cost control.
6. Commercial retail leasing is largely market driven, i.e individual retailers will dictate what types of uses will be most successful in a given location. Therefore, a Landlord will only be successful to the extent that it is responsive to the needs of those 'retailer' clients. Having a greater number of "choice of use" gives the Landlord much needed flexibility in meeting those needs. Conversely, limited use opportunities can very easily give rise to chronic vacancy problems, a condition that will only be exacerbated during a depressed economy.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for transit oriented mixed-use **development** in compliance with the policies in the applicable station area plan;
 - (b) allow for **buildings** that are close to each other, the **street** and the public sidewalk;
 - (c) allow for transit-supportive land **uses**; and
 - (d) implement the **density** bonus provisions of the applicable station area plan.

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.

General Definitions

- 4 In this Direct Control District:
- (a) “**commercial uses**” means the **uses** listed in Section 5 and 6 of this Direct Control District, except for **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Hotel, Live Work Unit and Residential Care**.

Permitted Uses

- 5 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

- 6 The **discretionary uses** of the Commercial – Corridor (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the addition of:
 - (i) **Amusement Arcade;**
 - (ii) **Dinner Theatre;**

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- (iii) **Market;**
- (iv) **Night Club;**
- (v) **Place of Worship – Medium;**
- (vi) **Restaurant: Food Service Only – Large;**
- (vii) **Restaurant: Licensed – Large;**
- (viii) **Spectator Sports Facility; and**

(b) with the exclusion of:

- (i) **Payday Loan.**

Bylaw 1P2007 District Rules

7 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

- 8 (1) The minimum ***floor area ratio*** is 2.0.
- (2) The maximum ***floor area ratio*** is 3.5 for ***commercial uses, Addiction Treatment, and Custodial Care.***
- (3) (a) The maximum ***floor area ratio*** is 5.0 for the following ***uses:***
- (i) **Assisted Living;**
 - (ii) **Dwelling Unit;**
 - (iii) **Hotel;**
 - (iv) **Live Work Unit; or**
 - (v) **Residential Care.**
- (b) Where ***commercial uses*** are combined with **Assisted Living, Dwelling Unit, Hotel, Live Work Unit, or Residential Care**, the maximum ***floor area ratio*** is 5.0.
- (4) The maximum ***floor area ratio*** in subsections (2) and (3) may be increased by 0.5 in accordance with the density bonus provisions contained in Schedule C.
- (5) When “affordable housing units” as defined in Schedule C are provided, the ***gross floor area*** of the affordable housing units must not be included in the calculation of ***floor area ratio.***

Building Height

- 9 (1) The minimum ***building height*** is 7.5 metres.
- (2) The maximum ***building height*** is 65.0 metres for a ***building*** that does not

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contain **Assisted Living, Dwelling Unit, Live Work Unit, or Residential Care.**

- (3) The maximum **building height** for a **building** containing only **Hotel** is 72.0 metres.
- (4) In all other cases, the maximum **building height** is 90.0 metres.
- (5) The **Development Authority** may relax the maximum **building height** in subsection (4) where “affordable housing units” as defined in Schedule C are provided pursuant to the density bonus provisions contained in Schedule C and provided the test for relaxation set out in sections 31 and 36 of Bylaw 1P2007 is met.

Floor Plate Restrictions

10 Each floor of a **building** located partially or wholly above 26.0 metres above **grade** has a maximum **floor plate area** of:

- (a) 700.0 square metres for **Assisted Living, Dwelling Unit, Live Work Unit, or Residential Care**;
- (b) 850.0 square metres for **Hotel**; and
- (c) 2000.0 square metres for **Office**.

Use Area

11 (1) Unless otherwise referenced in subsection (2), there is no maximum **use area** for **uses** in this Direct Control District.

(2) The maximum **use area** for:

- (a) **Catering Service – Minor** is 300.0 square metres;
- (b) **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other **use**, is 5000.0 square metres; and
- (c) **Supermarket** or a **Supermarket**, combined with any other **use**, is 5500.0 square metres.

Location of Uses within Buildings

12 (1) A minimum of 20.0 per cent of **gross floor area** of all the **buildings** within a **development** must contain **commercial uses**.

(2) **Commercial uses** and **Live Work Units**:

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- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel or Residential Care**.
- (3) **Dwelling Units** located on the floor closest to **grade** must not have individual, separate, direct access from Macleod Trail SW, except for lobbies for **Assisted Living, Dwelling Unit, Live Work Unit, or Residential Care**.

Built Form and Site Design

- 13 (1) Façades facing a **street**, when located above 13.5 metres, must step back a minimum of 2.0 metres from the façade of the **storey** below.
- (2) The maximum number of point towers allowed on the site is:
- (a) 2.0, for point towers containing **Office** only;
 - (b) 4.0 for point towers containing only **Assisted Living, Dwelling Unit, Hotel, Live Work Unit, or Residential Care**, and
 - (c) 3.0 in all other cases.
- (3) The separating distance between the façade of a tower to another tower located above 13.5 metres from **grade** must be a minimum of 20.0 metres.

Minimum Required Motor Vehicle Parking Stalls

- 14 (1) The minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
 - (i) 0.75 stalls per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls**;
 - (b) for each **Live Work Unit** is:
 - (i) 1.0 stall per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls**;
 - (c) for an **Office** is 0.6 stalls per 100.0 square metres of **gross usable floor area**;
 - (d) for a **Retail and Consumer Service** is 2.0 stalls per 100.0 square metres of **gross usable floor area**;

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- (e) for a **Brewery, Winery and Distillery, Drinking Establishment – Small, Restaurant: Food Service Only – Small, Restaurant: Licensed – Small, and Restaurant: Neighbourhood** is:
- (i) 0.0 stall where:
- (A) the **building** contains a **Dwelling Unit** or **Hotel** above the ground floor; or
- (B) the **use area** is less than or equal to 465.0 square metres; and
- (ii) 1.0 stall per 100.0 square metres of **gross usable floor area** in all other cases.
- (f) for a **Child Care Service, Cinema, Conference and Event Facility, Dinner Theatre, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation – Class 2, Hotel, Library, Museum, Place of Worship – Medium, Place of Worship – Small, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, Night Club, Seasonal Sales Area, and Spectator Sports Facility** is the minimum requirement referenced in Part 4 of Bylaw 1P2007; and
- (g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.
- (2) Pursuant to the density bonus provisions contained in Schedule C, “affordable housing unit” are not subject to the **motor vehicle parking stalls** requirements of this Direct Control District.

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Schedule C – Density Bonus Provisions

A **density** bonus may be earned by providing one or more bonus items below in exchanged for a defined amount of additional **density**. Any combination of items can be used to earn additional **density**, subject to the discretion of the **Development Authority** and the local context of the proposed **development** at the time of **development permit** application.

List of Bonus Items:

1. Community Amenity Space;
2. Publicly Accessible Private Open Space;
3. Affordable Housing Units; or
4. Contribution to the Chinook Station Area Enhancement Fund or any other fund established in the Chinook Station Area Plan at the time of the **Development Permit** application.

“Average Land Value” – For the purposes of this schedule, average land value means the average land within the Chinook Station, per square metre, approved by **Council** as amended from time to time.

1. “Community amenity space”

For the purposes of this schedule, community amenity space means floor area provided for community purposes, including but not limited to offices, meeting rooms, assembly spaces, recreation facilities, cultural facilities, daycare and other social services within a **building** or **buildings** on the site, dedicated in perpetuity to the **City** and in a form satisfactory to the **Development Authority**.

Bonus Rate:

The allowable bonus floor area in square metres is equal to the total construction cost of the space provided divided by the average land value per square metre of buildable floor area multiplied by 75%, such that:

Allowable bonus floor area=

Total construction cost / (average land value per square metre of buildable floor area x 0.75)

Where total construction cost is the estimated cost to construct the unfinished floor space, and where provided, any improvement to the space required by the **City** for the proposed user. Such estimate shall be prepared by a Professional Quantity Surveyor or a Designated Real Estate Appraiser in a manner satisfactory to the **City**.

2. “Publicly Accessible Private Open Space”

For the purposes of this schedule, publicly accessible private open space means privately owned outdoor open space that is made available to the public through legal agreement(s) acceptable to the **City**. The publicly accessible private open space shall be in a location, form, configuration, and be constructed in a way acceptable to the **City**.

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Bonus Rate:

The allowable bonus floor area in square metres is equal to the total construction cost of the space provided divided by the average land value per square metre of buildable floor area multiplied by 75%, such that:

Allowable bonus floor area=

Total construction cost / (average land value per square metre of buildable floor area x 0.75)

Where total construction cost is the estimated cost to construct (excluding land costs) the proposed space to be accessible by the public. Such estimate shall be prepared by a Professional Quantity Surveyor or a Registered Landscape Architect in a manner satisfactory to the **City**.

3. “Affordable Housing Units”

For the purposes of this schedule, affordable housing units means non-market housing units provided within the site, owned and operated by the **City**, or a bonafide non-market housing provider recognized by **Council**.

Bonus Rate:

The allowable bonus floor area in square metres is equal to the total construction cost of the affordable housing units, including any structured motor vehicle parking stalls provided, divided by the average land value per square metre of buildable floor area multiplied by 75%, such that:

Allowable bonus floor area=

(Total construction cost / average land value per square metre of buildable floor area x 0.75)

Where total construction cost is the estimated cost to construct the units (including any structured **motor vehicle parking stalls** provided) to a standard acceptable to the **City**. Such estimate shall be prepared by a Professional Quantity Surveyor in a manner satisfactory to the **City**.

4. “Contribution to the Chinook Station Area Enhancement Fund or any other fund established in the Chinook Station Area Plan at the time of the *Development Permit*” application.

For the purpose of this schedule, means a dollar contribution to a fund controlled by the **City** to be used to fund projects in the Chinook Station Area, east of Macleod Trail, including but not limited to:

- (a) Land acquisition for parks and open space;
- (b) Parks and open space design, **development** and enhancement;
- (c) upgrading for transit facilities;
- (d) Streetscape and pedestrian facility improvements; and
- (e) provision of public art.

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Bonus rate:

The allowable bonus floor area in square metres is equal to the contribution, divided by the average land value per square metre of buildable floor area, such that:

Allowable bonus floor area=

Contribution / average land value per square metre of buildable floor area.

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 MANCHESTER INDUSTRIAL (WARD 9)
 MACLEOD TRAIL SW AND 60 AVENUE SW
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MAP 34S

APPENDIX III

COMPARISON OF USES

Existing DC41D2008 – approved June 9, 2008	C-COR1
Permitted Uses	Permitted Uses
Park	Park
Sign – Class A (<i>per section 21(1)(b)</i>)	Sign – Class A
Sign – Class B (<i>per section 21(1)(b)</i>)	Sign – Class B
Sign – Class D	Sign – Class D
Utilities	Utilities
Accessory Food Service	Accessory Food Service
*Beauty and Body Service	(now considered as Retail and Consumer Service)
Catering Service - Minor	Catering Service - Minor
Convenience Food Store	Convenience Food Store
Counselling Service	Counselling Service
Financial Institution	Financial Institution
Fitness Centre	Fitness Centre
Health Services Laboratory – with Clients	Health Services Laboratory – with Clients
Home Based Child Care – Class 1 <i>per section 21(1)(a)</i>	Home Based Child Care – Class 1
Home Occupation – Class 1 <i>per section 21(1)(a.1)</i>	Home Occupation – Class 1
*Household Appliance and Furniture Repair Service	(now considered as Retail and Consumer Service)
Information and Service Provider	Information and Service Provider
Library	Library
Medical Clinic	Medical Clinic
Museum	Museum
Office	Office
*Personal Apparel Service	(now considered as Retail and Consumer Service)
Pet Care Service	Pet Care Service
*Photographic Studio	(now considered as Retail and Consumer Service)
Power Generation Facility - Small	Power Generation Facility - Small
Print Centre	Print Centre
Protective and Emergency Service (<i>listed as Discretionary use in existing DC</i>)	Protective and Emergency Service
Radio and Television Studio	Radio and Television Studio
Restaurant: Food Service Only - Small	Restaurant: Food Service Only - Small
	Restaurant: Neighbourhood

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	Retail and Consumer Service
*Retail Store	(now considered as Retail and Consumer Service)
Service Organization	Service Organization
Specialty Food Store	Specialty Food Store
Take Out Food Service	Take Out Food Service
Temporary Residential Sales Centre	<i>Temporary Residential Sales Centre in commercial districts are considered to be "Office"</i>
Veterinary Clinic	Veterinary Clinic
*Video Store	(now considered as Retail and Consumer Service)

Existing DC41D2008 – approved June 9, 2008	C-COR1	Proposed uses under LOC2015-0215
Discretionary Uses	Discretionary Uses	Discretionary Uses
Accessory Liquor Service	Accessory Liquor Service	
Addiction Treatment	Addiction Treatment	
		Amusement Arcade
Artist's Studio	Artist's Studio	
	Assisted Living	
Billiard Parlour	Billiard Parlour	
	Brewery, Winery and Distillery	
Child Care Service	Child Care Service	
Cinema	Cinema	
Computer Games Facility	Computer Games Facility	
	Conference and Event Facility	
Custodial Care	Custodial Care	
		Dinner Theatre
Drinking Establishment – Medium	Drinking Establishment – Medium	
Drinking Establishment – Small	Drinking Establishment – Small	
Dwelling Unit	Dwelling Unit	
Home Occupation – Class 2 <i>per section 21(2)(b)</i>	Home Occupation – Class 2	
Hotel	Hotel	
Indoor Recreation Facility	Indoor Recreation Facility	
Instructional Facility – Inside <i>Bylaw 14P2010 amended the Instructional Facility use, eliminated outside/inside in the use</i>	Instructional Facility	Instructional Facility
Liquor Store	Liquor Store	
Live Work Unit	Live Work Unit	

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		Market
	Market - Minor	
		Night Club
Outdoor Cafe	Outdoor Cafe	
Parking Lot - Structure	Parking Lot - Structure	
Pawn Shop	Pawn Shop	
	Payday Loan	Payday Loan
Place of Worship - Medium		
Place of Worship - Small	Place of Worship - Small	
Post Secondary Learning Institution	Post Secondary Learning Institution	
Protective and Emergency Service	<i>Permitted use in C-COR1</i>	
Residential Care	Residential Care	
Restaurant: Food Service Only - Large		
Restaurant: Food Service Only - Medium	Restaurant: Food Service Only - Medium	
Restaurant: Licensed - Large		
Restaurant: Licensed - Medium	Restaurant: Licensed - Medium	
Restaurant: Licensed - Small	Restaurant: Licensed - Small	
Seasonal Sales Area	Seasonal Sales Area	
Sign – Class C	Sign – Class C	
Sign – Class E	Sign – Class E	
Sign – Class F	Sign – Class F	
Social Organization	Social Organization	
Special Function Tent – Commercial <i>DC already has "Special Function – Class 1" and "Special Function – Class 2" as permitted and discretionary uses (section 21(1)&(2))</i>		
		Spectator Sports Facility
	Special Function – Class 2	
Supermarket	Supermarket	
Utility Building	Utility Building	

- *Uses – Bylaw 39P2010, effective November 22, 2010, created a new comprehensive use definition 'Retail and Consumer Service' to replace the following six commercial use definitions: Beauty and Body Service, Household Appliance and Furniture Repair Service, Personal Apparel Service, Photographic Studio, Retail Store, and Video Store.