

LAND USE AMENDMENT
SOUTHVIEW (WARD 10)
34 STREET SE SOUTH OF 17 AVENUE SE
BYLAW 239D2016

MAP 9E

EXECUTIVE SUMMARY

This land use application proposes redesignation of a parcel located in the Community of Southview from DC Direct Control District to Commercial – Corridor 1 (C-COR1 f2.5 h16) District. As per applicant's submission, the redesignation is to allow for a four storey mixed-use development that includes commercial at grade and residential above.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 28

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 239D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from DC Direct Control District **to** Commercial – Corridor 1f2.5h16 (C-COR1f2.5h16) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 239D2016

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is in alignment with the Municipal Development Plan policies related to Established Developed Residential and Urban Corridors. It also supports the Main Streets project's vision for the area.

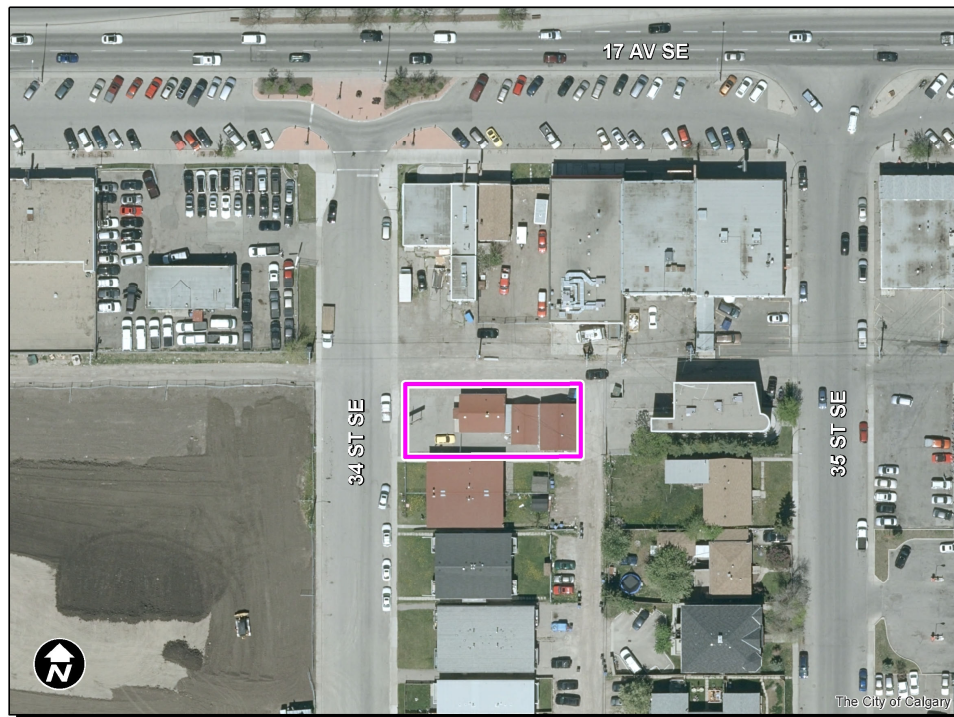
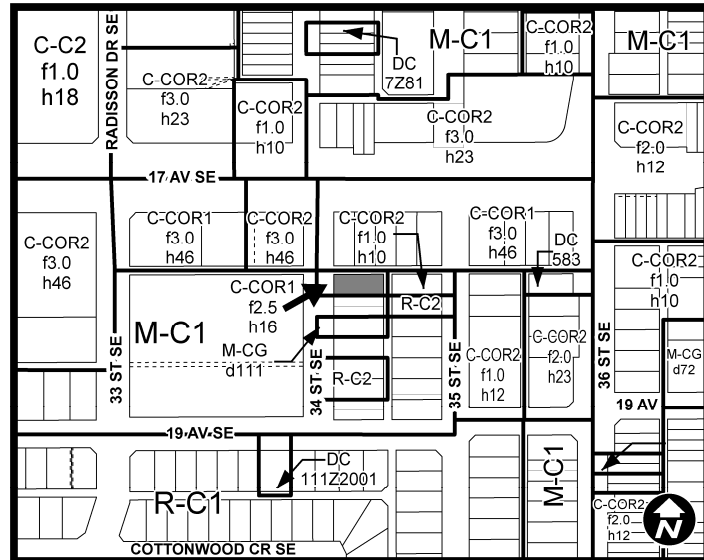
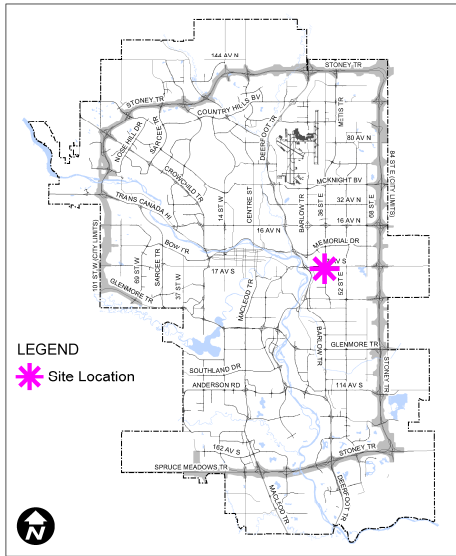
ATTACHMENT

1. Proposed Bylaw 239D2016

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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 0.06 hectares ± (0.14 acres ±) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from DC Direct Control District to Commercial – Corridor 1f2.5h16 (C-COR1f2.5h16) District.

Moved by: G.-C. Carra

Carried: 6 – 0

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<u>Applicant:</u> Rick Balbi Architect Ltd	<u>Landowner:</u> 1591518 Alberta Ltd (Najel Salen)
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PLANNING EVALUATION

SITE CONTEXT

The laned parcel is located in the community of Southview. The parcel sits between the high intensity commercial / mixed-use development along 17 Avenue SE to the north and the low-mid density residential districts to the south.

The parcel is occupied by a one storey building and a garage/storage ancillary building, constructed in the 1970s. The buildings are currently vacant. A pest control business operated on the parcel until November 2015.

The 17 Avenue Business Revitalization Zone (BRZ), known as International Avenue BRZ, was established in October 1992, and it encompasses the area between 26 Street SE and 61 Street SE. The BRZ is a self-help program by which businesses in the area can jointly raise and administer funds to improve and promote their business.

LAND USE DISTRICTS

The current Direct Control District is based on R-2 Low Residential District (Land Use Bylaw 2P80) and allows for a pest control office only. This land use was put in place in 1980 with the intent to allow for an existing business while protecting the residential character of the area.

The proposed Commercial – Corridor 1 (C-COR1) District will allow for a wide range of commercial and residential uses. The intent is to develop a mixed-use development that includes commercial at grade and residential above.

The proposed Floor Area Ratio (FAR) modifier will allow for a four storey development. The height modifier will allow for a maximum of 16 metres. This is adequate transition between the maximum allowable height of 46 metres along 17 Avenue SE to the north, and the 14 metres maximum height in the M-C1 District to the south.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP) (Statutory-2014)

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

Municipal Development Plan (MDP) (Statutory – 2009)

The parcel is located in an area identified as Established Developed Residential area. Established areas are characterized by low to moderate housing densities with support retail in relatively close proximity. Moderate intensification in a form and nature that respects the scale and character of the neighbourhood is supported. New development in Established areas should incorporate appropriate densities, a mix of land uses and a pedestrian friendly environment to support an enhanced Base or Primary Transit Network. 17 Avenue SE is identified as part of the Primary Transit Network and as an Urban Corridor.

The MDP notes that the study area for an Urban Corridor should include all lands fronting onto the Urban Boulevard and extend back at least one block to either side of the street. Thus, the parcel is located in an area suitable for intensification.

Southeast 17 Avenue Corridor: Land Use and Urban Design Concept (Non-statutory – 2010)

This study identifies the land use concept plan for 17 Avenue SE between Deerfoot Trail and Stoney Trail. The parcel is located in an area identified by the study as Western Gateway, south of the Main Street Village.

The Western Gateway area encourages a mixture of diverse but compatible uses and building heights. The Main Street Village, along 17 Avenue SE, is characterized by a service road, angled parking, contiguous sidewalks and retail development with a building height varying from four to 12 storeys.

The study's land use concept identifies the parcel as part of the Multi-Residential District. This area allows for a wide-range of multi-residential development forms with a maximum height of four storeys.

This study is expected to be updated by Main Streets: 17 Avenue SE project.

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Main Streets: 17 Avenue SE

The parcel is located approximately 50 metre south of 17 Avenue SE, which is one of the 24 Main Street initiatives The City is working on. The Main Streets team will continue to work with local stakeholders in the Fall of 2016 to develop a land use framework that is supportive of MDP goals for Urban Corridors and aligned with the vision and objectives of the Southeast 17 Corridor: Land Use and Urban Design Concept.

The proposal will provide for an appropriately scaled built form and uses, providing a desirable transition from corridor commercial to multi residential areas within a mixed use arrangement that supports the long term policy direction of the MDP.

TRANSPORTATION NETWORKS

The Municipal Development Plan identifies 17 Avenue SE as part of the Primary Transit Network. There is a bus stop approximately 150 metres walking distance from the parcel. The bus stop is served by eight bus routes (Routes number 1; 26; 57; 66; 125; 126; 305; and 440).

The 17 Avenue SE Bus Rapid Transit (BRT) project is one of four additions to the City's Primary Transit Network. This project includes BRT bus-only travel lanes and new BRT stations as well as improvements to the pedestrian realm. The Phase I, which is scheduled to commence fall 2016, includes improvements to the intersection of 17 Avenue SE and 34 Street SE.

The parcel is bounded by two lanes, one to the east and one to the north. Vehicular access to the parcel can be gained through these lanes. No vehicular access will be allowed from 34 Street SE.

UTILITIES & SERVICING

Water, stormwater and sanitary sewer mains are available to service this parcel.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

A circulation package was sent to the Southview Community Association. Administration contacted the new CA President who noted that at this point they are not able to provide comments on the application.

Citizen Comments

One letter of support was received from the International Avenue Business Revitalization Zone.

Public Meetings

No public meetings were organized by Administration or the Applicant.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is for a proposed Land Use Redesignation in the Community of Southview, from Direct Control to Commercial – Corridor 1 (C-COR1f2.5h16), to accommodate up to four storeys of mixed-use development.

The site is located at 1804 – 34 Street SE and has a total area of approximately 0.055 hectares, with access to two lanes. The site is currently occupied by a small single-storey building, and the current Direct Control district restricts the use on the site to that of a pest control office only. The site is bounded to the immediate North and East by commercial districts (C-COR2 and C-COR3), and to the South and West, by multi-residential districts (M-C1). It is located in the block to the South of International Avenue, which is currently undergoing major improvements.

The subject site is identified as a Low-Rise Multi-Residential area within the Southeast 17 Corridor Land Use and Urban Design Concept, intended to transition between the commercial development along 17th Avenue SE and the low density residential to the South. It is further identified within the Municipal Development Plan in close proximity to the 17th Avenue Urban Corridor, where commercial development is supported in conjunction with appropriate transition between the Corridor and lower intensity districts.

The intent of this application is to provide for a four storey mixed-use development, with commercial and residential uses in a building of limited height. The height modifier will provide adequate flexibility for four storeys including additional height at the main floor commercial if required. The C-COR1f2.5h16 district will further provide a range of commercial uses with the ability to introduce dwelling units above commercial, but with a strong focus on street-orientation. In its eventual form, this kind of development will contribute to a vibrant pedestrian realm as ultimately envisioned within the current policy. It should be noted that the site is quite small, and therefore its potential under the proposed district is limited to small commercial operations and a limited number of residential units in order to accommodate bylaw requirements such as landscaping and parking.

Given that the C-COR1 f2.5.0 h16 designation will provide mixed-use opportunities, restricted height proportionate to the 14m maximum to the South, and rules that focus on the orientation of the building to the street, we would request your support of the proposed land use district.