

**Policy Amendment and Land Use Amendment in Shaganappi (Ward 8) at 1408 - 33 Street SW, LOC2020-0147**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Westbrook Village Area Redevelopment Plan (Attachment 6); and,
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares (0.12 acres) located at 1408 – 33 Street SW (Plan 2084GQ, Block 4, Lot 15) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 5).

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a seven-storey mixed-use development with no on-site residential parking stalls.
- This application allows for an appropriate building form and set of uses along 33 Street SW and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Village Area Redevelopment Plan* (ARP), as amended.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and more efficient use of existing infrastructure. This application also offers a housing opportunity to households who wish to take advantage of the site's 140 metres walking distance to Westbrook LRT Station and do not want the added cost of on-site parking in their housing choice.
- Why does this matter? The proposal aligns with MDP goals to redirect growth to inner city communities, increasing support for existing commercial businesses as well as improved transit ridership and active transportation options for the community of Shaganappi.
- An amendment to the *Westbrook Village ARP* is required to support this application.
- A development permit for a seven-storey, 45-unit multi-residential building with at-grade office uses is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by O2 Planning & Design on behalf of the landowner, 2310000 Alberta Ltd (Xiao Ling Ren), on 2020 October 15.

The approximately 0.05 hectare site is located in the community of Shaganappi on the east side of 33 Street SW, south of 12 Avenue SW and approximately 140 metres from the Westbrook LRT Station. The proposed DC District is based on the Mixed Use - General (MU-1) District which is intended to be located along commercial streets, accommodating a mix of residential and commercial uses within the same building with either of them located at-grade. The DC District is being utilized to allow for the minimum provision of zero residential onsite residential

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parking stalls. Amendments to the *Westbrook Village ARP* are required to support this application. The proposed policy amendments would allow for residential development with small to medium scale retail/commercial uses on the first two storeys of a building. Additional map amendments are proposed in order to allow for higher maximum building height and increased floor area ratio on this site.

A development permit (DP2021-1907, Attachment 4) for a seven-storey, 45-unit multi-residential building was submitted on 2020 October 15 and is currently under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the surrounding community associations were appropriate. In response, the applicant held an online virtual public outreach event in March of 2021, discussing only the land use application at a broad level. After submission of the development permit, the applicant team hosted another online virtual public outreach event on 26 May 2021. An online outreach website was also created to provide general information about this land use application. Details regarding these events can be found in the Applicant Outreach Summary (Attachment 2).

**City-Led Outreach**

In keeping with Administration's practises, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received seven letters of opposition from the public, which included the following areas of planning concern:

- Building height much higher than existing heights of single detached homes;
- On-street parking congestion; and
- Lack of public outreach.

The Shaganappi Community Association provided a letter in opposition on 2021 January 19 and 2021 April 20 (Attachment 7) identifying the following concerns:

- Height modifier be changed from 26 metres to 24 metres with the proposed building height in the associated development permit;
- Floor area ratio (FAR) modifier be changed from 5.0 to 3.75, as shown in the associated development permit;
- Little contribution to the 33 Avenue public realm to justify policy amendments;
- Lack of meaningful Transportation Demand Management (TDM) measures to justify elimination of residential parking requirements; and

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- Inappropriate to use DC District to remove minimum residential parking requirements and that amendments to the *Westbrook Village ARP* should be used instead.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as follows:

1. The [Calgary Parking Policies](#) provides the basis for Administration to accommodate zero residential parking stalls and the subject application meets all but one of the required criteria; that it be located in the Centre City, a Major Activity Centre or Urban Corridor. Given the otherwise strong merit for the removal of the residential parking requirements, a DC District is being brought forward to Council for this decision on the matter.
2. TDM measures considered as part of the associated development permit include:
  - a. the site is adjacent to the Westbrook LRT Station-head as well as a regional bicycle pathway network;
  - b. a surplus of secured bicycle parking stalls is being provided within the project/building;
  - c. the target market for this project are households who do not own a vehicle tied to their residence; and
  - d. furthermore, future residents of this project cannot use local on-street parking as it is regulated through the Regulated Parking Program for the use of adjacent single-detached residents and their respective visitors.
3. The ARP already includes TDM policy (section 3.4.4 [2]) that directs Administration to consider parking rate reductions through the adoption of proven and effective TDM measures and the elimination of residential parking has been further supported by the findings of the applicant's Parking Study.
4. The regulation of residential parking is being addressed through a DC District as a unique characteristic of the development, as no other Land Use District provides a zero motor vehicle parking standard for residential uses. The provision of zero residential parking provides a choice of housing to Calgarians within the market who may not require such an amenity. The site-specific residential parking standards of the proposed DC District provide for innovative development ideas that require parking standards unavailable in other land use districts, thus, the subject application meets the criteria for considering the use of a DC District for the subject lands.
5. Administration's review of the associated development permit will explore how to improve the 33 Avenue SW public realm by increasing the overall sidewalk width along the majority of the parcel frontage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## IMPLICATIONS

### Social

The proposed application enables the continuation of development in the community of Shaganappi and provides a future framework for mixed-use development. The development of

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these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while providing a larger public realm area along 33 Street SW than exists now.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

**Economic**

The proposed land use amendment enables the potential development of 45 residential dwelling units and approximately 400 square metres of office space. The development provides housing opportunity, supports local business, and employment opportunities within Shaganappi.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

A potential risk of approving a development with zero residential parking stalls is that residents will still own vehicles and will park off-site in the community. The provision of zero residential parking discourages the use of the automobile and provides a choice of housing to Calgarians who may not require such an amenity. As no similar development exists within the area, the proposed development will be marketed towards a demographic of tenants who choose not own a personal automobile, thus accommodating a range of lifestyles, age groups and income levels into this community while relying on the transit oriented development context of the site. On-street parking within the community adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system; therefore, future residents will not be eligible for residential parking permits for on-street parking.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Outreach Summary
3. Applicant Submission
4. Development Permit (DP2021-1907) Summary
5. Proposed Direct Control District
6. Proposed Amendments to the Westbrook Village Area Redevelopment Plan
7. Community Association Responses

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform