

**LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016**

MAP 14SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a ± 3.0 hectare parcel in the community of Walden from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Low Profile (M-1d85) District to allow for increased density and additional multi-residential dwelling types.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 180D2016; and

1. **ADOPT** the proposed redesignation of 3.00 hectares ± (7.41 acres ±) located at 80 Walgrove Plaza SE (Plan 1513249, Block 13, Lot 59) from Residential – Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential – Low Profile (M-1d85) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 180D2016.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable municipal policies including the Municipal Development Plan (MDP) and East Macleod Area Structure Plan (ASP). An increase in density at this location is considered appropriate given that the site is located adjacent to 210 Avenue SE which is an arterial street, is served by transit and is in close proximity to community amenities which include a future regional shopping centre, school sites and a community centre.

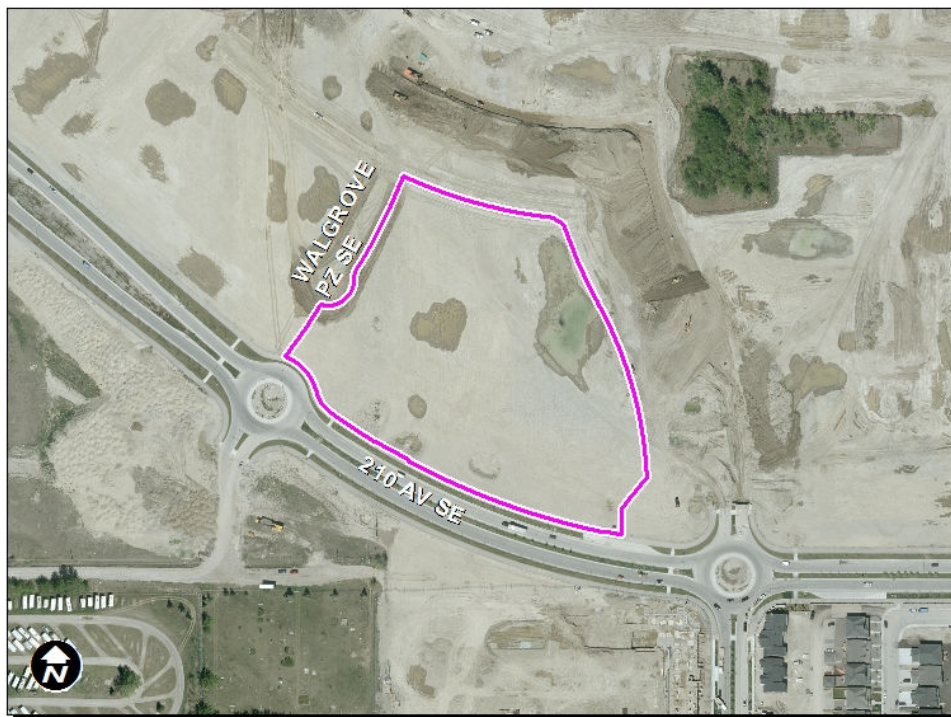
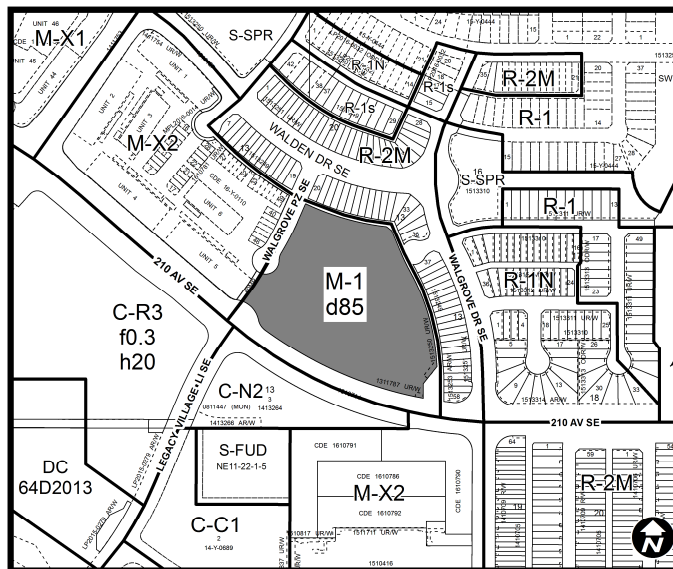
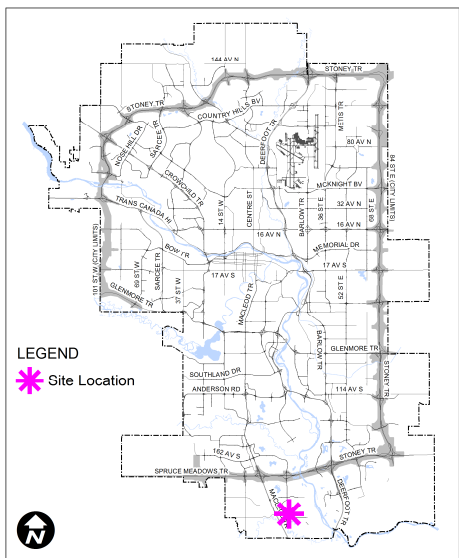
ATTACHMENT

1. Proposed Bylaw 180D2016

LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016

MAP 14SS

LOCATION MAPS



LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016

MAP 14SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.00 hectares ± (7.41 acres ±) located at 80 Walgrove Plaza SE (Plan 1513249, Block 13, Lot 59) from Residential – Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential – Low Profile (M-1d85) District.

Moved by: J. Gondek

Carried: 7 – 0

LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016

MAP 14SS

Applicant:

Brown & Associates Planning Group

Landowner:

1124294 Alberta Limited
(Onufry Shinkewski and Ben Czelenski)

PLANNING EVALUATION

SITE CONTEXT

The site is a ± 3.00 hectare undeveloped parcel located in the southeast community of Walden at 210 Avenue SE and Walgrove Plaza SE.

The lands to the north and east are designated Residential – Low Density Multiple Dwelling (R-2M) District and are undeveloped. To the south, across 210 Avenue SE are parcels designated Commercial – Neighbourhood 2 (C-N2) District, and Commercial – Regional 3 (C-R3) District which is anticipated to accommodate a regional shopping centre. Lands across Walgrove Plaza SE to the west are designated Multi-Residential – Medium Profile Support Commercial (M-X2) District. A development permit for a comprehensive 13 building, 468 unit development has been approved for this site, development on this project has not commenced.

LAND USE DISTRICTS

In 2010, Council approved a Land Use Amendment and Outline Plan (LOC2009-0041) for a 79 hectare (195 acre) portion of the community of Walden that includes the subject site. The site is designated Residential Low Density Multiple Dwelling (R-2M) District which allows for a maximum building height of 11 metres and maximum density of 50 units per hectare for rowhouses, and 38 to 50 units per hectare for townhouses. The Outline Plan anticipated a density of 38 units per hectare yielding 115 dwelling units.

The proposed land use is Multi-Residential – Low Profile (M-1d85) District which allows for multi-residential development which is intended to be in close proximity or adjacent to low density residential development. The proposed land use district includes a density modifier which limits density to 85 units per hectare, yielding a maximum site development of 255 dwelling units. In addition to rowhouse and townhouse development allowed by the R-2M District, the proposed M-1d85 District also provides for apartment-style development. Maximum building height is 14 metres.

**LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016**

MAP 14SS

LEGISLATION & POLICY

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

The subject site is within a Planned Greenfield Community with Area Structure Plan (ASP) typology of the MDP. The MDP recognizes that ASPs in existence prior to adoption of the MDP are recognized as appropriate policies to provide specific direction for development of the local community (MDP Section 3.6.1.a).

East Macleod Area Structure Plan (ASP) (Approved by Council 2007)

The subject site is within the Residential Policy area in the East Macleod ASP. The Residential Policy Area is to be comprised of single and semi-detached dwellings, low to medium multi-dwelling housing forms of varying heights, secondary suites, zero-lot-line, wide and shallow lots, and home based employment uses. Other innovative housing designs that increase housing variety are to be allowed within the Residential Area where determined to be compatible and appropriate (ASP Section 6.1.2(1)(a)(i)).

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required in support of this application. Future transit service will be provided along 210 Avenue SE, regional pathways are located on both sides of 210 Avenue SE.

UTILITIES & SERVICING

Water, storm and sanitary sewer are available to service the site. All future site servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning.

ENVIRONMENTAL ISSUES

None.

ENVIRONMENTAL SUSTAINABILITY

None.

**LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016**

MAP 14SS

GROWTH MANAGEMENT

There are no growth management issues associated with the development of this site.

PUBLIC ENGAGEMENT

No public meetings were held by the applicant or administration. The application was circulated to adjacent landowners, the Ward Councillor's office and utility providers.

Community Association Comments

None.

Citizen Comments

None.

Public Meetings

None.

**LAND USE AMENDMENT
WALDEN (WARD 14)
210 AVENUE SE AND WALGROVE PLAZA SE
BYLAW 180D2016**

MAP 14SS

APPENDIX I

APPLICANT'S SUBMISSION

Context

Genstar is proposing a Land Use Redesignation for 3.00 ha (7.42 ac) of R-2M (Low Density Multiple Dwelling district) site located in Phase 27 of Walden to M-1d85 (Multi Residential Low Profile District).

Existing Land Use

The current land use for the site was approved in 2010 as part of the Stage 2 Outline Plan and Land Use Redesignation (LOC2009-0041, Bylaw 79D2010). The site was approved to accommodate semi-detached units with an anticipated density of 38 upha (15 upa) yielding 115 units.

Proposed Land Use

The proposed M-1d85 land use will intensify the development on the site.

An increase in intensity/density is supported due to the following reasons:

- The site is located adjacent to mixed use Community Activity Centre and South Macleod Centre.
- The site is located on a transit route.
- A greater intensity is in keeping with the municipal Development Plan, which encourages a compact urban form.
- The site is located in proximity to two school sites and open space amenities.
- The increased intensity results in better utilization of the site.