

LAND USE AMENDMENT
ROSSCARROCK (WARD 8)
SOUTH OF BOW TRAIL SW & WEST OF 37 STREET SW
BYLAW 121D2016

MAP 13W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a Residential – Contextual One/Two (R-C2) District parcel to Multi-Residential – Contextual Medium Profile (M-C2) District. The application is intended to provide a modest increase in density within close proximity to the Westbrook LRT Station, as identified in the Westbrook Village Area Redevelopment Plan.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2016 April 07

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 121D2016; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 932 – 38 Street SW (Plan 3681V, Block 1, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 121D2016.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals and policies of the Municipal Development Plan to provide for moderate intensification within close proximity to Primary Transit. The proposal is directly in line with the intensity, density and built form identified within the Westbrook Village Area Redevelopment Plan.

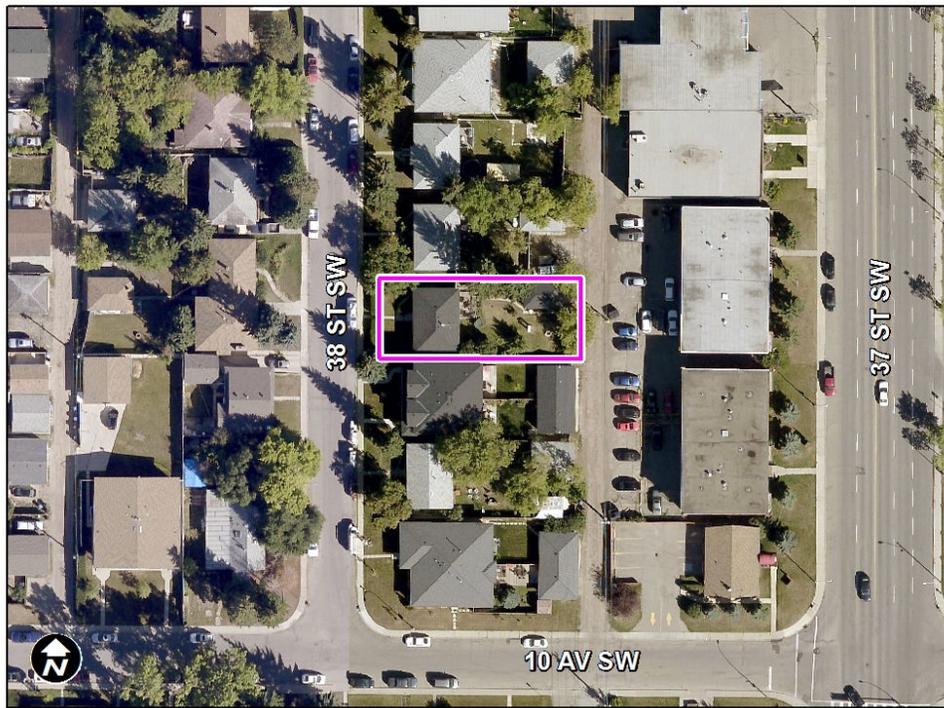
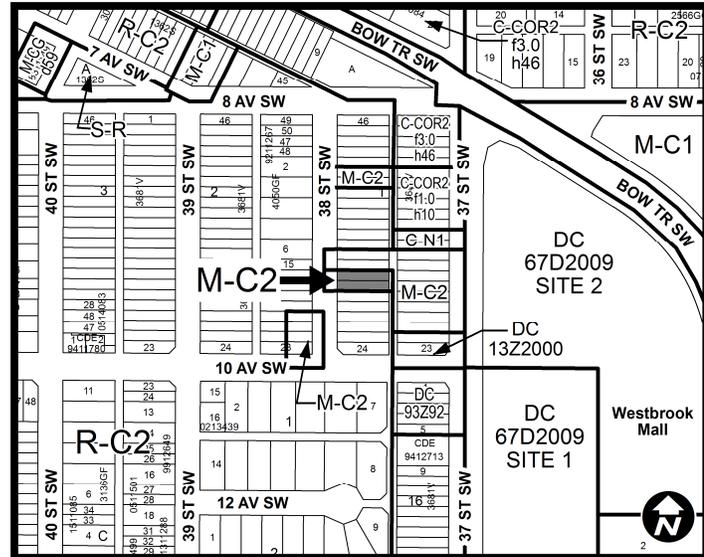
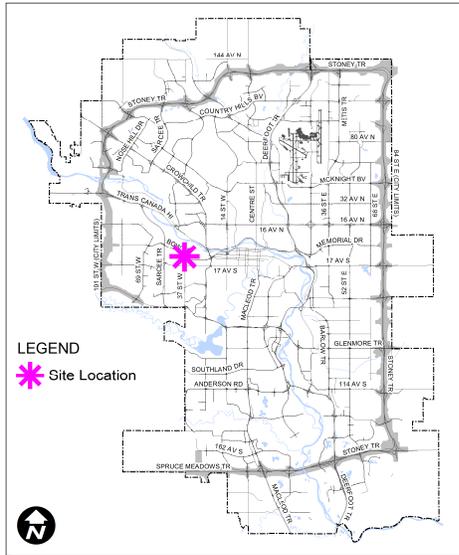
ATTACHMENT

1. Proposed Bylaw 121D2016

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MAP 13W

LOCATION MAPS



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MAP 13W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 932 – 38 Street SW (Plan 3681V, Block 1, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: J. Gondek

Carried: 9 – 0

Comments from Mr. Foht:

- The land use is appropriate in this case and the City should look at a City initiated broader land use amendment for areas such as this (i.e. near a LRT station and/or near a main street).

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MAP 13W

Applicant:

Tasos Kollias

Landowner:

Tasos Kollias
Antigone Kollias

PLANNING EVALUATION

SITE CONTEXT

The subject site is currently designated as Residential – Contextual One/Two Dwelling (R-C2) District and is located in the southwest community of Rosscarrock, one block west of 37 Street SW and south of Bow Trail SW. The parcel currently consists of a single detached bungalow and rear garage and is surrounded by detached single storey homes to the north and west, a semi-detached two storey dwelling to the south, and 2.5 storey residential apartments across the lane to the east. The parcel is just within the 600 metre (7.5 minute walk) pedestrian shed of the Westbrook LRT Station.

In May 2014, Council approved a land use redesignation (LOC2013-0092) from R-C2 to M-C2 for the adjacent parcel directly to the north at 928 - 38 Street SW and a second parcel four lots to the north on the same street and block face at 916 - 38 Street SW. The 2014 redesignation and the current subject application (932 - 38 Street SW) are by the same landowner.

LAND USE DISTRICTS

The proposed land use is Multi-Residential – Contextual Medium Profile (M-C2) District. The purpose of this district is to provide multi-residential development in a variety of forms which provides flexibility in the building form through measuring intensity by floor area ratio (FAR). This land use district is also intended for areas within close proximity to low density residential and areas located near transit nodes.

This proposed land use district will accommodate a medium density transition area between the higher intensity activities proposed near the transit station and the low density residential uses located west of 39 Street SW.

LEGISLATION & POLICY

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the *Developed – Established Area* of the Municipal Development Plan. The proposed amendment is in line with the following MDP policies under section 3.5.3 Established Areas:

- a. *Encourage modest redevelopment of Established Areas;*

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MAP 13W

- *c. New developments in Established Areas should incorporate appropriate densities and a mix of land uses to support an enhanced Base or Primary Transit Network.*

Westbrook Village Area Redevelopment Plan (Statutory – 2009)

The subject site is located within the boundary of the Westbrook Village Area Redevelopment Plan. This plan identifies the site as Medium Density Residential with a maximum FAR of 2.5 and a maximum height of 16 metres. The Multi-Residential – Contextual Medium Profile (M-C2) District has a built-in maximum FAR of 2.5 and a maximum height of 16 metres, aligning this district with the approved local area plan.

Location Criteria for Multi-Residential Infill

In 2014, Council directed Administration to consider a variety of criteria in order to determine whether a site should be recommended for approval for multi-residential infill. The subject lot meets the following criteria:

- Within 400 metres of a bus stop and 600 metres of an existing Primary Transit station (Westbrook LRT Station);
- Adjacent to multi-residential and non-residential development located across the lane to the east;
- In close proximity to a planned corridor as 37 Street SW is identified as a Neighbourhood Corridor (per the MDP) and thus a future Main Street; and
- Contains direct lane access.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required for this application. All access to the site will be restricted to the rear lane.

UTILITIES & SERVICING

Water and sanitary services are available to the site. At the Development Permit stage, a sanitary servicing study and a public storm sewer extension may be required, at the expense of the developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this land use redesignation application.

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MAP 13W

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

The proposed amendment 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 CPC report submission date.

Citizen Comments

No comments were received by CPC report submission date.

Public Meetings

No public meetings were held.

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MAP 13W

APPENDIX I

APPLICANT'S SUBMISSION

The Westbrook Village Area Redevelopment Plan was enacted by City Council back in 2009, Bylaw 33P2009. One of the main objectives of the Plan is to capitalize on the significant development opportunities; existing and future to support the Westbrook LRT Station. The Plan will foster re-urbanization of the Station area, and help create a complete Mixed-Use Community that allows citizens to live, work, and enjoy recreational activities provided by the local communities without being car-dependent.

Our existing properties fall within a short walking distance to the West LRT Station known as "WESTBROOK". Bylaw 33P2009 has dedicated the area where our properties located as Multi-Residential MC-2. During the open house hearings back in 2009 held by the city Planning Department personnel, home owners were encouraged to increase the density of our existing properties in order to foster the West LRT usage and promote growth in the Inner-City domain; particularly those properties that are within a comfortable walking distance. Our properties are within seven (7) minutes walk to the Westbrook LRT Station. Increasing the density of our properties to M-C2 is in concert with the Bylaw 33P2009 and in line with the purpose and scope of the Westbrook Village Area Redevelopment Plan. A Land Use Amendment is required in order for us to prepare and proceed to the next level.