

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
16 AVENUE NW AND 8 STREET NW  
BYLAWS 20P2016 AND 96D2016**

**MAP 28C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate two parcels at 16 Avenue NW and 8 Street NW in the community of Mount Pleasant from Commercial – Corridor 1 (C-COR1f4.5h32) District to Commercial – Corridor 1 (C-COR1f5.0h32) District to allow for an increase in floor area ratio (FAR) to 5.0.

The proposed land use redesignation requires an amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan (ARP). The purpose of the ARP Amendment is twofold:

- to include the subject site in the Medium - High Density Commercial Mixed (Storefront) area of the ARP to accommodate the increased FAR; and
- to provide flexibility on the setback requirement above 18 metres in height.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 March 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 20P2016 and 96D2016; and

1. **ADOPT** the proposed amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 20P2016.
3. **ADOPT** the proposed redesignation of 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 2 Lot 27) from Commercial – Corridor 1 f4.5h32 (C-COR1f4.5h32) District **to** Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 96D2016.

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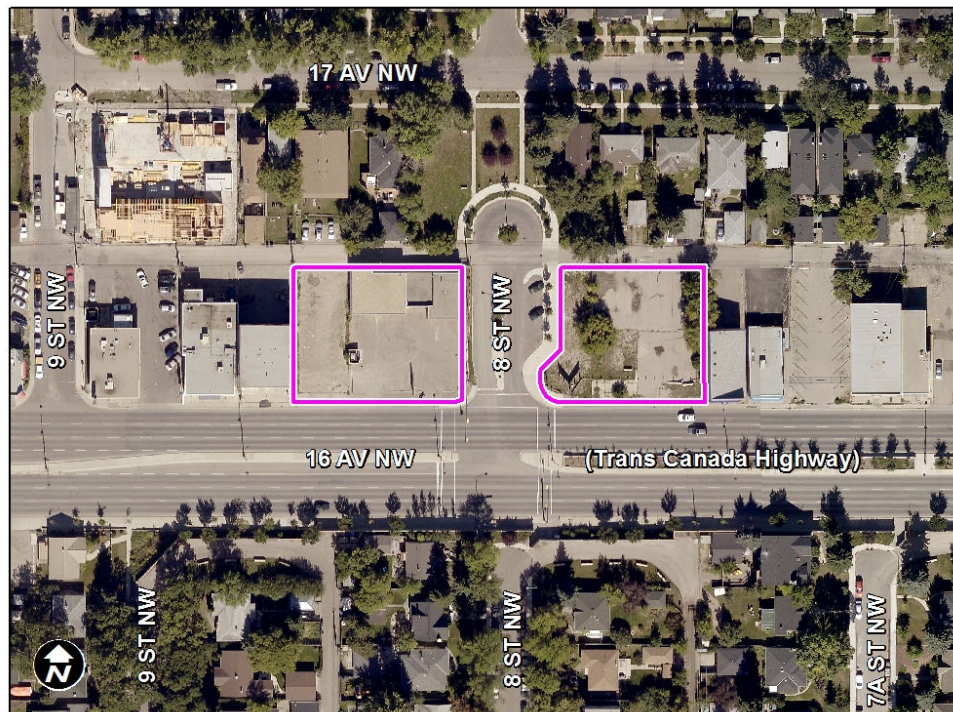
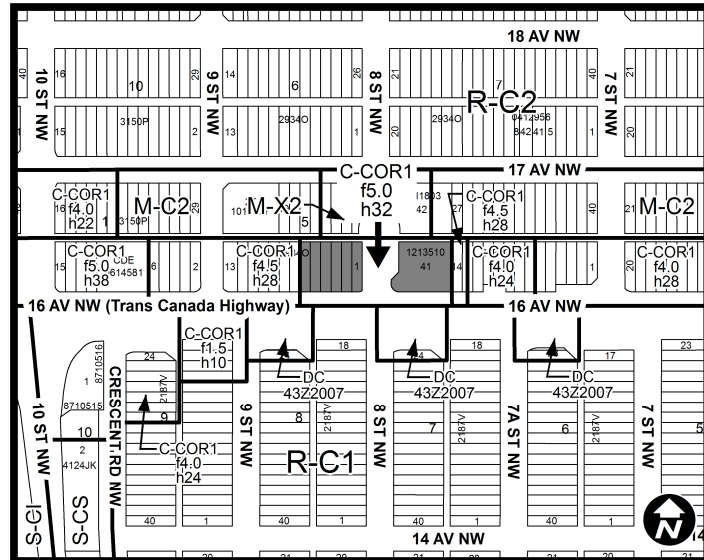
**MAP 28C**

**REASON(S) FOR RECOMMENDATION:**

Administration is recommending approval of this ARP and land use amendment given the increased FAR will not significantly change the built form allowed for the site and therefore will not significantly impact the sun penetration and massing effect on the adjacent properties. The proposed land use redesignation and ARP amendment is in keeping with the goals and policies of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) for Inner City.

**ATTACHMENTS**

1. Proposed Bylaw 20P2016
2. Proposed Bylaw 96D2016
3. Public Submissions

**MAP 28C**[illegible]

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (APPENDIX II).

**Moved by: G. Morrow**

**Carried: 9 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.29 hectares ± (0.71 acres ±) located at 836 and 912 – 16 Avenue NW (Plan 1213510, Block 4, Lot 41; Plan 1513006, Block 2, Lot 27) from Commercial – Corridor 1 f4.5h32 (C-COR1f4.5h32) District to Commercial – Corridor 1 f5.0h32 (C-COR1f5.0h32) District.

**Moved by: G. Morrow**

**Carried: 9 – 0**

Reasons for Approval from Mr. Morrow:

- It is frustrating to see land use changes prompted by a development permit but not see the development permit itself. On the substance of the land use amendment, I would like to see greater coordination with the 16 Avenue Area Redevelopment Plan and Main Streets work already underway. We need to establish clear form controls along our boulevards which would give clear guidance on land use amendments like this. Given the difficulty we've had with redevelopment along 16 Avenue NW, I support more flexibility to facilitate this investment.

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**Applicant:**

S2 Architecture

**Landowner:**

La Caille 16 Avenue Inc

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is approximately 0.29 hectares  $\pm$  (0.71 acres  $\pm$ ) and is located within a mixed use commercial corridor. To the east are a two-storey bookstore and a single-storey dentist office, which are designated C-COR1f4.0h24. To the west is a three-storey airline ticket office and a single-storey Tim Horton's restaurant, which are designated C-COR1f4.0h28. To the south across 16 Avenue NW is a mix of low density residential, home occupations and secondary suites, which are designated R-C1 and Direct Control (Bylaw 43Z2007).

The parcels currently sit vacant; however a Development Permit (DP2015-0676) for 2 buildings, 142 units and retail and consumer service uses at grade is currently under review by Administration. The previous approval expired in 2015. The previous Development Permit was approved by the Calgary Planning Commission in 2012 for 2 buildings with 120 residential units and office, retail, and consumer service uses at grade.

**LAND USE DISTRICTS**

The site is currently designated Commercial-Corridor 1 District with a maximum floor area ratio of 4.5 and a height of 32 metres (C-COR1f4.5h32). This land use district is intended for commercial developments, with opportunities for residential and office uses.

The proposed land use redesignation would increase the FAR from 4.5 to 5.0 allowing for additional floor-space of approximately 1450 square metres. The maximum building height will remain at 32 metres.

**LEGISLATION & POLICY**

**Municipal Development Plan**

On Map 1: Urban Structure of the MDP, the site is identified as part of an Urban Corridor.

The application will contribute to achieving the intensity threshold of 200 jobs and population per gross developable hectare as per the MDP.

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The MDP states that the Urban Corridor should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground-oriented housing are encouraged.

A range of intensification strategies should be employed to allow for modest intensification of Inner City areas, from parcel-by-parcel to larger more comprehensively planned approaches at the block level.

The MDP policies strive for street oriented development with front door access to the street to encourage pedestrian activity.

**16 Avenue North Urban Corridor Area Redevelopment Plan**

The ARP identifies the site as Medium Density Commercial Mixed (Storefront) with a maximum height of 32 metres (approximately 10 stories).

The ARP identifies the site as suitable for predominantly commercial uses in pedestrian-oriented developments with residential uses encouraged above the main floor. Mixed multi-residential/commercial uses are allowed on the half block north on 8 Street NW identified as Medium Density Multi-Residential Support Commercial.

An ARP amendment is required to revise the Land Use Policy Areas maps, as well as a text amendment to address the second stepback requirement above 18 metres in height.

**TRANSPORTATION NETWORKS**

The subject site is laned and situated on a Primary Transit Network. Eastbound and westbound stops for Route 19 are located within 100 metres of the site.

Vehicular access to the buildings will be provided via the rear lane, which is to City of Calgary standards. The parking for each building is located in separate underground parkades.

Pedestrian and cyclist access will be provided at grade along 16 Avenue NW and 8 Street NW.

**UTILITIES & SERVICING**

No utilities or servicing issues were identified for the land use application

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**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required for the land use application. A previous Phase 1 Environmental Site Assessment was reviewed and no further reports or assessments were required.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Mount Pleasant Community Association (MPCA) is opposed to the increase in density and the removal of the second stepback above 18 metres. The full comments from the MPCA are attached in APPENDIX VI.

**Citizen Comments**

One letter was received from an adjacent landowner citing concern around the proposed increase in density and opposition to the removal of the second stepback above 18 metres.

**Public Meetings**

No formal public meeting was held. The applicant attended a Mount Pleasant Community Association meeting to present the application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This proposed development by the La Caille Group is for two 10 storey residential towers along the 16 Avenue North Urban Corridor. The project is comprised of two towers which are to be phased; each tower is comprised of street level retail with 9 levels of residential above, and two and a half levels of underground parking.

The development, made up the tow towers, is located on two separate sites which flank 8 Street N.W. on the north side of 16 Avenue NW. Both these sites are within the 16 Avenue North Urban Corridor. Both sites are zoned C-COR1 f4.5h32 Commercial Corridor.

The entire 16 Avenue revitalization of the Urban Corridor is based upon a necklace principle whereby a "string" comprised of continuous, active frontage mixed uses are developed along the avenue to attract a variety of users arriving by vehicle or on foot. This site is located at one of the "beads" of concentrated activity which is to act as an anchor that encourages users to stay and walk around. As such, our two sites located at the intersection of 16 Avenue and 8 Street will act as a landmark along this corridor.

The current land use does not support the diversity and density of development that is suitable for the site. The requested land use revision is for C-COR1 f5.0h32 Commercial Corridor. The revised land use is supported by the current ARP, which supports the intent of higher density. The shadow study is not affected by the increased density, nor is the maximum building height. The increased density supports the vision of concentrated activity at this location along 16 Avenue N.W.



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**APPENDIX II**

**PROPOSED AMENDMENTS TO THE 16 AVENUE NORTH URBAN CORRIDOR  
AREA REDEVELOPMENT PLAN**

- (a) Delete existing Map 1 entitled "Land Use Policy Areas" and replace with revised Map 1 entitled "Land Use Policy Areas" (APPENDIX III).
- (b) Delete existing Map 1-B entitled "Land Use Policy Areas" and replace with revised Map 1-A entitled "Land Use Policy Areas" (APPENDIX IV).
- (c) Delete existing Map 1-C entitled "Land Use Policy Areas" and replace with revised Map 1-B entitled "Land Use Policy Areas" (APPENDIX V).
- (d) Add the following at the end of Policy 3.3.3.3(7)a:

"For the buildings located at 836 and 912 – 16 Street NW, the minimum stepback may not be required provided there is no significant impact to sunlight penetration and shadowing."

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APPENDIX III

REVISED MAP 1: LAND USE POLICY AREAS

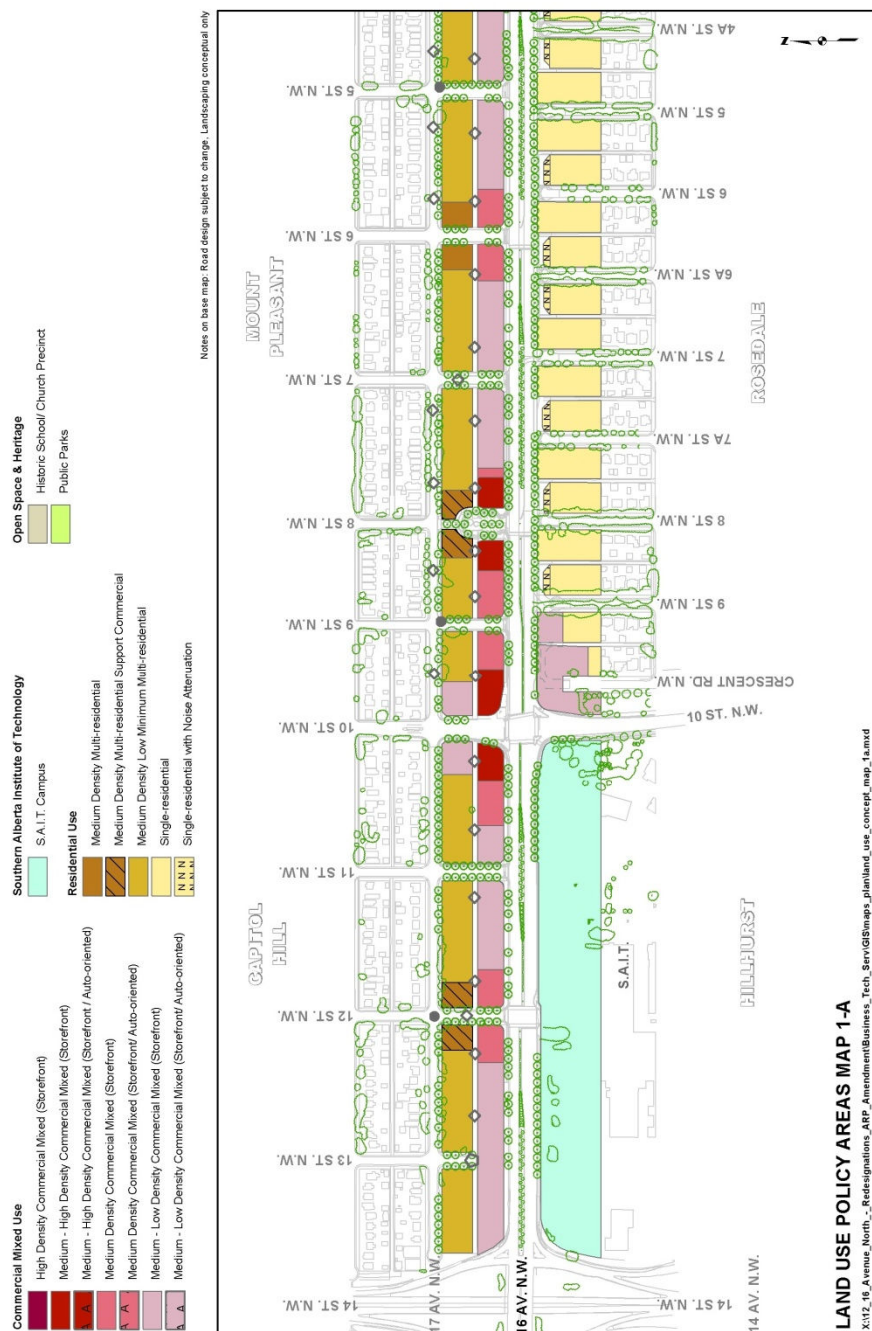


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APPENDIX IV

REVISED MAP 1-A: LAND USE POLICY AREAS

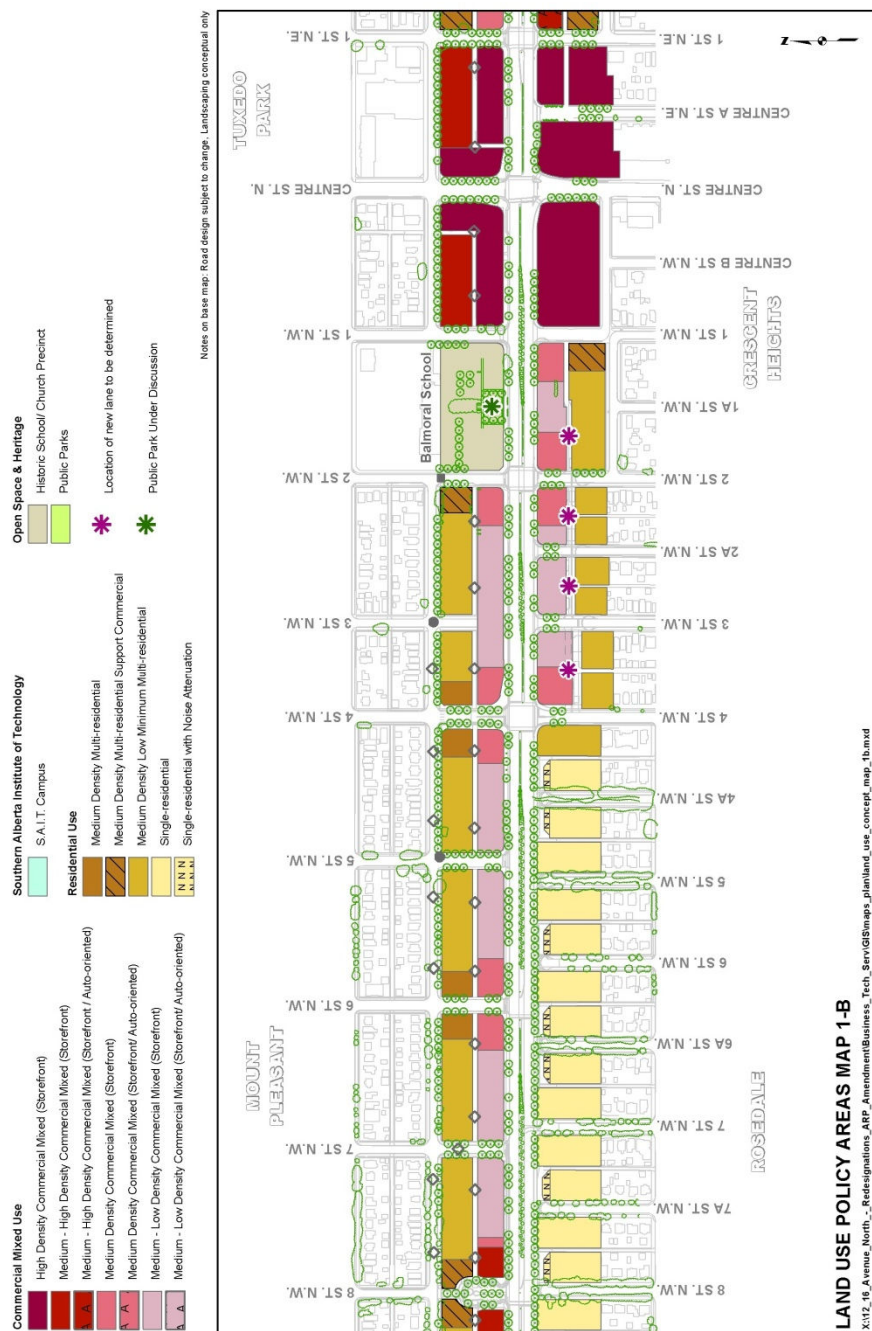


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APPENDIX V

REVISED MAP 1-B: LAND USE POLICY AREAS



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**APPENDIX VI**

**COMMUNITY ASSOCIATION COMMENTS**

Hello Morgan,

On behalf of the Mount Pleasant Community Association's (MPCA) planning and development review committee, please accept the following as our comments as they relate to LOC2015-0092:

It is our understanding that the proposed land use amendment was triggered by review of a development permit, which proposed density greater than that supported in the current land use district (DP2015-0676). Also, that the proposed design of the building assumes relaxation of one of the two minimum building setbacks above grade described in the 16th Avenue North Area Redevelopment Plan, in order to accommodate this additional density.

The MPCA planning and development review committee believes it is very important that these setbacks are maintained along the rear lane north of 16th Avenue NW and fear that the approval of additional density will lead to acceptance of the proposed relaxation of the setback and approval of the current development permit submission.

We respectfully request that the Applicant demonstrate that the additional density could be accommodated in a building design that doesn't infringe on the setback. Should this not be possible, the MPCA planning and development review committee is opposed to the proposed increase in FAR.

For further information on our concerns, please reference the Expanded Community Context Questionnaire previously submitted for DP2015-0676.

Sincerely,

Brenden Smith,  
MPCA planning and development committee spokesperson