

LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016

MAP 8C

EXECUTIVE SUMMARY

This land use application is a simple 'housekeeping' amendment. The proposed redesignation is to accommodate a low-density multi-residential development in the Altadore neighbourhood. The subject site is already designated for low-density multi-residential development, and the purpose of the application is to advance the east boundary by 3.0 metres.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 December 17

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 22D2016; and

1. **ADOPT** the proposed redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1720 and 1780 – 30 Avenue SW (Portion of Plan 1413411, Block 30, Lot 43; Plan 1413411, Block 30, Lot 42) from DC Direct Control District **to** DC Direct Control District to accommodate low density multi-residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 22D2016.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan, Calgary Transportation Plan and South Calgary Altadore Area Redevelopment Plan by providing more housing opportunity and choice within complete communities and low density grade oriented multi-residential development such as low-rise apartments and townhouses.

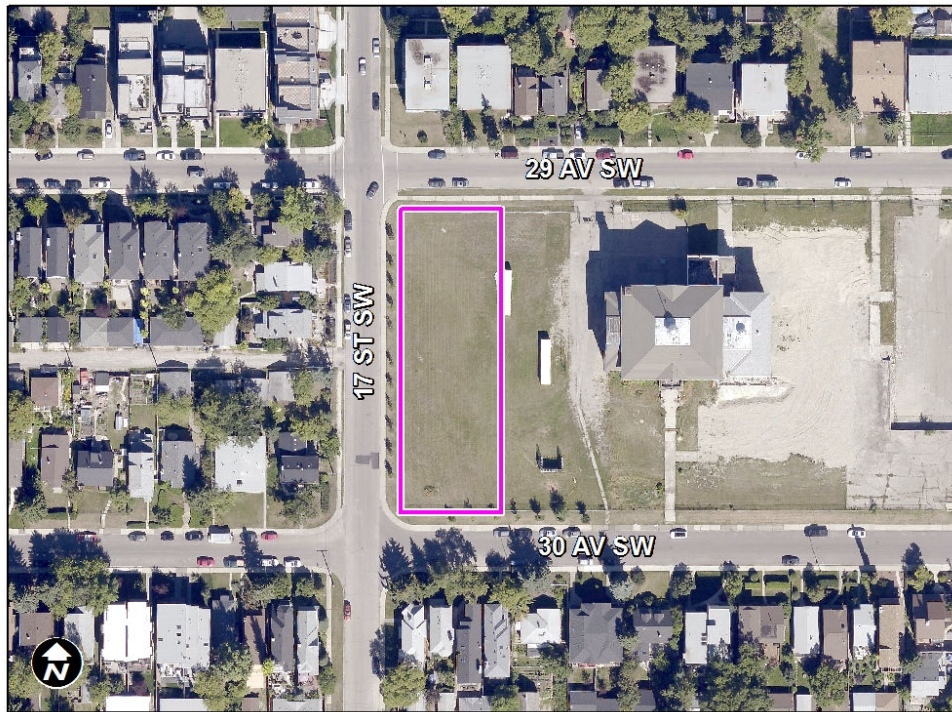
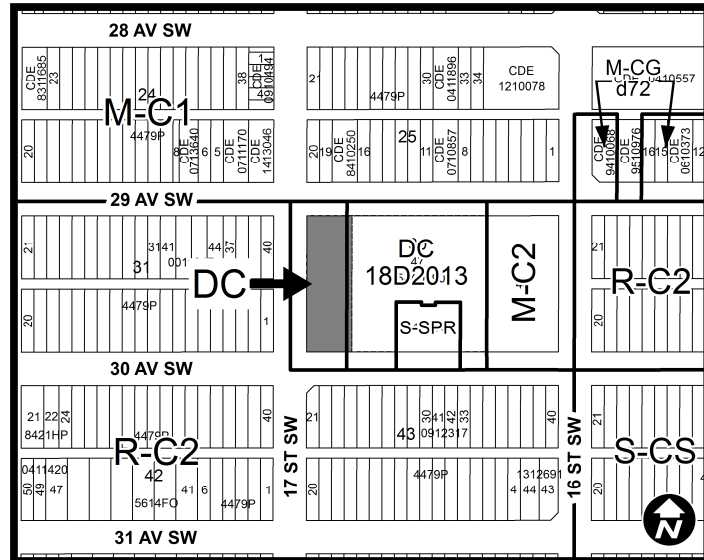
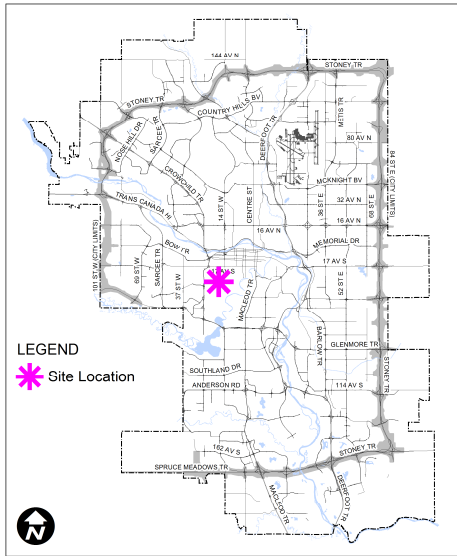
ATTACHMENT

1. Proposed Bylaw 22D2016
2. Public Submission

LAND USE AMENDMENT
 SOUTH CALGARY (WARD 8)
 30 AVENUE SW AND 17 STREET SW
 BYLAW 22D2016

MAP 8C

LOCATION MAPS



LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016

MAP 8C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1720 and 1780 – 30 Avenue SW (Portion of Plan 1413411, Block 30, Lot 43; Plan 1413411, Block 30, Lot 42) from DC Direct Control District **to** DC Direct Control District to accommodate low density multi-residential development with guidelines (APPENDIX II).

Moved by: R. Wright

Carried: 9 – 0

LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016

MAP 8C

Applicant:

O2 Planning and Design

Landowner:

Cspace Projects

PLANNING EVALUATION

SITE CONTEXT

The subject site is located to the east of 30 Avenue SW and 17 Street SW in the residential precinct of Altadore, and is adjacent to the King Edward school site (Arts Incubator).

There are also two concurrent applications which Administration is currently reviewing:

- **SB2015-0290** – An application to subdivide 0.02 hectares from 1720 - 30 Avenue SW (King Edward School Site/Arts Incubator) which is to be consolidated with 1780 - 30 Avenue SW (Residences of King Edward Site).
- **DP2015-3946** – An application for a proposed low density multi-residential development (Residences of King Edward - 21 units).

LAND USE DISTRICTS

The amendment is necessary to realign the boundary between the proposed multi-residential parcel and the Arts Incubator site.

Current Land Use District – Direct Control District (Bylaw 18D2013)

Development within 0.02 hectares of the subject land is currently designated Direct Control District (Bylaw 18D2013), which was approved by Council on 2013 February 11. The existing District is intended for the adaptive re-use of a Heritage Building (King Edward School) and accommodates additional development.

The development guideline highlights found within the existing District include:

- Discretionary uses: arts incubator, artist's studio, event facility, and live work housing; and
- A maximum cumulative use area of 180.0 square metres for the Event Facility.

**LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016**

MAP 8C

Proposed Direct Control District

The proposed Direct Control District is an exact replica of Bylaw 19D2013 which was approved by Council on 2013 February 11. The proposed District is intended for to accommodate a comprehensively designed residential development that is complementary to the adjacent heritage site and surrounding low density development.

The development guideline highlights found within the proposed District include:

- The permitted and discretionary uses of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007; and
- No minimum requirements for amenity space and visitor parking.

LEGISLATION & POLICY

The following sections review the policy foundations that support the proposed DC District:

Municipal Development Plan

The proposal conforms to MDP policy.

South Calgary/Altadore Area Redevelopment Plan

The proposal conforms to the South Calgary/Altadore Area Redevelopment Plan.

UTILITIES & SERVICING

The site is within West Calgary pressure zone. The existing water system cannot meet fire protection requirements. As such upgrades may be required for proposed redevelopment.

Water Resources Development Approvals acknowledges the need for the existing public water main within 30 Avenue SW to be upgraded from 150 millimetre to a 300 millimetre; where this upgrade will be between 21 Street SW and hydrant on 16 Street SW; and tie to an existing 300 millimetre accordingly.

Sanitary sewers are available to service the site at 30 Avenue SW. (250 millimetre) and at 29 Avenue SW (200 millimetre).

A storm sewer main is not available for the full span (length) of 30 Avenue SW. Nor are storm mains available (none exist) within 29 Avenue SW, 17 Street SW or 16 Street SW. There is an existing storm main (300 millimetre) within a portion of 30 Avenue S; which terminates at a manhole, immediately west of the 16 Street SW and 30 Avenue S intersection. There is a storm

**LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016**

MAP 8C

main extension planned within 30 Avenue S from said existing 30 Avenue S manhole, to the west (within 30 Avenue S), for the purposes of servicing the existing King Edward Arts Building and Addition (DSSP2014-020 / CD2014-0036/DP2013-2274).

Utility and development changes will be addressed through the Development Permit. Comments were not expected as the application involves a minor boundary adjustment.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held by the applicant or Administration.

**LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016**

MAP 8C

APPENDIX I

APPLICANT'S SUBMISSION

This application is a Minor Technical Amendment that proposes to redesignate a portion of the King Edward School Site Art Incubator property, 1720 40 Ave SW (246.57 m²), in the community of South Calgary, from Direct Control 18D2013 to Direct Control 19D2013. The portion to be redesignated is the 3.0 m by 82.2 m strip that currently makes up the west boundary of the Arts Incubator property (1720 30 Ave SW). This portion will be sold to the owners of the adjacent parcel (Lot 42, Block 30, Plan 1413411), which, as a comprehensive site, will be redeveloped for low density multi-residential use. Redesignation of this portion will allow for the development of double-loaded townhomes, rather than the originally proposed single row of townhomes. The proposed townhome development meets the site-specific policy requirements outlined in the South Calgary/Altadore Area Redevelopment Plan (ARP).

LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016

MAP 8C

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate comprehensively designed residential **development** that is complementary to the adjacent heritage site and surrounding low density residential **development**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified below, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setbacks

- 7 The minimum **building setback** from a **property line** shared with a **street** is 1.5 metres.

Specific Rules for Landscaped Areas

- 8 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE SW AND 17 STREET SW
BYLAW 22D2016

MAP 8C

Amenity Space

- 9 (1) There is no minimum requirement for *amenity space*.
- (2) An *amenity space* may be located in a *setback area* between a *building* and a *property line* shared with a *street*.

Motor Vehicle Parking Stall Requirements

- 10 (1) The minimum number of *motor vehicle parking stalls* for each **Dwelling Unit** is 1.0 stall for resident parking.
- (2) There is no minimum requirement for *visitor parking stalls*