

**LAND USE AMENDMENT  
BRAESIDE (WARD 11)  
BRAESIDE DRIVE SW SOUTH OF SOUTHLAND DRIVE SW  
BYLAW 135D2015**

**MAP 17S**

**EXECUTIVE SUMMARY**

The proposal seeks to redesignate the site from Multi-Residential – Contextual Low Profile (M-C1d75) District to Multi-Residential – Contextual Medium Profile (M-C2) District. The change will allow multi-residential development of greater height and density than currently allowed, though still very much in keeping with the local context.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION**

2015 July 16

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 135D2015; and

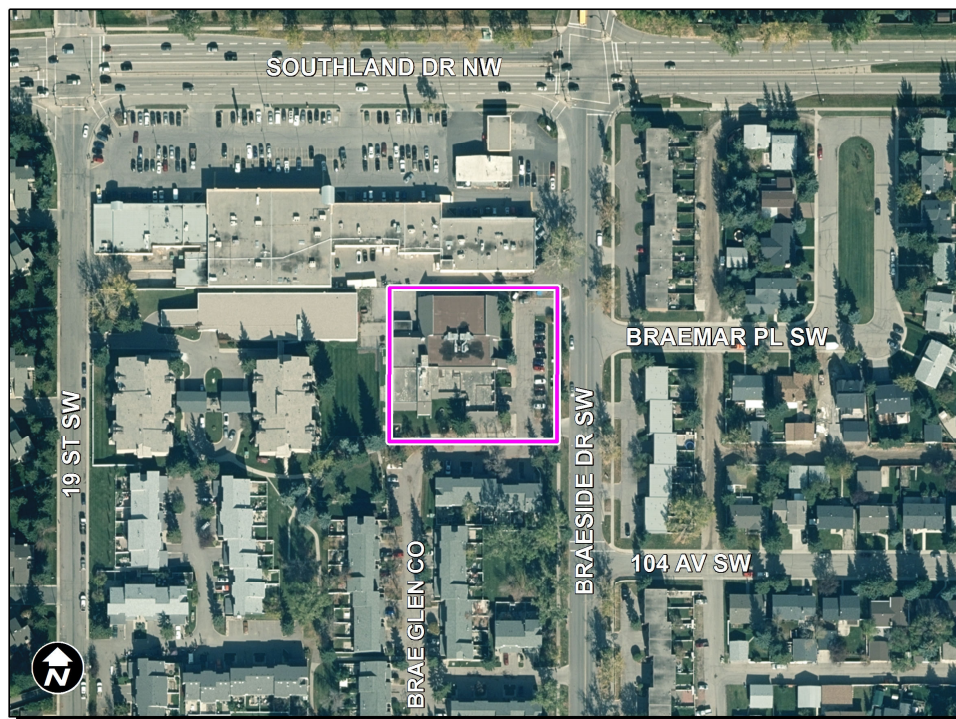
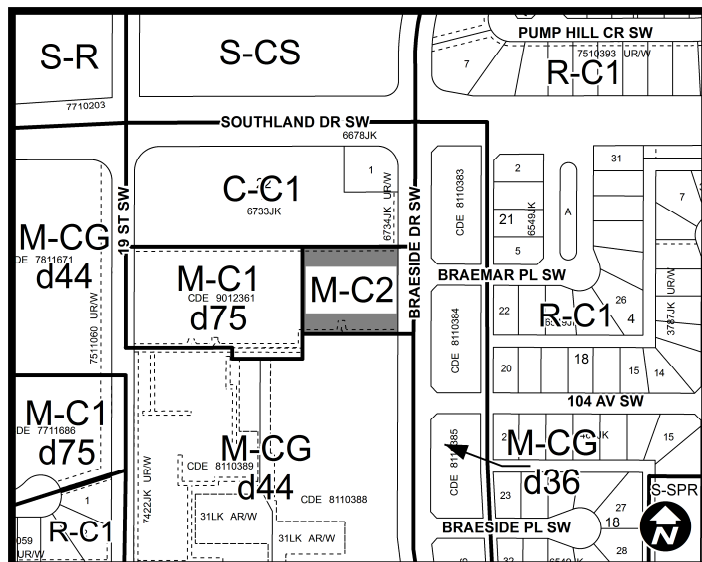
1. **ADOPT** the proposed redesignation of 0.44 hectares  $\pm$  (1.08 acres  $\pm$ ) located at 10401 Braeside Drive SW (Plan 611LK, Block 4) from Multi-Residential – Contextual Low Profile (M-C1d75) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 135D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation aligns with the surrounding multi-residential context, minimizing any potential impact of the increase to height and density.

**ATTACHMENT**

1. Proposed Bylaw 135D2015
2. **Public Submissions**

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.44 hectares  $\pm$  (1.08 acres  $\pm$ ) located at 10401 Braeside Drive SW (Plan 611LK, Block 4) from Multi-Residential – Contextual Low Profile (M-C1d75) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

**Moved by: R. Wright**

**Carried: 9 – 0**

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**Applicant:**

Mediated Solutions

**Landowner:**

359711 Alberta Ltd (Ray Love)

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	5
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is in the community of Braeside in an extensive area of primarily townhouse development. Varied forms of townhouses surround the site to the east and south, four-storey apartment development lies to the west, and a local commercial site is found to the north. A two storey building containing an indoor athletic facility currently exists on the site. Access to the site is currently shared with the immediately-adjacent townhouse development.

**LAND USE DISTRICTS**

The proposal seeks to increase the density and height available for future redevelopment. With the sought-after designation of MC-2, the maximum height allowable on site will increase to 16 metres from 14, and the density will convert from a maximum of 75 units per hectare to an floor area ratio (FAR) of 2.5. Considering the surrounding context, a designation of MC-2 will provide for a built form and density that will minimize impacts onto adjacent sites.

**LEGISLATION & POLICY**

Municipal Development Plan (MDP) (statutory) - 2009

The site is located within the Developed Established Residential Area typology within the MDP. There is no guidance within the MDP specific to this site, but several generic policies do apply. Policy 3.5.1 seeks to ensure that redevelopment within multi-residential areas is compatible with existing development in the area and provides both for an appropriate transition with adjacent areas and a variety of multi-residential forms. Policy 3.5.3 encourages modest redevelopment in Established Areas. In line with these policies, the application is both modest and compatible with existing development.

Glenmore Design Brief (non-statutory) – 1973

The policy designates the site as residential. No further guidance is given.

**TRANSPORTATION NETWORKS**

No Traffic Impact Assessment was required. The site is served by 3 bus routes, the closest stop being within 15 metres and the furthest within 135 metres. No changes to existing City sidewalks or roads are anticipated.

**UTILITIES & SERVICING**

The site currently shares a service connection with the adjoining multi-residential townhouse development. Upon redevelopment, separate servicing to the site will need to be provided.

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Water, sewer and storm service is available from Braeside Drive SW and will be coordinated at the Development Permit stage.

**ENVIRONMENTAL ISSUES**

No environmental issues were identified and no Environmental Site Assessment was required.

**ENVIRONMENTAL SUSTAINABILITY**

Sustainability elements will be investigated at the Development Permit stage.

**GROWTH MANAGEMENT**

The site is not part of any Growth Management overlay.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Braeside Community Association did not comment beyond wanting to see detailed drawings of the proposed development.

**Citizen Comments**

Approximately 20 responses from adjacent residents were received. The comments focused on the following concerns:

- Exacerbation of existing storm drainage problems;
- Inappropriate height and density for the area;
- Increased traffic congestion
- Shadowing and loss of sunlight

Density and height were deemed by Administration to be a relatively minor change from the existing Land Use Designation and therefore appropriate given the context. The bulk of the other concerns (drainage, shadowing, etc.) can be addressed at the Development Permit stage.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We are requesting that this 1.11 acre property be redesignated from M-C1 to M-C2. The site is currently occupied by a fitness centre and abuts a shopping centre to the north, the parkade for a 3 storey residential to the west and a townhouse condo development to the south. To the east the site faces onto Braeside Dr SW.

The proposed designation would allow the development of a multi-unit building of up to 4 storeys (a fifth storey could cover 40% of the floor plate). Expected development on the site would be condo apartments providing much needed multi-unit accommodation in an aging community with very limited multi-unit development.

The replacement of the fitness club with an 80 unit residential building (the maximum that could reasonably be constructed) would greatly decrease the parking on nearby streets and would increase am peak traffic by less than 20 vehicles per hour while actually reducing pm peak hour volumes.

The location meets many of the multi-unit locational criteria identified by Council: proximity to transit, minimal residential impact, on a collector street, adjacent to existing non-residential development and to existing multi-unit development.

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**APPENDIX II**

**COMMUNITY ASSOCIATION COMMENTS**

From: Braeside Community Association [braecom@telusplanet.net] Sent: Mon 2/9/2015 10:16 AM  
To: Civitarese, Dino; CPAG Circ  
Cc:  
Subject: LOC2015-011 (10401 BRAESIDE DRIVE S. W. 611LK:4)

Bob has reviewed what you sent him, but he would really like a copy of the proposed drawings etc. They were not included. Please advise. Thanks.  
Linda