

**LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015**

MAP 27SSE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Direct Control (southern parcel of Site 1 of Bylaw 59Z2007) to Multi-Residential – Medium Profile (M-2) District. The base district for the current Direct Control is RM-4: Residential Medium Density Multi-dwelling District (Bylaw2P80).

The Direct Control allows for a maximum building height of three storeys not exceeding nine metres at any eaveline while the proposed M-2 district allows for a building height of 16 metres, with reduced heights within three metres and five metres of where the parcel shares a property line with a street or low density residential parcels, respectively.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

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 151D2015; and

1. **ADOPT** the proposed redesignation of 2.16 hectares \pm (5.33 acres \pm) located at 76 Auburn Meadows Street SE (Plan 1412857, Block 91, Lot 2) from DC Direct Control District **to** Multi-Residential – Medium Profile (M-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 151D2015.

REASON(S) FOR RECOMMENDATION

The proposed Multi-Residential – Medium Profile (M-2) District land use district is compatible and complementary with the Residential – One / Two Dwelling (R-2) District uses to the west and south of the site as it includes provision for the step back of buildings, allowing for a transition to adjacent low density residential. The M-2 district is also compatible with other proposed and existing multi-residential and commercial land uses in the Transit Station Planning Area.

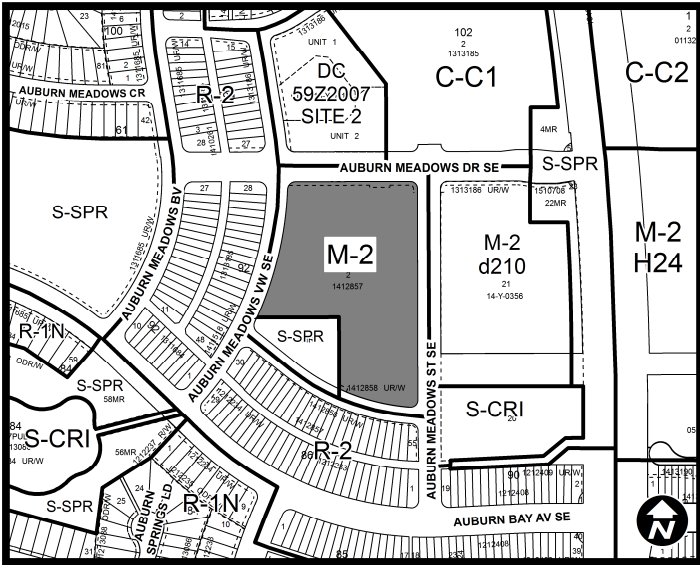
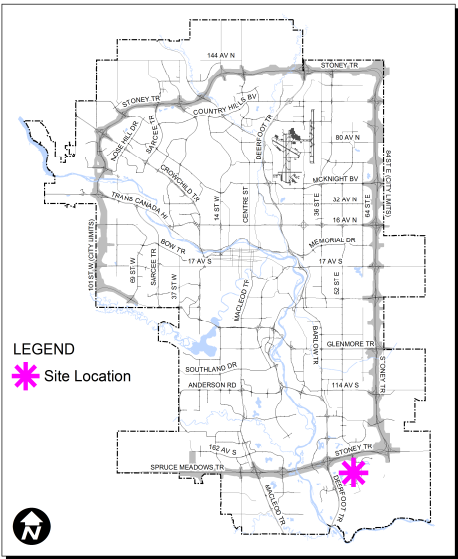
ATTACHMENT

1. Proposed Bylaw 151D2015

LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015

MAP 27SSE

LOCATION MAPS



LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015

MAP 27SSE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.16 hectares \pm (5.33 acres \pm) located at 76 Auburn Meadows Street SE (Plan 1412857, Block 91, Lot 2) from DC Direct Control District to Multi-Residential – Medium Profile (M-2) District.

Moved by: R. Wright

Carried: 5 – 0

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015

MAP 27SSE

Applicant:

NORR Architect Planners

Landowner:

Carma Ltd

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

LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015

MAP 27SSE

PLANNING EVALUATION

SITE CONTEXT

Located in a Transit Station Planning Area with proposed commercial and residential uses, the site is approximately 2.16 hectares \pm (5.33 acres \pm) in size. The parcel is currently undeveloped. Semi-detached dwellings exist to the west of the parcel across Auburn Meadows View SE. Lands directly adjacent to the south, east, and north are currently undeveloped. The site is located within the Transit Station Planning Area, approximately 250 metres from the future Auburn Bay/ Mahogany LRT Station.

A development permit was submitted in January 2015 that included four storey multi-residential buildings; however, a land use redesignation is required to allow for four storey multi-residential buildings rather than the three storey limit permitted in the Direct Control Bylaw.

LAND USE DISTRICTS

The current Direct Control Bylaw allows for a maximum building height of three storeys not exceeding nine metres at any eaveline. The proposed M-2 district allows for a building height of 16 metres, with reduced heights within three metres and five metres of where the parcel shares a property line with a street or low density residential parcels, respectively.

The Direct Control Bylaw requires a minimum density of 62 units per hectare, with the base RM-4 district specifying a maximum density of 148 units per hectare. The proposed M-2 district requires a minimum density of 60 units per hectare with no maximum. The proposed developed permit on this site is for 104 units per hectare.

LEGISLATION & POLICY

Municipal Development Plan (MDP): Volume 2, Part 1 The New Community Planning Guidebook (2014). The parcel is located within a Transit Station Planning Area (TSPA). Key attributes of development within a TSPA include transition of land use intensities as well as streets, walkways and pathway that establish safe, direct and convenient pedestrian and cyclist connections. Development should be in accordance with The City's Transit Oriented Development Policy Guidelines.

Auburn Bay Community Plan (2007). The parcel is located within the Transit Station Planning Area (TSPA). The TSPA is required to achieve a minimum density of 19.8 units per gross developable hectare (8.0 units per gross developable acre) and is further encourages to achieve a minimum density of 25 units per gross developable hectare (10 units per gross developable acre).

LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015

MAP 27SSE

TRANSPORTATION NETWORKS

Access to the parcel is via 52 Street SE through two all-turn intersections at Auburn Meadows Drive SE and Auburn Bay Avenue SE. The site is adjacent to a future LRT station (within a 600 metre radius) and is currently serviced by routes 302 (southeast BRT) and 406 (Auburn Bay).

UTILITIES & SERVICING

Site servicing for utilities are available. All future servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

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: no comments were received.

Citizen Comments:

Administration received three responses in opposition and one requesting more information in regards to the application. Reasons stated for opposition are summarized as follows:

- Additional storey on building
- Additional residents and traffic
- Increased demand of area infrastructure

Public Meetings: no meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT
AUBURN BAY (WARD 12)
AUBURN MEADOWS DRIVE SE AND AUBURN MEADOWS VIEW SE
BYLAW 151D2015**

MAP 27SSE

APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel is located in Auburn Bay and consists of 2.16 ha (5.3 ac). The site is currently undeveloped; however, a development permit has been submitted to accommodate multi-residential development on the site in the form of townhouses and 4 storey apartment buildings.

The current land designation is a Direct Control (DC) district based on the RM-4 guidelines of the old land use bylaw 2P80. These guidelines restrict the building height to 3 storeys not exceeding 9 metres at any eaveline. As previously noted, the proposed development is intended to be a mix of townhomes and 4 storey apartment buildings resulting in approximately 224 units on the site. A land use amendment is required to accommodate the 4 storey built form as it does not conform to the height regulation in the current DC district. As a result, the Applicant proposes to redesignate the parcel from DC59Z2007 to Multi-Residential Medium Profile (M-2) district in order to accommodate the desired mix of residential housing forms.

When the Outline Plan was approved for the area, the subject parcel was identified as a "medium density multi-dwelling development" site that would accommodate "±3 storeys" (Reference: CPC Report to Council, CPC2007-070). As such, the Applicant believes the proposed land use amendment is consistent with the intent of the original approvals, and is contextually appropriate given the adjacent site is also designated M-2.