

**POLICY AMENDMENT AND LAND USE AMENDMENT
CRESCENT HEIGHTS (WARD 7)
SOUTH OF 16 AVENUE NE AND EAST OF 1 STREET NE
BYLAWS 23P2015 AND 113D2015**

MAP 22C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate the parcel situated at the southeast corner of 16 Avenue NE and 1 Street NE in the community of Crescent Heights from Commercial – Corridor 2 (C-COR2f4.5h28) District to Commercial – Corridor 2 (C-COR2f5.0h28) District to allow for an increase in floor area ratio (FAR) of 0.5.

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/Auto-oriented) area of the ARP to accommodate the increased FAR and,
- to provide flexibility on the percentage of required commercial floor space.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 June 04

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 23P2015 and 113D2015; 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 23P2015.
3. **ADOPT** the proposed redesignation of 0.19 hectares ± (0.47 acres ±) located at 1616 – 1 Street NE (Plan 791P, Block 26, Lots 19 to 27) from Commercial – Corridor 2 f4.5h28 (C-COR2 f4.5h28) District **to** Commercial – Corridor 2 f5.0h28 (C-COR2 f5.0h28) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 113D2015.

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REASON(S) FOR RECOMMENDATION:

Administration is recommending approval of this ARP and land use amendment given the increased FAR will not change the built form allowed for the site and therefore will not impact 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.

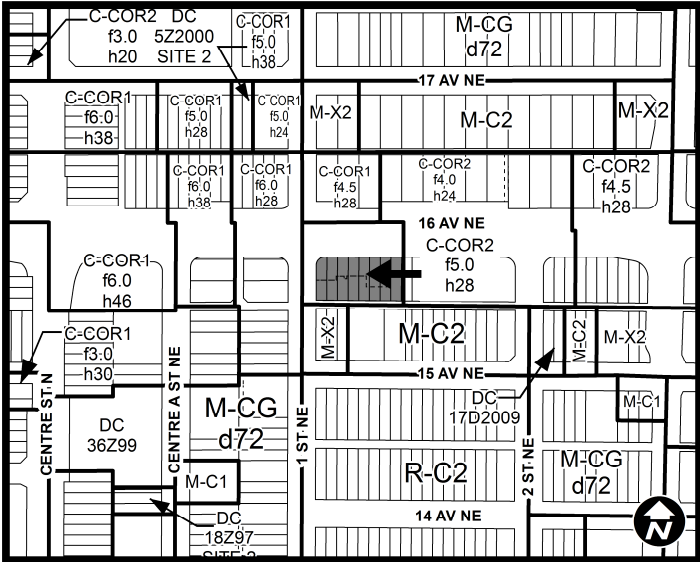
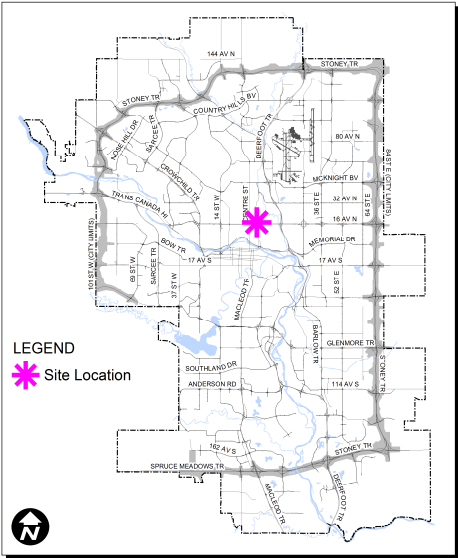
ATTACHMENTS

1. Proposed Bylaw 23P2015
2. Proposed Bylaw 113D2015

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LOCATION MAPS



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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-V);

Moved by: R. Wright
Absent: G.-C. Carra and J. Gondek | Carried: 6 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.19 hectares ± (0.47 acres ±) located at 1616 – 1 Street NE (Plan 791P, Block 26, Lots 19 to 27) from Commercial – Corridor 2 f4.5h28 (C-COR2 f4.5h28) District to Commercial – Corridor 2 f5.0h28 (C-COR2 f5.0h28) District.

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Applicant:

NORR Architects Planners

Landowner:

Marquee on 16th, Calgary Inc

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>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation?</i>	ARP Amendment	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	7
Public Engagement <i>Were major comments received from the circulation?</i>	No	7

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PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 0.19 hectares \pm (0.47 acres \pm) and is located within a mixed use Urban Corridor. To the east is Peter's Drive-In, which is designated C-COR2f4.0. To the west, across 1 Street NE, is C-COR1f6.0. To the south are lands redesignated for multi-residential development. To the north across 16 Avenue is C-COR1f4.5.

The parcel currently sits vacant, however a Development Permit (DP2013-1817), was approved in 2014 for a mixed use multi-residential development. This development has not been constructed.

LAND USE DISTRICT

The site is currently designated Commercial-Corridor 2 with a maximum floor area ratio of 4.5 and a height of 28 metres (C-COR2f4.5h28). 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. The maximum building height will remain at 28 metres.

LEGISLATION & POLICY

Municipal Development Plan

On Map 1: Urban Structure of the Municipal Development Plan (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.

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.

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16 Avenue North Urban Corridor Area Redevelopment Plan (ARP)

The ARP identifies the site as Medium Density Commercial Mixed (Storefront/Auto-oriented) with a maximum height of 28 metres (approximately 9 stories).

The ARP identifies the site as suitable for predominantly commercial uses in pedestrian-oriented developments with residential uses encouraged above the main floor. Auto-oriented uses are allowed in some blocks east of 1 Street NE identified as Commercial Mixed Use (Storefront / Auto-oriented).

An ARP amendment is required to revise the Land Use Policy Areas maps, as well as a text amendment to address the percentage of commercial square footage.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required. The subject site is laned and situated on a Primary Transit Network.

UTILITIES & SERVICING

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

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for the land use application.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment at this time; therefore, no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

Crescent Heights Community Association commented that they had interest in seeing this land use amendment tied to plans (APPENDIX VI).

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Citizen Comments

No citizen comments were received from the circulation.

Public Meetings

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

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcels are located in Crescent Heights and comprise 0.19 ha (0.47 ac) fronting 16th Avenue NE. The site is currently vacant and the proposed land use amendment is intended to support the development of a mixed use building with commercial uses at grade and residential uses on the upper floors.

The current land use designation is Commercial – Corridor 2 District with a maximum Floor Area Ratio (FAR) of 4.5 and a maximum building height of 28 metres (C-COR2 f4.5h28). This land use application proposes to increase the FAR to 5.0 in order to accommodate an additional 950 sq. m. of development without exceeding the maximum allowable building height. As a result, the base district of C-COR2 remains in place along with the height modifier of 28 metres.

The site falls within the *16 Avenue North Urban Corridor Area Redevelopment Plan* (ARP). Overall the proposed development is consistent with the spirit and intent of this plan as facilitates the revitalization of the 16 Avenue corridor and provides pedestrian-oriented mixed use development with residential uses on the upper floors. While the overall intent of the policy is met, minor amendments are required to the ARP in order to achieve the proposed mixed use development. For example, amendments include:

- Changing the land use policy area to “Medium – High Density Commercial Mixed Use” from “Medium Density Commercial Mixed Use (Storefront/Auto Oriented)” to enable a primarily residential mixed use development and an additional 0.5 FAR [reference Map 1-C]; and
- Amending the requirement that a minimum of 10% of the gross floor area must be reserved for commercial uses [reference policy 3.3.1(5)].

In summary, the proposed land use amendment will facilitate the revitalization of the 16 Avenue corridor by implementing the land use and urban design objectives of the ARP. The proposed amendments will help achieve the intensification goals for this site and introduce more housing options to the community without adversely affecting existing residential development. For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.

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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-B entitled "Land Use Policy Areas" (APPENDIX IV).
- (c) Delete existing Map 1-C entitled "Land Use Policy Areas" and replace with revised Map 1-C entitled "Land Use Policy Areas" (APPENDIX V).
- (d) Under policy 3.3.1(5), after the first sentence add the following :

"A building located on the site at 1616 - 1 Street NE may contain less than 10% commercial uses."

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APPENDIX III



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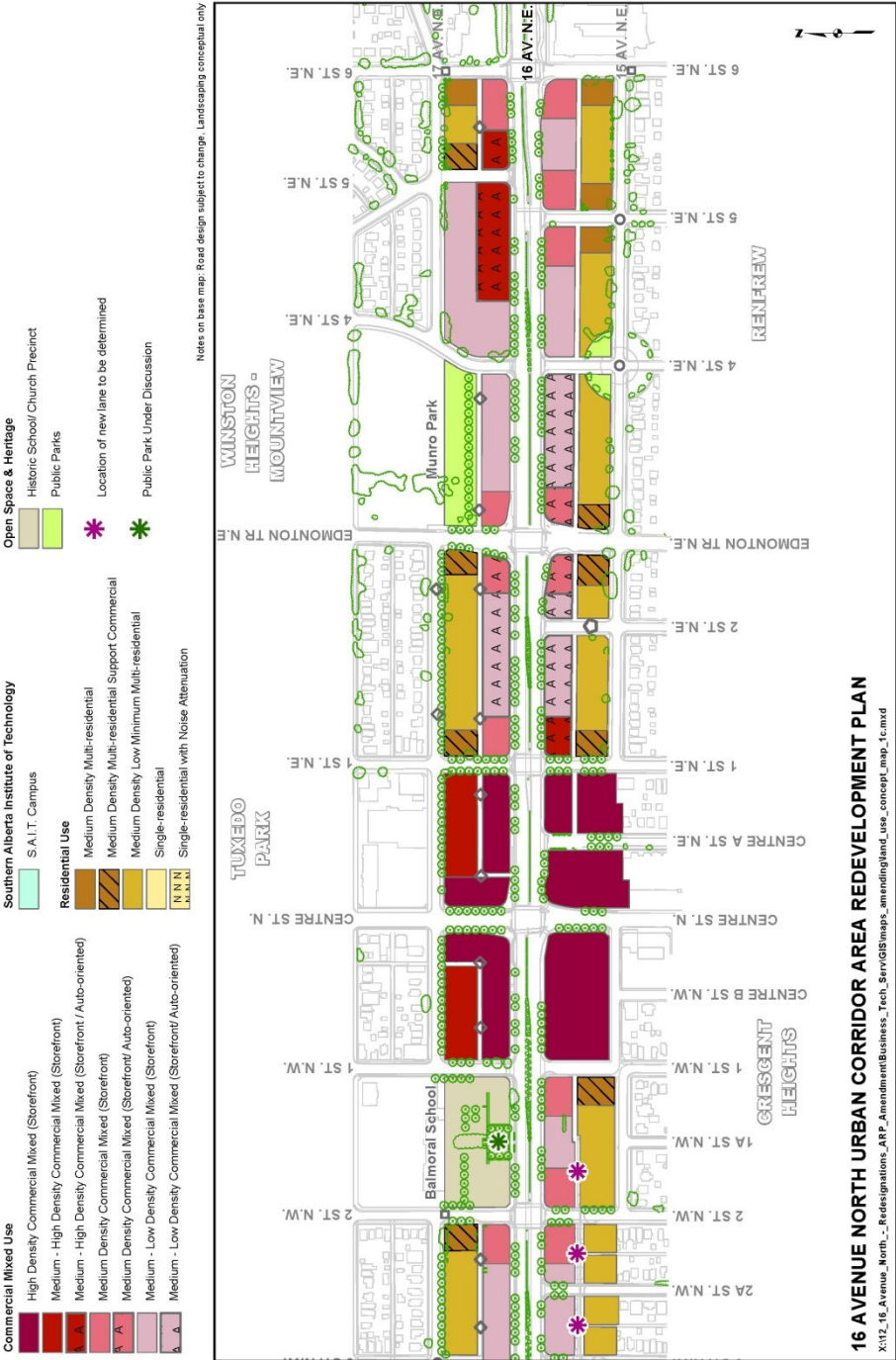
APPENDIX IV



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APPENDIX V



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APPENDIX VI

COMMUNITY ASSOCIATION COMMENTS

Hi Jennifer,

Bruce and Meenaz reviewed the LOC and DP applications with us at our meeting last night.

Our Planning Committee consistently asks for a DC that ties plans to any LOC application; however, after meeting with Bruce and Meenaz, we understand there are timing issues surrounding their permit application that make a DC, at this point, problematic.

Based on the cost and existence of the building permit, the Planning Committee sees enough commitment to waive this requirement on an exception basis. We fully expect this will not be precedent setting and, going forward, we will continue to ask for all LOC applications to be tied to plans.

*Regards,
Darlene Jones
Crescent Heights Community Association*