

FOLLOW-UP REPORT TO 50 AVENUE S.W. AREA REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Following the approval of the 50 Avenue S.W. *Area Redevelopment Plan (ARP)* in 2013, Council directed Administration, through a Motion Arising, to work with area landowners to address land development issues in a follow-up study. Work was to include, among other items, how to address the removal of the Growth Management Overlay. At this time the major landowner does not have an interest in redeveloping or participating in a planning study for their property along the north side of 50 Avenue S.W.

ADMINISTRATION RECOMMENDATION

That the SPC on Planning and Urban Development recommend that Council direct Administration to cease work on the follow-up study to the 50 Avenue S.W. ARP and close the file.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2015 JUNE 10:

That the Administration Recommendation contained in Report PUD2015-0441 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2015 January 26 regular meeting, moved by Councillor Chabot, seconded by Councillor Pincott, that the SPC on Planning and Urban Development recommendation contained in Report PUD2015-0087 be adopted, as follows:

That Council defer the Follow-up Report to the 50 Avenue S.W. Area Redevelopment Plan to no later than the 2016 July meeting of SPC on Planning and Urban Development.

At the 2013 May 06 combined meeting, Council adopted a Motion Arising, as amended, moved by Alderman Pincott, seconded by Alderman Chabot, that with respect to Report CPC2013-049, the following be adopted, as amended:

That Council direct Administration to work with area landowners to address land development issues as identified in the Growth Management Overlay, to identify solutions for the complete removal of the Overlay. Consideration should be given to the following:

- Potential land swap for identified open space and/or the resizing and/or relocation of the currently identified open space;
- The burying of the power lines under the 50th Avenue Right-of-Way;
- Front ending public realm improvements;
- Cost recovery for public realm improvements through levies on all lands within the overlay and/or in an expanded area deemed to be benefiting from these improvements;
- Cost recovery for full burial of the power lines within the Overlay area;
- Adjusting the Growth Management Overlay boundary including possible expansion eastward, into Manchester to the potential 50th Avenue LRT Station; and
- Return to Council no later than 2015 January.

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BACKGROUND

In 2007 February, a land use amendment application was submitted for four blocks along the north side of 50 Avenue S.W. Through the application process, a number of issues were identified and the applicant, AltaLink, subsequently withdrew their application. AltaLink has not initiated further work on the site since that time.

The *Municipal Development Plan (MDP)* identifies 50 Avenue S.W. between Stanley Road S.W. and Elbow Drive S.W. as a Neighbourhood Corridor. 50 Avenue S.W. is also identified as a Neighbourhood Boulevard standard road in the *Calgary Transportation Plan (CTP)*. Following the adoption of the MDP and CTP, Council directed Administration to undertake a local area plan for this corridor to help support planning applications in the area. This work began as a result of a Notice of Motion in 2009 (NM2009-41). Administration was directed to develop a local area plan, piloting a new collaborative community engagement process which uses community and Administrative resources in a more efficient manner. The 50 Avenue S.W. ARP was initiated in 2010 August.

The 50 Avenue S.W. ARP was presented to *Calgary Planning Commission (CPC)* on 2013 February 14. At this meeting CPC referred the item back to Administration for further work, specifically to review and determine the plan type, and approach, determine land owner desire for the plan, review and adjust the boundaries of the plan and determine a means to address the 2009 Notice of Motion.

On 2013 March 14, the 50 Avenue S.W. ARP returned to CPC with a Supplementary Report to address a number of issues identified at the 2013 February 14 meeting. CPC made a number of recommendations to Council including:

1. Table sine die (indefinitely) the document entitled "50 Avenue S.W. Area Redevelopment Plan";
2. Refer the item back to Administration to address the following issues:
 - Provision of alternate forms or locations of public or publicly accessible private space along the corridor;
 - Increased flexibility for accommodating greater density subject to specific design outcomes or provision of a greater variety of public or privately provided neighbourhood benefits or amenities;
 - More detailed understanding of costing and feasibility of constructing the 50 Avenue S.W. cross-section design; and
3. Direct Administration to undertake this work with meaningful consultation amongst the City, the Community and all affected landowners when such time as the major landowner, being AltaLink, has indicated by formal letter that they are prepared to participate in a formal consultation process.

On 2013 May 06 the 50 Avenue S.W. ARP was presented to Council. Council overturned the CPC recommendation to refer the item back to Administration and proceeded with the Public Hearing. The ARP was approved on 2013 July 26 with a number of amendments. In addition Councillor Pincott put forward a Motion Arising for Administration to address a number of outstanding items through a follow-up study by 2015 January.

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On 2015 January 14, Administration presented a deferral request to the 2016 August meeting of SPC on Planning and Urban Development, to work with AltaLink and consider the feasibility of development opportunities within the 50 Avenue S.W. Corridor ARP area, further engage with broader stakeholder groups and subsequently address the specifics of Council's Motion Arising within the context of a comprehensive feasibility analysis. On 2015 January 26, Council approved the deferral to 2016 July.

On 2015 March 31, Administration received a letter from AltaLink confirming they are not in a position to proceed with development plans for their land on 50 Avenue S.W. at this time. AltaLink will re-evaluate the possibility of future development in late 2015 or early 2016 (Attachment).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Successful implementation of the 50 Avenue S.W. ARP relies on full participation of all stakeholders in the area, including the major landowner, AltaLink. Administration engaged AltaLink to determine their level of interest in pursuing development on their lands. To date AltaLink continues to have no interest in pursuing redevelopment of their property in the 50 Avenue S.W. utility right-of-way.

If, and when, AltaLink is prepared to begin work on these lands, Administration will work with them and other area landowners to address redevelopment issues (including those related to the Growth Management Overlay identified in the ARP) and find solutions for the removal of the Overlay.

Administration is recommending that no further work proceed on the follow-up report to the 50 Avenue S.W. ARP and that the Motion Arising be closed. Planning applications in the area will continue to be reviewed in conjunction with applicable City plans and policies.

Stakeholder Engagement, Research and Communication

None

Strategic Alignment

The MDP contains policies to guide development of Neighbourhood Corridors and Neighbourhood Activity Centres toward containing a greater mix of uses and higher intensities. 50 Avenue S.W. is one of 24 corridors included in the Main Streets program. The Main Streets team will review the ARP and related planning documentation in the evaluation and analysis phase of their program. This work is currently underway.

Social, Environmental, Economic (External)

None

Financial Capacity

Current and Future Operating Budget:

None

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Current and Future Capital Budget:

None

Risk Assessment

None

REASON(S) FOR RECOMMENDATION(S):

Administration was directed to work with area landowners with the end goal of removing the Growth Management Overlay identified in the 50 Avenue S.W. ARP. As the majority landowner has no interest in pursuing redevelopment of their land, or participating in a planning study, Administration is unable to complete Council's direction. Until such time as AltaLink is able to move forward with development plans, Administration is recommending that the Motion Arising be closed.

ATTACHMENT

2015 March 31 Letter from BHE Canada/AltaLink