

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
CENTRE STREET AND 36 AVENUE NE
BYLAW 81D2015

MAP 34C

EXECUTIVE SUMMARY

This land use amendment application is located in the community of Highland Park and proposes to redesignate 0.25 hectares of land from Multi-Residential – Contextual Low Profile District (M-C1) to Multi-Residential – Medium Profile District (M-X2) to accommodate mixed-use development.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 April 09

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 81D2015; and

1. **ADOPT** the proposed redesignation of 0.25 hectares ± (0.61 acres ±) located at 3704, 3708, 3714 and 3718 Centre Street NE (Plan 3674S, Block 18, Lots 1 to 9) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Medium Profile Support Commercial (M-X2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 81D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan to provide for intensification at key nodes on corridors within the established inner city areas of the city. Specifically, the proposed M-X2 land use district will allow for mixed-use development while providing for development that is sensitive to the context of this part of Centre Street. In addition, higher density development with moderately higher maximum building heights is appropriate given the site's location on the corner of a major road and future LRT corridor (Centre Street N).

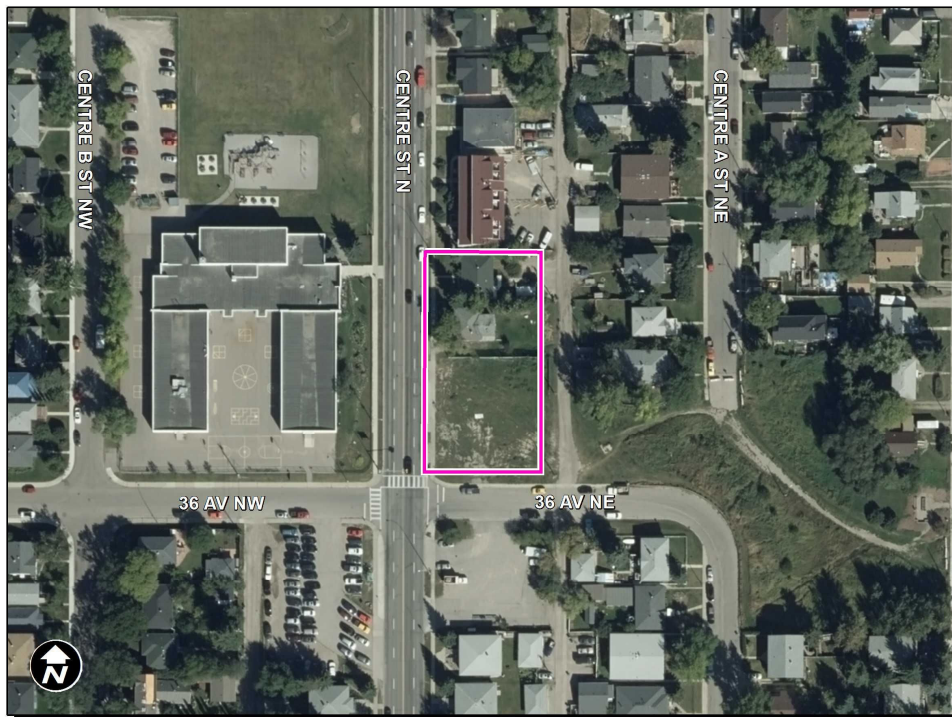
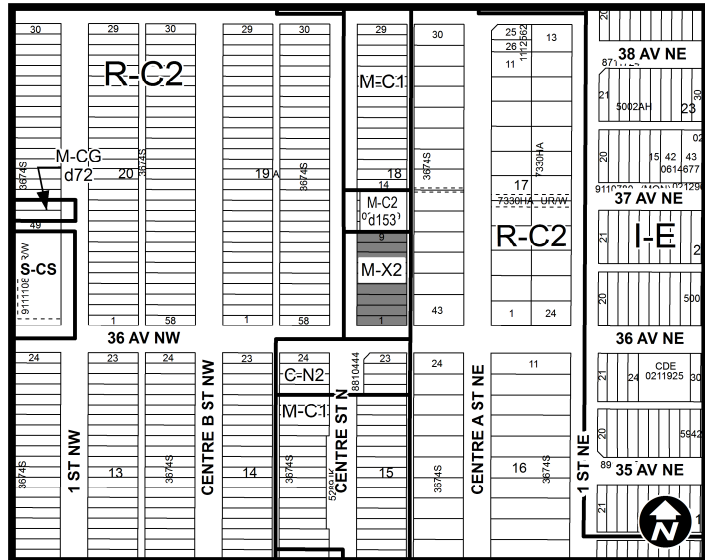
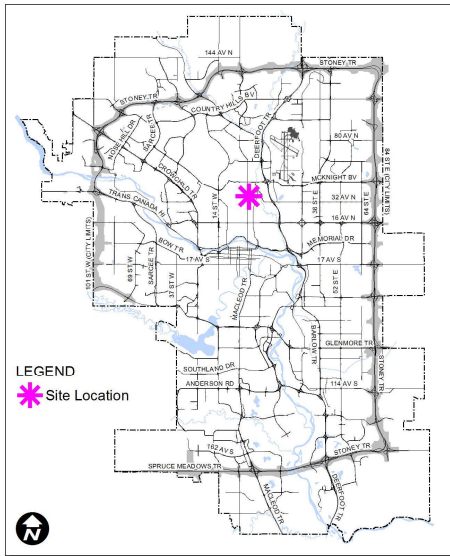
ATTACHMENT

1. Proposed Bylaw 81D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares \pm (0.61 acres \pm) located at 3704, 3708, 3714 and 3718 Centre Street NE (Plan 3674S, Block 18, Lots 1 to 9) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Medium Profile Support Commercial (M-X2) District.

Moved by: R. Honsberger

Carried: 5 – 0

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Applicant:

Clem Lau Architect Designers Inc

Landowner:

H & M Ta Investment 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 and storm) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	N/A	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 comprised of four legal parcels located at the northeastern corner of Centre Street N and 36 Avenue NE in the community of Highland Park. The southern two parcels are currently undeveloped, while the northern two parcels are each developed with a single-detached dwelling. Surrounding development includes the Buchanan Elementary School to the west, a vacant commercial lot to the south, single-detached dwellings to the east, and a 3 storey multi-residential building to the north. A separate Development Permit application (DP2014-5204) for a mixed-use building is currently under review for the vacant commercial lot to the south of the subject lands.

In 2007, the two southern parcels of the site were redesignated from C-1 General Commercial District to RM-4 Residential Medium Density Multi-Dwelling District under Land Use Bylaw 2P80 to accommodate a proposed multi-residential development. This proposed multi-residential development did not proceed, however, and the southern parcels have remained undeveloped since. The RM-4 designation transitioned to M-C1 with the approval of Land Use Bylaw 1P2007.

While the southern portion of the subject site is relatively flat, there is a significant change in elevation along the adjacent lane from south to north, particularly on the site's northern portion. This lane is unpaved and provides vehicular access to adjacent residential properties to the north and east.

LAND USE DISTRICTS

The proposed land use district is Multi-Residential – Medium Profile Support Commercial (M-X2) District. The M-X2 district is intended to accommodate multi-residential development with limited support commercial uses that are restricted in size, and located on the floor closest to grade within a building. The M-X2 district is typically applied to sites located within community nodes or transit and transportation corridors and nodes. The proposed M-X2 district would allow for a maximum floor area ratio (FAR) of 3.0 and has a minimum dwelling unit density requirement of 60 units per hectare. The M-X2 district has no maximum dwelling unit density and the maximum building height is 16.0 metres.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (Statutory/Approved by Council - 2009)

The subject parcels are located within the *Urban Corridor* area as identified on Map 1 of the MDP. The *Urban Corridor* land use policies encourage a broad mix of residential, employment and retail uses along corridors including apartments and mixed-use development with retail and services at-grade and residential uses on upper floors. These policies also encourage higher

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densities and taller buildings to be located at nodes and intersections along the corridor. *Urban Corridors* should achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare.

The proposal is in keeping with MDP policies. The proposed M-X2 district provides for mixed-use development and requires commercial uses to be located on the floor closest to grade with residential uses above. The subject site is also located at an intersection with two parcels designated Commercial – Neighbourhood 2 (C-N2) District located to the south and southwest, and the elementary school (R-C2) to the west. This corner location is appropriate for higher density development with slightly higher maximum building heights.

North Bow Design Brief (Non-statutory – 1977)

The subject parcels fall within the North Bow Design Brief. While this application was evaluated primarily against current MDP policies, the North Bow Design Brief outlines guidelines to consider for land use redesignations that are relevant to this application. The Design Brief indicates that redesignations may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreational facilities including situations where a parcel or parcels front a major roadway and are adjacent to major transit lines.

The proposal is consistent with these guidelines as the subject site is located on a major road (Centre Street N) that is well served by public transportation. As noted in the following section, Centre Street N is intended to accommodate the future North Central LRT. The site is also located adjacent to an elementary school and two blocks from the Highland Park Community Association.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application.

The subject site is well serviced by Calgary Transit. There is a north bound bus stop located on Centre Street N directly adjacent to the site and a south bound bus stop located approximately 50 metres to the southwest. A BRT zone for several BRT and Express Routes is located approximately 400 metres to the north at Centre Street N and 40 Avenue NE.

On 2015 January 13, City Council approved the North Central LRT alignment on Centre Street N. While details of the design and station locations have not been established, Calgary Transit will proceed with public engagement and a functional study in 2015.

UTILITIES & SERVICING

All services are available at the site. A Sanitary Servicing letter will be required at the Development Permit stage. In addition, at the Development Permit stage a storm water extension along the back lane will be required at the developer's expense.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

There are no growth management concerns at this time. All infrastructure upgrades will be at the developer's expense.

PUBLIC ENGAGEMENT

Community Association Comments

The Highland Park Community Association has no objection to the application and supports increased density, mixed-use development at this location. See attached APPENDIX II.

Citizen Comments

One letter of objection to the application was received from an adjacent commercial landowner expressing the desire for no commercial uses to be allowed on the site.

Public Meetings

No meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

We are looking to build a four storey mixed use development on the properties with main floor commercial and three floors of residential. Access would be from 36 Avenue NE for the 8 stall surface parking and from the lane for the underground parking. The intent is to provide all Bylaw required parking on site. The grades do not allow for the surface parking to be at the rear, and as that parking is typically for commercial uses, its proposed location is conducive to its use for that purpose. There are to be smallish commercial bays at grade level with 39 units (a mix of 1 and 2 bedrooms) above that. All commercial is at grade. We feel that an MX-2 district is the best one to fit this style of development. That land use district does not allow for bars or liquor stores and requires a maximum use area of no more than 300m². It does permit small restaurants and take out as well as specialty grocery stores among other things.

We believe the change in land use appropriately reflects both the City's Municipal Development Plan principles and also the nature of Centre Street N as a major corridor with (perhaps) rapid transit line at some point in the future.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

Highland Park Community Association has no objection to the application for change of land-use for the 4 parcels of land identified, but would like to offer the following comments:

This location is adjacent to a major corridor that we would expect to have the higher density associated with transit oriented development, whether by LRT or the existing BRT. The community is also supportive of mixed use development with main floor commercial development along Centre Street.

The community looks forward to the addition of appropriate development along Centre Street that adds to the amenities and character of the community.

Any increase to the density has to be carefully managed and consider parking constraints and the impact to the surrounding neighbourhood with the ensuing DP.

Deb Heap
Highland Park Community Association