

LAND USE AMENDMENT
WINDSOR PARK (WARD 11)
50 AVENUE SW AND 4A STREET SW
BYLAW 49D2015

MAP 33S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate three residential parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for townhouse development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 February 26

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 49D2015; and

1. **ADOPT** the proposed redesignation of 0.22 hectares ± (0.54 acres ±) located at 503, 509 and 511- 50 Avenue SW (Plan 693GJ, Block 2, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 49D2015.

REASON(S) FOR RECOMMENDATION:

The proposal is in conformance with the Municipal Development Plan (MDP) and the 50 Avenue SW Area Redevelopment Plan (ARP) and allows for intensification of the 50 Avenue SW Neighborhood Corridor in a manner that is sensitive to the scale and form of the adjacent residential area.

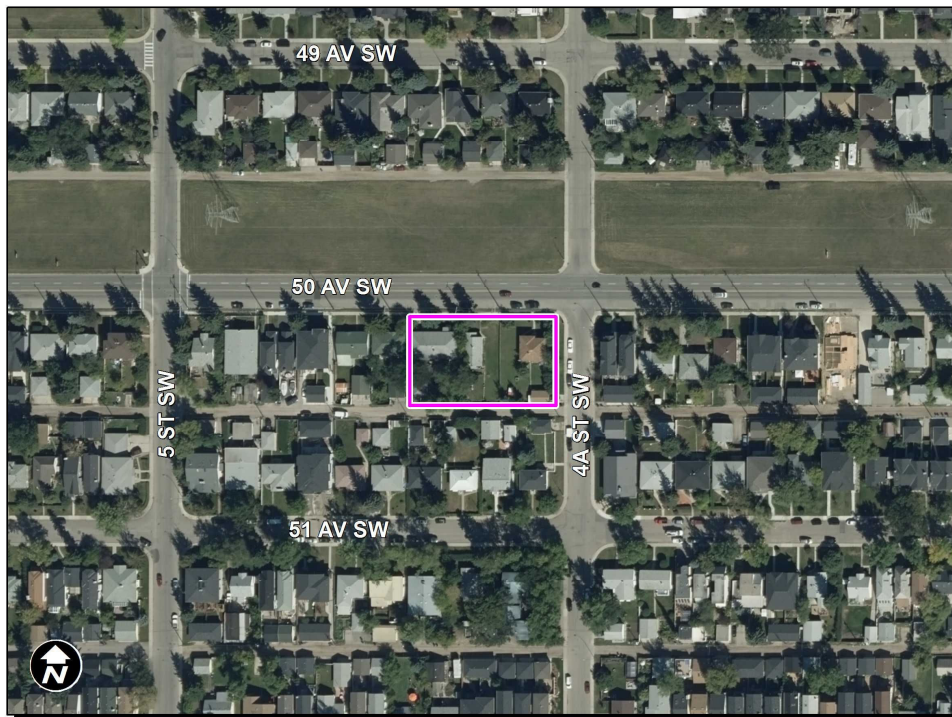
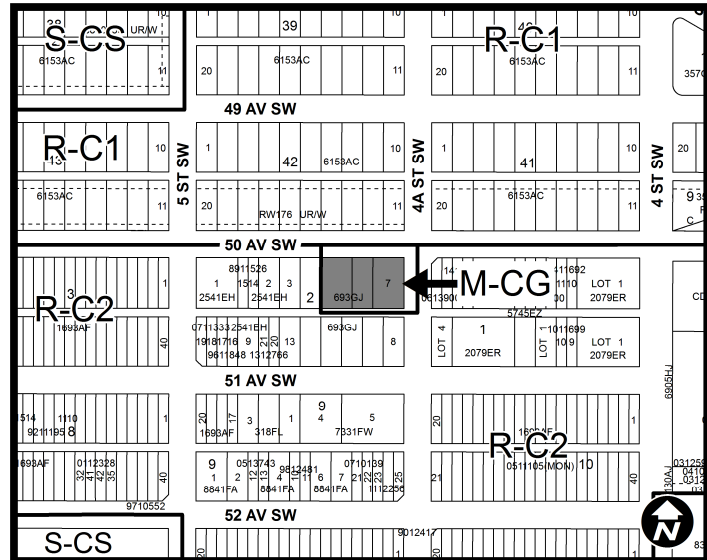
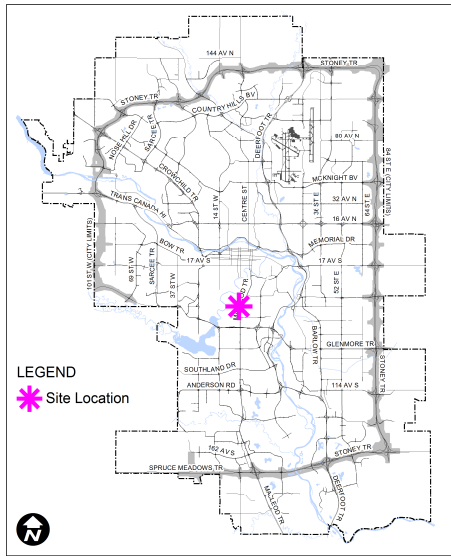
ATTACHMENT

1. Proposed Bylaw 49D2015
2. **Public Submission**

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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 0.22 hectares \pm (0.54 acres \pm) located at 503, 509 and 511- 50 Avenue SW (Plan 693GJ, Block 2, Lots 5 to 7) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: R. Honsberger
Absent: R. Wright

Carried: 6 – 1
Opposed: G.-C. Carra

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Applicant:

Dale D'Silva

Landowner:

Chengis Javeri

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	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The site is located at the southwest corner of 50 Avenue SW and 4A Street SW, in the predominantly low density residential community of Windsor Park. The site consists of three residential parcels with an approximate total of 60 metres in frontage and each with a 37 metre depth. Each parcel contains an existing single detached dwelling. The site is located on 50 Avenue SW, which is identified as a Neighborhood Corridor in the MDP. The parcels to the north of the site are vacant with the exception of the right-of-way for overhead transmission lines operated by AltaLink.

LAND USE DISTRICTS

The proposed land use district is a Multi-Residential – Contextual Grade-Oriented (M-CG) District. Parcels with a M-CG designation allow for multi-residential development in close proximity to low density residential development in the Developed Area.

The site is located within the boundaries of the 50 Avenue SW ARP. The proposed M-CG District allows for implementation of the 50 Avenue SW ARP, which has policies supporting redesignation to a land use district that allows for townhouse and rowhouse development with a maximum height of 10 metres. With a maximum density of 111 units per hectare for parcels designated M-CG, the theoretical number of units that could be allowed for on the site is 25 units.

LEGISLATION & POLICY

Municipal Development Plan (Statutory - 2009)

The site is located within a Neighborhood Corridor as identified on Map 1: Urban Structure of the MDP. Although the MDP does not make specific reference to this site, the proposal is in keeping with MDP policies for Neighborhood Corridors. Neighbourhood Corridors are intended to allow for a moderate level of intensification over time. The MDP indicates that Local Area Plans should provide a land use framework to achieve 100 people and jobs per gross developable hectare for these areas. Appropriate transitions between the Neighbourhood Corridor and adjacent residential areas are required and these transitions should generally occur at a lane or public street and be sensitive to the scale, form and character of surrounding areas.

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50 Avenue SW Area Redevelopment Plan (2013)

The site is also within the 50 Avenue SW ARP. The ARP identifies the site as part of the Neighbourhood Corridor. ARP policies specify that new development in the Neighbourhood Corridor should include residential development ranging from townhouses and apartments with direct access to a public sidewalks and mixed use development. The Regulating Plan of the ARP indicates that the multi-residential development on the site would be limited to rowhouse and townhouse forms with a maximum height of 10 metres.

Location Criteria for Multi-Residential Infill (2013)

Council approved the Location Criteria for Multi-Residential Infill (APPENDIX III) to assist with the evaluation of land use amendment applications. The proposal meets most of the criteria with one exception; the site is not located adjacent to existing or planned open space.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment and Parking Study were not required with no upgrades to transportation infrastructure anticipated to be required as a result of this land use. Vehicular access is to be provided via the rear lane. At Development Permit stage sidewalks may need to be widened to two metres and boulevard trees may be required at the developer's expense.

The area is served by Calgary Transit bus service within 200 metre walking distance of the site on 50 Avenue SW.

UTILITIES & SERVICING

Water, storm and sanitary sewer mains are available to service the site. At Development Permit stage, upgrades to the water distribution main will be required to meet fire flow requirements and a Sanitary Servicing letter will be required by Administration to determine any upgrade requirements for the proposed development.

ENVIRONMENTAL ISSUES

An Environmental Impact Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

The 50 Avenue SW ARP includes Low Impact Development policies for stormwater management that will be implemented at Development Permit stage.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The land use amendment was circulated to the Windsor Park, Elboya Heights and Britannia Community Associations. The Britannia Community Association submitted a letter (APPENDIX II) that indicates that the Community is of the opinion that the land use should reflect the maximum 10 metre building height as stated in the 50 Avenue SW ARP.

Citizen Comments

One letter of opposition has been received that expresses concern regarding the proposed density increase and compatibility with the existing streetscape.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is for land use re-designation to support future redevelopment of 503, 509, & 511 50th Avenue SW. The new zoning will support future residential development that will promote the context-sensitive residential intensification. This application presents a proposed land use re-designation from R-C2 (Residential – Contextual Two) to M-CG (Multi-Residential – Contextual Grade-Oriented).

This land use re-designation application is in accordance with the strategic growth vision of the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), and the 50 Avenue SW Area Redevelopment Plan (ARP).

M-CG zoning would satisfy the recommendations outlined in the 50 Av ARP; allowing redevelopment and improvement in a contextually appropriate manner in-line with the goal for the area's transition to a Neighbourhood Corridor. M-CG zoning would be further guided by the terms in the ARP to be limited to row/townhouse units and also be height limited to 10m.

The proposed zoning would allow for modest intensification along the 50th Avenue Neighbourhood Corridor that would be ideal for townhouse use, and would also help to satisfy the minimum intensity thresholds of the MDP. This strategic intensification will respect and maintain compatibility with the character of existing housing, while enhancing the neighbourhood by broadening the range of housing types with townhouses to help suit all ages, lifestyles, and family needs. The ground-oriented residential townhouses would attract not only families with children but to provide senior citizens the opportunity to age in place.

This rare parcel is also large enough to accommodate common amenity space that may be provided at or above grade, within courtyards, behind façades, or on rooftops, terraces or ground-level patios that may be completely or partially visible from the street or other buildings. This will also help to insulate the future higher density buildings planned across the street as projected in the ARP by providing a more gradual and gentle transition toward those higher densities.

Extensive public consultation involved with the creation of the ARP and initial consultations with the Community Association would indicate a favourable view toward M-CG zoning by the residents of the area.

With this rationale in mind, this land use re-designation to M-CG represents the best aspects of contextually sensitive redevelopment and planning that is in-line with the vision of The City, as well as local residents.

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APPENDIX II

LETTERS SUBMITTED

Christine Khandl
File Manager
Planning, Development & Assessment
The City of Calgary

Dear Christine,

The Britannia Community Association (BCA) is of the opinion that Section 585 of the M-CG land use bylaw for this parcel should be amended to reflect the maximum 10m building height as stated in the 50th Avenue ARP.

Sincerely,

BRITANNIA COMMUNITY ASSOCIATION
Building & Planning Committee

Chuck Barlow
Chair

cc: Tim Taylor, BCA President
cc: Correna Jones, BCA Vice President
cc: Karen Paul, BCA Member
cc: Mark Chambers, Elboya Heights Community Association
cc: Sarah Duncan, Windsor Park Community Association
cc: Philip Polutnik, Windsor Park Community Association

Chuck Barlow

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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments
On a corner parcel.	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>
Within 400m of a transit stop.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
Within 600m of an existing or planned Primary Transit stop or station.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.