

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Britannia within the Britannia Plaza local shopping street on the corner of Elbow Drive SW and 49 Avenue SW. The site is one block north of the Neighbourhood Main Street along 50 Avenue SW. The site is approximately 0.11 hectares (0.26 acres) in size and currently contains a two-storey commercial development that was constructed in 2017. The proposed land use amendment will maintain this site as a focal point along the street and preserve the existing public realm along the sidewalk.

Surrounding development is characterized by a mix of commercial and residential uses. The subject site is on the corner of Britannia Plaza which is a small local commercial street one block in length that provides various amenities to the community including a coffee shop, retail services, and a dental clinic. Immediately to the north is a row of multi-residential residential units and across Elbow Drive SW to the east is Amica Britannia assisted living facility. St. Anthony School is approximately 200 metres (two-minute walk) east, and Elboya School is approximately 250 metres (three-minute walk) east of the subject site. The Primary Transit Network runs along Elbow Drive SW and 50 Avenue SW with a bus stop approximately 100 metres (one-minute walk) east of the subject site.

Community Peak Population Table

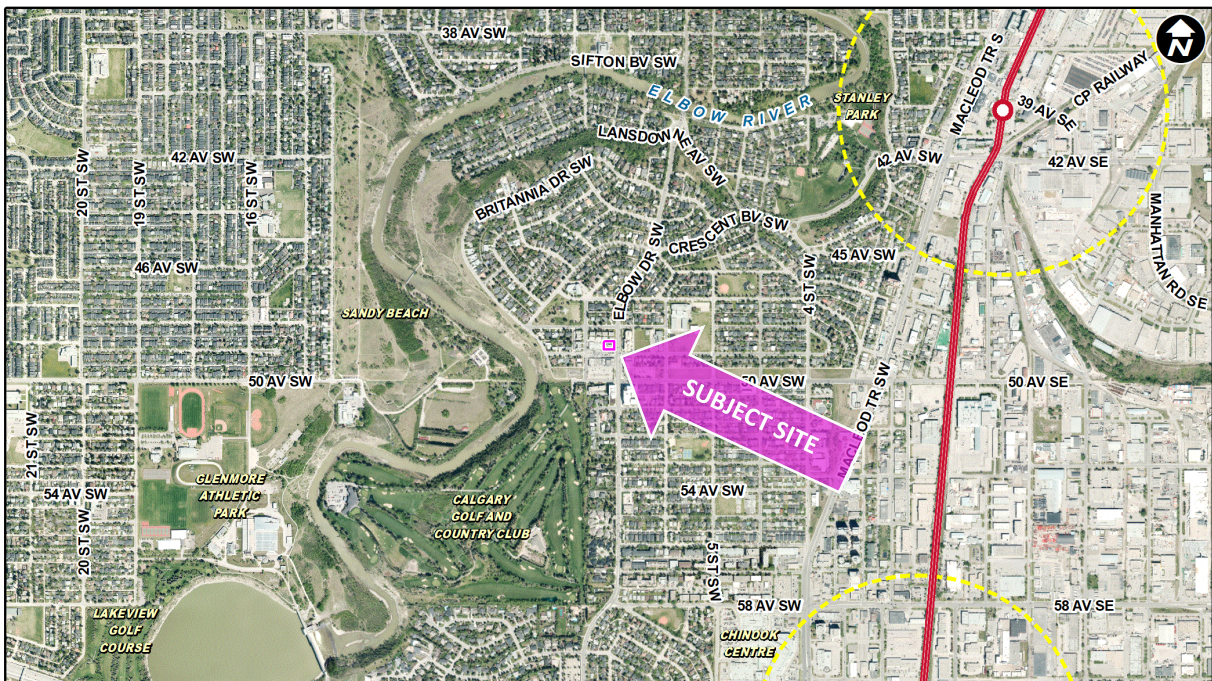
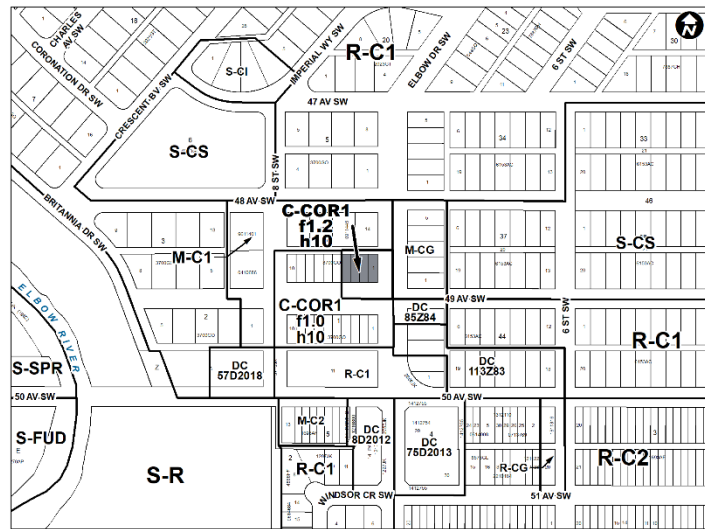
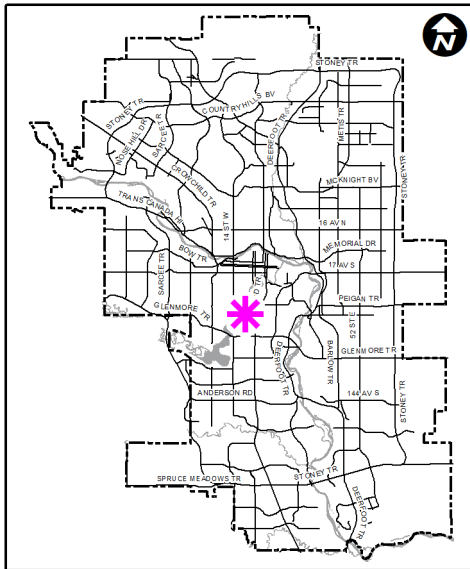
As identified below, the community of Britannia reached its peak population in 1968.

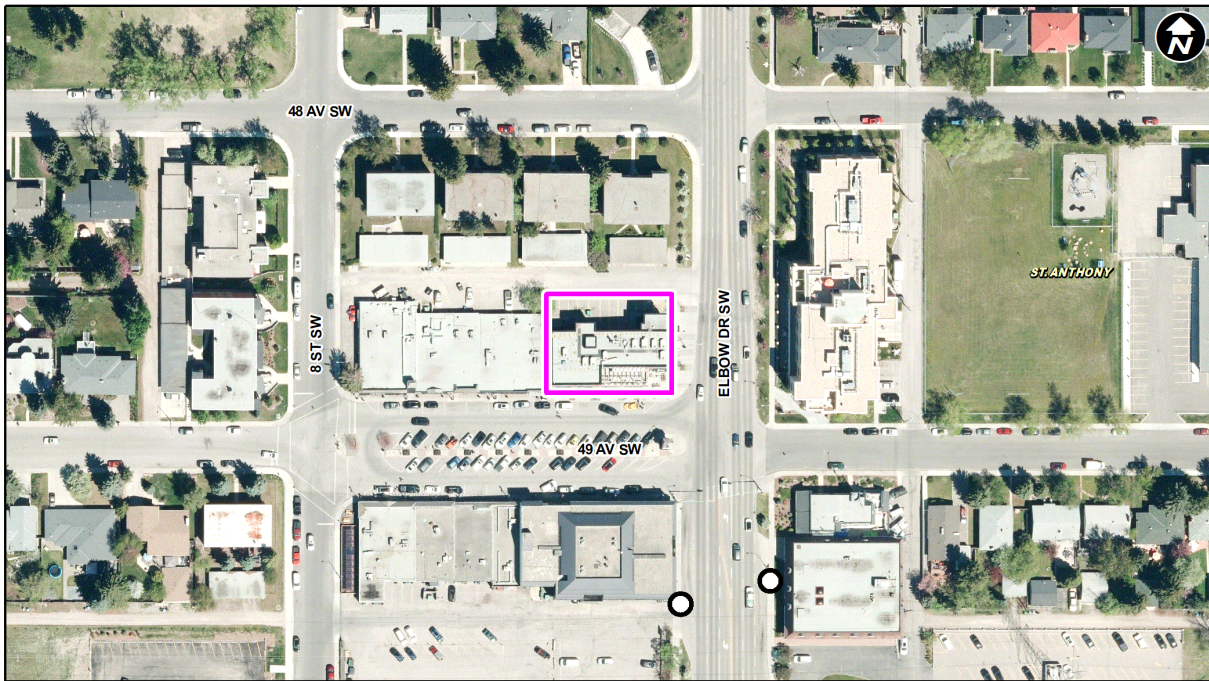
Britannia	
Peak Population Year	1968
Peak Population	1,187
2019 Current Population	690
Difference in Population (Number)	-497
Difference in Population (Percent)	-41.87%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Britannia Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing C-COR1 f1.0h10 District is characterized by storefronts along a continuous block face and buildings that are close together on both sides of the street. The current modifiers allow for a floor area ratio (FAR) of 1.0 and a maximum height of 10 metres.

The proposed C-COR1 f1.2h10 District would maintain the current maximum height and increase the FAR to 1.2 in order to accommodate the proposed second floor addition. There is currently a second floor open patio space where the proposed addition will be constructed. As per the Land Use Bylaw, open rooftop patios do not count towards the total FAR and the patio space was never considered useable floor space in the original development permit. The increased FAR would provide for an additional 210 square metres (2,260 square feet) of usable floor space. The base district also aligns with the rest of Britannia Plaza and blends with the surrounding land uses appropriately. There will be no changes to the permitted or discretionary uses in the district.

Other land use districts, building heights, and FAR were not considered as the site is just recently built-out and this land use amendment application is to accommodate a purpose-built addition onto the second storey of the existing building to expand the existing dental clinic. The *50 Avenue SW Area Redevelopment Plan (ARP)* highlights this area as the Tri-Community Neighbourhood Activity Centre and redevelopment plans encourage three to five storeys. However, there is no anticipation for redevelopment on this site as it is a new building that was constructed in 2017.

Development and Site Design

The applicable policies of the *50 Avenue SW ARP*, the *Municipal Development Plan (MDP)*, and the rules of the proposed C-COR1 f1.2h10 District would continue to provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking.

Transportation

Pedestrian and vehicular access to the site is available via Elbow Drive SW, 49 Avenue SW, and the rear lane on the north of the subject parcel. Elbow Drive SW is classified as a parkway and 49 Avenue SW as a collector street as per the [Calgary Transportation Plan](#). The area is served by Calgary Transit Route 3 (Centre Street North – Elbow Drive) on Elbow Drive SW with a bus stop within 100 metres (one-minute walk) of the subject site and provides transit service every 15 minutes during the peak hours. The site is within 200 metres (two-minute walk) of the Elbow River regional pathway off Britannia Drive SW, providing cycling connections to the Calgary Transportation Plan's 5A network. A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Services exist to the subject site. Water, sanitary and storm deep utilities are available. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located on the fringe of a Neighbourhood Main Street land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets aim to provide low to medium residential densities and low to medium scale commercial developments. The proposed C-COR1 f1.2h10 District would continue to accommodate a range of commercial uses that would compliment Britannia Plaza as a local commercial destination and would support the local employment base within the area. This proposal is in line with the applicable policies of the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

50 Avenue SW Area Redevelopment Plan (Statutory – 2013)

The subject site is located within the Tri-Community Neighbourhood Activity Centre (NAC) boundaries of the [50 Avenue SW Area Redevelopment Plan](#) (ARP). The ARP identifies that current development in this NAC to be below the current density permitted in the C-COR1 District. Vacant parcels in the region present the best opportunities to achieve the desired density for the area. The proposed land use amendment will continue to meet the guidelines and policies in the ARP.