

**LAND USE AMENDMENT  
DOWNTOWN COMMERCIAL CORE (WARD 8)  
5 AVENUE SW & 5 STREET SW  
BYLAW 29D2015**

**MAP 16C**

**EXECUTIVE SUMMARY**

This is an application for a land use redesignation to replace a DC Direct Control District that dates back to 1987 with the new Downtown District (CR20-C20/R20) that was introduced in 2014. There are no specific site circumstances that would necessitate maintaining the DC Direct Control District and the proposed CR20-C20/R20 District has been applied on all parcels adjoining the subject site.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2015 January 15

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 29D2015; and

1. **ADOPT** the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 523, 525 and 527 – 5 Avenue SW (Plan A1, Block 30, Lots 4 to 8) from DC Direct Control District **to** Commercial Residential District (CR20-C20/R20), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 29D2015.

**REASON(S) FOR RECOMMENDATION:**

Administration supports the proposed redesignation to the CR20-C20/R20 Downtown District because it replaces a DC Direct Control District that allows for the construction of a 24-storey office building and temporary surface parking lots with a land use district that is better suited towards achieving The City's policy goals. Applying the CR20-C20/R20 District on this site is advantageous in that it enables a development to achieve higher density in exchange for providing public amenities that benefit the residents, visitors and employees in the Downtown.

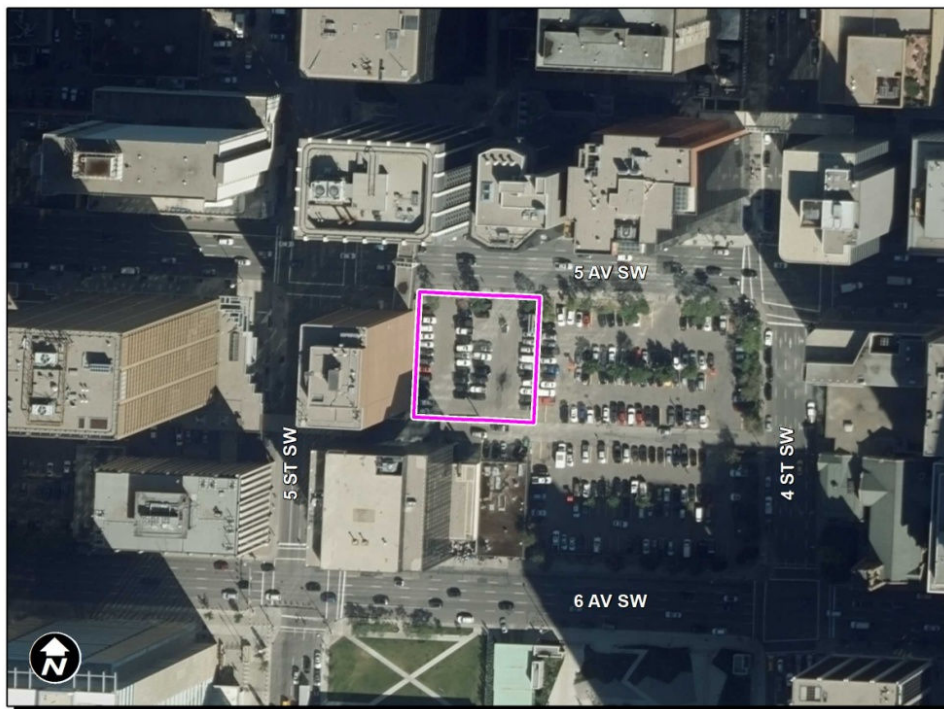
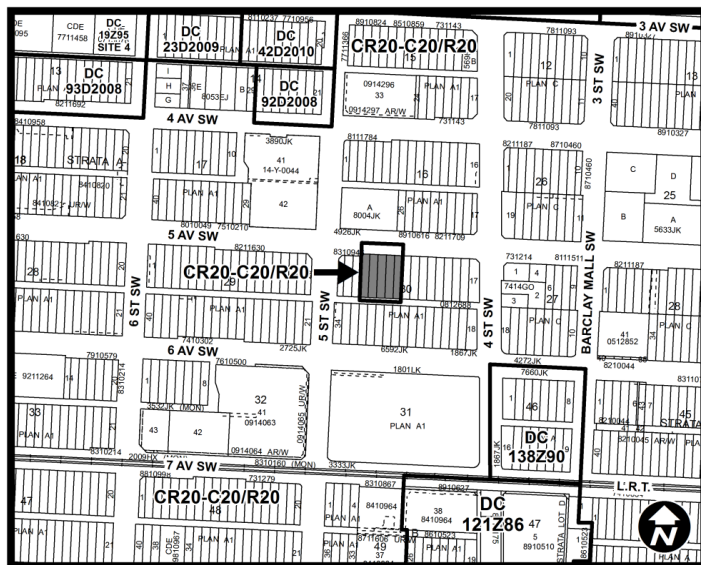
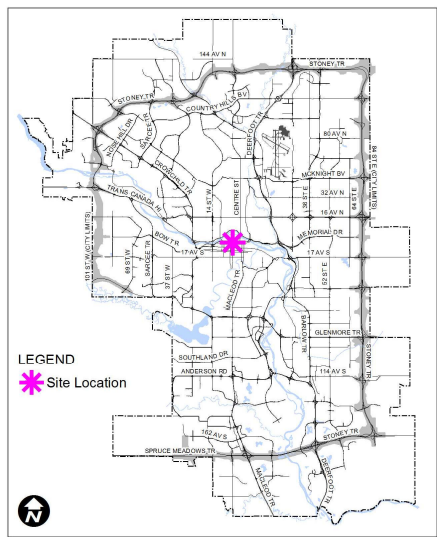
**ATTACHMENT**

1. Proposed Bylaw 29D2015

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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 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 523, 525 and 527 – 5 Avenue SW (Plan A1, Block 30, Lots 4 to 8) from DC Direct Control District **to** Commercial Residential District (CR20-C20/R20).

**Moved by: R. Wright**

**Carried: 7 – 0**

Reasons for Approval from Mr. Friesen:

- It is good to update land use for this part of the downtown particularly since the change allows for a mixture of uses.

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**Applicant:**

Gibbs Gage Architects

**Landowner:**

PBA Land Development Ltd

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The site is in the core of Calgary's central business district. Currently it is used as a surface parking lot. It is adjoined on the north, west and south sides by downtown office developments. A surface parking lot adjoins it to the east. The current Direct Control District was approved in 1987 and was designed to allow for the construction of a 24-storey office building. Under the proposed district, in which maximum density is expressed as a Floor Area Ratio of 20.0, a higher density could be achieved.

**LAND USE DISTRICTS**

The predominant land use on the parcels adjoining the site, and throughout most of the Downtown area, is the CR20-C20/R20 District. This district is intended for high-rise, high-density developments that contain a mix of commercial, residential and cultural uses in the Downtown. Developments in the CR20-C20/R20 District are to be pedestrian oriented at grade and are to provide a high quality public realm. The proposed redesignation is appropriate for this site in the context of the Downtown.

Under the proposed CR20-C20/R20 District, a development must provide public amenities in order to achieve higher densities. The public amenities include such items as a contribution to a public realm improvement fund, public open spaces, green building features, +15 systems and community support facilities. New surface parking lots would also not be allowed under the Downtown District. Furthermore, while the existing DC Direct Control District allows only for a 24-storey office tower, the CR20-C20/R20 District strongly encourages mixed-use and residential developments and includes density incentives for residential units.

**LEGISLATION & POLICY**

In 2014 The City replaced the CM-2 Downtown Business District, which had been in place since the 1980s, with the CR20-C20/R20 District. The new district incorporates development rules and public amenities that reflect City policy and objectives as expressed in the Municipal Development Plan and the Centre City Plan. To implement the new district, most parcels in the Downtown were redesignated to the proposed CR20-C20/R20 District. This occurred through a City-initiated redesignation process.

The new CR20-C20/R20 District was, however, not applied to the subject site. This was due solely to the fact that the building for which the DC Direct Control District had been created had not been built. The DC Direct Control District was maintained on the site to give the landowner the discretion to move forward with that building. Otherwise the new CR20-C20/R20 district would also have been applied to the subject site.

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**TRANSPORTATION NETWORKS**

A traffic impact assessment was not required as part of the land use redesignation application. A study may be required at the future development permit stage.

**UTILITIES & SERVICING**

Water, Sanitary and Storm public deep main utilities exist adjacent to the development site, within the public rights-of-way, for future development site servicing.

As there is the potential for increase in “population density” to above the 55 person/hectare threshold, a formal “Sanitary Servicing Study” report, which shall be prepared and stamped under seal and permit to practice, by a Qualified Professional Engineer, shall be required at the future Development Permit stage. Said study shall be to the satisfaction of Water Resources.

**ENVIRONMENTAL ISSUES**

There are no known / existing contamination issues related to the development site or proposed scope. As such, an Environmental Site Assessment was not required for the subject application. Should the applicant or developer become aware of any existing contamination, they shall submit any or all applicable environmental reports at the Development Permit stage. Said material shall be prepared by a qualified professional and to the satisfaction of Environmental and Safety Management.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable.

**GROWTH MANAGEMENT**

There is no growth management overlay in the related policy plan. This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no Community Association in this area; however, the proposal was circulated to the Calgary Downtown Association.

No comments were received by the CPC report submission date.

**Citizen Comments**

No comments received by CPC Report submission date.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This Land Use Redesignation is being sought to bring the zoning in line with the surrounding zoning in the area. The existing DC dates back to 1987 and references the, now obsolete, 2P80 bylaw. The applicant believes that there will be far greater opportunities for more suitable, modern development within the City of Calgary's proposed CR-20 zoning in the downtown district. The surrounding area is almost uniformly CR-20 (currently CM-2, changing to CR-20 on June 9, 2014). The applicant believes a homogenous zoning in the area will ultimately benefit the city as a whole.