

AMENDMENTS TO THE MISSION ARP BYLAWS 15P2013, 44D2013, C2014-0881 - DEFERRAL REQUEST

EXECUTIVE SUMMARY

Council directed Administration to work with stakeholders, including the community and the Ward Councillor, to examine potential public benefits arising from an increase in density on the subject lands.

The developer is requesting additional time to complete discussions with the community. Using initial input generated through the Main Streets workshop regarding possible community benefits associated with higher density development, the developer and the community are continuing a dialogue on the design concepts for the subject site. The applicant intends to have a follow up with Mission Community prior to the 2015 May 11 public hearing to share design concepts.

ADMINISTRATION RECOMMENDATION(S)

That Council further table Bylaws 15P2013 (Attachment 1) and 44D2013 (Attachment 2) to the 2015 May Council Public Hearing date.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 December 08 Council, Moved by Councillor Woolley, Seconded by Councillor Stevenson, that Administration Recommendation contained in Report C2014-0881 be adopted, as follows:

That Council, further table Bylaws 15P2013 (Attachment 1) and 44D2013 (Attachment 2) to the 2015 March Council Public Hearing date.

MOTION ARISING, Moved by Councillor Woolley, Seconded by Councillor Magliocca, that with respect to Report C2014-0881, that Council direct Administration to work with the applicant to share some preliminary design concepts for the development with the community, in order to investigate on-site community benefits, prior to returning to Council.

On 2014 September 08 Council, Moved by Councillor Keating, Seconded by Councillor Farrell, that Report C2014-0667, and second and third Readings of Bylaws 15P2013 and 44D2013, be referred to Administration, to discuss:

- a. With stakeholders, including the Community, alternative density bonusing mechanisms and to return directly to Council no later than the end of 2014. And further, that the in camera discussions remain confidential under Sections 24(1)(c) and 27(1)(b)(ii) of the Freedom of Information and Protection of Privacy Act. Refer, Moved by Councillor Keating, Seconded by Councillor Farrell, that Report C2014- 0667, and second and third Readings of Bylaws 15P2013 and 44D2013, be referred to Administration, to discuss:
- b. A comprehensive bonusing system which includes, but is not limited to, Mission or parts thereof, and to return directly to Council no later than the end of 2014. And further,

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that the in camera discussions remain confidential under Sections 24(1)(c) and 27(1)(b)(ii) of the Freedom of Information and Protection of Privacy Act.
On 2014 June 23 Council, moved by Councillor Woolley and seconded by Councillor Carra, approved Administration's request for a deferral of a report on Bylaws 15P2013 and 44D2013 to no later than the 2014 September Public Hearing of Council to allow for further public engagement.

On 2014 February 10 with respect to Report CPC2013-051 Council adopted the following motion, moved by Councillor Farrell, seconded by Councillor Woolley:

"That Council refer the item to Administration, to consult with the applicant, Community Association, and Ward Councillor, to examine potential public benefits arising from an increase in density, and return to Council no later than Q2 2014."

BACKGROUND

There is growing interest in developing buildings of greater height and density in Calgary's inner-city including the community of Mission. A discussion of using density incentives to secure public amenities occurred following Council consideration of a land use redesignation application for the property located at 306, 308, 310 and 312 – 25 Avenue SW (Plan B1, Block 44, Lots 10 and 11 from DC Direct Control District to Multi-Residential – High Density Medium Rise (M-H2f4.5h24). The application also includes an amendment to the *Mission Area Redevelopment Plan* (ARP) to allow for greater height and density. This site currently allows a density of 3.5 FAR and a maximum height of five storeys (15 meters). The developer is proposing a density of 4.5 FAR and a height of eight storeys (24 meters). The proposed density does not conform to the existing policies of the Mission ARP.

Council directed Administration to consider potential public benefits in exchange for additional height and density and develop a comprehensive system that could be implemented in the Mission area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Since this matter was deferred at the 2014 December 08 Council meeting, the applicant has continued to meet with the community and administration. Discussion will center around community benefit concepts that could be incorporated into the development that would also enhance the surrounding community. They are requesting additional time to prepare alternatives and to allow for more consultation with the community associations and the public. A letter from the applicant requesting a further deferral to the 2015 May Public Hearing is included in Attachment 3.

Stakeholder Engagement, Research and Communication

Administration, the Ward Councillor, and representatives from the Community Association have been meeting and sharing information in order to report back on Council's direction. Initial conversations, with the broader community, occurred 2014 November 20 through the Main Streets workshop and dialogue on this specific development proposal is ongoing.

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Strategic Alignment

Not applicable for this report.

Social, Environmental, Economic (External)

Social

Negotiating density and public benefits on a site-by-site basis can cause uncertainty within the community that could negatively impact social cohesion and erode trust between stakeholders. Community priorities and funding structures need to be identified and agreed upon in a comprehensive funding mechanism.

Environmental

The additional density being proposed takes advantage of an existing complete community, bringing more people into an area that has a full range of services in walking distance that has the potential to reduce vehicle trips and related emissions. Further increasing density in exchange for public benefits has the potential to provide for public realm improvements or private developments that contribute to better environmental performance on both a site and community-wide basis.

Economic

Increasing densities and providing for better community amenities has potential to improve the economic vibrancy of established neighbourhoods. However, increasing densities on a site-by-site basis where a comprehensive plan and related land use districts currently exist can introduce land speculation into the area.

Financial Capacity

Current and Future Operating Budget:

No impacts have been identified for this recommendation.

Current and Future Capital Budget:

No impacts have been identified for this recommendation.

Risk Assessment

None associated with this report.

REASON(S) FOR RECOMMENDATION(S):

The recommendation for a further deferral is being made at the request of the applicant.

ATTACHMENT(S)

1. Bylaw 15P2013
2. Bylaw 44D2013
3. Letter from the Applicant