

LAND USE AMENDMENT
SHAGANAPPI (WARD 8)
12 AVENUE SW AND 27 STREET SW
BYLAW 14D2015

MAP 18C

EXECUTIVE SUMMARY

The applicant proposes redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 1404, 1408, and 1410 - 27 Street SW in the community of Shaganappi from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2f2.5) District. The proposed redesignation will align with the Shaganappi Point Area Redevelopment Plan, as well as provide contextual transitions to adjacent properties.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 December 04

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 14D2015; and

1. **ADOPT** the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 1404, 1408, and 1410 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential –Contextual Medium Profile (M-C2f2.5) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 14D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land-use amendment is in compliance with the recently approved Shaganappi Point Area Redevelopment Plan. The Multi-Residential – Contextual Medium Profile (MC-2) District provides specific requirements to ensure transitions to existing residential properties nearby.

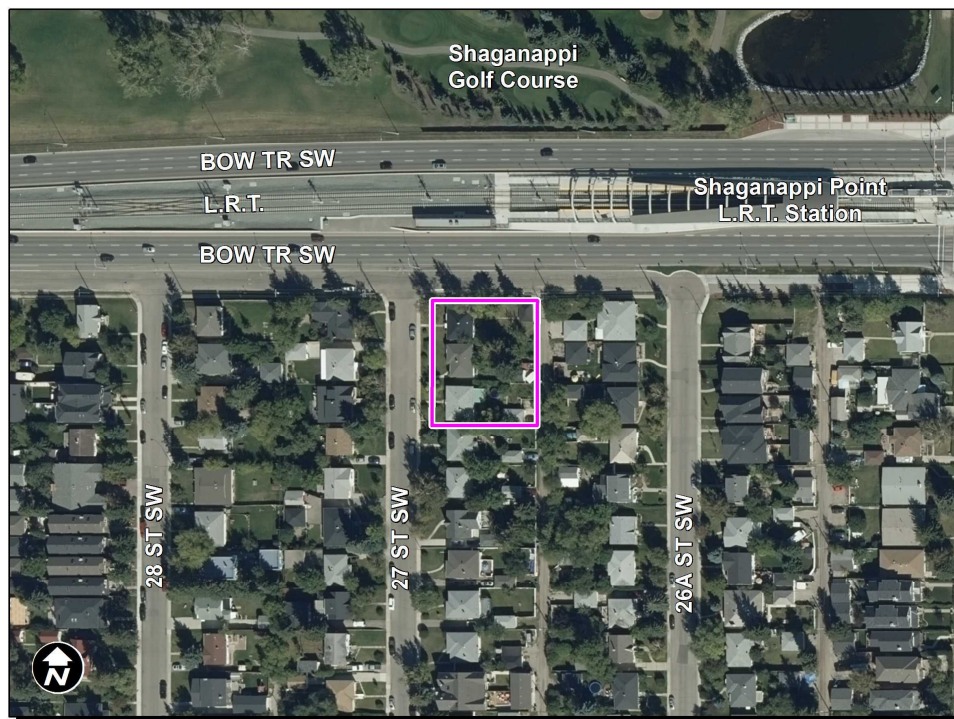
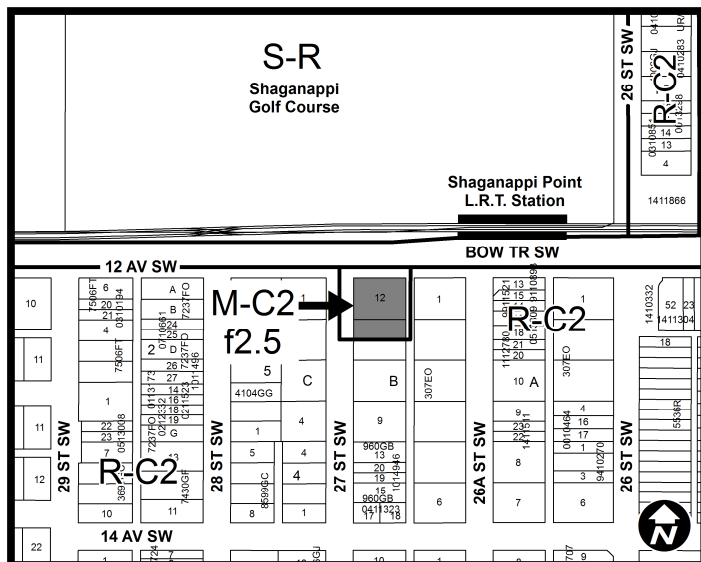
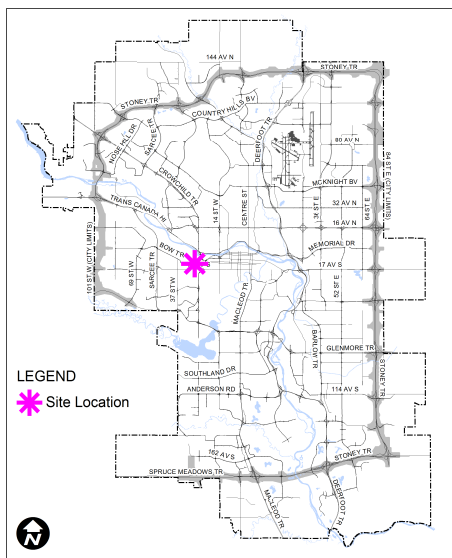
ATTACHMENT

1. Proposed Bylaw 14D2015

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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 0.17 hectares \pm (0.42 acres \pm) located at 1404, 1408, and 1410 – 27 Street SW (Plan 307EO, Block B, Lots 11 and 12) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential –Contextual Medium Profile (M-C2f2.5) District.

Moved by: R. Honsberger

Carried: 6 – 2

Opposed: M. Wade and G.-C. Carra

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Applicant:

MODA Architecture

Landowner:

Lynette Michele Blayney
William Scott Blayney
Randall Robert Gray
Cheryl Lyn Sundell
1273927 Alberta Ltd (Alan Froese)

| 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> | Yes | 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 | 6 |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 6 |

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the Shaganappi community, bounded by Bow Trail/12 Avenue SW on the north, 27 Street SW on the west, an unpaved laneway on the east and existing 1 storey single detached housing to the south. The three parcels currently have a one storey single-detached dwelling unit on their premises. The subject site is within 200 metres of the Shaganappi Point LRT Station.

LAND USE DISTRICTS

The proposed changes to land use are in compliance with the Shaganappi Point Area Redevelopment Plan, approved by Council on 2014 November 17. Multi-Residential Contextual Medium Profile (M-C2) District allows for low scale apartment buildings while requiring transitional heights to existing adjacent parcel. This land use will help guide how the future development will have to interface with lower density buildings and uses.

LEGISLATION & POLICY

Municipal Development Plan – The Subject Property is classified as Established – Inner City in the Municipal Development Plan (MDP). Policies guiding land use in these areas encourage:

- Moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.
- Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density, or if the intensification is consistent and compatible with the existing character of the neighbourhood.

Area Redevelopment Plan – The subject property falls under the Shaganappi Point Area Redevelopment Plan (ARP). The ARP classifies the site area as Low Density Multi-Residential. This typology includes low-rise apartments and townhouses. The M-C2 Land Use District is within this typology as it provides for multi-residential developments in a variety of forms, allows for varied building heights and front setback areas that reflects the immediate context and is in close proximity to, or adjacent to, low density residential development.

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TRANSPORTATION NETWORKS

This application does not present any concerns with regard to the existing transportation network. Further refinement of lane access and improvements will be addressed at the development permit stage.

UTILITIES & SERVICING

The subject site currently has adequate servicing to support the proposed density identified in the land use redesignation. Further study might be required at development permit stages.

ENVIRONMENTAL ISSUES

This application does not present any concerns with regard to environmental issues.

ENVIRONMENTAL SUSTAINABILITY

This application is environmentally sustainable on many levels in that the concentration of development around public rapid transit will promote its use and the dependency of the automobile for single trips will be less. Additionally the redevelopment of inner city sites promotes growth in a manageable format that helps reduce the dependency of new lands on the edge of the city.

GROWTH MANAGEMENT

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

PUBLIC ENGAGEMENT

Community Association Comments

The Shaganappi Community Association has submitted a letter of support for this application. They have highlighted community concerns over traffic, especially as it impacts the lane in its current state. They would like Administration to consider access off of 12 Avenue SW, which with the grade changes may result in an overall lower building height. They have requested a development permit to be applied as soon as possible and that continued dialogue with the community to be done once an application has been submitted.

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Citizen Comments

Four letters were received from adjacent neighbours of the proposed application. Concerns ranged from building heights to traffic and disruption to community character. Administration has worked with the Community Association on these issues, which they have addressed in their letter. The Applicant is aware of these concerns which will be addressed at the Development Permit stage.

Public Meetings

No Public Meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Please find herein our planning rationale for the redesignation of the land use zoning from RC-2 to MC-2 for the properties located at 1404, 1408 & 1410 27 St SW. These properties are located in the community of Shaganappi, along 12 Avenue SW immediately adjacent to the Shaganappi LRT station. As such, our rationale will attempt to explain why a change in the City of Calgary's Planning Commission as well as future developers:

As part of the planning process for the West LRT Project, The City of Calgary undertook the West LRT Land Use Study beginning in 2007. This Study was aimed at producing a land use plan that would direct the right kind of development in the vicinity of future LRT stations while at the same time managing development pressures in other areas. The City of Calgary has identified one of these locations as 12 Avenue from 25a Street to 32 Street SW due to the transformation this area has seen and will continue to see as a result of the construction of the West LRT and increased traffic along adjacent Bow Trail.

Our proposal facilitates a Multi-Family development that creates a boundary along 12 Avenue then transitions to the existing low-density neighbourhood. Creating this boundary or continuous street edge along 12 Avenue provides densification in proximity to the LRT station, provides both a sound and traffic buffer and conditions 12 Avenue into a pedestrian friendly street.

We have reviewed the 12 Avenue Land Use Study completed by The Marc Boutin Architectural Collaborative and although the recommendation for parcels within our area (ie. Bow Trail 26 to 29 Street) was to re-zone to MC-G, we feel this zoning was too restrictive in density as it opted for units per hectare (UPH) vs. Floor Area Ratio (FAR) as is typical of MC-2 Zoning. In two different studies we undertook, with two separate development groups, it was expressed that anything less than 40 units would deem the properties undevelopable from a proforma point of view.

Given the cost of acquiring the three properties (ie. 1404, 1408 & 1410 27 St. SW) and the current cost of construction, the need to build \pm -40 units appeared to be the threshold in which developers would proceed or look for property elsewhere. Under the MC-G zoning, the UPH calculations would only support 19 units, hence our application for the higher density afforded to 2.5 FAR and MC-2 zoning.

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APPENDIX II

LETTERS SUBMITTED



November 12, 2014

Craig Sklenar, AICP
Senior Planner
Subdivision Services
Land Use Planning & Policy

Dear Sir,

Re: LOC 2014-0141, SE Corner of 12th Ave and 27th Street S.W.

The Shaganappi Community Association is generally supportive of the above LUA as the proposed heights, transitioning efforts, density and provision for off street parking seem to fall within the parameters that we see as appropriate for the site. Given Council's recent approval (up to second reading) of the Shaganappi ARP, we believe it will be acceptable to them as well.

There are concerns about increased traffic, particularly in the lane as it is only 15 feet wide. As such we would ask that any lane access to the underground parking be as close to 12th Avenue as practicable, or preferably off 12th Avenue where the grades offer more direct access from street level to the parking level. The latter may also result in a lower overall height for the building.

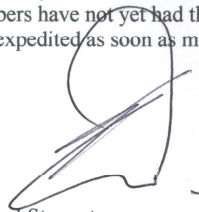
We are requesting a higher level of detail and plan readability as the drawings are not yet of a standard that allow us to do a final assessment of the project. We would ask for conceptual drawings of the planned 39 unit project so that affected neighbours can better understand what is being planned. Plans tied to the LUA could also be considered to speed up the approval process.

Mr. Dustin Couzens, architect for Assured Developments, has been advised that they should contact the immediate neighbours and explain what they hope to achieve with their project. While the Community association can assist them, and should be able to book a time for a public presentation at the Community Hall, our mandate as a Community Association is to represent the interests of our community members. To that end, our members have not yet had the opportunity to speak to their own concerns and interests, but that can be expedited as soon as more complete drawings come available.

Yours truly,



Ron Goodfellow, FRAIC (retired)
Director of Community Development
Shaganappi Community Association
403 233 0179



Errol Stewart
President
Shaganappi Community Association

Cc: Michael Wilhelm, Shaganappi Community Association; Cc: Dustin Couzens; MoDA
Shaganappi Community Association
2608 - 14 Avenue SW
Calgary AB T3C 3V2