

**LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW BETWEEN 8 STREET AND 9 STREET SW
BYLAW 23D2015**

MAP 9C

EXECUTIVE SUMMARY

This land use application is seeking to increase the maximum height and density modifiers of the current Commercial – Corridor 1 (C-COR1) District, from a floor area ratio (FAR) of 3.0 and building height of 23 metres, to an FAR of 5.0 and a building height of 26 metres.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 December 18

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 23D2015; and

1. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 921 and 927 – 17 Avenue SW (Plan 4453L, Block 15, Lots 4 and 5) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Commercial – Corridor 1 f5.0h26 (C-COR1f5.0h26) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 23D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use contextually responds to the adjacent developments on the south side of 17 Avenue SW, with an eight storey building directly to the west and a three storey (23 metres) commercial building to the east (approved in 2008). The additional three metres of proposed building height is considered to have no adverse impacts on these adjacent properties.

The proposed increase to FAR provides additional residential and commercial densities supported by the Municipal Development Plan and Lower Mount Royal Area Redevelopment Plan (ARP) at this location.

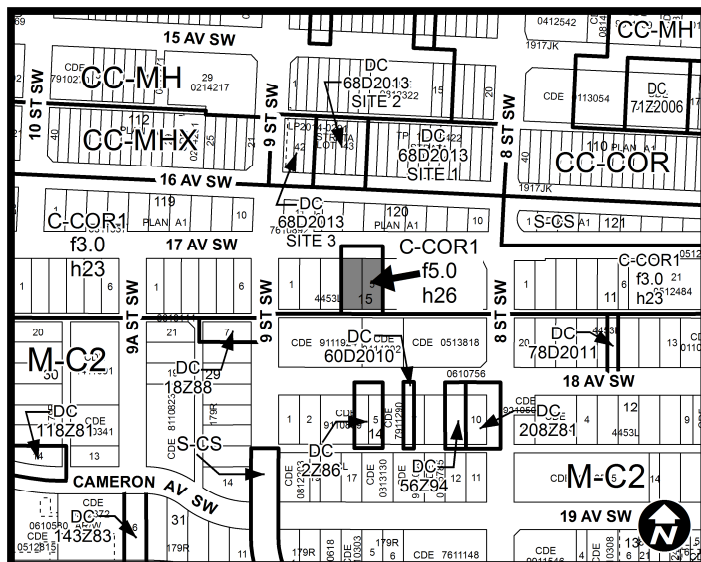
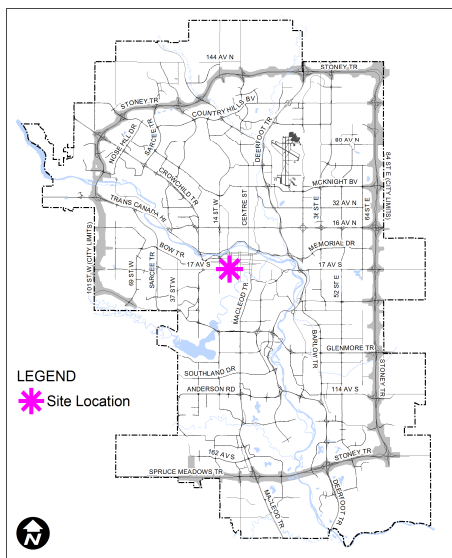
ATTACHMENT

1. Proposed Bylaw 23D2015

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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 0.11 hectares \pm (0.27 acres \pm) located at 921 and 927 – 17 Avenue SW (Plan 4453L, Block 15, Lots 4 and 5) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District **to** Commercial – Corridor 1 f5.0h26 (C-COR1f5.0h26) District.

Moved by: J. Gondek

Carried: 8 – 0

Absent: Mr. Wright left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Applicant:

NORR Architect Planners

Landowner:

Ana Trutina
ANA Management Ltd

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	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 along the 17 Avenue commercial, mixed-use corridor and resides within the Lower Mount Royal Community. The Beltline Community is located on the north side of 17 Avenue SW. Two and a half storey, residential development is currently represented on site.

The adjacent built-form context consists of an eight storey commercial-office building to the west and a three storey (23 metres) commercial building to the east. A four storey residential building exists south of the subject site and the rear lane. Developments on the north side of 17 Avenue consist of two-four storey commercial buildings.

LAND USE DISTRICTS

The C-COR1 District is a commercial, mixed-use district, which allows for commercial development opportunities on the lower floors, with residential development above. The District provides rules ensuring continuous, at-grade retail frontages, and characteristic of pedestrian oriented streets.

The proposed land use maintains the C-COR1 District typical of this section of 17 Avenue SW and proposes a density increase to 5.0 FAR and height increase to 26 metres.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

This section of 17 Avenue SW is identified within the MDP as a Neighbourhood Corridor (NC). The MDP characterizes NC's as supporting moderate, mixed-use intensification, supported by primary transit. The design of an NC will ensure strong pedestrian orientation and emphasize the street as the focus of neighbourhood activity.

Lower Mount Royal ARP

17 Avenue Commercial Land Use

The proposed land use supports a medium density, mid-rise building consistent with Policy Objectives of the Lower Mount Royal ARP. The commercial strip is to be reinforced through continuous at-grade retail frontage, which is characteristic of the C-COR District.

Shadow guidelines seek to protect the north side of 17 Avenue SW from shadowing between the hours of 10:00 a.m. and 2:00 p.m. (M.S.T.) from March 21 to September 21.

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TRANSPORTATION NETWORKS

The site is located along a primary transit network along 17 Avenue SW.

17 Avenue is a well used pedestrian corridor. At the time of development permit, it is expected that the development will incorporate an additional 1.5m pedestrian easement area in accordance with *the Pedestrian Realm Guidelines* of the approved *17 Avenue SW urban design strategy*.

Direct vehicle access to 17 Avenue SW is not permitted to and from the site. Access shall come from the rear lane.

UTILITIES & SERVICING

There are no utility or servicing concerns deemed applicable to the proposed Land Use Amendment scope.

Water, sanitary and storm public mains exist within the adjacent public rights-of-way for future development site servicing purposes.

ENVIRONMENTAL ISSUES

There are no concerns related to the Land Use Amendment scope.

ENVIRONMENTAL SUSTAINABILITY

None relevant to this land use application.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Mount Royal Community Association – no comments received at the time of writing this report.

Beltline Community Association – in opposition – refer to APPENDIX II.

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Citizen Comments

No citizen comments were received at the time of writing this report.

Public Meetings

No public meetings were conducted for the purposes of this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The parcels subject to this land use redesignation application are located in the community of Lower Mount Royal and comprise an area of approximately 0.11 hectares (0.28 acres) on 17th Avenue SW. Presently there are two three-storey buildings on the parcels.

The land is designated Commercial – Corridor 1 (C-COR1) with floor area ratio (FAR) and height modifiers that restrict the FAR to 3.0 and the building height to 23.0 metres. This district is characterized by developments that front onto a commercial street and includes a range of commercial and residential uses. The intent of the proposed land use amendment is to accommodate an eight storey mixed-use building that is consistent with the existing development to the east and west in terms of height and scale. In order to implement the development vision for the site, this application proposes to increase the FAR to 5.0 to allow for greater building square footage and to increase the building height by 3 metres to allow for a maximum height 26.0 metres on the site. The resulting designation would be C-COR1f5.0h26.0.

The subject parcels are located along a portion of 17th Avenue that experiences high pedestrian volumes and the proposed amendment is appropriate as it will ensure commercial/retail uses at grade. This will strengthen 17th Avenue as a mixed use corridor and provide for greater street-level activity. Furthermore, additional building height and FAR will allow for greater residential density to support 17th Avenue businesses and represents an increase in density from the existing development. Residential units above commercial/retail uses will provide more 'eyes on the street' and contribute to a safer street environment throughout the day and night.

For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.

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APPENDIX II

LETTERS SUBMITTED



Box 97, 1500 14 ST SW
Calgary, AB
T3C 1C9
(403) 670-5499 ext. 3

November 18, 2014

David Galoska
File Manager
City Planner, Local Area Planning, Centre-West
Planning, Development & Assessment
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

RE : LOC2014-0100: 17 Ave Shadow Study

David thank you for circulating Beltline Planning Group (BPG) in the proposed application. BPG objects to the proposed extra height and density

Sun penetration is an important amenity on the north side of the avenue. Even at the currently permitted density and height we would expect that care and consideration is taken to minimize impact on this. Any increase to density and height over and above the current zoning all but guarantees that sunlight access will not be possible.

The 17 Ave commercial high street should be lower to contrast the adjacent higher density areas of our community district. This provides variety of built form that is more pedestrian scale in nature, and makes 17th Avenue special.

Thank you for your consideration.

Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

CC: Evan Galbraith (EGalbraith@calgary.ca)
Development Circulations (dp.circ@calgary.ca)
Darlene Bruce (development@mountroyalstation.ca)