

FOLLOW-UP REPORT TO 50 AVENUE S.W. AREA REDEVELOPMENT PLAN – DEFERRAL REQUEST

EXECUTIVE SUMMARY

The purpose of this report is to request Council to direct Administration to defer the Follow-Up Report to the 50 Avenue S.W. *Area Redevelopment Plan* (ARP).

ADMINISTRATION RECOMMENDATION(S)

That SPC on Planning and Urban Development recommends that Council defer the Follow-Up Report to the 50 Avenue S.W. Area Redevelopment Plan to no later than the 2016 August meeting of SPC on Planning and Urban Development.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2015 JANUARY 14:

That Council:

Defer the Follow-Up Report to the 50 Avenue S.W. Area Redevelopment Plan to no later than the 2016 **July** meeting of SPC on Planning and Urban Development.

Excerpt from the Minutes of the Regular Meeting of the SPC on Planning and Urban Development Committee, Dated 2015 January 14

“AMENDMENT, Moved by Councillor Magliocca, that the Administration Recommendation contained in Report PUD2015-0087 be amended by deleting the word “August”, following the words “to no later than the 2016”, and by substituting with the word “July”.

CARRIED”

PREVIOUS COUNCIL DIRECTION / POLICY

Council directed Administration at a combined meeting of Council held on 2013 May 06 by:

MOTION ARISING, AS AMENDED, Moved by Alderman Pincott, Seconded by Alderman Chabot, that with respect to Report CPC2013-049, the following be adopted, as amended:

That Council direct Administration to work with area landowners to address land development issues as identified in the Growth Management Overlay, to identify solutions for the complete removal of the Overlay. Consideration should be given to the following:

- Potential land swap for identified open space and/or the resizing and/or relocation of the currently identified open space;
- The burying of the power lines under the 50th Ave Right of Way;
- Front ending public realm improvements;
- Cost recovery for public realm improvements through levies on all lands within the overlay and/or in an expanded area deemed to be benefiting from these improvements;
- Cost recovery for full burial of the power lines within the Overlay area;

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- Adjusting the Growth Management Overlay boundary including possible expansion eastward, into Manchester to the potential 50th Avenue LRT Station;

And return to Council no later than January 2015.

BACKGROUND

The *Municipal Development Plan* (MDP) identifies 50 Avenue S.W. between Stanley Road S.W. and Elbow Drive S.W. as a Neighbourhood Corridor. Additionally this roadway is identified as a Neighbourhood Boulevard standard road in the *Calgary Transportation Plan* (CTP). Following the adoption of the MDP and CTP, Council directed Administration to undertake a local area plan for this corridor to help support planning applications in this area. This work began as the result of a Notice of Motion in 2009 (NM2009-41). This Notice of Motion directed Administration to develop a local area plan, piloting a new collaborative community engagement process which uses community and Administrative resources in an efficient manner. The ARP was initiated in 2010 August.

In 2007 February a land use amendment application was submitted for four blocks along the north side of 50 Avenue S.W. A number of issues were identified through this application process and ultimately the application was withdrawn. The applicant initiated no further work on this site.

The 50 Avenue S.W. ARP was presented to *Calgary Planning Commission* (CPC) on 2013 February 14. At this meeting CPC referred the item back to Administration for further work. Specifically Administration was to review and determine the plan type and approach, determine landowner desire for the plan, review and adjust the boundaries of the plan and determine a means to address the Notice of Motion.

On 2013 March 14 the 50 Avenue S.W. ARP returned to CPC with a Supplementary Report to address the issues identified at the 2013 February 14 CPC meeting. CPC identified a number of recommendations to Council including:

1. Table sine die (indefinitely) the document entitled “50 Avenue S.W. Area Redevelopment Plan”;
2. Refer the item back to Administration to address the following issues:
 - Provision of alternate forms or locations of public or publicly accessible private space along the corridor;
 - Increased flexibility for accommodating greater density subject to specific design outcomes or provision of a greater variety of public or privately provided neighbourhood benefits or amenities;
 - More detailed understanding of costing and feasibility of constructing the 50 Avenue S.W. cross-section design; and
3. Direct Administration to undertake this work with meaningful consultation amongst the City, the Community and all affected landowners when such time as the major

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landowner, being AltaLink, has indicated by formal letter that they are prepared to participate in a formal consultation process.

On 2013 May 06 the 50 Avenue S.W. Area Redevelopment Plan was presented to Council where they overturned CPC recommendation to refer the item back to Administration to address the above noted items. Subsequently Council proceeded with the Public Hearing. The plan was approved with a number of amendments to the ARP. Ultimately Councillor Pincott put forward a Motion Arising for Administration to address a number of outstanding items by 2015 January.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Successful implementation of the 50 Avenue S.W. ARP relies on full participation of all stakeholders in the area, including the major landowner, AltaLink. To date AltaLink has not shown any interest in pursuing redevelopment on their property and as such Administration's resources have been allocated to other more immediate planning efforts. Over the next 18 months Administration will engage with AltaLink to determine their level of interest in pursuing development on their lands within the 50 Avenue S.W. utility right-of-way. If AltaLink wishes to further explore development on their lands, Administration will coordinate a joint feasibility analysis for the right-of-way to further understand opportunities for development with consideration for the cost of burying the existing overhead line, other infrastructure requirements and the associated development intensity required to support the costs. Upon completion of the feasibility analysis, Administration will report on the findings of this study along with specific comments on Council's Motion Arising from 2013 May 06. Should it be determined that AltaLink does not intend on pursuing development opportunities within the 50 Avenue right-of-way, Administration will provide further clarification on development within the 50 Avenue S.W. Corridor.

Stakeholder Engagement, Research and Communication

None

Strategic Alignment

The MDP contains policies that guide the development of Neighbourhood Corridors and Neighbourhood Activity Centres toward containing a greater mix of uses and higher intensities. 50 Avenue S.W. is one of the corridors included in the recently commenced "Main Streets" program. The ARP and related planning documentation will be reviewed in the evaluation and analysis phase of the program.

Social, Environmental, Economic (External)

None

Financial Capacity

Current and Future Operating Budget:

None

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Current and Future Capital Budget:

None

Risk Assessment

None

REASON(S) FOR RECOMMENDATION(S):

Deferring to 2016 August will provide additional time for Administration to work with AltaLink to consider the feasibility of development opportunities within the 50 Avenue S.W. Corridor ARP area, further engage with broader stakeholder groups and subsequently address the specifics of Council's Motion Arising within the context of a comprehensive feasibility analysis.

ATTACHMENT(S)

None