

**LAND USE AMENDMENT
KILLARNEY/GLENGARRY (WARD 8)
37 STREET SW AND 17 AVENUE SW
BYLAW 4D2015**

MAP 7C

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate the subject site Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District. The application is intended to provide greater unit density with more variation in unit sizes.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2014 November 06

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 4D2015; and

1. **ADOPT** the proposed redesignation of 0.11 hectares ± (0.28 acres ±) located at 1936 and 1940 – 37 Street SW (Plan 6110AK, Block 4, Lots 37 to 40) from Multi-Residential – Contextual Low profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 4D2015.

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation is in keeping with the goals of the Municipal Development Plan to provide for modest intensification within close proximity to Primary Transit. The proposal is directly in line with the intensity, density and built form identified within the Westbrook Village Area Redevelopment Plan.

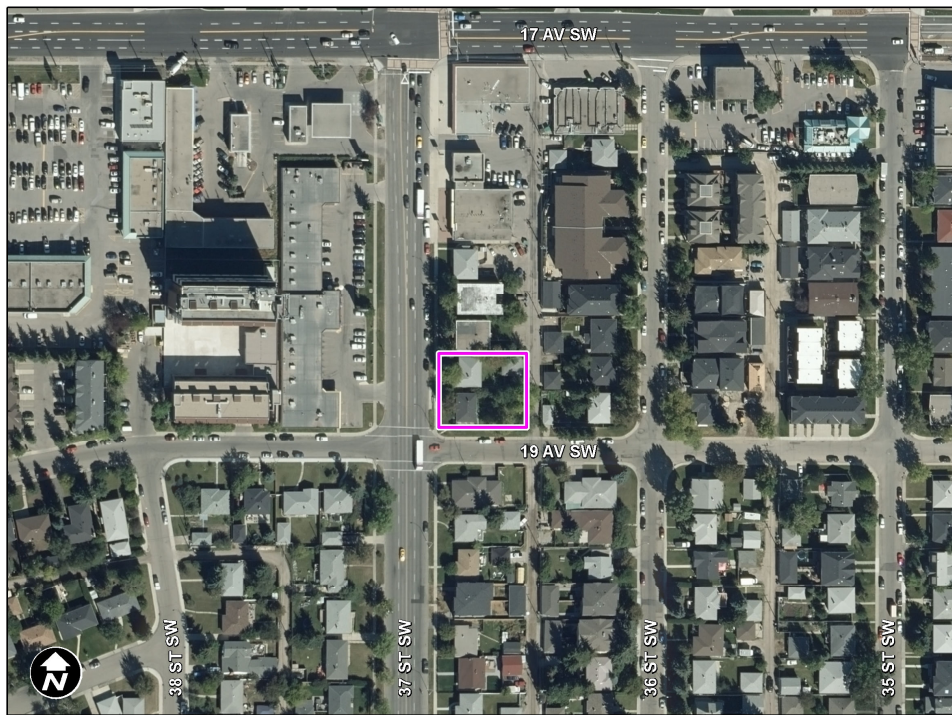
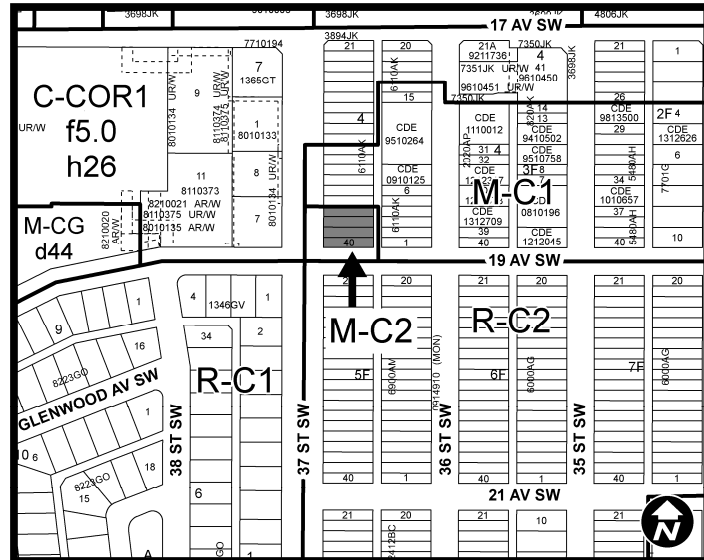
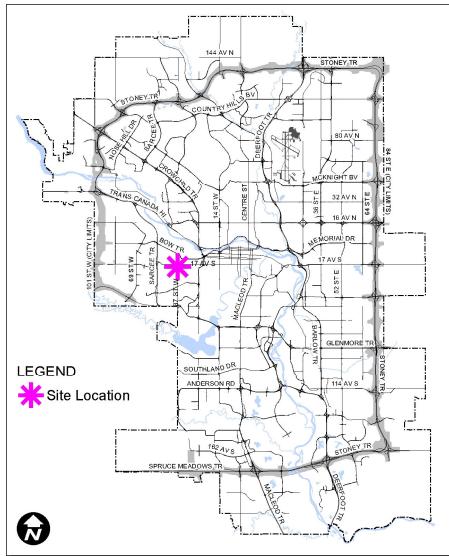
ATTACHMENT

1. Proposed Bylaw 4D2015

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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 (0.28 acres \pm) located at 1936 and 1940 – 37 Street SW (Plan 6110AK, Block 4, Lots 37 to 40) from Multi-Residential – Contextual Low profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Moved by: S. Keating

Carried: 9 – 0

2014 November 06

MOTION ARISING: Given the importance of this site with, regard to not just the Station Area Plan (SAP), but the 37 Street SW corridor and that corridor's relationship with the SAP, that CPC encourage the Authority to consider the M-C2 discretionary Live/Work use at ground floor to protect for a possible mixed-use/retail opportunity for the building in the longer term.

Moved by: G.-C. Carra

LOST: 3 – 6

Opposed: P. Battistella, M. Wade,
R. Honsberger,
S. Keating, M. Thompson
and J. Gondek

Reasons for Opposition from Cllr. Keating:

- CPC may suggest, as a matter of comment, but have to be careful not to slow down active applications unless reasons have a technical view point.

MOTION ARISING: Council consider City initiated land use redesignation for all sites within Westbrook Village ARP to match what is outlined within the policy area. Also, that all future ARPs incorporate the necessary land use redesignations.

Moved by: P. Battistella

Carried: 9 – 0

Reasons for Approval from Mr. Battistella:

- The length of time and cost for both Applicant and the City to process individual land uses is very inefficient.
- With housing affordability in Calgary, as it is, the desired goals of the MDP or intensity putting land uses in places helps with both issues.

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Applicant:

iVision Homes Inc

Landowner:

Jespa Investments 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 recommendation create capital budget impacts or concerns.</i>	No	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 and storm) concern</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the south west quadrant of the City, along 37 Street SW and south of 17 Avenue SW in a developing mixed use area known as Westbrook Village.

The subject site is two corner parcels along a predominantly M-C1 block, with significant C-COR 1 and 2 areas fronting onto 17 Avenue SW.

LAND USE DISTRICTS

The Multi-Residential – Contextual Medium Profile (M-C2) District is intended for multi-residential developments in a variety of forms and where intensity is measured in floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The maximum FAR for the district is 2.5 with a maximum height of 16 metres. The Multi-Residential – Contextual Medium Profile (M-C2) District was designed to be utilized within the developed area within close proximity to, or adjacent to, low density residential development.

LEGISLATION & POLICY

Westbrook Village Area Redevelopment Plan

The Plan identifies the site as medium density residential which is intended to accommodate flexibility in redevelopment and intensification. Logical transition is designed into the plan and attention to the interface with adjacent low density residential is a key component of the plan.

The Plan identifies the appropriate maximum floor area ratio (FAR) to be 2.5. This is in line with the rules of the proposed land use district. The maximum FAR is set to ensure that the level of activity to take place on the site upon redevelopment is appropriate in context to the adjacent planned uses and intensities.

The maximum allowable height is 14 metres on the subject site. This maximum height was determined to provide for appropriate context with the adjacent low density residential uses. The proposed land use district allows for a maximum height of 16 metres. The maximum height of 14 metres identified in the Plan is the maximum allowable height, although relaxations may be appropriate to accentuate the corners of the building and provide for a more interesting entrance to the Plan Area along 37 Street SW. Additionally, rooftop mechanical and elevator shafts are allowed to be constructed higher than the 14 metre maximum with the requirement that they are stepped back on the building and out of sight from the street level.

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Municipal Development Plan

The subject site falls within a Community Activity Centre (CAC) typology on the Urban Structure Map within the MDP. Expectations within CAC's are as follows:

- The minimum intensity thresholds of 150 jobs/pop per gross developable hectare should be determined by the local area plan.
- Should contain a broad range of ground oriented and medium to high density apartment housing and a mix of housing tenure and affordability to accommodate diverse range of population.
- Should be well serviced by Primary Transit.

The proposal for M-C2 land use district is in conformance with both the Area Redevelopment Plan as well as the Municipal Development Plan.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required as part of this application. The subject site is serviced by bus routes 6, 94, 306, 72 and 73 on 37 Street SW and the Westbrook LRT station is located approximately 350 metres to the north east of the site. Vehicular access will be limited to the rear lane of the parcel.

UTILITIES & SERVICING

All required services are available for the proposed development.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required as part of this application.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

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PUBLIC ENGAGEMENT

Community Association Comments

The Killarney Glengarry Community Association submitted comments without any objection to the proposed land use.

Citizen Comments

Two letters were submitted with concerns about a lack of parking in the area.

Public Meetings

No public meetings were held at the time of writing this report.

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APPENDIX I

APPLICANT'S SUBMISSION

The Westbrook Village Area Redevelopment plan recommends that the area of our site be zoned for Medium Density Residential. We are proposing to revise the current designation from M-C1 to M-C2 to allow a medium density development in line with the current plan recommendation. The proposed site is on a street with frequent bus service and also within 600 meters of the new Westbrook LRT station making this a transit oriented development (TOD). This development will help to comply with the Council's strategic objectives aimed at creating a more sustainable approach to urban planning and land use.

Applicant's Submission Planning Analysis.

- Explanation of project and how it fits in with surrounding context:
The Westbrook Village Area Redevelopment plan recommends that the area of our site be zoned for Medium Density Residential. We are proposing to revise the current designation from M-C1 to M-C2 to allow a high density development in line with the current plan recommendation. This is a transit oriented development that will increase the density of the neighborhood.
- Identify and provide rationale for any variation from the relevant City of Calgary policies:
The proposed elevator penthouse and stair tower is above the building height restriction of 14 meters by approximately 3 meters. The rooftop area is intended to be a courtyard amenity space that is available to all building occupants to develop a strong sense of community. The goal is to also include persons with disabilities in this community. The elevator becomes an essential aspect to provide equal opportunities for all building occupants and their visitors to have access to roof top courtyard amenity space.
- Identify and provide rationale for any proposed relaxations to the Land Use Bylaw:
This project is proposing 31 units. The current zoning bylaw requires 1.15 parking stalls per unit (32 total). Because of site restrictions we are not able to meet the required parking count. However, the proposed project is a TOD within 600 meters from a the Westbrook LRT station and also directly next to a frequent bus stop that will encourage use of public transportation. The project goals are related to the City's goal of reducing automobile usage in a medium density neighborhood.

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APPENDIX III

LETTERS SUBMITTED

Brad and Fazeel:

Yes, I think that we have allowed sufficient time for residents to contact us! A KGCA Development Committee member delivered a flyer to the homes of residents who would be affected by the proposed development at 1936 37 Street.

We have received no objections from residents and the review by the Development Committee also raised no objections.

I don't have Travis Heide's email address available to me on this device, so could you forward him a copy of this email? Since there are no objections, it will not be necessary for us to meet with Mr. Heide on July 15, as was originally planned.

Thank you for allowing us additional time for review. Feel free to contact me if you have questions.

Keren Houlgate
Director, Development
Killarney Glengarry Community Association
403-807-2075