

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012

EXECUTIVE SUMMARY

The application was made by B&A Planning Group on 2019 January 25 on behalf of the owner BCIMC Realty Corporation c/o Quadreal Property Group. The application seeks to redesignate a parcel from a DC Direct Control District, focused primarily on business park and office uses, to a new DC Direct Control District which will allow for:

- a broader range of allowable commercial uses;
- a slight increase in floor area ratio; and
- an increase to the building height in specific locations.

With the current suppressed office market in Calgary, the owners of the business park are seeking greater flexibility by allowing for additional commercial uses. These uses will help maintain the economic viability of the business park. The land use change will not impact the ability of the site to maintain its current alignment with the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*.

No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 10.1 hectares \pm (24.9 acres \pm) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District **to** DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 10.1 hectares \pm (24.9 acres \pm) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District to DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 134D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application was made by B&A Planning Group on 2019 January 25 on behalf of the owner Quadreal Property Group. The site is popularly known as Westmount Corporate Campus, and was designed as an employment-intensive multi-building office park. Much of the park has been built out, but a large vacant site within it remains to be developed.

Quadreal also owns lands on the south side of Mount Royal Gate SW which are currently under review for redesignation to allow for a mixed use development.

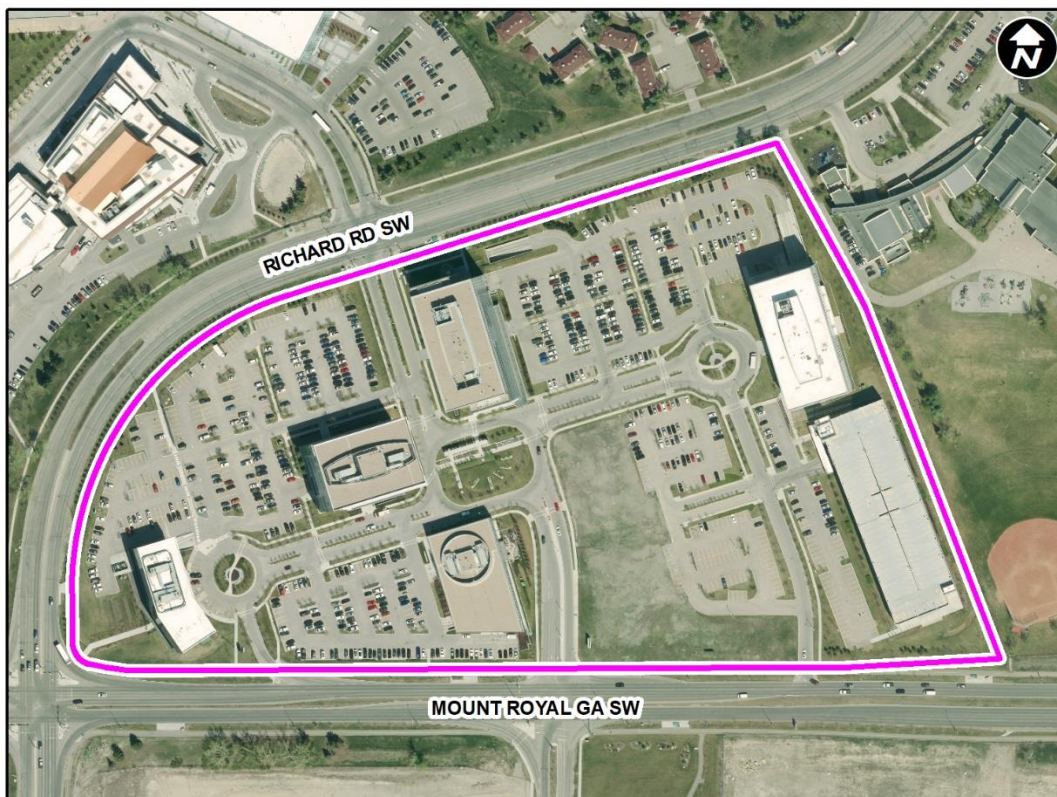
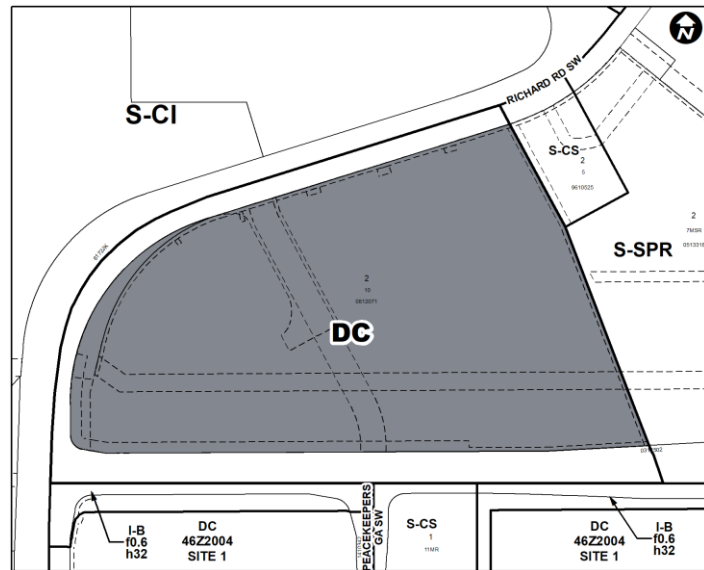
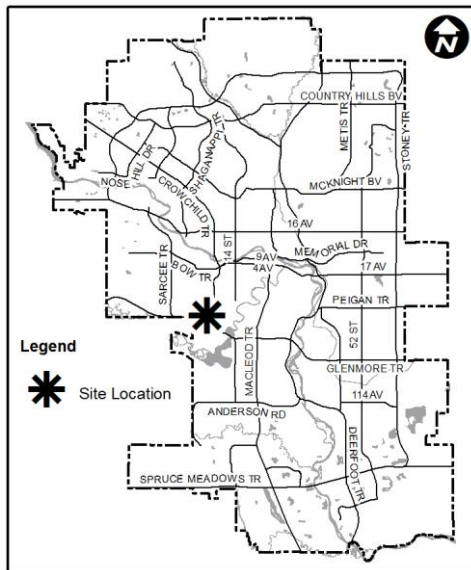
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Location Maps



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Site Context

The site, approximately 10.1 hectares (24.9 acres) in size, is a single parcel in the community of Lincoln Park.

Two schools are adjacent to the east, while various aspects of Mount Royal University (residences, academic buildings, parking) are across Richard Road SW on the north and west. Across Mount Royal Gate SW to the south is largely vacant land that is intended for proposed mixed use development.

The site itself consists of several multi-storey buildings, ranging in height from three to eight storeys, with ample surface parking. The site was developed as a comprehensively-designed business park with the intent of providing a node of employment-intensive uses. Much of the site has been developed, though one large vacant portion exists.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing land use is a DC Direct Control District (Bylaw 72Z2003, Attachment 3) which strictly mandates employment-intensive uses such as office and research and development.

The ability for retail and personal service uses to locate on the site is limited to those which can demonstrate that they directly support the business park users.

With the decline of the Calgary office market, the ability of the owner to lease existing space on the site within the confines of the existing DC Direct Control District (Bylaw 72Z2003) is limited, resulting in a large amount of vacant space.

In order to address this issue, the proposed new DC Direct Control District allows for a broader range of commercial uses that will grant greater flexibility. Rather than restricting commercial uses to those which support the business park use, the broader list of uses is allowed to be considered on their own merit. The introduced uses include a wider range of restaurant uses, more service-based uses such as Veterinary Clinic and Counselling Service, and institutional uses such as Instructional Facility and Post-secondary Learning Institution. The complete list of proposed uses aligns closely with the uses allowed in either the Industrial – Commercial (I-C) District or the Industrial – Business (I-B) District (Attachment 4).

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To accommodate the proposed change, a new DC District has been created with the uses allowed under the existing DC District (Bylaw 72Z2003), which are not found solely in one district or another. For example, research and development, a focus of the existing DC District, is specifically defined as a component of the General Industrial – Light use within Land Use Bylaw 1P2007. Therefore, General Industrial – Light must be included as a listed use in the new DC District to maintain its viability. This use however, is only available in the I-C District. Other uses, such as Post-secondary Learning Institution and Conference and Event Facility, which would not take away from the business park/employment centre focus, can only be found in the I-B District. Therefore, a custom list of uses within the proposed DC District was required.

Commercial uses can be introduced with relatively little risk, as the site is significantly built out in a multi-storey format that lends itself to office and similar uses. The risk of it evolving into a full-on retail centre is therefore limited.

Additionally, as the development rules of the I-B District will apply in all cases, no outdoor storage of materials will be allowed. Unsightly uses are thereby limited from locating on site.

The proposed DC District also increases the density of the site slightly from a maximum floor area ratio (FAR) of 1.0 to an FAR of 1.1.

The proposed DC District gives additional clarity to the building height requirements. In the existing DC District, allowance is made for taller landmark buildings at entrance locations within the site. The new DC District proposes an increase in building height in these areas (from 8 to 10 storeys and from 32 metres to 40 metres), and also provides a schedule to indicate by plan exactly where the increased height requirements apply (Schedule B of the Proposed Direct Control District Guidelines – Attachment 2).

Development and Site Design

No development permit application has been made for any new buildings on site. Considering the office market, it may be several years before new buildings are proposed. As the surrounding context is largely of similar massing, future development permit evaluations should focus on the architectural design and look of the building, rather than on matters of contextual massing.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

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Transportation

The applicant undertook a Transportation Impact Assessment that analyzed both this application and the applicant's other application across Mount Royal Gate SW (LOC2018-0277).

No significant concerns were identified in relation to this subject proposal.

Utilities and Servicing

It is not anticipated that the proposal will require any changes to utility servicing.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Rutland Park Community Association (RPCA) and North Glenmore Park (NGPCA) Community Association were both circulated on the application. The RPCA indicated support for the application. No response from the NGPCA had been received by the time of writing of this report.

Only two letters from adjacent residents were received and these were only seeking clarification or answers to specific enquiries. No indication of support or non-support were given.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed development/land use amendment/policy amendment] builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The site, along with the Mount Royal University campus, is identified as a Major Activity Centre (MAC) in the *Municipal Development Plan* (MDP). MACs are intended as locations with high concentration of jobs and population. The proposal does not impact the function of the Major Activity Centre, and is therefore in alignment with the MDP.

Currie Barracks CFB West Master Plan (Non-statutory – 2000)

The site is identified as within the Business/Office category in the *Currie Barracks CFB West Master Plan*. This category is intended to accommodate employment-intensive uses such as office, and specifically guides against uses such as large warehouses, big-box retail, or auto-related uses. The proposed DC District specifically omits these uses, or their development is precluded because of the existing development on site. The proposal is therefore generally in alignment with the plan.

Social, Environmental, Economic (External)

The proposal will allow for the long-term viability of the site to be maintained. Allowing the continued existence of an employment centre outside of the Centre City will provide reverse flows for the transportation network, increasing efficiency.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*. Through the additional uses, the proposal helps ensure the economic viability of the site while maintaining its ability to act as an employment centre outside of the Centre City. The proposal therefore helps contribute to an efficient land use pattern.

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ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 134D2019**
3. Existing Direct Control District
4. Summary of Uses