

LAND USE AMENDMENT  
GLENBROOK – (WARD 6)  
51 STREET SW & RICHMOND ROAD SW  
BYLAW 66D2014

MAP 1W

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a Direct Control District based on the former C-2 District which limits the maximum medical and dental office space to 10,000 square feet (929.03 square metres) to the C-C2 Commercial with a maximum FAR of 1.0 and a height of 18 metres. This proposed district is identical to the site adjacent to the south. During the application process, these parcels have been tied together in an effort to develop the sites to function as one.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2014 May 22

That Calgary Planning Commission recommend **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 66D2014; and

1. **ADOPT** the proposed redesignation of 1.10 hectares  $\pm$  (2.71 acres  $\pm$ ) located at 3915 – 51 Street SW (Plan 1411241, Block K, Lot 8) from DC Direct Control District **to** Commercial – Community 2 f1.0h18 (C-C2f1.0h18) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 66D2014.

**REASON(S) FOR RECOMMENDATION:**

The proposed land use redesignation is in line with the Municipal Development Plan and its Community Activity Center policies. The redesignation provides for intensification and diversification within an identified activity center with allowable uses which are compatible with the adjacent uses and scale.

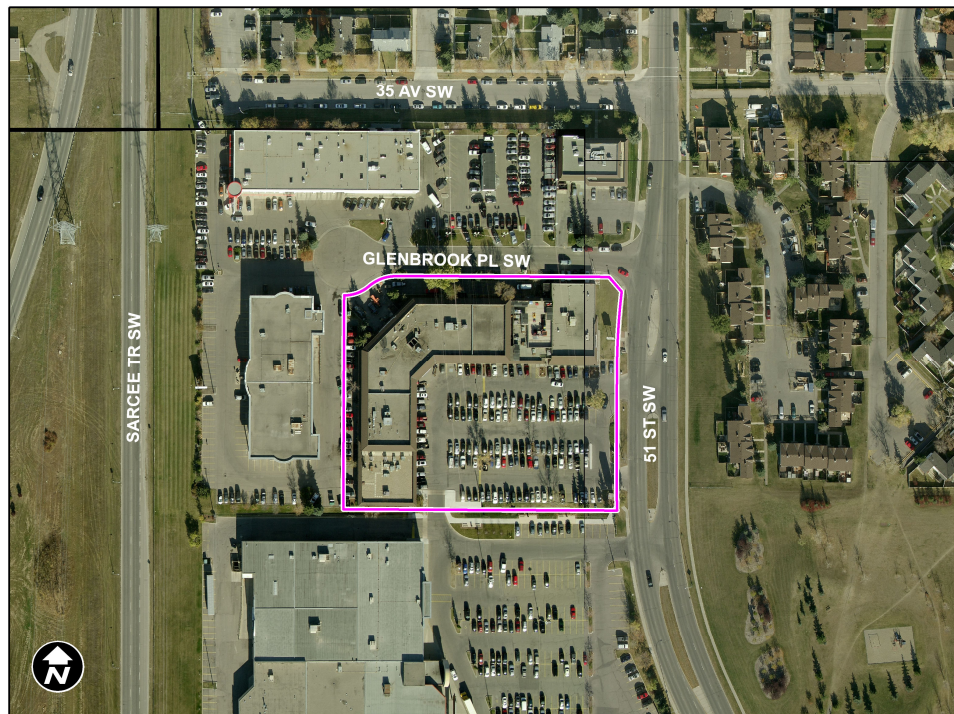
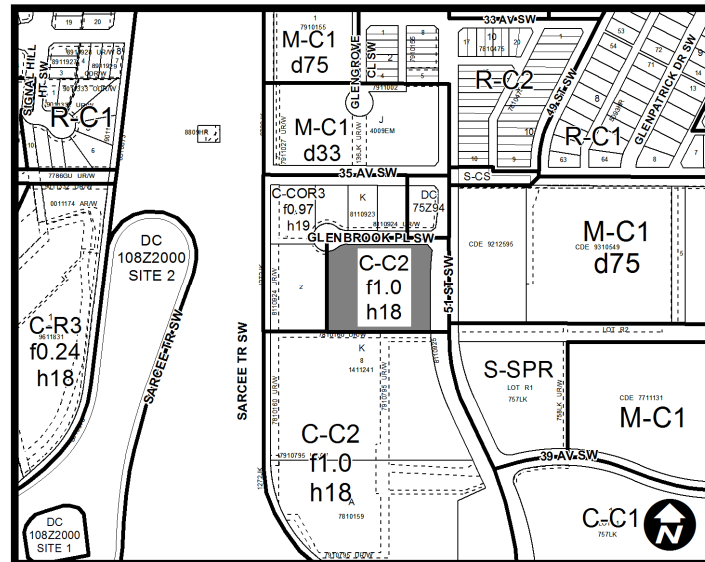
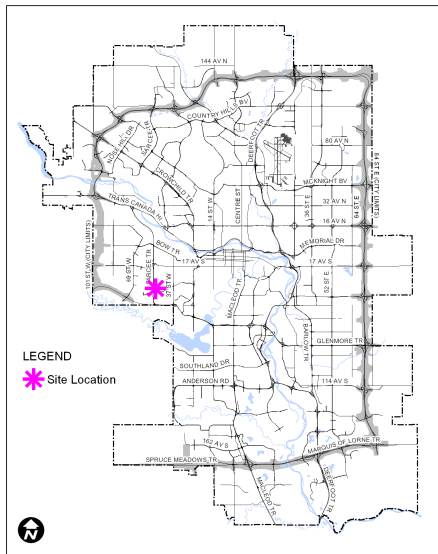
**ATTACHMENT**

1. Proposed Bylaw 66D2014

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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 1.10 hectares  $\pm$  (2.71 acres  $\pm$ ) located at 3915 – 51 Street SW (Plan 1411241, Block K, Lot 8) from DC Direct Control District **to** Commercial – Community 2 f1.0h18 (C-C2f1.0h18) District.

**Moved by: R. Honsberger**

**Carried: 7 – 1**

Opposed: M. Logan

Reasons for Opposition from Mr. Logan:

- The existing site parking demand indicates that increasing clinic land use will over subscribe the supply within easy walking distance of the clinic space. A parking management plan will be needed at the DP stage.

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**Applicant:**

Manu Chugh Architect

**Landowner:**

First Capital Holdings (ALB)  
Corporation

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	6
<b>Public Engagement</b> <i>Were <b>major comments</b> 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 community of Glenbrook along 51 Street SW and north of Richmond Road SW. The site is located as part of a larger commercial centre (C-C2f1.0h18). The site is being consolidated with the commercial site adjacent to the south in order to develop and manage the sites as one continuous parcel with the same land use district. The existing Direct Control District limits the medical and dental clinics on the site to 10,000 square feet (929.03 square metres).

**LAND USE DISTRICTS**

The proposed district is the Commercial – Community 2 (C-C2f1.0h18). This is the same land as the adjacent commercial parcel. The intention of the redesignation is to remove the restrictive elements of the existing Direct Control District, now that the site no longer accommodates a gas bar as was the case when the Direct Control was written.

With the two parcels tied together, the sites can be considered one continuous development. The parking issues that affected the subject site in the past can now be managed holistically with the parcel to the south where the Parking Study has proven that the desired uses can be accommodated appropriately. The restrictive nature of the existing Direct Control District is not necessary on this site given the consolidation of the two parcels as well as the vision of the Community Activity Center can be better fulfilled without restrictions on land use which are in place through the current Direct Control District.

**LEGISLATION & POLICY**

Municipal Development Plan (2009)

The subject site is located within a Community Activity Center (CAC), as identified in Map 1 of the MDP. Community Activity Centers provide for a mix of land uses that achieve a minimum intensity of 150 people and jobs per gross developable hectare.

The Commercial – Community 2 District provides for the ability to incorporate both local commercial uses as well as dwelling units in order to further the development of the site as a Community Activity Center.

**TRANSPORTATION NETWORKS**

A Parking Study was completed on the site. This study concluded that the site can accommodate an adequate supply of parking for the desired uses.

A Transportation Impact Assessment was not required as part of this application.

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**UTILITIES & SERVICING**

All required services are available for the proposed land use. The existing service can accommodate the proposed development without the need for upgrades or adjustments to the existing infrastructure.

**ENVIRONMENTAL ISSUES**

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

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. In addition, the proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

One letter was submitted by the Glenbrook Community Association. The issues raised in this letter were mainly with respect to the over utilized parking on the subject site.  
(APPENDIX II)

**Citizen Comments**

No comments received at the time of writing this report.

**Public Meetings**

No public meetings were held for this application.

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**APPENDIX I - APPLICANT'S SUBMISSION**

The subject application, being submitted on behalf of First Capital Asset Management, seeks to re-designate the parcel of lands (described below), located in the community of Glenbrook in the South West quadrant of the city from its current direct control (59 Z 89) district to commercial community 2 district (C-C2) to accommodate additional medical uses.

The subject property is located at 3715 - 51 Street SW with the following legal description:

- Lot: 8
- Block: K
- Plan: 1411241

The subject property is 1.1 ha (2.72) in size and the current Direct Control (DC) is based on C-2 land use district of the bylaw (2 P 80). The DC bylaw was intended to accommodate office/retail with addition of a gas bar and for that reason limits the gross floor area of medical use to 10,000 sq ft.

The gas bar has now been removed and the maximum gross area for the medical use is fully utilized.

The adjacent property located at 3915-51 Street SW is owned by the same (First Capital Asset Management) owner.

Re-designating the subject parcel to commercial - community 2 (C-C2) would be beneficial for the reasons as outlined below.

- First Capital wishes to locate additional medical uses in the existing development and C-C2 will allow first Capital to meet the demand.
- The re-designation would allow the subject property's land use, not only with the current land use bylaw (1 P 2007) but also with the adjacent property and pave way for the consolidation of the two properties and allow for a comprehensive planning for tow existing building.

Municipal development plan also identifies the combined buildings (Glenbrook Plaza and Richmond square) as a "community activity centre" and the proposed re-designation (C-C2 f 1.0 h 18) would reinforce the municipal development plan.

A recent parking study conducted by "Bunt and Associates" confirms that the cohesive nature of the existing development, even though both the development occurred independently and were owned by two separate and independent entities.

Based on the foregoing, we request Calgary Planning Approval Group (CPAG) Calgary Planning Commission and the City Council's support and approval.

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**APPENDIX II - LETTERS SUBMITTED**



**GLENBROOK COMMUNITY  
ASSOCIATION**

3524 – 45 Street S.W.  
Calgary, Alberta  
T3E 3V2  
Phone: (403) 249-6664

27 May 2010

Brad C. Bevill  
Development and Building Approvals #8201  
P.O. Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Re: LOC2013-0073

After discussing this application at our January 9, 2014 meeting of the Glenbrook Community Association we have concerns over the Land Use Amendment application:

1. This property currently sits with a number of vacant spaces both on the ground retail level and the second office level. Parking is currently inadequate for the current occupants and spills out onto 51<sup>st</sup> Street SW several times a day with people searching for parking.
2. We have concerns that if this property becomes a Commercial-Community (C-C2) District zoning, the community will lose our ability to offer input into future occupancies that might make the parking and traffic situation worst for the community.
3. There is currently a number of parking stalls on this property that over the years have been converted into other uses. There is currently a loading/unloading zone used by a school bus for the daycare and there are 10 waste receptacle bins scattered around the property.
4. We understand there might be a formal parking agreement proposed with a neighbouring commercial property, but again we have concerns as to if



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this property has any surplus parking to use. There are a number of parking stalls on the neighbouring property that again are used for other uses. A number of stalls are reserved for private parking only (16) and another 15 parking spots are taken up by The City of Calgary's green bins. The property also routinely allow commercial vehicle parking (snow removal company trucks and equipment) and used as a parking lot for bus trips traffic.

Although we have concerns, we see the value in changing the zoning from the current DC to C-C2. If we can somehow solve the current parking and traffic issues with this application, the Glenbrook Community Association would support this application. However having the current parking issues that routinely spill out onto 51 Street SW, which is currently operating over capacity, we will not support this application.

Murray Ost, President

Glenbrook Community Association