

MOUNT ROYAL VILLAGE WEST BYLAW 68D2013 UPDATE

EXECUTIVE SUMMARY

Pending Council approval of a land exchange, Council withheld third reading of Bylaw 68D2013 and second and third reading of Bylaw 42P2013 for a land use amendment application to accommodate large-format retail/commercial and multi-residential high-rise development. Now that the land exchange has been approved, the associated bylaws should receive final readings. This report also provides an update on an outstanding parking issue.

ADMINISTRATION RECOMMENDATION(S)

That Council:

1. Give second and third reading to Bylaw 42P2013; and
2. Give third reading to Bylaw 68D2013.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 March 10, Council approved LAS2014-04 Proposed Land Exchange and License of Occupation – (Beltline) – Ward 08 (Councilor Evan Woolley) File No: 936 16 AV SW (CG), on the consent agenda.

On 2014 January 13, Council received Report C2014-0020 Mount Royal Village West Bylaw 68D2013 Update for information.

On 2013 September 09, Council adopted the Calgary Planning Commission recommendations in Report CPC2013-099, regarding amendments to the Beltline Area Redevelopment Plan, as follows:

1. Adopt the proposed amendments to the Beltline Area Redevelopment Plan, in accordance with the Land Use Planning and Policy recommendation;
2. Give first reading to the proposed bylaw 42P2013;
3. Withhold second and third reading pending agreements for the land exchange for the City; and
4. Direct Administration to bring a report on the status of adjacent parking in concurrence with second and third Reading of Bylaw 42P2013.

At the 2013 July 22 Combined Meeting of Council, Council adopted the Calgary Planning Commission recommendations in Report CPC2013-077, as follows:

1. Adopt the proposed redesignation of 0.60 hectares ± (1.48 acres ±) located at 1515 – 8 Street SW, 916, 918, 920, 928 and 936 – 16 Avenue SW (Plan A1, Block 111, Lots 21 to 40) from Centre City Commercial Corridor District (CC-COR) and Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) to DC Direct Control District to accommodate commercial development, residential development and a city park;
2. Give first and second reading to the proposed Bylaw 68D2013; and
3. Withhold third reading pending the agreement with the parking and the land exchange being resolved and adoption of the required amendments to the Beltline Area

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Redevelopment Plan, to return with a report to the 2013 September 09 Combined Meeting of Council.

BACKGROUND

On 2014 January 13, Administration provided an update to Council regarding the status of Bylaw 68D2013 related to land use amendment LOC2013-0082 for the Mount Royal Village West redevelopment and specifically, the land exchange and parking agreement associated with the application. At that time the land exchange component was well into the process with Corporate Properties and Buildings (CPB), and a Council date for approval of the land exchange had not been set.

After the January Council meeting, terms of the exchange were worked out to the mutual satisfaction of CPB and the applicant and a decision to approve the land exchange was reached. Council approved the land exchange on 2014 March 10.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Following Council approval of the land exchange it is now appropriate to give second and third reading to the Beltline ARP amendment Bylaw 42P2013 associated with this item, followed by third reading of Bylaw 68D2013.

When first reading was given to the Beltline ARP amendments, Council asked for an update on the status of adjacent parking in concurrence with second and third reading of Bylaw 42P2013. The applicants have chosen not to pursue construction of, or operation of, a parkade under the new City park fronting 9 ST SW. While Bylaw 68D2013 does provide the opportunity for short-stay parking for uses other than those within the development, provisions for short-stay parking are not compulsory.

From the outset of this application, the applicant, the Beltline Planning group and Administration have seen the value in providing extra parking for visitors to this development and this area of the Beltline. It was not until the application was in review that the affected parties learned of Calgary Parking Authority's (CPA) interest in the proposal.

Since that time, the CPA has been in discussions with the applicant regarding CPA partnership in administering short-stay parking. While these discussions have intensified over the last few months, as of the date of this report, both parties can only report to Administration that they are still working on the terms and conditions of the partnership.

Should the arrangement for short-stay parking under CPA administration, not come to fruition Bylaw 68D2013 contains provisions for the management and monitoring of another third-party operated short-stay parking arrangement through a Special Development Agreement. This agreement would be required at the time of a Development Permit approval and would set out the manner in which these short-stay motor vehicle parking stalls would be managed.

Stakeholder Engagement, Research and Communication

Administration maintained weekly communication with CPB, CPA, and the applicant in advance of preparing this update.

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Strategic Alignment

N/A

Social, Environmental, Economic (External)

N/A

Financial Capacity

Current and Future Operating Budget:

N/A

Current and Future Capital Budget:

N/A

Risk Assessment

With Council approval of the land exchange associated with this application, the final closing date for sale, subdivision and title exchange are true formalities. However, those formalities will extend the timeline to review the Development Permit; Calgary Planning Commission cannot approve the Development Permit until the steps noted above have been executed.

REASON(S) FOR RECOMMENDATION(S):

Council has approved the land exchange associated with this development. In order for the development process to proceed, the Beltline ARP amendment Bylaw 42P2013 requires second and third reading, followed by third reading of Bylaw 68D2013.

ATTACHMENT(S)

1. Bylaw 42P2013
2. Bylaw 68D2013