

LAND USE AMENDMENT  
ROSSCARROCK - WARD 8  
SOUTH OF BOW TRAIL SW & WEST OF 37 STREET SW  
BYLAW 33D2014

MAP 13W

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate two Residential – Contextual One/Two (R-C2) parcels to Multi-Residential – Contextual Medium Profile (M-C2) District. The application is intended to provide a modest increase in intensity within proximity to the Westbrook Transit Station, as identified in the Westbrook Village Area Redevelopment Plan.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2014 March 13

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 33D2014; and

1. **ADOPT** the proposed redesignation of 0.12 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 916 and 928 – 38 Street SW (Plan 3681V, Block 1, Lots 32, 33, 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) 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 33D2014.

**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.

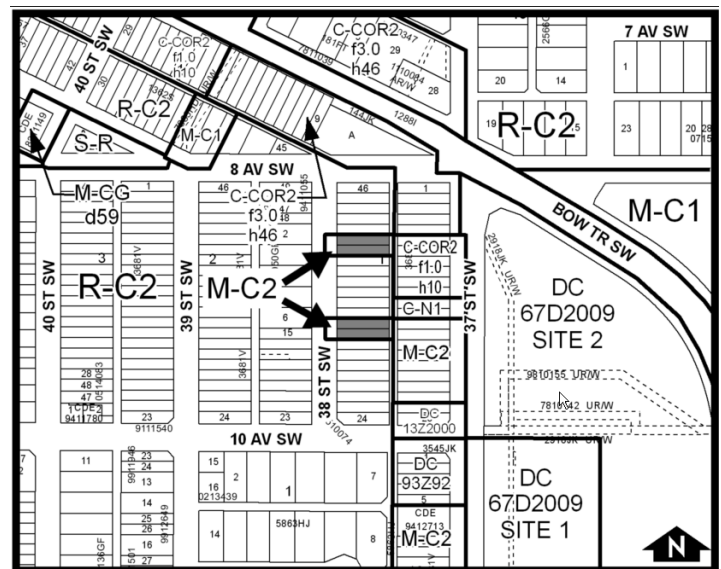
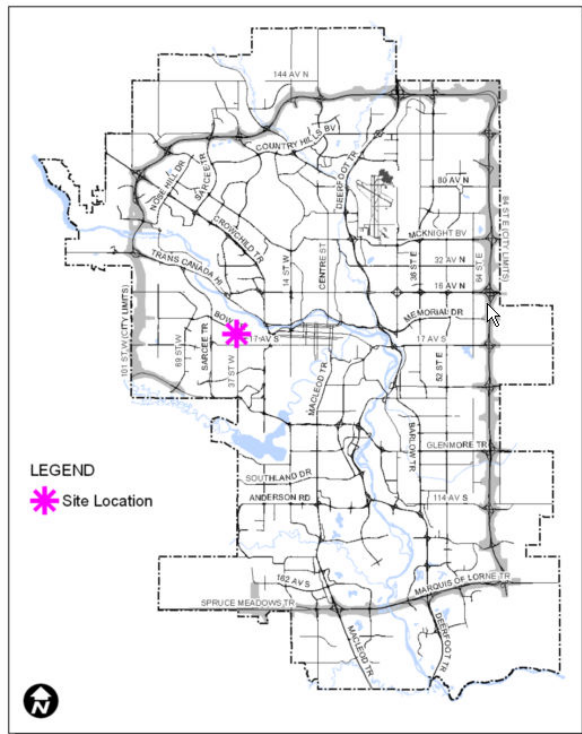
**ATTACHMENT**

1. Proposed Bylaw 33D2014

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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 0.12 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 916 and 928 – 38 Street SW (Plan 3681V, Block 1, Lots 32, 33, 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

**Moved by: J. Sturgess**

Absent: G-C. Carra

**Carried: 7 – 1**

Opposed: R. Wright

Reason for opposition from Mr. Wright:

- These properties are outside the 600 metre circle from the station, they do not include any FAR or density requirements as per the ARP, parcel sizes are too small to take advantage of the land use and finally this is spot zoning.

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**Applicant:**

Tasos Kollias

**Landowner:**

Tasos Kollias  
Antigone Kollias

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	5
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	5
<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 sites are located in the south west quadrant of the City, west of 37 Street SW and south of Bow Trail SW in a developing mixed use area known as Westbrook Village.

The subject sites are situated along a predominantly R-C2 block, although recently approved policy identifies the area for intensification to utilize the West LRT infrastructure investment.

**LAND USE DISTRICTS**

The proposed land use is Multi-Residential – Contextual Medium Profile (M-C2) District. The purpose of this district is to provide multi-residential development in a variety of forms which provides flexibility in the building form through measuring intensity by floor area ratio. This land use district is also intended for areas within close proximity to low density residential and areas located near transit nodes.

This proposed land use district will accommodate a medium density transition area between the higher intensity activities proposed near the transit station and the low density residential uses located west of 39 Street SW.

**LEGISLATION & POLICY**

The subject sites are located within the boundary of the Westbrook Village Area Redevelopment Plan. This plan identifies the sites as Medium Density Residential with a maximum FAR of 2.5 and a maximum height of 16 metres. The Multi-Residential – Contextual Medium Profile (M-C2) District has a built-in maximum FAR of 2.5 and a maximum height of 16 metres, aligning this district with the approved local area plan.

**TRANSPORTATION NETWORKS**

No Transportation Impact Assessment was required for this application. All access to the site will be restricted to the rear lane.

**UTILITIES & SERVICING**

Services are available to the site. At the Development Permit stage, a sanitary servicing study will be required.

**ENVIRONMENTAL ISSUES**

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

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**ENVIRONMENTAL SUSTAINABILITY**

Not applicable

**GROWTH MANAGEMENT**

The proposed site is located within the Westbrook Village Area Redevelopment Plan. This plan area has been ranked as a low priority for developed area growth, ranking #6 in the sequenced list which was accepted by Council in 2013. This ranking is due to existing light rail transit service and high infrastructure costs for a Developed Area.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received by the CPC report submission date.

**Citizen Comments**

No comments received.

**Public Meetings**

No public meetings held.

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

Please consider our application for the Land Use Amendment for the two-properties described in the attached application.

The Westbrook village Area Redevelopment Plan was enacted by City Council back in 2009, Bylaw 33P2009. One of the main objectives of the Plan is to capitalize on the significant development opportunities; existing and future to support the Westbrook LRT Station. The Plan will foster re-urbanization of the Station area, and help create a complete Mixed-Use Community that allows citizens to live, work, and enjoy recreational activities provided by the local communities without being car-dependent.

Our existing properties fall within a short walking distance to the West LRT Station known as "WESTBROOK". Bylaw 33P2009 has dedicated the area where our properties located as Multi Residential MC-2. During the open house hearings back in 2009 held by the City Planning Department personnel, home owners were encouraged to increase the density of our existing properties in order to foster the West LRT usage and promote growth in the Inner-City domain; particularly those properties that are within a comfortable walking distance. Our properties are within seven (7) minutes walk to the Westbrook LRT Station. Increasing the density of our properties to MC-2 is in concert with the Bylaw 33P2009 and in line with the purpose and scope of the Westbrook Village Area Redevelopment Plan.

Land Use Amendment is required in order for us to prepare and proceed to the next level.

Our properties have been identified as MC-2 in the Westbrook Village Area Redevelopment Plan with Floor Area Ratio (FAR) of 2.5 and maximum building height of 16 meters. We will maximize usage in line with the guidelines spelled out by the City Planning Authority. Directly behind our properties residential apartment buildings and retail commercial already exist. Our proposed multi-residential development will in fact be in the context with the existing high density developments and will be away from the "shadows" of the residential proper. Upon approval of our Land Use Amendment application our next step is to proceed with proposed Architectural plans. Our goal is to eventually proceed to the Development Permit process with the view to construct multi-residential units and make them available to the rental market in the area.

Your consideration and approval to our application for the Land Use Amendment is greatly appreciated.