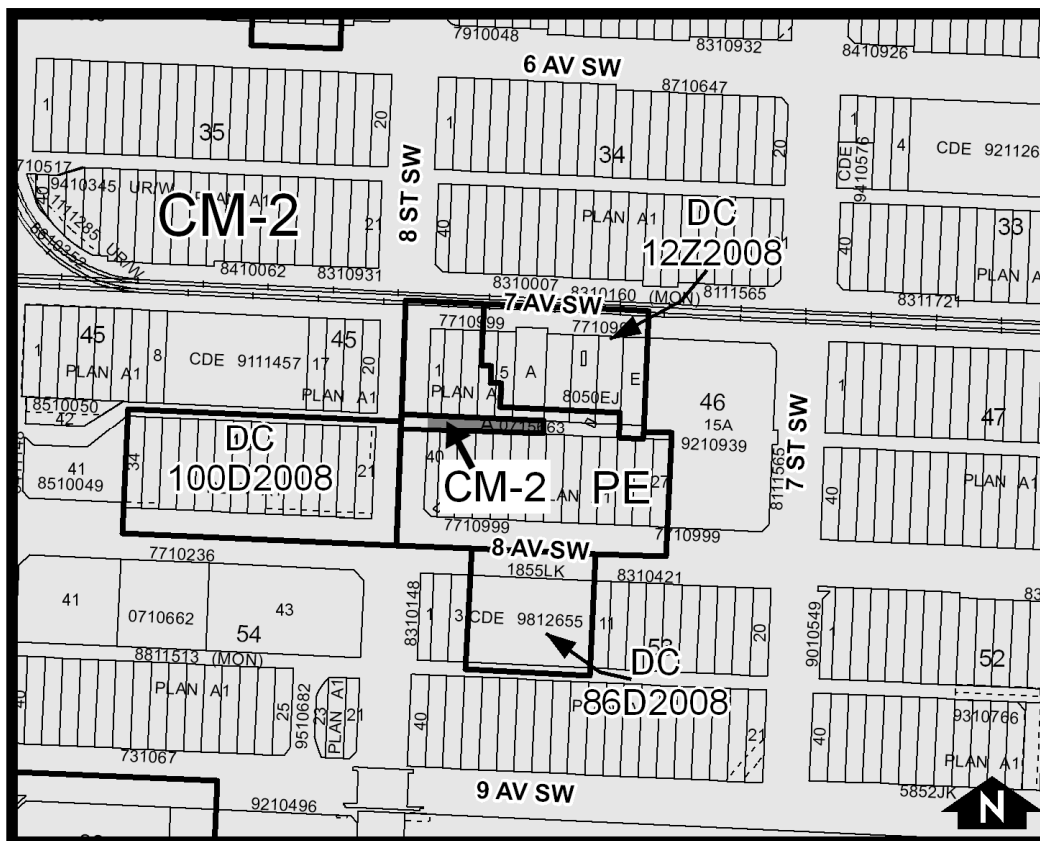


LAND USE AMENDMENT	ITEM NO: 03	
	FILE NO:	LOC2013-0093
	CPC DATE:	2013 December 19
	COUNCIL DATE:	2014 February 10
	BYLAW NO:	13D2014

DOWNTOWN COMMERCIAL CORE
(Ward 8 – Councillor Woolley)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.03 hectares \pm (0.08) acres \pm) located at 724 - 8 Street SW (Plan 0715663, Area A) from PE Public Park, School and Recreational District **to** CM-2 Downtown Business District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: G. – C. Carra

Carried: 8 – 0

PROPOSAL:

To redesignate 0.03 ha \pm (0.08 ac \pm) located at 724 – 8 Street SW (Plan 0715663, Area A) from PE Public Park, School and Recreational District to CM-2 Downtown Business District.

APPLICANT:

Gibbs Gage Architects

OWNERS:

The City of Calgary

CURRENT DEVELOPMENT: Vacant, paved driveway

ADJACENT DEVELOPMENT:

NORTH: Office/hotel commercial

SOUTH: Century Gardens Park/8 Avenue SW

EAST: Century Gardens Park

WEST: 8 Street SW/Office and commercial

PLANNING EVALUATION

Introduction

This application proposes to redesignate land located at 724 – 8 Street SW from PE Public Park, School and Recreational District to CM-2 Downtown Business District. This parcel is a closed lane segment that currently functions as a driveway extending from 8 Street SW where it terminus on the east side of Century Gardens Park.

The subject site is proposed to be acquired from the City by the adjacent private land owner. The site would become part of a redevelopment site including land located at the southeast corner of 7 Avenue SW and 8 Street SW. The lane is essential to redevelop the adjacent corner site as it provides needed vehicular access from 8 Street SW to a future parkade serving the site.

The proposed redesignation of the subject site to CM-2 is consistent with applicable plans and policies.

Site Context and Background

The subject site will be combined with a private redevelopment site located on the corner of 7 Avenue SW and 8 Street SW known as the “Brown Cottage” site. The adjacent redevelopment site is occupied by older one- and two-story commercial and residential buildings.

Century Gardens Park, adjacent to the south and west of the subject site, is a passive park serving employees and residents in the surrounding area. The subject site currently provides driveway access to service the park. Century Gardens Park is slated for redevelopment. Planning for the Park is currently in the stakeholder engagement and public consultation stage. The park has a large frontage on 8 Avenue SW which provides opportunity for future access to the park by service vehicles.

Proposed Land Use District

CM-2 (Downtown Business District) will be applied to the site. The CM-2 land use is intended to provide for commercial development as well as allowing a wide range of institutional and residential uses. CM-2 is the primary land use district used to implement the Centre City Plan.

Sites designated CM-2 will change to the new CR20-C20/R20 on 2014 June 09 as intended when the new district was adopted by City Council in September 2013. The applicant is aware of this pending change in the downtown district and desires to move forward with this application. Making the change to CM-2 now allows the applicant to submit a DP for the redevelopment including the subject site as soon as the change to CM-2 for the subject site occurs. A DP submitted for this site would need to conform to the CR20-C20/R20 district if the DP is not approved prior to the 2014 June 09 effective date of the new CR district. The applicant is aware of these timeframes.

Site Characteristics

There are no unique site characteristics that have a bearing on this proposal.

Legislation & Policy

The CM-2 District proposed to be applied to the site is consistent with land uses that implement the Centre City Plan.

Site Layout & Building Design

This is a land use change that does not propose or confer any right to build on the site. Once a Development Permit is proposed, it will be reviewed for compliance with applicable policy and bylaw requirements.

Site Servicing for Utilities

This application is confined to the land use designation of the property. At the time development of these sites is proposed, the applicant will be required to meet all of the City's requirements for site servicing.

Community Association and Adjacent Neighbour Comments

The Calgary Downtown Association has indicated "no objection" to the proposed land use change.

CONCLUSION:

The proposal is supported because the land use change is consistent with the Centre City Plan and will facilitate the redevelopment of land in a manner consistent with the Plan.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08) acres \pm) located at 724 - 8 Street SW (Plan 0715663, Area A) from PE Public Park, School and Recreational District **to** CM-2 Downtown Business District.

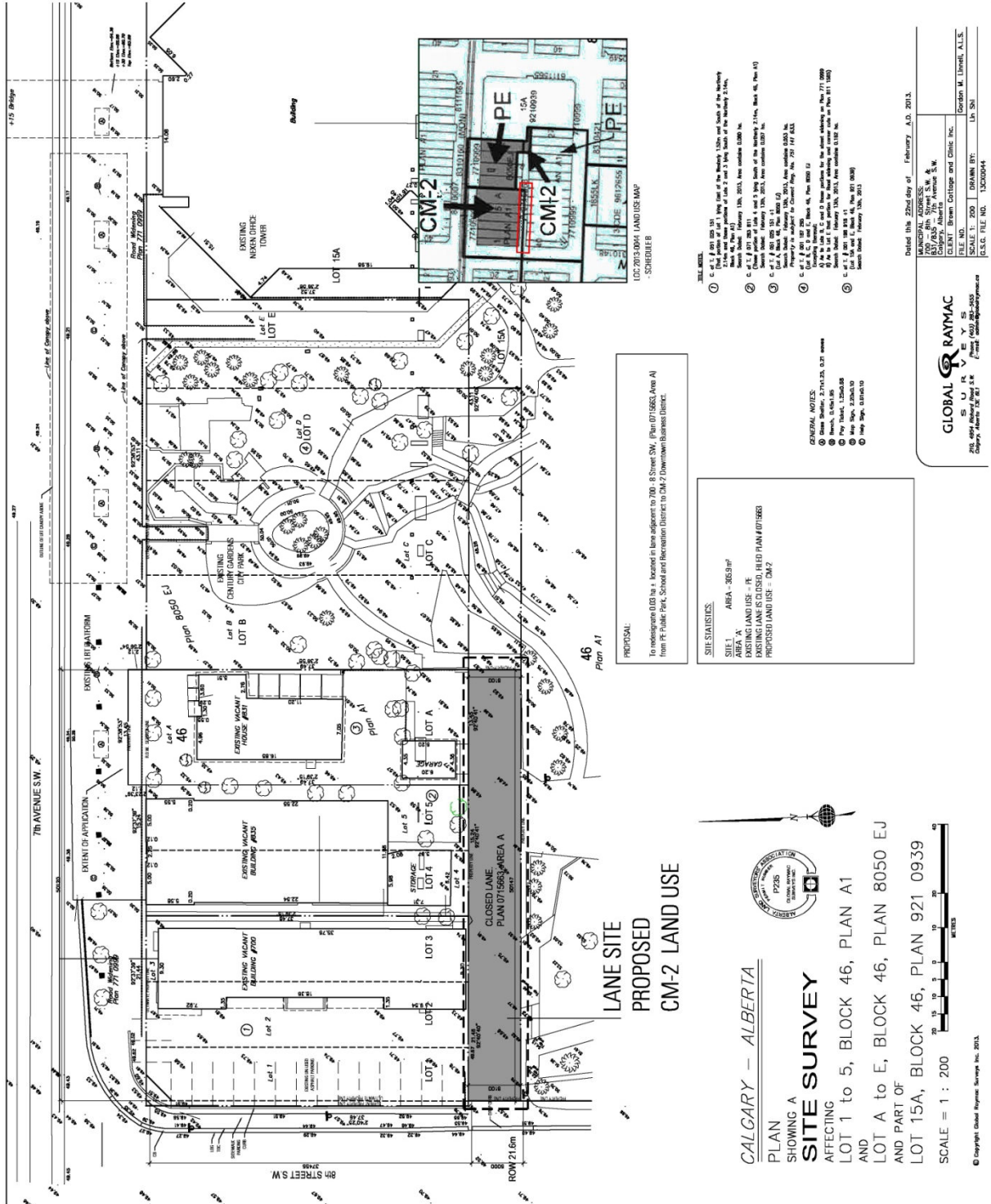
Gary Wilson
2013 December

CPC 2013 December 19	LOC2013-0093	APPENDIX I	Page 1
----------------------	--------------	-------------------	--------

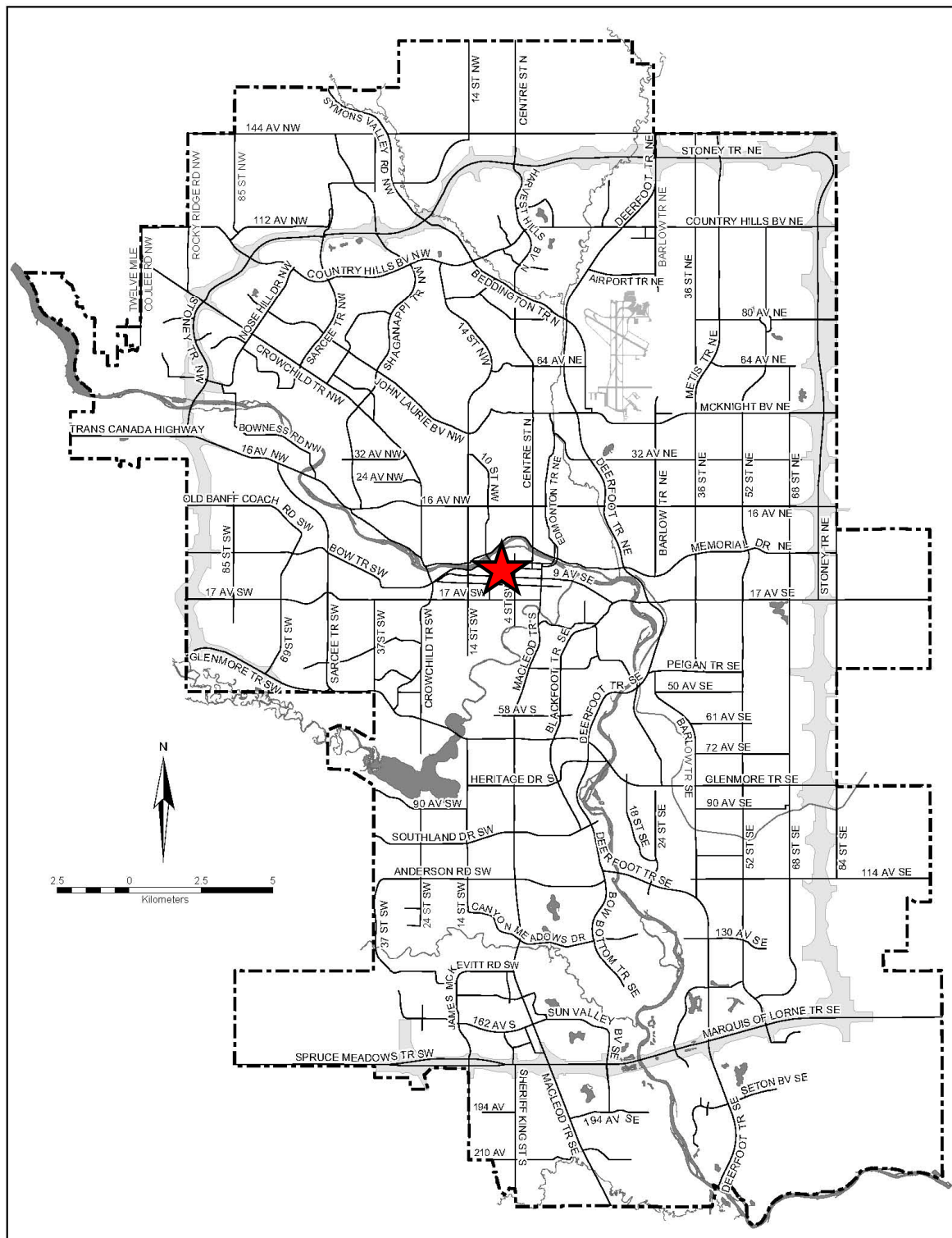
APPLICANT'S SUBMISSION

This application is to prepare the Land Use for this parcel to align with the future development of the land to the North, eventually consolidating the parcels into one development. This parcel would likely serve as one of the few possibilities for site access any development on this block.

It is the ambition of the Developer to work with Parks, the adjacent land owners to the East and South, to integrate any new development for the mutual benefit of all parcels.



CITY WIDE OVERVIEW



O:\plan\dba\Misc\Newspaper\Newspaper Base Map.mxd

AERIAL OVERVIEW

