

## **MOUNT ROYAL VILLAGE WEST BYLAW 68D2013 UPDATE**

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### **EXECUTIVE SUMMARY**

Council has withheld third reading of Bylaw 68D2013 to accommodate large-format retail/commercial and multi-residential high-rise development, a land exchange, and amendments to the Beltline Area Redevelopment Plan (ARP). Council has given two readings to the land use amendment and the ARP amendment but has withheld third reading of both bylaws until the land exchange between The City and the developer has been approved. This report provides an update on the application and a tentative schedule for return to Council.

### **ADMINISTRATION RECOMMENDATION(S)**

That Council receive this report for information.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2013 September 09 Combined Meeting of Council, Council adopted the Calgary Planning Commission Recommendations contained in Report C2013-0649 as follows:

That Council:

1. Receive this report for information; and
2. Further withhold third reading of Bylaw 68D2013, pending a parking agreement, resolution of the land exchange and adoption of the required amendments to the Beltline Area Redevelopment Plan, and return with a report to Council no later than 2014 January.

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

1. ADOPT the proposed redesignation of 0.60 hectares  $\pm$  (1.48 acres  $\pm$ ) 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 Redevelopment Plan, to return with a report to the 2013 September 09 Combined Meeting of Council.

### **BACKGROUND**

Bylaw 68D2013 is a land use redesignation to accommodate large-format retail/commercial and multi-residential high-rise development. The land use redesignation also involves a land exchange between The City and applicant, and subsequent relocation of an existing City owned park.

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To support the application, the following legislative components are required:

- The Beltline ARP requires amendments to address the expansion of commercial uses into primarily residential areas as well as methods to achieve bonus densities.
- The applicant is required to sign an agreement with Corporate Properties and Buildings (CPB) to set the terms of the land exchange between The City and the applicant to relocate the existing park to the west end of the subject site. In addition, the land exchange includes construction of a 'Class A' park on the exchanged lands; therefore, the land exchange requires Parks engagement as well.
- The proposal to provide public short-stay parking under the newly created park will require a review and exception to Council's policy CPS2008-0013 prohibiting parking under City owned parks.

Council considered the item at the 2013 July 22 Public Hearing, and voted to withhold third reading pending the land exchange being resolved and adoption of the required amendments to the Beltline ARP, to return with a report to the 2013 September 09 Combined Meeting of Council. As no formal communication had begun between the applicant and CPB ahead of the 2013 September 09 Council meeting, Administration could only report the matter was unresolved and as such, requested an extension to 2014 January for an update to Council.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Corporate Properties and Buildings has informed Administration that the applicant has approved the proposal letter outlining the land exchange agreement, and that the land report will be circulated through CPB's approval process the week of 2014 January 13 – 17 with the intentions of making the 2014 March 10 Council date.

Following Council's approval of the land exchange, the Beltline ARP could then receive third reading, followed by third reading of the DC Bylaw.

**Stakeholder Engagement, Research and Communication**

Administration maintains weekly communication with CPB as well as the applicant and can prepare further updates as required for Council ahead of scheduled third reading of the Bylaw and ARP amendments.

**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

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**Risk Assessment**

Giving third reading to the Bylaw at this time would pre-empt Corporate Properties and Buildings ability to negotiate in good faith for the land exchange for the relocated City Park.

**REASON(S) FOR RECOMMENDATION(S):**

The land exchange needs to follow the established City protocol. Once Council approves the land exchange, the Beltline ARP amendment could then receive third reading, followed by third reading of the DC Bylaw.

**ATTACHMENT(S)**

None