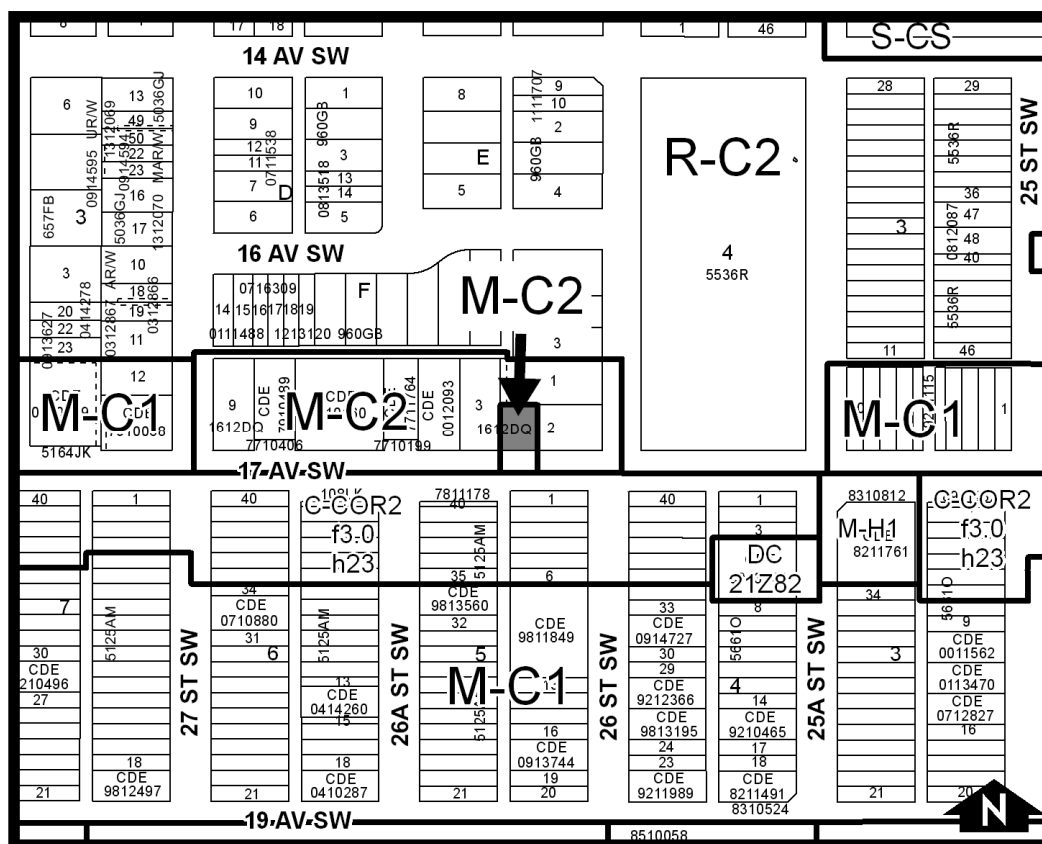


LAND USE AMENDMENT	ITEM NO: 08	
	FILE NO:	LOC2013-0056
	CPC DATE:	2013 October 10
	COUNCIL DATE:	2013 December 02
	BYLAW NO:	103D2013

SHAGANAPPI
(Ward 8 - Councillor Mar)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.042 hectares \pm (0.103 acres \pm) located at 2706 – 17 Avenue SW (Plan 1612DQ, Lot 2) from DC Direct Control District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: R. Honsberger

Carried: 7 – 0

PROPOSAL:

To redesignate 0.042 ha \pm (0.103 ac \pm) located at 2706 – 17 Avenue SW (Plan 1612DQ, Lot 2) from DC Direct Control District to Multi-Residential – Contextual Medium Profile (M-C2) District.

(Map 18C)

APPLICANT:
Studio MiDa

OWNER:
Sharon Kaczkowski

CURRENT DEVELOPMENT: Single detached residential (Bylaw 118Z2000)

ADJACENT DEVELOPMENT:

NORTH: Two and a half storey multi-residential (M-C2)

SOUTH: 17 Avenue SW, one storey commercial (C-COR2 f3.0 h23)

EAST: Single detached residential (M-C2)

WEST: Vacant parcel (M-C2)

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not applicable.

**COMMUNITY
ASSOCIATION**

Shaganappi Community
Association

The CA has no objection to the proposed land use district.

PLANNING EVALUATION

Introduction

This land use application seeks to redesignate approximately 0.04 hectares of land from a Direct Control district to a Multi-Residential—Contextual Medium Profiles (M-C2) district.

Site Context

The subject site is located in the community of Shaganappi, south of Bow Trail SW, west of Crowchild Trail SW, on 17 Avenue SW. Surrounding lands include multi-residential and commercial development and an elementary school.

Proposed Land Use District

The existing District Control was approved under the former Land Use Bylaw, 2P80, and allows for the additional use of Office in the existing building based on the former Residential Medium Density Multi-Dwelling (RM-4) District (APPENDIX IV).

The proposed Multi-Residential—Contextual Medium Profile (M-C2) district is intended for development that is of medium height and density. The proposed district is the same as adjacent lands to the north, east and west, thereby making land use in the area consistent.

The existing RM-4 district provides for a smaller building envelope with restricted density compared to the proposed M-C2 district. Key differentiations are outlined in the table below:

Rule	R-M4 (2P80)	M-C2 (1P2007)
Maximum Building Height	3 storeys, 9 metres at eaveline	16 metres with additional step back and upper floor plate rules reducing impact of building mass.
Density	Maximum of 148 UPH	No maximum density
Floor Area Ratio	N/A	Maximum of 2.5
Building Setback	7.5 metre setback for rear property line for the subject parcel. Similar setback rules otherwise.	1.2 metre setback for rear property line for the subject parcel. Similar setback rules otherwise.

A more comprehensive development with adjacent lands (via consolidation of parcels) may be necessary to achieve the development potential under the proposed M-C2 district.

Legislation & Policy

Municipal Development Plan (MDP) (Approved by Council, 2009)

The subject site lies within a Neighbourhood Corridor. Neighbourhood Corridors typically are located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the “main streets” for one or more community, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment.

Site Layout & Building Design

The application is not tied to plans.

Site Access & Traffic

If consolidation occurs with the adjacent east and west parcel, direct vehicular will come from the lane. Otherwise access will continue to be provided from 17 Avenue SW.

A 5.182 metre bylaw right of way setback exists on 17 Avenue SW including the subject site. No permanent structures are allowed within this right-of-way.

The subject site is within a 500 metre walking distance to the Shaganappi Point LRT station, and bus stops accommodating bus route 2, 72, 73, and 412.

Parking

A parking study was not required.

Site Servicing for Utilities

Water, storm, and sanitary sewer mains are available on 17 Avenue SW and 26 Street SW. At development permit stage a sanitary servicing study will be required to determine whether any downstream sanitary sewer infrastructure upgrades will be required to accommodate the future development. Any site servicing upgrades that may be required will be provided at the expense of the developer. The applicant has been advised of this, and has decided to proceed with this application accordingly.

Environmental Site Assessment

An Environmental Site Assessment was not required for this land use application.

Community Association Comments

The Shaganappi Community Association has no objections to the proposed land use district. No additional comments were received.

Adjacent Neighbour Comments

No comments were received at time of writing this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed land use district conforms and implements the policies of the Municipal Development Plan.
2. Is consistent with the adjacent land uses thereby eliminating potential barriers to a more comprehensive development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.042 hectares \pm (0.103 acres \pm) located at 2706 – 17 Avenue SW (Plan 1612DQ, Lot 2) from DC Direct Control District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

Amber Osadan-Ullman
Sept/2013

Applicant's Submission



August 21, 2013

City of Calgary
Development and Building Approvals

Amber Osadan-Ullman
Planner, Land Use Amendments
Land Use Planning & Policy

Municipal Building, Floors 3 - 7
800 Macleod Trail SE
Calgary, Alberta, Canada

Re: LOC 2013-0056 Land Use Rezoning Application - 2706 17th ave sw

Please find the enclosed application for the rezoning of 2706 17th ave SW from its current designation of Direct Control [118z2000] to the land use designation of MC-2.

The site in question was granted direct control in 2000 in order to permit the owner to operate a small business on the premises. The resultant DC 118z2000 was based on the contextual use of RM-4 as per 2P80 Bylaw, with modifications as required to permit the business use.

This application proposes to remove the DC attached to this lot and revise the zoning to be consistent with the adjacent properties. The proposed zoning would be an unmodified MC-2 and would permit the development of a multifamily project.

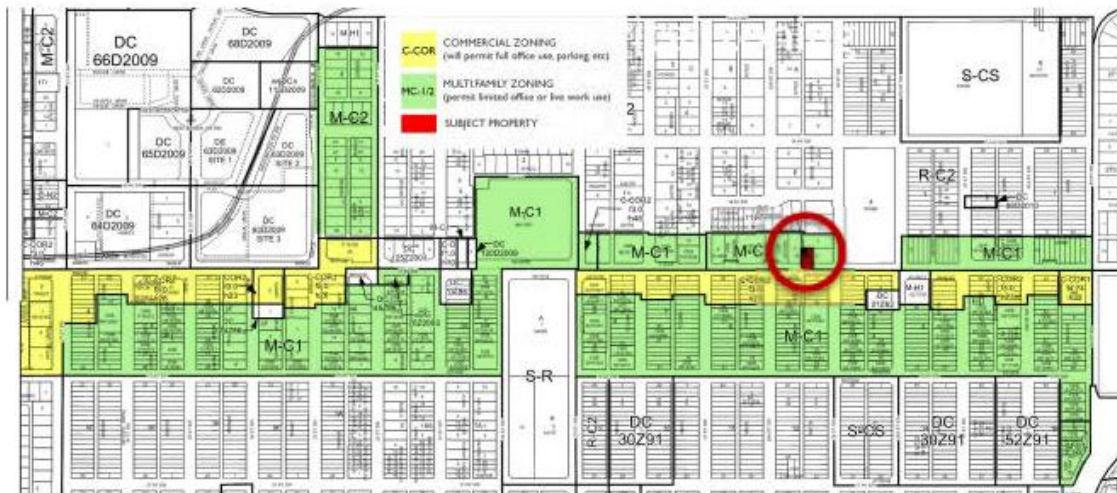
The future development would entail consolidation with the properties immediately to the west and east. This consolidation is part of an existing owner agreement that would see the transfer of title for the subject site to the development company no later than July 1, 2014 assuming the land use rezoning is granted.

This consolidation will permit the subject property to meet the development requirements of the MC-2 proposed.

Further, the small business being operated on the subject site and permitted under the current DC zoning would be non-conforming as per the MC-2 zoning. However, a condition of the existing owner agreement states for the removal of the office no later than July 1, 2014.

It is also noted that a front yard setback of 5.182m is indicated for the subject parcel.

The site is situated facing 17th ave sw and bordered by multifamily developments to the west, infill and single family across the lane to the north and a mix of commercial, multifamily and educational to the east and south. [refer to map below]



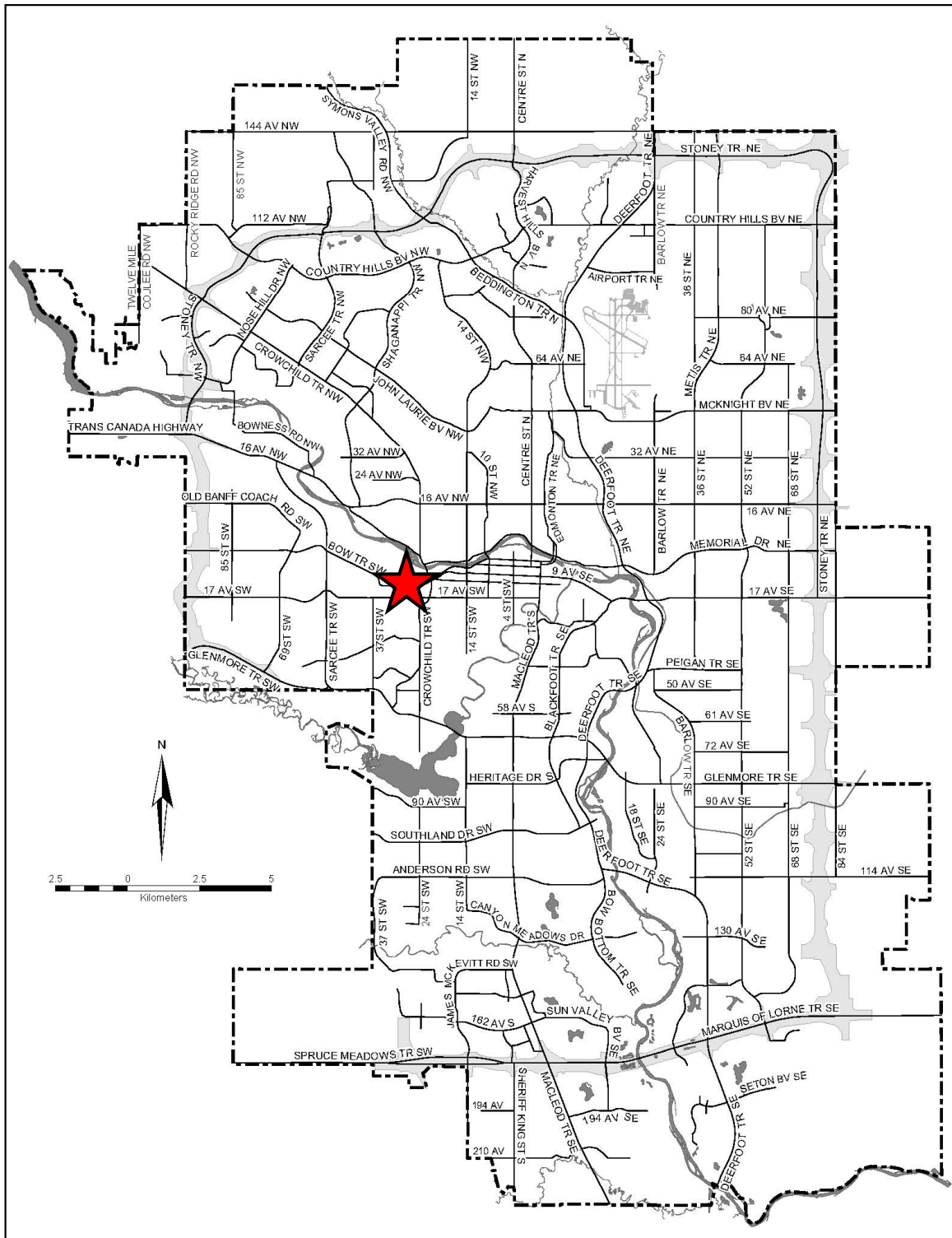
As illustrated above, the subject property is situated on the edge of the busy 17th ave corridor and flanked by multifamily uses. The proposed rezoning would align the subject site with the context and permit the development of a multifamily project consistent with the current condition.

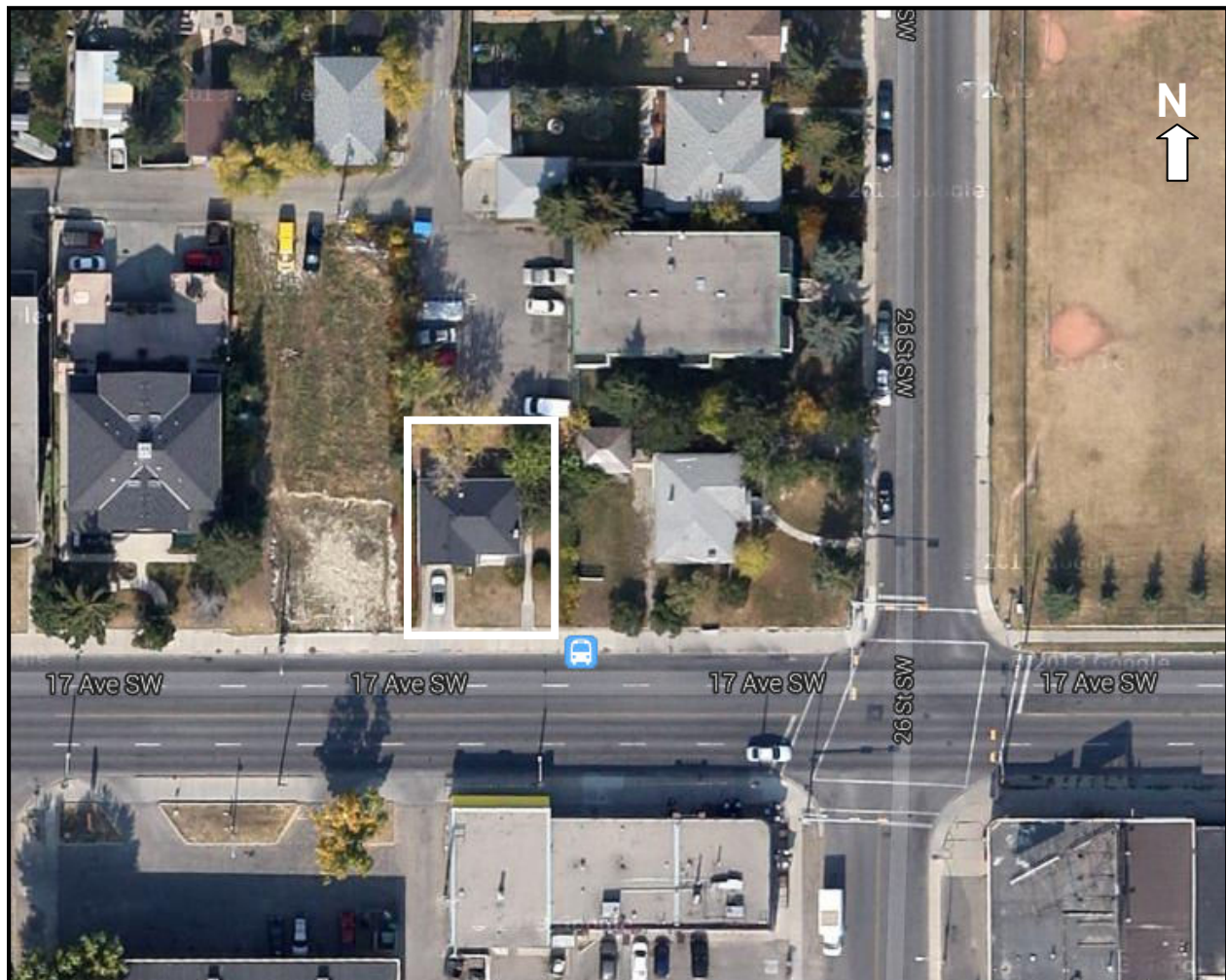
The proposed zoning of MC-2 would also serve as a strong buffer for the residential neighborhood to the north, a function currently being successfully employed by the adjacent developments.

As a function of this application and the existing ownership agreement noted above, the subject site would not contain any noncompliant items as per the proposed zoning of MC-2 no later than July 1, 2014. Nor would the proposed zoning require any amendments to the existing policies of the area.

The proposed land use redesignation from DC to MC-2 would bring the subject site back to alignment with the current context. It would permit the site to develop in a fashion that is consistent with the adjacent parcels. It is proposed that this rezoning is consistent with the governing documents for the area.

City Wide Map: Site Location



Aerial Photo: Site Location

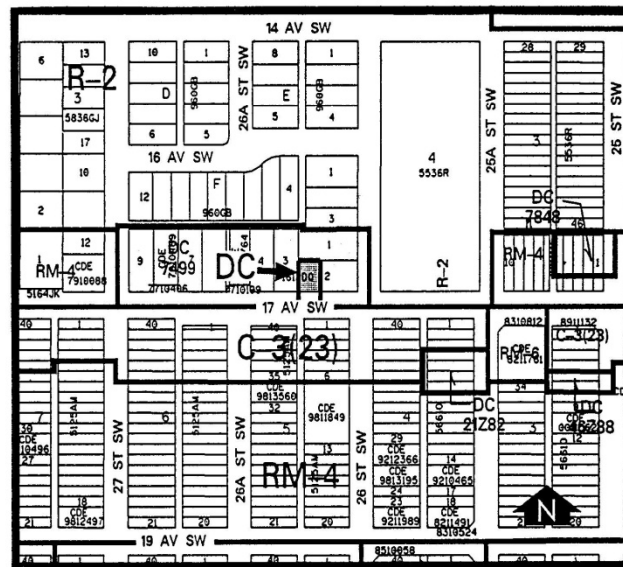
Existing Direct Control District: DC 118Z2000

Amendment No. 2000/054

Bylaw No. 118Z2000

Council Approval: 02 October 2000

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of offices within the main floor only, of the building existing on the site on the date of passage of this Bylaw.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

(a) Office Use

Office uses may be allowed on the first floor only.

(b) Parking

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Parking shall be provided to the satisfaction of the Approving Authority.

(c) Signage

Signage shall be limited to a wall mounted identification sign, shall not be illuminated, and must be compatible with the existing structure to the satisfaction of the Approving Authority.

(d) Development Plans

Approval of this application does not constitute approval of a development permit. A development permit application shall subsequently be submitted to the Approving Authority for approval.