

LAND USE AMENDMENT
KINGSLAND (WARD 11)
67 AVENUE SW AND 5 STREET SW
BYLAW 288D2016

MAP 28S

EXECUTIVE SUMMARY

This land use redesignation seeks to change the land use, specifically the density modifier, to allow for the number of units already built on site. The parcel contains a multi-residential development built in 1971 with 143 units.

The current land use Multi-Residential – High Density Medium Rise (M-H2) District with a density modifier of 255 units per hectare (d255) only allows for 137 units. The proposed density modifier of 270 units per hectare (d270) will allow for the 143 units existing on site. The land use district M-H2 will remain unchanged.

The parcel is located along 67 Avenue SW in the community of Kingsland.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 22

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 288D2016; and

1. **ADOPT** the proposed redesignation of 0.53 hectares \pm (1.30 acres \pm) located at 620 – 67 Avenue SW (Plan 4910AK, Block F) from Multi-Residential – High Density Medium Rise (M-H2d255) District **to** Multi-Residential – High Density Medium Rise (M-H2d270) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 288D2016.

REASON(S) FOR RECOMMENDATION:

The proposed density modifier change will correct a density inconsistency on the parcel.

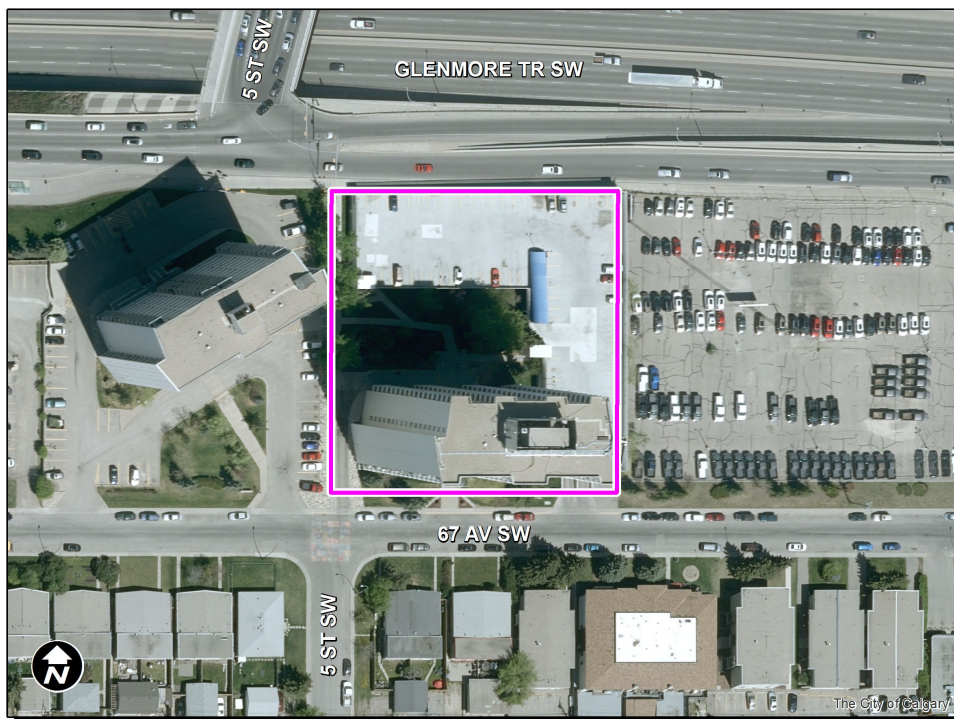
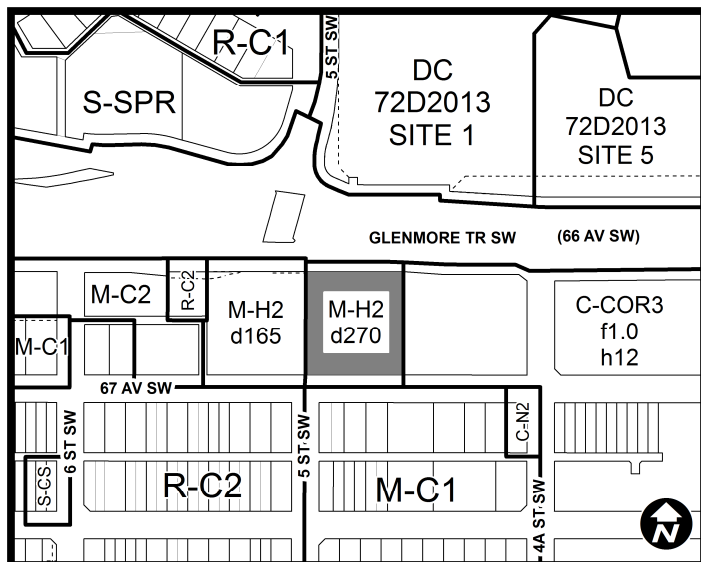
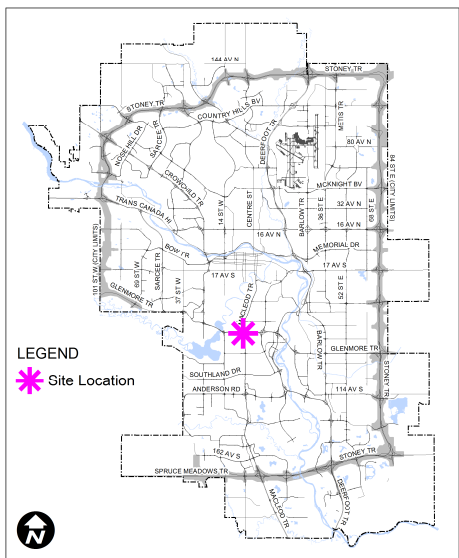
ATTACHMENT

1. Proposed Bylaw 288D2016

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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 0.53 hectares \pm (1.30 acres \pm) located at 620 – 67 Avenue SW (Plan 4910AK, Block F) from Multi-Residential – High Density Medium Rise (M-H2d255) District **to** Multi-Residential – High Density Medium Rise (M-H2d270) District.

Moved by: M. Tita

Absent: G.-C. Carra and G. Morrow

Carried: 5 – 0

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Applicant:

O2 Planning and Design

Landowner:

BCIMC Realty Corporation

PLANNING EVALUATION

SITE CONTEXT

The parcel, located at 620 - 67 Avenue SW, is surrounded by mid to high density residential development to the west and south. A parking lot exists to the west and Glenmore Trail SW is to the north of the parcel.

The parcel is occupied by an 18 storey multi-residential building, and a two storey parkade. These structures were built between 1969 and 1971. No development permit for addition(s) to the building have been applied for or approved after the Survey Certificate (Development Completion Permit) was issued in 1971.

The original Development Permit (dated 1968 March 11) allowed for an 18 storey multi-residential development with a maximum of 154 units, and a two storey parkade. The total number of units built was 143 units. The maximum number of units allowed under the current Land Use District density modifier is 137 units, six less than the number of existing units. This discrepancy seems to have been a result of land use transitions required due to the various changes of Land Use Bylaws since 1958.

LAND USE DISTRICTS

The proposed density modifier change is a simple bylaw amendment to correct an error on the number of units allowed on site. The land use district (M-H2) will remain unchanged. Aside from the density discrepancy, the existing development meets the M-H2 District rules.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The high-level scale and scope of the SSRP policies are not relevant to this application.

Municipal Development Plan (2009) (Statutory)

The area where the parcel is located is identified as Established - Developed – Residential Area. This area is characterized by communities established between 1950 and 1990 that contain a mix of low-and-medium density housing with support commercial in relatively close proximity.

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The site is located approximately 260 metres from MacLeod Trail SE which is identified in the MDP as part of the Primary Transit Network.

The site backs onto Glenmore Trail SW, which is identified as a Skeletal Road and as a Main Goods Movement Corridor.

Local Area Plan

There is no Local Area Plan for this area.

TRANSPORTATION NETWORKS

Vehicular access to the site is from 67 Avenue SW. Pedestrian access is from 67 Avenue SW and Glenmore Trail SW.

The parcel is approximately 120 metres from a bus stop for Route 47 - along Glenmore Trail SW.

UTILITIES & SERVICING

The site is serviced.

ENVIRONMENTAL ISSUES

An environmental Site Assessment was not required for this application.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

Kingsland Community Association indicated no objection for this application.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meeting were organized by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Glenmore Heights is a 143 unit rental apartment building located at 620 67 avenue SW in the community of Kingsland. The current land use designation of the parcel (M-H2 d255) permits less units than are currently located in the building. Based on the parcel area of 0.539 hectares, the current land use allows 137 units while there are currently 143 units located in the building. This land use application proposes to maintain the M-H2 designation while adjusting the density modifier to d270 to allow for the existing number of units located in the building.