

**POLICY AMENDMENT AND LAND USE AMENDMENT
APPLEWOOD PARK (WARD 10)
INTERSECTION OF 70 STREET SE AND 17 AVENUE SE,
ADJACENT TO THE TRANSPORTATION UTILITY CORRIDOR
BYLAWS 40P2016 AND 290D2016**

MAP 13E

EXECUTIVE SUMMARY

This application proposes to redesignate the subject parcel from a Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1f1.8h20) District to allow for multi-residential development in a variety of forms with the opportunity for support commercial uses. A maximum floor area ratio of 1.8 and maximum building height of 20.0 metres is proposed.

A minor map and textual amendment to the Applewood Park Area Structure Plan (ASP) is required in support of this proposal.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 22

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 40P2016 and 290D2016; and

1. **ADOPT** the proposed amendments to the Applewood Park Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 40P2016.
3. **ADOPT** the proposed redesignation of 0.72 hectares ± (1.77 acres ±) located at 7220 – 17 Avenue SE (Plan 45LK, Block C, Lot 2) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District **to** Multi-Residential – High Density Low Rise (M-H1f1.8h20) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 290D2016.

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REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the Applewood Park ASP, as amended. The M-H1f1.8h20 District allows for multi-residential development in a variety of forms with the opportunity for smaller, support local commercial uses. The site specific floor area ratio modifier of 1.8 and maximum building height modifier of 20.0 metres allows for development that is compatible with the character of the existing neighbourhood and appropriate based on the transportation access constraints of the site.

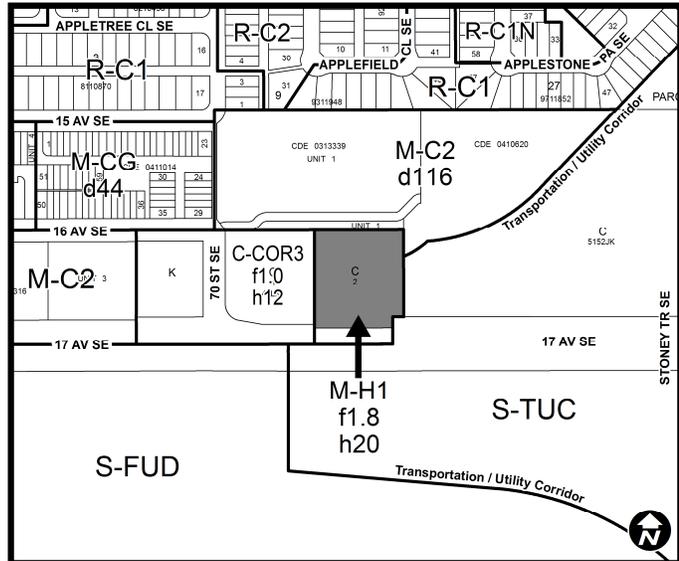
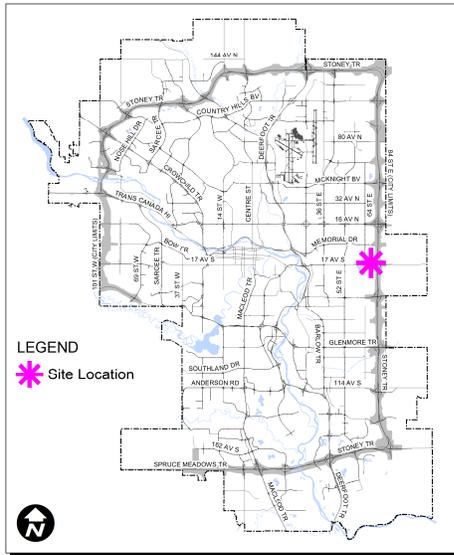
ATTACHMENTS

1. Proposed Bylaw 40P2016
2. Proposed Bylaw 290D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Applewood Park Area Structure Plan (APPENDIX I).

Moved by: M. Foht
Absent: G. Morrow

Carried: 6 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.72 hectares \pm (1.77 acres \pm) located at 7220 – 17 Avenue SE (Plan 45LK, Block C, Lot 2) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1f1.8h20) District.

Moved by: M. Foht
Absent: G. Morrow

Carried: 6 – 0

Reasons for Approval from Mr. Foht:

- The application provides an opportunity to utilize a difficult site with a good use – Multi-residential. The access to the site is unique and the cross access agreement is a good method of dealing with the difficult access.

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Applicant:

Planning Protocol 2

Landowner:

Bup Do
Hoa Van Mai

PLANNING EVALUATION

SITE CONTEXT

Located at the southern edge of the residential community of Applewood Park, the site is situated adjacent to the Transportation Utility Corridor (TUC) at the Stoney Trail / 17 Avenue SE interchange. The site is approximately 90 metres to the east of an intersection at 70 Street SE and 17 Avenue SE and approximately 470 metres to the west of the intersection of Stoney Trail SE and 17 Avenue SE. Four storey multi-residential developments (M-C2d116) with associated surface parking areas exist to the north of the site. Land to the immediate west of the site is designated C-COR3 f1.0h12 to allow for future commercial development. Due to the proximity of the Stoney Trail / 17 Avenue SE interchange, existing access to 17 Avenue SE was to be removed. To accommodate access to this parcel, an alternate access agreement with the adjacent parcel to the west has been registered on all affected land titles.

A summary of the current and peak population for the community is provided below:

Applewood Park	
Peak Population Year	2014
Peak Population	6,864
2016 Current Population	6,764
Difference in Population (Number)	-100
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

This application proposes to redesignate the site from a Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1f1.8h20) District. The M-H1f1.8h20 District allows for multi-residential development in a variety of forms with the opportunity for support commercial uses. The district allows for a maximum floor area ratio of 1.8 with a minimum density of 150 dwelling units per hectare and a maximum building height of 20.0 metres. The M-H1f1.8h20 District also allows for Live Work Units.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) – Statutory/ Approved by Council - 2009

The site is located within a *Developed Residential, Established* area as identified in the MDP (Map 1: Urban Structure). *Established Areas* are comprised residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low-and medium-density housing with support commercial retail in relatively close proximity. The road network in these areas is often a blend of modified-grid and curvilinear.

The site also abuts the Primary Transit Network along 17 Avenue SE, in which high frequency transit service will be provided in the future.

General land use policies for Developed Residential Areas encourage the retention of housing stock and moderate intensification in a form and nature that respects the scale and character of these neighbourhoods (MDP Section 3.5.1). Redevelopment within predominantly multi-residential areas should be compatible with the established pattern of development, consider appropriate transitions between adjacent areas and allow for a variety of residential housing typologies to meet the needs of present and future populations.

Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses with supporting mobility policies to encourage development of high-quality pedestrian and cycling connections and well integrated parking solutions.

This land use application proposal is in keeping with the above MDP policies.

Applewood Park Area Structure Plan (ASP) – Statutory/ Approved by Council – 1985

The ASP's land use map ('The Plan'), identifies the subject site within a Highway Commercial area that is based on former Land Use Bylaw 2P80's C-6 Highway Commercial District. Due to the proximity of the Stoney Trail / 17 Avenue SE interchange, direct access to and from 17 Avenue SE is not permitted likely rendering outright commercial land use to be infeasible. As such, the application is proposing multi-residential land use with potential for limited support commercial uses as this mix of uses is anticipated to work more effectively in light of the site's transportation access constraints than commercial uses allowable under the current designation.

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This proposal is not consistent with the current site specific policies and the land use map of the ASP. Therefore, minor text and map amendments to the ASP are required (see APPENDIX II and III).

Development of the site will be further guided by the proposed site specific ASP amendment policies as contained in APPENDIX II. The Policy includes:

- Limiting density on the site to 122 dwelling units;
- Guiding the built form;
- Restricting direct vehicular access to and from 17 Avenue SE;
- Encouraging required parking to be provided below grade; and
- Enhanced landscaping requirements for the interface with 17 Avenue SE.

Southeast 17 Corridor: Land Use and Urban Design Concept (Adopted by Resolution July 2010, CPC-2010-098)

The Southeast 17 Corridor: Land Use and Urban Design Concept (the 'Plan') is a non-statutory Local Area Plan that establishes a long-range framework for land use, urban design and mobility for the Southeast 17 Corridor. The subject site is located in the 'Contextual Area' of the Plan, east of the Southeast 17 Corridor Plan Area. The subject site area is identified on Map 5: Character Zone as part of the Eastern Parkway of a proposed landscaped corridor.

Relevant policies indicate Intensified boulevard landscaping along 17 Avenue SE that can enhance the scenic effect of this major City entranceway and help serve as a barrier to block and separate adjacent development from the noise and dust coming from the highway.

The proposal was considered with the overall context in mind and is aligned with the policy direction in the 'Plan'. Details on the design of boulevard landscaping and on-site landscaping adjacent to 17 Avenue SE will be evaluated accordingly at the development permit stage.

TRANSPORTATION NETWORKS

Due to the proximity of the Stoney Trail / 17 Avenue SE interchange, no direct vehicular access will be allowed to 17 Avenue SE. Site access will be provided via a registered mutual access easement shared by the adjacent properties to west. The access ties into 70 Street SE. At future development permit stage, the Applicant shall submit a design for the roadway to the satisfaction of the Director, Transportation Planning.

A Transportation Impact Assessment (TIA) may be required at the Development Permit stage. Development intensity on the site may be limited to less than the district maximum dependent upon the results of a TIA. Furthermore, the developer may be responsible for off-site transportation improvements in the vicinity which may be required to support future development of the site.

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The 17 Avenue SE Bus Rapid Transit (BRT) is also underway, which will travel from 26 Street SE to Hubalta Road SE.

UTILITIES & SERVICING

Water, sanitary, and storm connections are not presently available to service the subject site. All future servicing arrangements shall be to the satisfaction of the Manager of Development Engineering with any required upgrades/ extensions at the Developer's expense.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed policy amendment and land use amendment does not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Applewood Park Community Association was circulated as part of this application. No comments were received by the CPC report submission date.

Citizen Comments

Administration received three letters of objection to the proposal from adjacent residents that identified the following concerns:

- There are already several apartment and townhouse developments in the surrounding area.
- 17 Avenue and 70 Street SE is a very busy intersection.
- 16 Avenue SE turning right onto 68 Street SE is very difficult given the amount of traffic from 17 Avenue SE.
- Wait time for the signalized intersection at 68 Street and at 70 Street is very long.
- Increased traffic and parking congestion in the area.
- Would prefer the site be developed as a green space or park.

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Public Meetings

There were no public meetings held by the Applicant or Administration for this land use proposal.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject property ('owned' by BUP DO & HOA VAN MAI) is PLAN 45LK; BLOCK C; LOT 2 located in the Southeast quadrant of the City of Calgary. The subject application on behalf of Zen Living Ltd (BUP DO & HOA VAN MAI) is for a Land Use Redesignation approval by Calgary City Council. This application seeks to re-designate the subject lands from Corridor3 (C-COR3) district to M- H1, for a future Residential Development within the Plan Area. The applicant envisions a high quality product for the proposed Residential Development. The owner is requesting approval of the Land Use Application. We feel in the past few years there has been an adequate amount of Commercial development with the addition of commercial developments across the street from our site. This proposal will augment the area with additional needed residential units. The area is serviced with a great bus system. The timely approval of this application responds to the current market demand and the lifestyle opportunities that this area of the City offers. No environmental hazards or on-site cleanup is required. The intersection is adequately controlled by traffic lights. This application encompasses approximately .72 ha± (1.77ac±) and will provide a logical expansion of Residential Development in conformance with policies established in the Applewood Area Structure. This application will require a small amendment to the Applewood ASP because this area was slated for commercial use. But with the advent of potentially more commercial to be developed on the property adjacent and west of ours and with the existing Tim Hortons and Liquor store across the street from us we feel the local commercial needs will be adequately met. This project allows for the required road widening to 17th Ave as well as the regional pathway system. It also provides for a street oriented façade and user friendly pedestrian access as well as provision for an area for a bus stop. In summary the proposed development is consistent with the policies and principles of 17th Ave SE Corridor Study and all other statute documents.

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APPENDIX II

PROPOSED AMENDMENTS TO APPLEWOOD PARK
AREA STRUCTURE PLAN

- (a) Delete Map entitled "The Plan" and replace with revised Map entitled "The Plan" (APPENDIX III).
- (b) In Section 1.0 The Plan, in the fifth paragraph, in the first sentence, add "and 5" after "Site 4".
- (c) In Section 2.1.1 Residential, subsection 3, in the first sentence, delete the word "only" after "16 Avenue SE".
- (d) In Section 2.1.1 Residential, subsection 3, in the first sentence, delete "and 3" and replace with ", 3, 4 and 5".
- (e) In Section 2.1.1 Residential, subsection 3, delete the second sentence:

"Multi family at these locations provides a separation between the commercial uses on 17 Avenue SE and the existing Applewood Park community."

- (f) After Section 2.1.1 Residential, subsection 3, last paragraph, insert the following new paragraph:

"Site 5 0.72 hectares ± (1.77 acres ±)

The form of housing permitted on Site 5 shall be multi-family housing at medium density range not to exceed 122 units. A limited range of support commercial uses may be permitted within residential developments. Live-work units are encouraged on Site 5.

To ensure compatibility with the existing housing form in the area, the height of buildings on Site 5 should not exceed 4 storeys. Enhanced landscaping requirements should be provided to improve the interface of the site onto 17 Avenue SE.

Due to the proximity to the Stoney Trail/ 17 Avenue SE interchange, no direct vehicular access will be allowed to 17 Avenue SE from the site. Vehicular access will be from an access easement shared by the adjacent parcel to the west for direct vehicular access to 70 Street SE.

All required parking is to be contained on site and is to be provided primarily below grade."

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- (g) In Section 2.2 Transportation, subsection 2, in the first sentence, delete “and 4” and replace with “, 4 and 5.”.
- (h) In Section 2.2 Transportation, subsection 2, in the second sentence, delete “and 4” and replace with “, 4 and 5.”.

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APPENDIX III

REVISED MAP – “THE PLAN”

