

ROAD CLOSURE AND LAND USE AMENDMENT
HILLHURST (WARD 7)
SOUTH OF MEMORIAL DRIVE NW AND WEST OF 10 STREET
NW
BYLAWS 18C2016 AND 292D2016

MAP 16C

EXECUTIVE SUMMARY

This application is to close a portion of Memorial Drive NW, adjacent to 1101 and 1110 Memorial Drive NW and to redesignate the closed road from Undesignated Road Right-of-Way to DC Direct Control District with guidelines to accommodate the existing heritage building and allow for additional uses within the building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 September 22

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 18C2016 and 292D2016; and

1. **ADOPT** the proposed closure of 0.12 hectares \pm (0.29 acres \pm) of road (Plan 1611859, Area A) adjacent to 1101 and 1110 Memorial Drive NW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 18C2016.
3. **ADOPT** the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) of closed road (Plan 1611859, Area A) adjacent to 1101 and 1110 Memorial Drive NW from Undesignated Road Right-of-Way **to** DC Direct Control District to accommodate a limited range of uses within the existing building, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 292D2016.

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REASON(S) FOR RECOMMENDATION:

The proposed land use and road closure will allow for the continued use of the existing heritage building as well as expanding the potential uses available. The additional uses will provide for new opportunities for the reuse of the building and will add to overall vibrancy of the area.

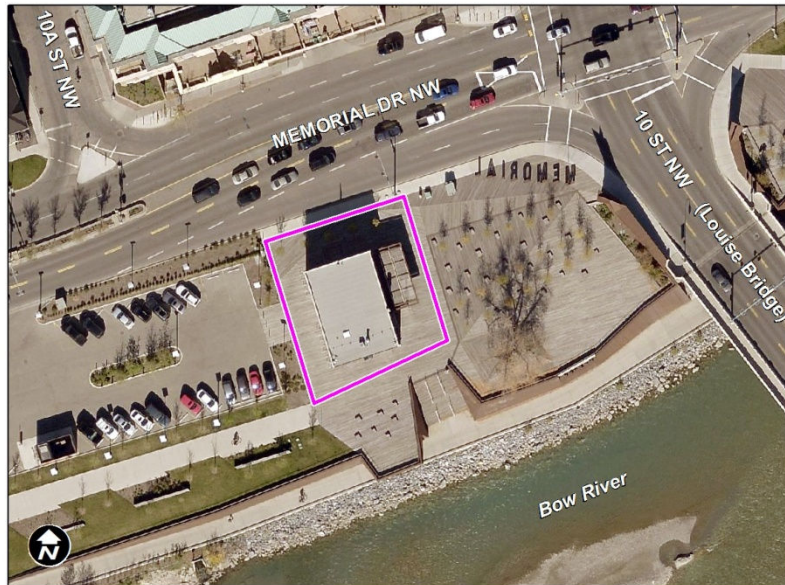
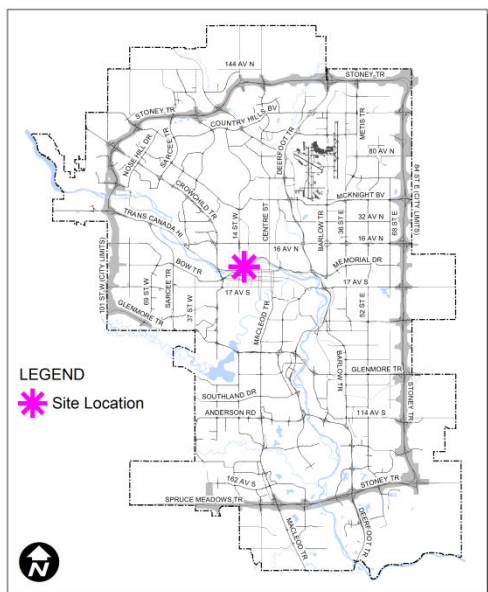
ATTACHMENTS

1. Proposed Bylaw 18C2016
2. Proposed Bylaw 292D2016

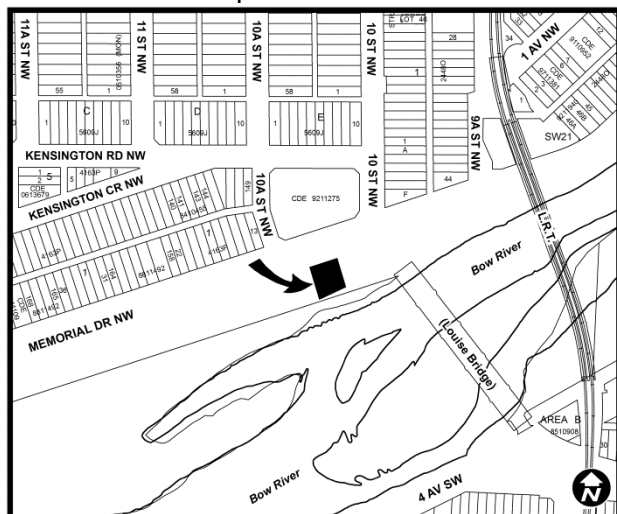
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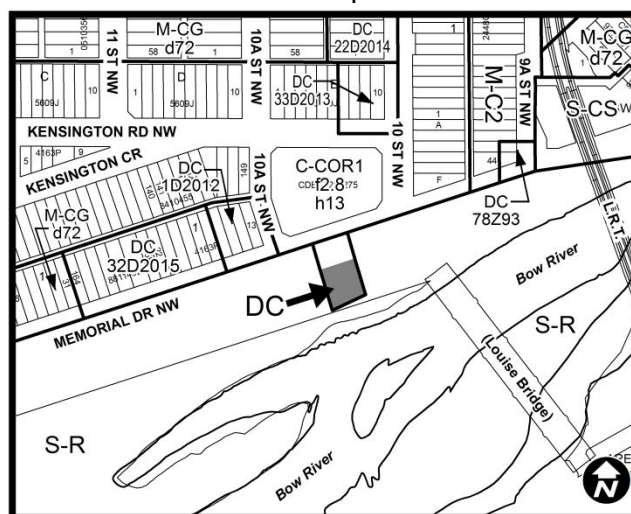
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.12 hectares \pm (0.29 acres \pm) of road (Plan 1611859, Area A) adjacent to 1101 and 1110 Memorial Drive NW, with conditions (APPENDIX II).

Moved by: G.-C. Carra

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) of closed road (Plan 1611859, Area A) adjacent to 1101 and 1110 Memorial Drive NW from Undesignated Road Right-of-Way **to** DC Direct Control District to accommodate a limited range of uses within the existing building, with guidelines (APPENDIX III).

Moved by: G.-C. Carra

Carried: 7 – 0

Reasons for Approval from Mr. Foht:

- The uses are great for this site, and in fact, the land use is much overdue.

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Applicant:

O2 Planning & Design Inc

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

This land use amendment and road closure application has been submitted for the building known as Fire Hall #6. The building is situated on the North Bank of the Bow River at the southwest corner of Memorial Drive NW and 10 Street NW. The building was built in 1909 in the Edwardian Classical style and is designated as a Municipal Historic Resource. The building was used as a fire station until 1964, at which time it was turned over to the Parks department. The building was used for equipment storage until 1981 when a major renovation and restoration was undertaken to add office space that was leased to community groups. The building was further restored in 2001 to facilitate the operation of an outdoor recreation and information and education centre. This was closed in 2016 and the building has been vacant since.

The Parks department is now seeking to allow for new opportunities for the use of the building including a potential restaurant use. This new land use could bring increased activity to the building and surrounding plaza area as well as allow the public to experience the heritage nature of the building. The building currently sits on an undesignated road right of way and therefore a road closure is required to create a new parcel and a land use designation is required to allow the new uses.

LAND USE DISTRICTS

The proposed land use designation is a DC Direct Control District based on the Special Purpose - Recreation (S-R) District. Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC District has been used for this application to allow for a range of uses within the existing heritage building, which would not otherwise be allowed, and to exempt these uses from the parking requirements of the Land Use Bylaw. These uses are all currently listed within the S-R District, however they are only allowed where they occur in a building or on a parcel used for another use, such as a Community Recreation Facility or Park.

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LEGISLATION & POLICY

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

The subject parcel is on the edge of a Neighbourhood Corridor area on Map 1 of the MDP. Applicable Corridor policies call for commercial development that is oriented to the transit street and public sidewalk and retail buildings that provide front-door openings facing the transit street and principal public areas.

In addition, given the heritage nature of the building the Heritage and Public Art policies are also applicable. These policies encourage preserving and enlivening historic resources using all tools and mechanisms currently available to a municipality. The City will be a role model for the creative use and adaptive reuse of City-owned heritage buildings, including excellence in maintenance and restoration.

This application is also supported by the Parks policies which support the design and redesign of parks, recreation and cultural facilities to reflect changing user needs and preferences.

Hillhurst/Sunnyside Area Redevelopment Plan (ARP)

This application would fall under three different policy sections within the Hillhurst-Sunnyside Area Redevelopment Plan: Commercial Land Use, Open Space and Recreation, and Heritage Conservation. Policies with the Open Space and Recreation section of the ARP specifically address the subject site suggesting the site be redesignated to allow reuse of the site and that this would not require an amendment to the ARP.

South Saskatchewan Regional Plan (SSRP)

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

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops, including two LRT Stations and is located along the Bow River Pathway. There is no parking provided for on the subject site, however there is an existing City of Calgary parking lot adjacent to the site.

UTILITIES & SERVICING

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

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ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Hillhurst Community Association was consulted as part of this application. They indicated that they are in support of this heritage building being repurposed and that the proposed restaurant and outdoor café uses can help to activate and add vitality to the underused Poppy Plaza memorial space. They also requested that interpretive signage be use to commemorate the heritage building.

Citizen Comments

No comments received from the public.

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APPENDIX I

APPLICANT'S SUBMISSION

This land use amendment and road closure application has been submitted to facilitate the operation of a restaurant in the building known as Fire Hall #6. The building is situated on the North Bank of the Bow River at the southwest corner of Memorial Drive and 10 Street NW. Fire Hall #6 was built in 1909 in the Edwardian Classical style and is legally designated as a historic resource by the City of Calgary. The building does not have any federal or provincial heritage protection. The building was used as a fire station until 1964, when it was turned over to its current operator, the City of Calgary Parks department. The parks department used the building for equipment storage until 1981 when they undertook a major renovation and restoration to add office space that was leased to community groups. The building was further restored in 2001 to facilitate the operation of an outdoor recreation and information and education centre. This facility was closed in 2016 and the building has been vacant since.

The completion of Poppy Plaza in 2016 has opened up new opportunities for the use of the building and the Parks department is now seeking a restaurant operator to lease the building. A restaurant use within the building will bring increased activity to the building and allow the public to experience the historic quality of one of Calgary's first fire halls. The restaurant along with a proposed outdoor patio will also enhance Poppy Plaza by bringing increased activity to the plaza.

The Fire Hall #6 building currently sits on an undesignated road right of way. For this reason, a road closure is required to create a new parcel and a land use designation is required to allow the building to be used as a restaurant. The proposed parcel allows for a 2m setback from Poppy Plaza and respects the continuation of the 4m public pathway from the west for public access to Poppy Plaza. The proposed land use designation is a Direct Control (DC) District based on the Special Purpose, Recreation (S-R) land use district. A DC is required to the Restaurant Licensed – Medium use as a discretionary use within an existing building.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That all costs associated with the closure be borne by the applicant;
2. Protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards; and
3. That utility and access easements be provided as required, and that utility Rights-of-Way Plan be registered concurrently with the subdivision and to the satisfaction of the Development Authority, City Solicitor, Atco Gas, Enmax, Telus.

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APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to:

- (a) allow for additional **discretionary uses** within the existing **building**; and
- (b) allow for a relaxation in **motor vehicle parking stalls** and **loading stalls** for **uses** within the existing **building**.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following are **discretionary uses** in this Direct Control District where they are located in a **building** existing on the date of passage of this Direct Control District:
- (a) **Office**;
 - (b) **Restaurant: Food Service Only – Medium**;
 - (c) **Restaurant: Food Service Only – Small**;
 - (d) **Restaurant: Licensed – Medium**;
 - (e) **Restaurant: Licensed – Small**; and
 - (f) **Retail and Consumer Service**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

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Parking for Uses in Existing Buildings

- 7 There is no minimum requirement for *motor vehicle parking stalls* or *loading stalls* for *uses* when they are located in a *building* existing on the date of passage of this Direct Control District.