

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Lincoln Park, at the southeast corner of Richard Road SW and Mount Royal Gate SW. The site is an irregular-shaped parcel and is approximately 5.39 hectares (13.33 acres) in size. The site is currently rough graded and undeveloped.

The site is currently designated as Direct Control (DC) District ([Bylaw 141D2019](#)), which is based on the Mixed Use – General (MU-1) District. This DC District Bylaw was approved by Council on 2019 July 22 to provide for a mix of residential and commercial development and redesignate the site from its previous land use district (Industrial – Business (I-B f0.63h32) District), which allowed for a maximum building height of 32.0 metres and a maximum floor area ratio (FAR) of 0.63 (33,957 square metres).

Surrounding developments include a commercial/office development across Mount Royal Gate SW to the north (the Westmount Corporate Campus), designated as DC District ([Bylaw 134D2019](#)) which is based on the Industrial – Business (I-B) District and allows for a maximum building height of between 16.0 metres and 40.0 metres.

Across Peacekeepers Gate SW to the east is a park space designated as Special Purpose – Community Institution (S-CI) District. To the west of Richmond Road SW, is an existing commercial development designated as Commercial – Community 1 (C-C1) District that provides services to the neighbourhood.

Two multi-residential developments (one located to the west and the second located to the south) also exist adjacent to the subject site, each developed with four-storey apartment buildings and designated as Multi-Residential – Contextual Medium Profile (M-C2) District.

Amongst the amenities available nearby are the Lincoln Park Shopping Centre located across Richard Road SW to the west (approximately a one-minute walk) and Mount Royal University (MRU) located within approximately 180 metres (a three-minute walk) northwest of the subject site. The MRU campus contains educational facilities, library, recreational facilities and service commercial uses. A bus rapid transit stop on Richmond Road SW for Route 304 (MAX Yellow) and Route 306 (MAX Teal) is also available near MRU within approximately 350 metres (a six-minute walk) to the north of the subject site.

Community Peak Population Table

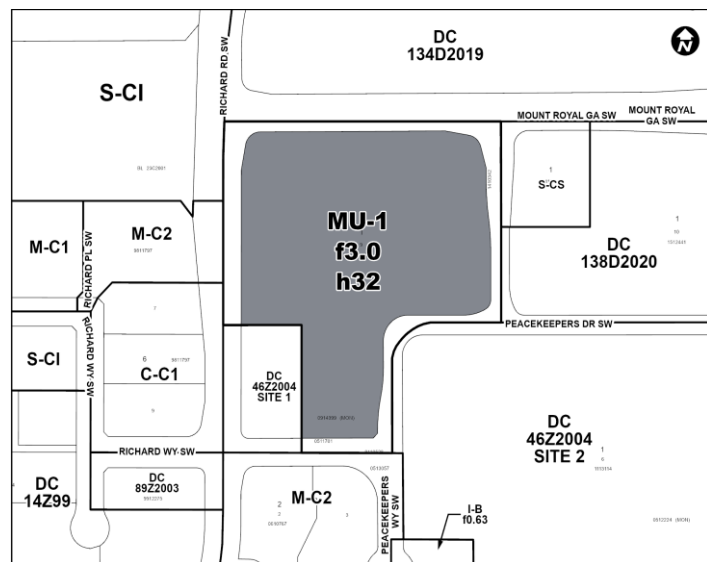
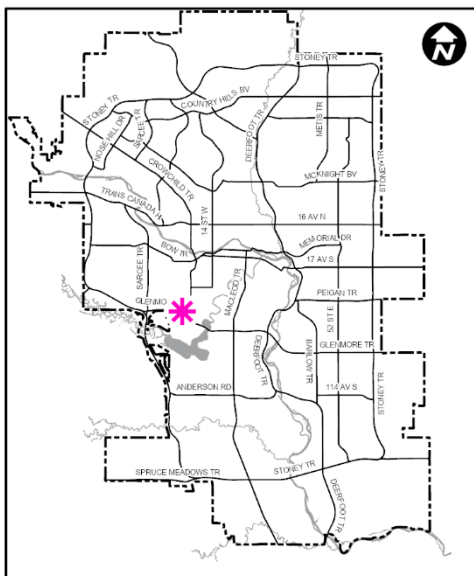
As identified below, the community of Lincoln Park reached its peak population in 2015.

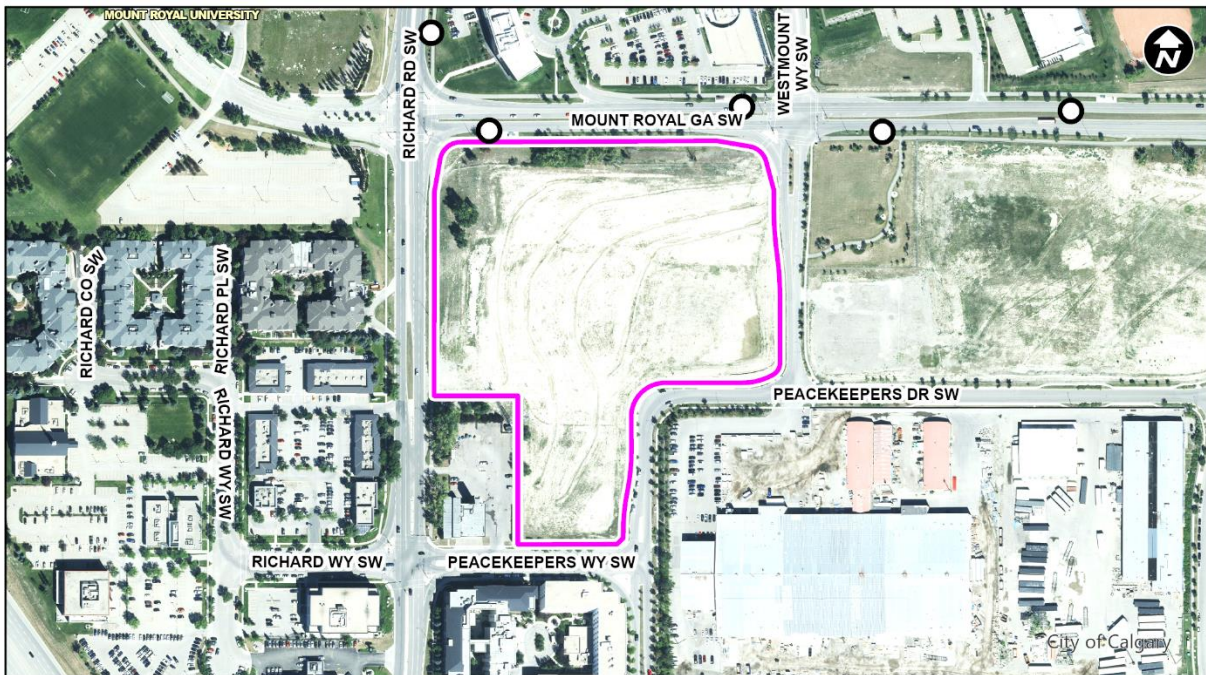
Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2019 Current Population	2,617
Difference in Population (Number)	-109
Difference in Population (Percent)	-4%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Lincoln Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 141D2019](#)) primarily allows for a mixed-use development comprising of commercial, retail and residential uses on the ground floor with residential dwelling units above. The district allows for a maximum density of 889 dwelling units, a maximum FAR of 1.6 and a graduated maximum building height that transitions from 20.0 metres and 25.0 metres to 32.0 metres (in a south to north direction).

The proposed Mixed Use – General (MU-1f3.0h32) District is intended to adjust the rules of the existing DC District. This district would allow for flexibility in the mix of residential and commercial development opportunities, no maximum density, a maximum FAR of 3.0 and a maximum building height of 32.0 metres across the site.

Administration has reviewed the proposal and has determined that it is appropriate as it allows additional flexibility for the future development of the site, while also responding to the local area context.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.0h32 District will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Given the specific context of the site, additional items that will be considered through the development permit process includes, but are not limited to:

- articulation of built form and physical separation from adjacent sites;
- mitigating shadowing, overlooking, and privacy concerns to adjacent developments; and
- integrating a pedestrian-oriented built interface and streetscape design along the adjacent streets and driveways.

Transportation

Pedestrian access to the site is available from existing sidewalks along the adjacent streets.

The subject site is located adjacent to a Primary Transit Network. A transit stop for Route 699 (Cougar Ridge/West Springs/various schools), Route 9 (Dalhousie/Chinook Station), Route 13 (Altadore) and Route 20 (Heritage/Northmount Dr N) is located directly adjacent to the site along Mount Royal Gate SW. A bus rapid transit stop for Route 304 (MAX Yellow) and Route 306 (MAX Teal) is also available within 350 metres (a six-minute walk) on Richmond Road SW. These transit options provide connections to other parts of Calgary.

Direct vehicular access to the subject site will be required to come from the rear lane and vehicular access to Mount Royal Gate SW will not be permitted.

Portions of Peacekeepers Gate SW adjacent to the southeast limits of the parcel is signed '2-Hour Parking' from Monday – Friday 8:00 a.m. – 5:00 p.m., while the northeast limits of the parcel adjacent to Peacekeepers Gate SW is signed 'No Parking'. There are currently no parking restrictions on the other adjacent streets and the parcel is not located within an existing Residential Parking Permit (RPP) Zone.

A Transportation Impact Assessment was reviewed for the proposed land use amendments and no concerns were identified.

Environmental Site Considerations

Environmental issues have been identified through a stage one and stage two Environmental Site Assessment (ESA). Recommendations have been made in the reports and must be followed during development construction.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site from the adjacent streets. A downstream section of sanitary sewers will be required to be upgraded for full buildout of the development and will be assessed through development permit process. Further details of site servicing, stormwater management and waste and recycling management will be reviewed in detail at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Major Activity Centre (MAC) land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate that the highest concentration of population and jobs, outside of the Greater Downtown area, should be in MAC areas. The MAC is expected to contain a broad range of medium and high density housing opportunities and to be developed to function as an 'urban centre' which provides opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Map 2: Primary Transit Network also identifies both Richard Road SW (west of the site) and Mount Royal Gate SW (north of the site) as part of the Primary Transit Network, and their intersection as a Primary Transit Hub. The applicable MDP policies support a broad range and mix of employment, commercial and retail uses, including residential uses with varying ownership tenures to accommodate a diverse range of population, as well as apartments and ground-oriented units.

The proposed MU-1 District complies with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Revised Currie CFB West Master Plan (Non Statutory – 2015)

The [Revised Currie Barracks CFB West Master Plan](#) (the Master Plan) identifies the subject site as being part of the Mixed Use Commercial and Policy Area A land use classification (Figure 4: General Development Concept). The applicable the Master Plan policies indicate that this area as suitable for a mix of uses which may include residential, live / work, retail commercial, office, special care facilities, institutional, open space and recreational uses. The Master Plan also supports developments that are transit supportive and pedestrian-oriented in the mixed use commercial area. The proposed land use amendment is in alignment with the applicable policies in the Master Plan.