

**LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018**

MAP 9C

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a 0.17 hectare (0.41 acre) parcel from DC Direct Control District to a Commercial - Corridor 1 f3.0h23 (C-COR1f3.0h23) District to allow for additional residential uses within an existing seven-storey mixed-use building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 November 02
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 10D2018; and	
1. ADOPT the proposed redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 1235 - 17 Avenue SW (Plan 179R, Block 44, Lots 3 to 5) from DC Direct Control District to Commercial - Corridor 1 f3.0h23 (C-COR1f3.0h23) District, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 10D2018.	

REASON(S) FOR RECOMMENDATION:

Administration supports the proposed land use redesignation because it would provide flexibility with respect to uses for the existing seven-storey, mixed-use building and aligns with the Lower Mount Royal Area Redevelopment Plan (ARP), specifically the policy supports a floor area ratio of 3.0 and a height limit of 23 metres. The existing building contains three-storeys of commercial, four-storeys of residential above, and the existing Direct Control District ties the site to the current form and uses. The redesignation would allow the applicant to take advantage of the newly approved Centre City Enterprise Area regulations in the Land Use Bylaw, specifically a change of use would not require a development permit.

The proposed redesignation is also aligned with the majority of properties along this stretch of 17 Avenue SW.

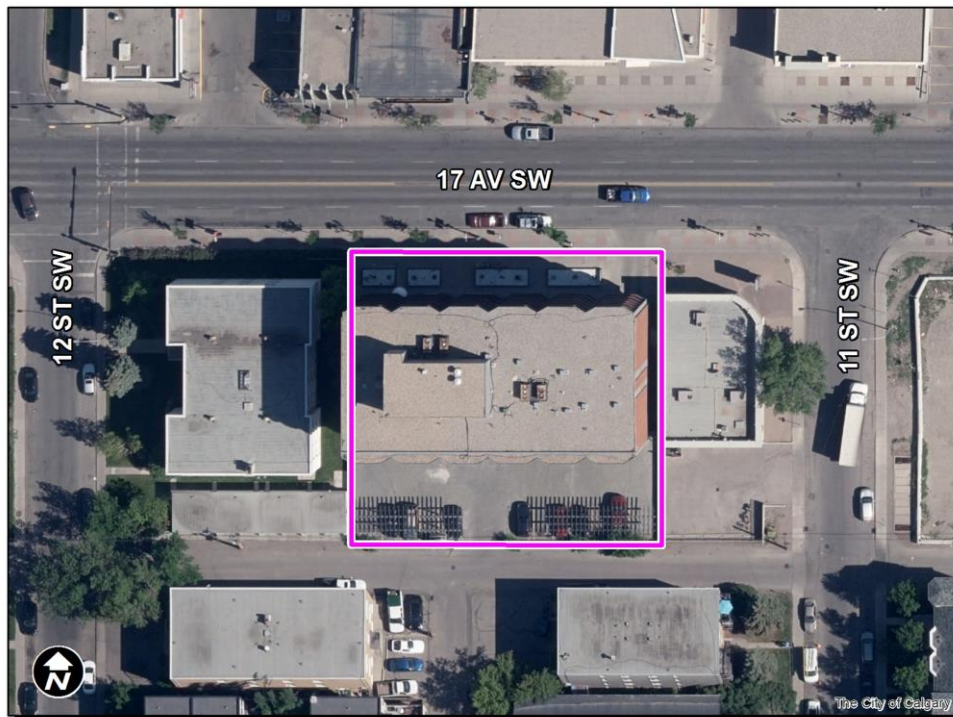
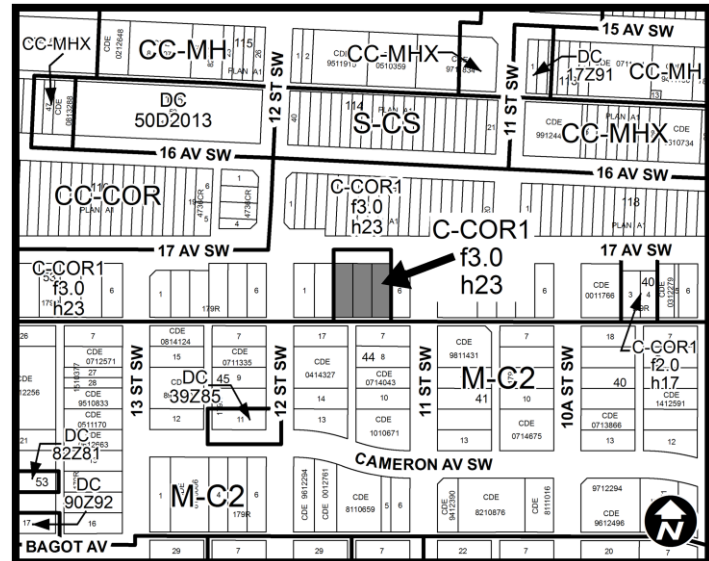
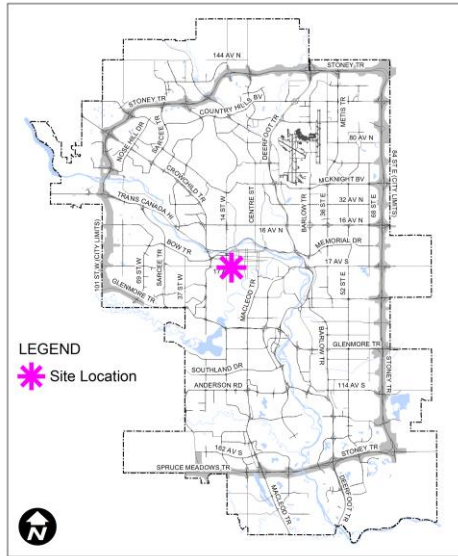
ATTACHMENT

1. Proposed Bylaw 10D2018

LAND USE AMENDMENT
 LOWER MOUNT ROYAL (WARD 8)
 17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
 BYLAW 10D2018

MAP 9C

LOCATION MAPS



LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018

MAP 9C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.41 acres ±) located at 1235 - 17 Avenue SW (Plan 179R, Block 44, Lots 3 to 5) from DC Direct Control District to Commercial - Corridor 1 f3.0h23 (C-COR1f3.0h23) District.

Moved by: D. Leighton

Carried: 7 – 0

LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018

MAP 9C

Applicant:

Rick Balbi Architect

Landowner:

Vista Group Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Lower Mount Royal on the south side of 17 Avenue SW between 11 and 12 Streets SW 17th Avenue SW is an identified Neighbourhood Main Street in the Municipal Development Plan. The subject site is within the Lower Mount Royal Area Redevelopment Plan (ARP) and the immediate area along 17 Avenue SW is designated Commercial – Corridor (C-COR1f3.0h23) District, with properties to the south, across the lane, designated Multi-Residential – Contextual Medium Profile (M-C2) District. The subject site is 42 metres wide and 39.6 metres deep with a rear lane. There is access from the rear lane and access to underground parking from 17 Avenue SW.

Lower Mount Royal	
Peak Population Year	1970
Peak Population	3,594
2017 Current Population	3,239
Difference in Population (Number)	-355
Difference in Population (Percent)	-10%

LAND USE DISTRICTS

The existing DC Direct Control District allows for the current building configuration, consisting of three lower storeys of commercial uses and four upper storeys of residential uses. The subject site currently has a seven-storey mixed use building at approximately 2.2 FAR with a height of 23 metres, including 48 residential units and 54 parking stalls.

The proposed land use district is the Commercial - Corridor 1 f3.0h23 (C-COR1f3.0h23) District which would allow up to 3.0 FAR and a height of 23 metres as well as continue to allow a mix of commercial, office and residential uses.

The Applicant applied for a development permit (DP2017-2535) for a change of use to convert the second and third floors from a commercial to residential use to accommodate an additional 24 residential units. The existing DC Direct Control District tied the development to the current configuration, preventing the change of use of the second and third floors to residential. This Development Permit was cancelled in order to pursue a land use redesignation to be eligible for

**LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018**

MAP 9C

the Centre City Enterprise Area development permit exemptions regulation. From 2017 June 26 to 2020 July 01, Bylaw 30P2017, Centre City Enterprise Area regulations, will be in effect to provide development permit exemptions for change of use, exterior alterations and additions up to 1000.0 square metres to existing buildings in an area entitled the "Centre City Enterprise Area" (CCEA). The subject site is within the CCEA and would qualify for a development permit exemption if this land use redesignation is successful.

LEGISLATION & POLICY

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).

Municipal Development Plan (MDP)

The site is located within two typologies as identified in the MDP:

1. Residential Developed: Inner City
2. Main Streets: Neighbourhood Main Street.

The proposed development aligns with MDP policies relating to Inner City areas (3.5.2) and Main Streets (3.4.1).

Lower Mount Royal Area Redevelopment Plan (ARP)

The subject site is located within the "Commercial" category as identified on the Land Use Policy Map in the Lower Mount Royal ARP. Commercial areas along 17 Avenue are intended to have development with densities that support the transportation system and include pedestrian shopping and adequate parking. Supporting information in Section 1.1.2 (p. B-6) outlines that for 17 Avenue a land use district with 3 FAR and height limit of 23 metres is appropriate. The proposed land use amendment is in alignment with the ARP.

TRANSPORTATION NETWORKS

The subject site is located with a transit stop at the front of the building servicing routes 2, 6, and 7 that offer service to the downtown core. The subject site is also within 2.25 kilometres of a primary transit service, Victoria Park LRT station.

There are parking restrictions along 17 Avenue SW, with pay parking from the Calgary Parking Authority. If the site is re-developed, parking should be provided based on the Land Use Bylaw requirements and vehicle access should come from the Lane.

**LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018**

MAP 9C

UTILITIES & SERVICING

Public water, sanitary and storm mains are available to service the site, within the adjacent public right-of-way.

ENVIRONMENTAL ISSUES

There are no known outstanding environmental concerns associated with the site or proposed scope. An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

None.

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

The Beltline Neighbourhoods Association had no objections to this land use application.

Citizen Comments

One citizen, who is a small business owner and commercial tenant in the subject building, expressed concern over the proposed land use redesignation. The concern is that under a Commercial – Corridor (C-COR1) District, there would no longer be a requirement for a development permit, and the property owner could mix commercial and residential uses on the same floor. This could have consequences for a small business owner. Administration thoroughly reviewed Bylaw 30P2017 and met with the small business owner to provide information regarding this fairly new regulation.

Public Meetings

No public meetings were held for this proposal.

**LAND USE AMENDMENT
LOWER MOUNT ROYAL (WARD 8)
17 AVENUE SW AND BETWEEN 11 AND 12 STREET SW
BYLAW 10D2018**

MAP 9C

APPENDIX I

APPLICANT'S SUBMISSION

This application is for a proposed Land Use Redesignation within the community of Lower Mount Royal, from the current land use designation of Direct Control 7893 to Commercial - Corridor 1(C-COR1f3.0h23) to accommodate an existing seven storey mixed-use building.

The site is located at 1235 - 17 Avenue SW on the south side of 17 Avenue SW. To the north, east and west, land use designations are a range of commercial, typical to the 17th Avenue corridor. Designations to the immediate south are primarily multi-residential, eventually transitioning to low-density stock further to the south.

The Municipal Development Plan (MOP) identifies the site within a Neighbourhood Corridor. Neighbourhood Corridors are generally central to the community and are typified by a mix of uses with relatively high job thresholds, served by the Primary Transit Network. The site is further identified with the Lower Mount Royal Area Redevelopment Plan within the 17th Avenue Commercial area, which is intended to provide pedestrian oriented development with continuous retail frontage to encourage and support the 17th Avenue shopping district.

The intent of this application is to replace the existing land use designation outlined by bylaw 7893; an aged tied-to-plan land use that limits the site very specifically to the current configuration in both form and use. This application proposes to amend the existing land use designation to conform to the current pattern of land use designations along this length of 17th Avenue SW, which are almost entirely Centre City Commercial Corridor District (CC-COR) or Commercial - Corridor 1 (C-COR1).

The proposed land use designation of Commercial - Corridor 1(C-COR1f3.0h 23) aligns with the intent of both the Municipal Development Plan and the Lower Mount Royal Area Redevelopment Plan, will eliminate an outdated and inflexible land use designation, and will ensure compatible development both now and in the future.

Given the above, we would respectfully request support of the proposed land use designation.