

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
36 STREET NE AND MARLBOROUGH DRIVE NE
BYLAW 138D2018

MAP 22E

EXECUTIVE SUMMARY

This is a land use amendment in the community of Marlborough. The site is located at 3805 Marlborough Drive NE, internal to and apart of the Applewood Village multi-residential development. The application seeks to redesignate a portion of the subject parcel from the Multi-Residential – Contextual Low Profile (M-C1d100) District to the Multi-Residential – High Density Low Rise (M-H1) District.

There is currently a development permit under review on this site for a six-storey, 146-unit multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 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 138D2018; and

1. **ADOPT** the proposed redesignation of 0.42 hectares ± (10.38 acres ±) located at 3805 Marlborough Drive NE (Portion of Plan 7610615, Block 1, Lots 2 and 3) from Multi-Residential – Contextual Low Profile (M-C1d100) District **to** Multi-Residential – High Density Low Rise (M-H1) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 138D2018.

REASON(S) FOR RECOMMENDATION:

This redesignation application is intended to accommodate a future multi-residential development on a site located within walking distance from the Marlborough LRT Station and the Marlborough Shopping Centre. The proposed Multi-Residential – High Density Low Rise (M-H1) District is designed to provide multi-residential development in a variety of forms located at community nodes and transit and transportation corridors.

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The proposal represents an appropriate increase in residential density for this parcel located within a transit oriented development area, the 36 Street NE urban main street and directly adjacent to the Marlborough Shopping Centre, that is identified as a Community Activity Centre. The proposed redesignation is in keeping with applicable policies of the Municipal Development Plan (MDP) and generally aligned with the principles of the Transit Oriented Development (TOD) Policy Guidelines.

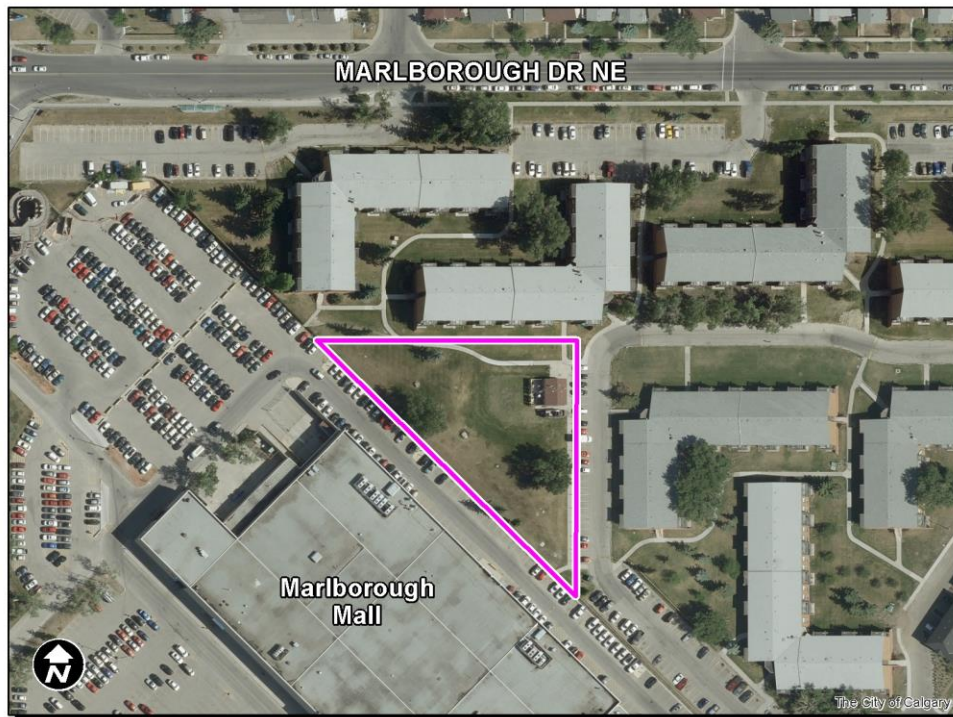
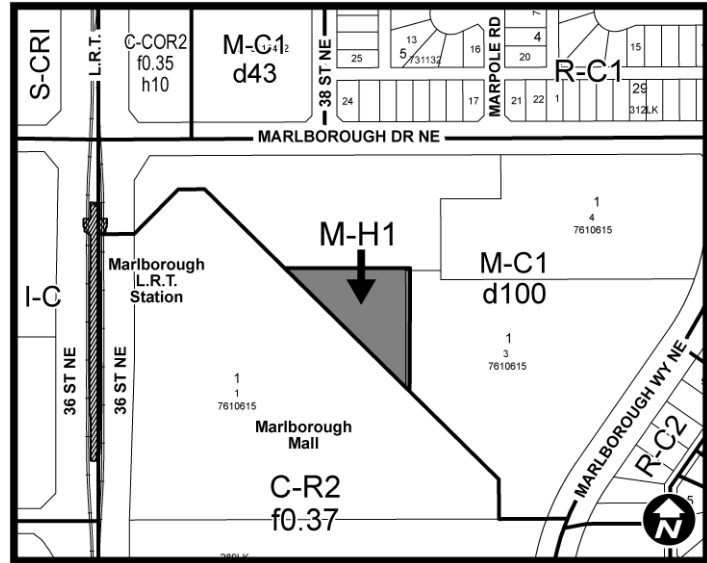
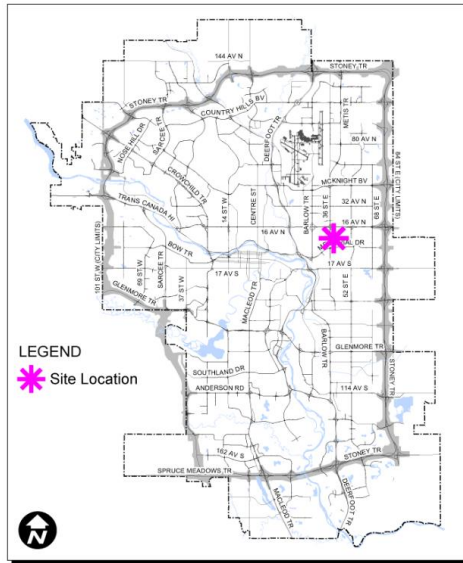
ATTACHMENT

1. Proposed bylaw 138D2018
2. Public Submission

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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 0.42 hectares \pm (10.38 acres \pm) located at 3805 Marlborough Drive NE (Portion of Plan 7610615, Block 1, Lots 2 and 3) from Multi-Residential – Contextual Low Profile (M-C1d100) District to Multi-Residential – High Density Low Rise (M-H1) District.

Moved by: J. Scott

Carried: 6 – 0

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Applicant:

O2 Designs

Landowner:

Minto Multi-Residential Income
Partners I GP Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the northeast community of Marlborough directly adjacent to the northeast corner of Marlborough Mall (Community Activity Centre) and approximately 150 metres to the east of the Marlborough LRT platform. The immediate area is predominantly developed with multi-residential uses located along 36 Street NE and low density residential development located east of Marlborough Way NE and 38 Street NE. The subject site is located within the Applewood Village – a multi residential rental housing development owned and operated by Minto. The site was originally developed in the 1970’s and currently contains seven three-storey multi-residential buildings.

The triangular-shaped site, approximately 0.42 hectares in size, is currently being used as a grassy/landscaped area backing onto the Marlborough Mall. There is a small outbuilding located on the site that will be removed at the time of development.

According to the 2017 City of Calgary Census data the population of Marlborough peaked in 1982 with a decline of eight percent since that time. The following table summarizes population trends in the community of Marlborough.

| Marlborough | |
|------------------------------------|--------|
| Peak Population Year | 1982 |
| Peak Population | 10,025 |
| 2017 Current Population | 9,226 |
| Difference in Population (Number) | -799 |
| Difference in Population (Percent) | -8% |

LAND USE DISTRICTS

The existing Multi-Residential - Contextual Low Profile (M-C1d100) District allows for multi-residential development up to 14 metres in height and up to a maximum of 42 dwelling units on this site.

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The proposed land use district is the Multi-Residential – High Density Low Rise (M-H1) District. This district does not limit a maximum unit density, but rather requires a minimum density of 150 units per hectare. Given the area of this site, this would require a minimum of 63 dwelling units with a maximum height of 26 metres. The maximum floor area ratio (FAR) is 4.0 which would allow for approximately 16,500 square metres of developable floor area on this site. The M-H1 District also allows for ancillary commercial uses within the building to serve the needs of the local residents, although this is not required.

Other land use districts were explored for this site through the review process such as the Multi-Residential – Contextual Medium Profile (M-C2) District, although it was determined that the location and context of this site lent itself well to the proposed district.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (Statutory – 2014)

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 (Statutory – 2009)

The subject site is located at the confluence of three Municipal Development Plan (MDP) typologies. These typologies include the Urban Main Street, the Residential Developed Established, and the Community Activity Centre.

The Urban Main Street and the Community Activity Centre encourage higher intensity redevelopment of sites where appropriate. Both of these typologies aim for intensities of jobs and population of 200 and 150 per hectare, respectively.

The Residential Developed Established areas encourage modest intensification of sites with the most intense redevelopments focused on activity centres. New developments should incorporate densities to support the transit network as well as provide opportunities to increase pedestrian, and cycling connectivity.

Considering the site's location relative to the three MDP land use typologies, the building envelope and uses allowable in the proposed M-H1 District are deemed to represent an appropriate transition between the Community Activity Centre and Urban Main Street along 36 Street NE on one end, and the Residential Developed Established area on the other.

Transit Oriented Development Policy Guidelines (Non-Statutory - 2005)

The Transit Oriented Development Policy Guidelines (the guidelines) is a non-statutory document outlining guidelines for development within 600 metres of a transit station. These guidelines have six themes:

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1. Ensure transit-supportive land uses;
2. Increase density around transit stations;
3. Create pedestrian-oriented design;
4. Make each station area a “place”;
5. Manage parking, bus and vehicular traffic; and
6. Plan in context with the local communities.

The guidelines encourage land uses with medium to high residential densities such as walk up apartments and high-rise apartments. This application is proposing a mid-rise predominantly residential land use district.

The guidelines also encourage short, direct and barrier free pedestrian connections between destinations in the area. The location of the site provides for the opportunity for short, direct and barrier free connections to the community activity centre as well as the LRT platform.

There is no local area plan for Marlborough.

TRANSPORTATION NETWORKS

The site is accessed from Marlborough Drive NE and Marlborough Way NE, with no rear lane serving the site. Calgary Transit operates both bus and light rail within 150 metres of this site. Marlborough Drive NE has parking restrictions on the north side of the street, with Marlborough Way NE having no parking restrictions.

The number and location of required on-site bicycle and motor vehicle parking stalls as well as pedestrian connections to the LRT platform that will be required to accommodate the anticipated development will be reviewed and determined as part of the development permit.

UTILITIES & SERVICING

All services are available to the site. Detailed design of the onsite services is being reviewed as part of the development permit. A storm water management report as well as a sanitary servicing study have been requested as part of the review for the current development permit.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Marlborough Community Association (CA) submitted a formal response on 2017 November 16. The CA's letter did not explicitly address support nor opposition to the proposed land use redesignation. However, the Community Association did highlight issues with regards to motor vehicle parking in the general area and the Applewood Village residential complex. See APPENDIX II for additional information.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

A meeting was held with the community association on 2018 February 04, as well as a public open house held by the developer on 2018 February 13.

APPENDIX I

APPLICANT'S SUBMISSION

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On behalf of Minto Multi-Residential Income Partners, O2 Planning + Design is submitting this application to re-designate the a portion of the parcel located at 3805 Marlborough Drive NE from Multi-Residential – Contextual Low Profile District (M-C1) to Multi-Residential – High Density Low Rise District (M-H1) with a FAR modifier of 4.0 and height modifier of 26 metres (MH-1 f4.0 h26). Minto Developers intends to build a new six-storey mid-rise wood-frame multi-family residential building on the site.

The site is 4,152 square metres and is currently located on an M-C1 parcel of 59,500 square meters (excluding the site area) called Applewood Village. Applewood Village is located in the community of Marlborough, between Marlborough mall, Marlborough Drive and Marlborough Way NE. The site itself is currently vacant, but enclosing the site are seven, four-storey multi-residential buildings. Located directly south-west of the site, is Marlborough Mall.

The development of this project will partake in the evolution of 36th Street Main Street. The development of this project will enhance the retail catchment of the Marlborough Mall and the ridership of the Marlborough CT station, located less than 200 meters of the site. As established in the public engagement sessions for the 36th Street Main Streets, the building will contribute to a portion of the 214 residential units that are expected to be built over the next 25 years, from 2016 – 2020. This re-zoning will help and enable the community to reach its desired population levels and offer more housing options in the area. The building will be integrated into the neighbourhood and offer its residents the opportunity to easily walk to shops and services for their daily needs while also providing residential uses.

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APPENDIX II

COMMUNITY ASSOCIATION LETTER

From: Glen&Laura Greenwood
Sent: Thursday, November 16, 2017 10:38 AM
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Bevill, Brad C. <Brad.Bevill@calgary.ca>
Subject: [EXT] FW: LOC2017-0288 Circulation Package

Good Morning,

I am attaching the Request for Comment on above noted property. Please see email below from Calgary Marlborough Community Association.

The parking situation surrounding Applewood Village is appalling. There are vehicles lined up on all sides of the streets and as mentioned below, some are parking in the Community Association parking lot that is directly across the street from this development. This is totally unacceptable as the CMCA parking lot is meant for users of the hall, **NOT** apartment/townhouse tenants.

Thanks,

Laura Greenwood
CMCA