

LAND USE AMENDMENT
SOUTHWOOD (WARD 11)
SOUTHLAND DRIVE SW & ELBOW DRIVE SW
BYLAW 139D2018

MAP 16S

EXECUTIVE SUMMARY

This application proposes to redesignate the northwestern corner parcel at the intersection of Southland Drive SW and Elbow Drive SW from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District in order to accommodate a future higher intensity, mixed-use development within close proximity to the Southland LRT Station.

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 139D2018; and

1. **ADOPT** the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 9939 Elbow Drive SW (Plan 1902JK, Block 1, Lot 18) from Commercial – Neighbourhood 2 (C-N2) District **to** Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 139D2018.

REASON(S) FOR RECOMMENDATION:

The redesignation of this parcel to C-COR1 would enable the sensitive intensification of the site along the Primary Transit Network, an in close proximity to the Southland LRT Station. This application meets the goals of the Municipal Development Plan and the Calgary Transportation Plan by enabling pedestrian-friendly, mixed-use development that supports the objectives and policies of a neighbourhood activity centre.

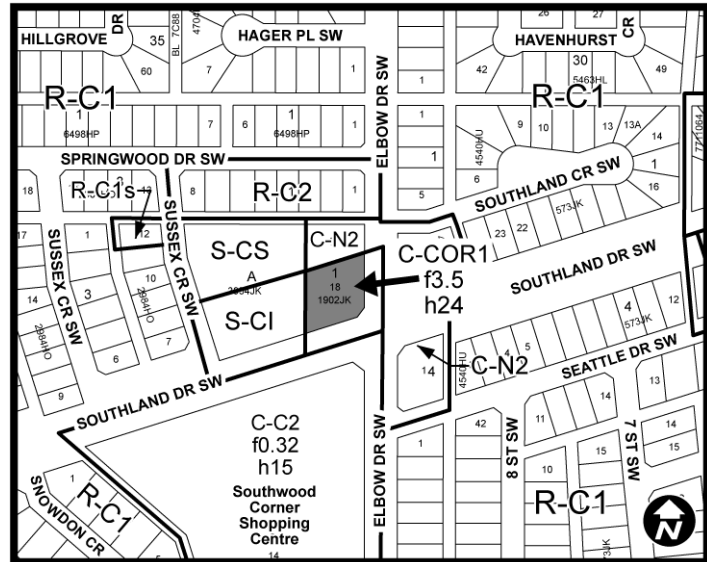
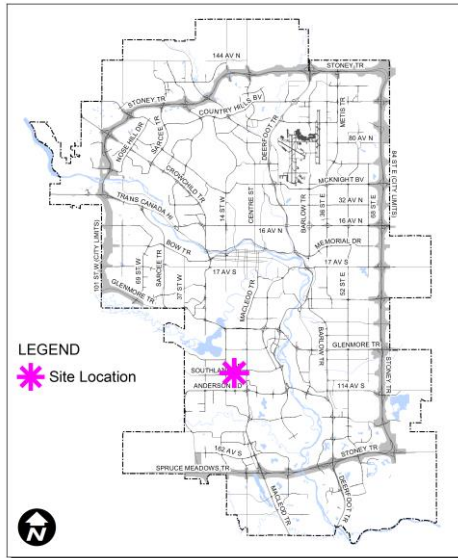
ATTACHMENT

1. Proposed Bylaw 139D2018

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares ± (0.49 acres ±) located at 9939 Elbow Drive SW (Plan 1902JK, Block 1, Lot 18) from Commercial – Neighbourhood 2 (C-N2) District **to** Commercial – Corridor 1 f3.5h24 (C-COR1f3.5h24) District.

Moved by: J. Gondek

Carried: 6 – 0

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Applicant:

O2 Planning and Design

Landowner:

1953075 Alberta Ltd. c/o Royop
Development Corporation

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on the northwestern corner of the intersection of Elbow Drive SW and Southland Drive SW, and is approximately a 600 metre walking distance west of the Southland LRT Station. The Calgary Public Library Southwood Branch exists west of the subject site. North of the library is a passive recreational area that gets flooded for outdoor skating, as well as, a playground located in the northwest corner of the site. Neighbourhood commercial development exists directly north of the site with low density residential development located further north. Across Elbow Drive SW and Southland Drive SW, the other three corners of the intersection all contain commercial retail uses, with a newly constructed neighbourhood commercial development to the east, a gas station to the southeast, and the large “Southwood Corner” commercial development to the south.

The subject parcel was historically used as a gas station, which closed in 1998 and has since been remediated. A development permit for a restaurant with drive through for this site was approved in 2002 but later lapsed, and the site remains vacant to date.

Community Name	
Peak Population Year	1978
Peak Population	8,101
2017 Current Population	6,214
Difference in Population (Number)	-1,887
Difference in Population (Percent)	-23%

LAND USE DISTRICTS

This application proposes to redesignate this parcel from its current Commercial – Neighbourhood 2 (C-C2) District designation to the Commercial – Corridor 1 (C-COR1) District with a floor area ratio modifier of 3.5 and a maximum height of 24 metres, an increase from the current maximum under C-N2 of 10 metres.

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Shadow studies were requested in order to determine the impact of the height increase on the surrounding areas, and those details have been included in Appendix III of this report. The shadow studies exhibit the maximum height and building envelope, though the ultimate built form has yet to be determined. The images show that the 24 metre maximum height increases shadowing on the existing park and residences only during the shadowing extremes at 8:00 am on the Spring and Autumn solstices (March 21 and September 21 respectively), and on select areas at different times on the Winter solstice (December 21). In order to further minimize the potential shadow impacts on adjacent properties, building placement will be carefully considered at the development permit stage. These strategies may include bringing the building closer to the intersection and therefore further away from the park and affected residential properties, potentially further reducing the shadow impacts.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The MDP identifies this parcel as part of the Established Area. Policies in the MDP for Established areas call for redevelopment opportunities to be focused on the Neighbourhood Activity Centres (NAC), with appropriate densities, a mix of land uses, and a pedestrian-friendly environment to support an enhanced Primary Transit Network.

As there is no local area policy plan in place for this site, it is not designated as a Neighbourhood Activity Centre in any legislated documents. However, when the characteristics of a NAC from Section 3.3.4 of the MDP are considered, this commercial area, including all corners of the intersection of Southland Drive SW and Elbow Drive SW, can be considered consistent with the character of a NAC. This application proposes a moderate intensification over the current land use and enables redevelopment on this site that would meet the intent of these policies and the goals of the MDP.

Calgary Transportation Plan (CTP)

The CTP identifies Southland Drive SW as an Arterial Street as well as part of the Primary Transit Network. Increasing intensity along the Primary Transit Network and in close proximity to the Southland LRT Station supports the key directions and goals of the CTP.

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).

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TRANSPORTATION NETWORKS

The existing commercial site is located in close proximity to transit stops on Elbow Drive and Southland Drive, with transit service to be provided adjacent to the subject lands. Transit service connections to the Heritage and Southland LRT stations are provided by bus service along Elbow Drive and Southland Drive. It is anticipated that upgrades to these transit stops will be required with redevelopment of the parcel and will be determined at the development permit stage.

Vehicular access to the site was previously accomplished through several curb cuts to the site on both Elbow Drive and Southland Drive. Future access will be limited to appropriate locations away from the intersection of Elbow Drive and Southland Drive. The site does not have direct access to a lane and therefore all access, parking, and service-oriented maneuvering will be determined at the development permit stage. A Transportation Impact Assessment and Parking Study may be required at the time of development to determine the appropriate location of access, parking and pedestrian connectivity to the public realm as well as transit stops.

UTILITIES & SERVICING

Sanitary sewers are not presently available to service this site. A sanitary sewer extension will be required as part of the development permit application process.

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

ENVIRONMENTAL ISSUES

The subject site was formerly the location of the Southwood Esso gas station. Remediation associated with this previous use has been addressed. Some contamination exists off-site, within the City right of way lands, adjacent to the subject site. Further risk management maybe required at the development permit stage.

GROWTH MANAGEMENT

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

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PUBLIC ENGAGEMENT

Community Association Comments

This application was circulated to the Southwood Community Association and the Federation of Calgary Communities (FCC). The FCC responded to the circulation with “No Objection”, and the Southwood Community Association responded with a letter, attached in APPENDIX II. The Southwood Community Association has chosen to remain neutral on the land use amendment application, but noted several key points for consideration. These issues have been considered in the review of this application and will also be considered during the development permit review.

Administration, the applicant, the developer, and the Southwood and Haysboro Community Associations also met on 2017 December 12 to further discuss the current application, as well as opportunities and constraints for development of the site in general. The Community Associations were both very receptive to the redevelopment vision for the site and are interested in continuing to work with the developer as they move toward development of the site.

Citizen Comments

The application was circulated to the owners of nearby properties and 5 letters of concern were received from the residents of 4 nearby properties along Sussex Crescent SW. All of the letters noted concerns with existing traffic congestion in the area, and worried that a large new development with inadequate parking may cause parking issues. Existing traffic concerns were shared with Transportation Planning, and have been noted for review at the development permit stage along, with the potential need for a parking study.

Some residents also raised concerns over possible shadowing impacts and pedestrian connectivity from the future development. These concerns have been noted and shadow impacts have been assessed as part of this land use amendment review, but will be further studied at the development permit stage in order to clearly assess what the impacts of the proposed built form would be.

Public Meetings

The applicant held a Public Engagement session on 2017 November 30 at the Southwood Community Association Building. The session was well attended by members of the community as well as Councillor Farkas and File Manager. The session presented information on the land use amendment application, and provided attendees with the opportunity to participate in a visioning exercise for the future development of the site. The event was well received by the community members and feedback was generally positive.

APPENDIX I

APPLICANT'S SUBMISSION

On behalf of Royop Development Corporation, O2 Planning + Design is submitting this application to redesignate the parcel located at 9939 Elbow Drive SW from Commercial Neighbourhood 2 (C -N2) to Commercial Corridor 1 with a FAR modifier of 3.5 and height modifier of 24 metres (C-COR 1 f3.5h24). The proposed C-COR1 f3.5h24 land use district will enable the development of a mixed-use building on the site.

The site is 1,975 square metres and sits on the corner of Elbow Drive and Southland Drive in the community of Southland. Currently vacant, the site was previously used for a gas station and has since been remediated in preparation for redevelopment. Adjacent uses to the site include a single storey commercial development to the north that includes with a liquor store and beauty salon, the Southwood Public Library to the west and a city park that includes a small playground to the northwest. Single storey commercial developments are located on each of the adjacent corners of the intersection.

Royop intends to build a mix-use building with retail uses such as shops and restaurants at grade with the potential for office and/or residential uses on the upper floors. The development of this project will contribute to the evolution of Southland Drive and Elbow into more urban mixed-use and pedestrian friendly streets by providing highly permeable and pedestrian focused ground level that positively contributes to the improvement of the public realm. The building will be integrated into the neighbourhood and offer local residents the opportunity to walk to shops and services for their daily needs while also providing additional employment or residential uses.

The local community will be consulted during the application process to ensure that they are informed of the proposed development and have the opportunity to contribute their thoughts and ideas regarding the proposed project.

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APPENDIX II

LETTERS SUBMITTED

The Southwood Community Association will take a neutral position on this application. We have not heard from any community members regarding this application; therefore we are unable to oppose nor support the application.

However, there are some issues that exist with this site that I would like to have noted to the application. I appreciate that these comments may not relate strictly to the land use application, but it is imperative that these points are taken into consideration.

- Access: access to the site will be difficult. The current access points to the site will create many issues to the traffic using both southbound Elbow Drive and westbound Southland Drive, as well as users of the site turning to northbound Elbow Drive.
- Connectivity: the site is located in an area where connectivity should not be an issue, however, we would like to see improvements made to the pedestrian realm (i.e. sidewalks and curb cuts). I believe that this is a City issue, and many improvements need to be made to better the pedestrian realm, not only from a connectivity perspective, but also from a safety perspective given decreased sight lines with a building located on the corner and sidewalks that are not wide enough to support heavier foot traffic.
- Height: the height of the building may prove to be an issue to the neighbours in Southwood living to the west of the site. In discussion with homeowners in that area, they believe that they will lose their morning sunlight.
- Location of building on site: given the C-COR1 designation, the building can be located on directly on the corner. This is imperative that this is achieved because I believe that this will decrease some of the access issues that will be present. If the building at the end of the day is set back to allow vehicular traffic in front, then it would render the development absolutely useless.

I have been in discussion with the applicant and landowner for this site. They are going to be hosting a design workshop with the community to go over what we, as a community, would like to see on the site. I believe they will be having a strong consultation program with this application.

Should you require any further information from myself, please contact me.

Regards,
Becky Poschmann, BCD, BA
Director of Development
Southwood Community Association

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APPENDIX III

SHADOW STUDIES



MARCH 21 8 am



MARCH 21 10 am



MARCH 21 12 pm



MARCH 21 2 pm



MARCH 21 4 pm



MARCH 21 6 pm



JUNE 21 8 am



JUNE 21 10 am



JUNE 21 12 pm



JUNE 21 2 pm



JUNE 21 4 pm



JUNE 21 6 pm

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SEPTEMBER 21 8 am



SEPTEMBER 21 10 am



SEPTEMBER 21 12 pm



SEPTEMBER 21 2 pm



SEPTEMBER 21 4 pm



SEPTEMBER 21 6 pm



DECEMBER 21 8 am



DECEMBER 21 10 am



DECEMBER 21 12 pm



DECEMBER 21 2 pm



DECEMBER 21 4 pm



DECEMBER 21 6 pm

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MARCH 21 8 am



JUNE 21 8 am



SEPTEMBER 21 8 am



MARCH 21 4 pm



JUNE 21 4 pm



SEPTEMBER 21 4 pm



DECEMBER 21 10 am



DECEMBER 21 12 pm



DECEMBER 21 2 pm



DECEMBER 21 4 pm