

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 September 10**

**ISC: UNRESTRICTED
CPC2018-0749
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Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045, Bylaw 230D2018

EXECUTIVE SUMMARY

This land use redesignation application was submitted by O2 Planning and Design on 2018 February 28 on behalf of Trico Homes and the City of Calgary. The application proposes to reconfigure and change the designation of two properties to allow for a range of multi-residential, commercial, office and public open space.

The application proposes to change the designation of these properties from Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and a DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have office and/or commercial);
- a maximum building height of 26.0 metres;
- a maximum building floor area ratio of 4.0; and
- shifting and expansion of the S-SPR parcel.

This application is intended to accommodate the shifting of the park space to the south and a comprehensive redevelopment that will overlook and integrate with the new park space.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.77 hectares ± (6.84 acres ±) located at 7711 Macleod Trail SW and 7710 - 4A Street SW (Plan 9210959, Block A, Lot 1; Plan 1706HQ, Block B) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) District to accommodate opportunities for mixed-use multi-residential development with commercial and office uses (Attachment 3); and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Carried: 5 – 0

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:

That Council hold a Public Hearing on Bylaw 230D2018; and

1. **ADOPT** the proposed redesignation of 2.77 hectares \pm (6.84 acres \pm) located at 7711 Macleod Trail SW and 7710 - 4A Street SW (Plan 9210959, Block A, Lot 1; Plan 1706HQ, Block B) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) District to accommodate opportunities for mixed-use multi-residential development with commercial and office uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 230D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use is intended to accommodate the shifting of the park space to the south and a comprehensive redevelopment that will integrate with the reconfigured park space. The City-owned parcel, a park space, will be relocated to the SW corner of the properties, adjacent to 78 Avenue SW and 4A Street SW through a land swap.

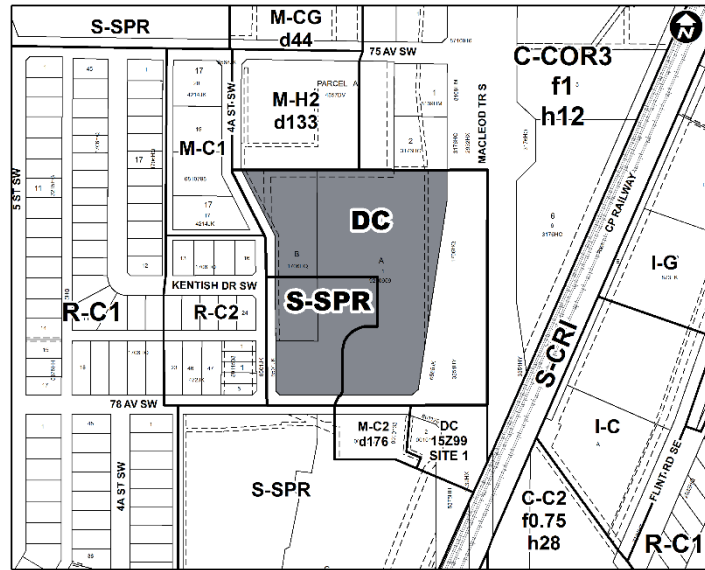
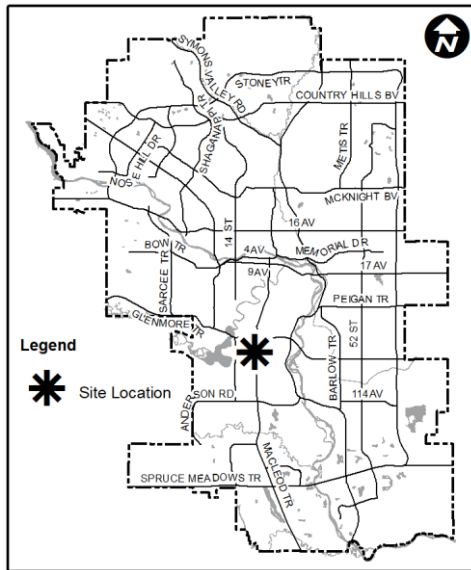
On 2018 June 06, a development permit was submitted (DP2018-2692) for the privately-owned parcel. Subsequent to Administration's review, the development permit will be presented at Calgary Planning Commission for decision. A concept plan for the park space has been submitted by the applicant and is currently undergoing review by Calgary Parks.

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Location Maps



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Site Context

The application is located in the community of Kingsland, west of Macleod Trail S and north of 78 Avenue SW. Development to the west consists of residential single-detached dwellings and three storey multi-residential. The Kingsland Community Association and a four-storey multi-residential building are located to the south. A gas station and a two-storey as well as a 14 storey multi-residential building are located to the north of the application. The site is adjacent to the Macleod Trail right-of-way to the east.

The application consists of two parcels of land: an existing 0.62 hectare (1.53 acre) park space owned by The City of Calgary and a 2.1 hectare (5.3 acre) private parcel, which is currently home to The Market on Macleod.

As identified in *Figure 1*, the community of Kingsland saw its peak population in 1971.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Difference in Population (Number)	-674
Difference in Population (Percent)	-12.6%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

Privately-owned Parcel

As per Section 20 and 21 of the Land Use Bylaw, 1P2007, the proposal fits the requirements of a DC as a site with unique characteristics where future development would require specific regulation unavailable in other land use districts.

The proposed Direct Control based on Multi-Residential – High Density Low Rise (M-H1) incorporates additional discretionary uses to provide a greater mix of amenities to residents of the site and community and include food and liquor service, restaurants, markets, specialty food store, financial institution, instructional facility and drinking establishments.

The DC would allow for a building height of a maximum of 26 metres and a floor area ratio of 4.0, consistent with the M-H1 district.

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Municipal Reserve dedication is required on this site; approximately 3.8 percent of the dedication will be in the form of land to be added to the park space (821 square metres); the remainder will be collected via cash in lieu.

City-owned Parcel

This application proposes the shifting of the existing City of Calgary owned park at 7710 - 4A Street SW south to the intersection of 4A Street SW and 78 Avenue SW. The new park will be comprised of a like-for-like land swap and through the dedication of Municipal Reserves which are outstanding and owing from the private parcel at 7711 Macleod Trail SW. This new park location will provide ample street frontage, sun exposure, and provide a connection to the Kingsland Community Association building to the south across 78 Avenue SW. As part of the redevelopment of the private parcel, the new park space will be developed without the loss of public open space.

Implementation

This proposal was reviewed by the Urban Design Review Panel (UDRP) on 2018 March 28. Many comments received from UDRP were focused on development permit details; the development permit (DP2018-2692), submitted 2018 June 05 will return to UDRP for further review. See Attachment 4 for comments provided by UDRP and the Applicant's response.

Upon review of the development permit, Administration will present the development permit application to Calgary Planning Commission for decision.

Infrastructure

Transportation Networks

The applicant submitted a Transportation Impact Assessment (TIA) in support of this land use amendment and development permit application. Macleod Trail S, located to the east of the subject site, is classified as an Urban Boulevard and is identified as part of the Primary Transit Network in the *Calgary Transportation Plan*. Access to the site is currently provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Future access to the site can also be provided from 4A Street SW.

Bus route 81 runs adjacent to the site along Macleod Trail S with a bus stop approximately 180 metres from the site. The closest LRT station, Heritage LRT Station, is located approximately a 700 metre walk from the site. The site is connected to the pathway system along Heritage Drive SW. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Sanitary sewers are available to service the development. As part of the development permit application process, sanitary flow calculations will be required in order to determine whether upgrades to the public sanitary sewer system are required.

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Watermains are available to service the development. As a condition of the development permit release, the applicant will be required to provide fire flow calculation, and a site water servicing concept in order to determine whether watermain upgrades are required.

Storm sewers are available to service the development.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Kingsland Community Association (CA) was circulated and provided a letter indicating that the CA is not opposed to the application (Attachment 2).

Three letters of objection were received in relation to the proposal. Concerns included:

- increase in community population;
- increased traffic volumes;
- decrease in access to on-street parking; and
- building heights (would prefer four storey development).

One letter was received that requested the farmers' market be integrated into the design and included comments about parking restrictions and access from Macleod Trail SW.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is compatible with respect to the surrounding neighbourhood and City policy.

Engagement

The applicant hosted a public open house on 2018 March 28; members of Administration were present to provide clarification on the proposal and answer process-related questions.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

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Municipal Development Plan (Statutory, 2009)

This site is located adjacent to Macleod Trail S, which is designated as an Urban Main Street in the *Municipal Development Plan* (MDP). Urban Main Streets are intended to provide compact, mixed-use, high quality urban development, and concentrate jobs and people in areas well-served by primary transit service, located close to transit station and stops. A range of housing services are supported in terms of type, tenure, unit size and affordability and development should create an urban environment and streets that promote walkability.

This proposal is in keeping with relevant MDP policies as it provides opportunities for mixed-use development including contributing to a range of housing options and the provision of jobs in an area well-served by transit.

Social, Environmental, Economic (External)

The proposal has the potential to increase the mix of uses in Kingsland, provide local amenities for community residents and to redevelop an underutilized park space for community residents.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies in the *Municipal Development Plan* and could contribute to the intensification of mixed-use development in Kingsland and a larger and improved park space for the Kingsland community.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Direct Control Guidelines
4. Urban Design Review Panel Comments
5. Proposed Bylaw 230D2018