

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0057

Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229

EXECUTIVE SUMMARY

This land use redesignation application was submitted by IBI Group on 2018 October 19 on behalf of all landowners. The application proposes to change the designation of eight parcels from DC Direct Control District based on the C-4 General Commercial District of Bylaw 2P80 to the Commercial – Community 2 f4.0h80 (C-C2f4.0h80) District of Bylaw 1P2007 to allow for alignment with the current land use bylaw, as well as:

- commercial and mixed use development;
- the uses listed under the CC-2 District, as amended from time to time;
- a maximum height of 80 metres or approximately 25 storeys (the same as the current maximum building height); and
- a maximum floor area ratio (FAR) of 4.0 (the same as the current maximum floor area ratio).

This proposal is in compliance with the applicable policies of the *Municipal Development Plan*.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.91 hectares ± (9.66 acres ±) located at 190 – 8835 Macleod Trail SW, 250 – 8835 Macleod Trail SW, 450 – 8835 Macleod Trail SW, 8710 Horton Road SW, 8740 Horton Road SW, 8850 Horton Road SW, 8855 Macleod Trail SW and 8880 Horton Road SW (Plan 0713615, Block 6; Plan 1010380, Block 753; Condominium Plan 0914953; Condominium Plan 0812824; Plan 0713615 Blocks 2, 3 and 5; Condominium Plan 1010380) from DC Direct Control District to Commercial – Community 2 (C-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

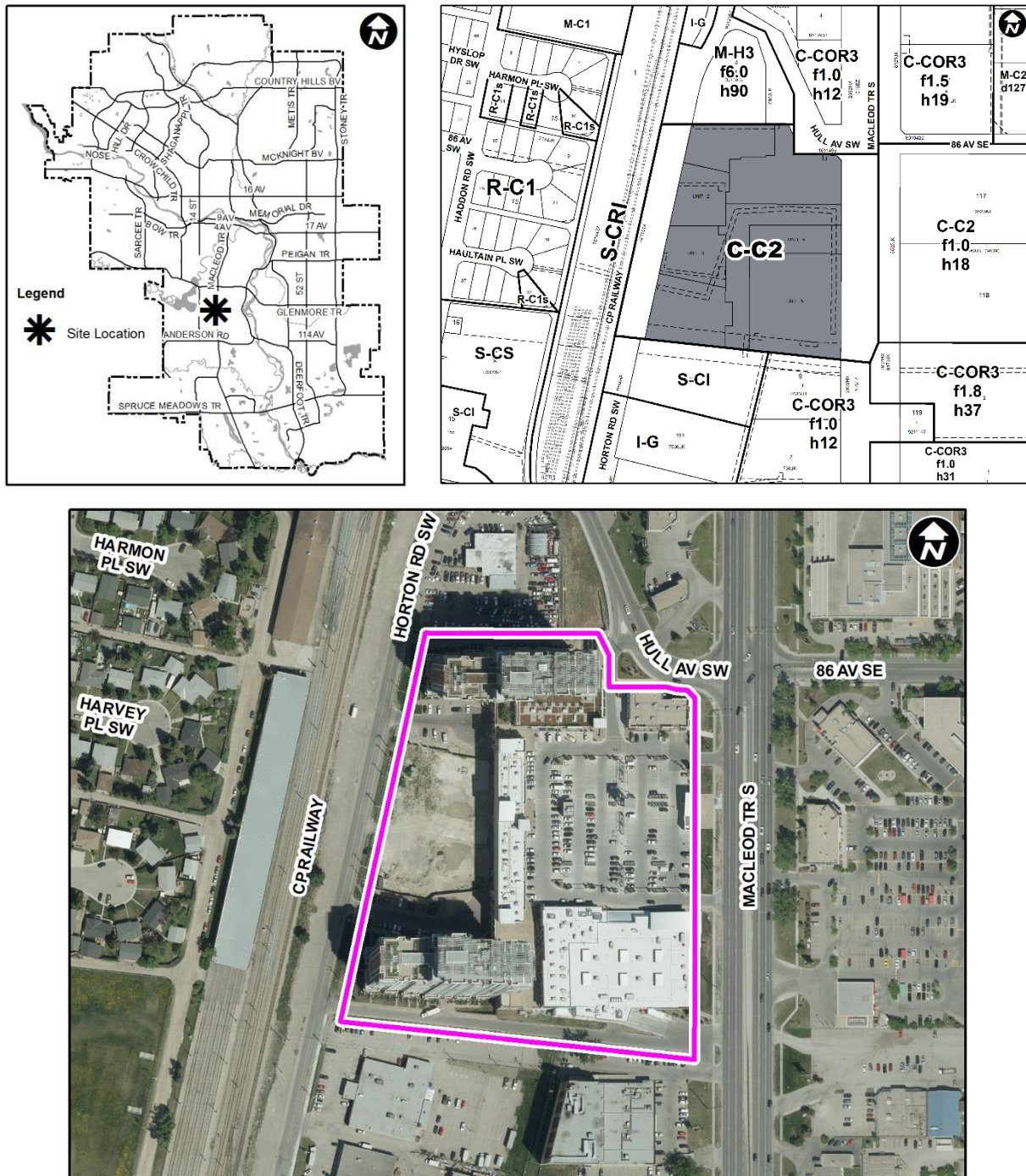
The applicant, IBI Group, requested a pre-application meeting (PE2018-01382) on 2018 June 22. The pre-application assessment required that a thorough analysis of prospective land use districts be undertaken prior to application submission, demonstrating the appropriateness of each district and identifying if any of the existing uses on site would become non-confirming as a result of the change. The required analysis was submitted to Administration with the application submission on 2018 October 19, and is included as Attachment 2, in addition to the Applicant's Submission provided in Attachment 1.

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Location Maps



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Site Context

The site, known as London at Heritage Station, consists of eight parcels that are located in the southwest community of Haysboro, approximately 7.7 kilometres south of downtown Calgary. The parcels are bound by Macleod Trail S to the east and Horton Road SW and CP Railway tracks to the west, with the Heritage LRT Station located kitty-corner to the site beyond the rail tracks.

The parcels represent an area of 3.91 hectares (9.66 acres) that is partially developed with commercial and multi-residential uses under the C-4 District of Bylaw 2P80. A summary of these uses is included in Attachment 3.

As identified in Figure 1, Haysboro's peak population was in 1968, reaching 8,044 residents.

Figure 1: Community Peak Population

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2017 Current Population	7076
Difference in Population (Number)	-968
Difference in Population (Percentage)	-12%

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a wider range of commercial uses than currently exists for the site. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The site is presently subject to Bylaw 111Z2003, a DC Direct Control District based on the C-4 General Commercial District of Bylaw 2P80, with additional discretionary uses of apartment buildings, stacked townhouses and townhouses. A copy of the DC District is included in Attachment 5. The DC District provides site specific rules for development regarding yards, building height, landscaping, amenity space, gross floor area, access and parking. Analysis of these rules is provided in Attachment 4. While the associated CPC report does not clearly identify the intent of these rules, Administration has assessed the intent of the DC listed rules,

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and can reasonably expect that the rules of 1P2007, supplemented by file manager discretion, are able to supersede the DC rules where necessary.

This application seeks to redesignate the subject lands to Commercial – Community 2 f4.0h80 (C-C2f4.0h80) District. As identified in the Applicant's Analysis in Attachment 2, the applicant also considered the following districts:

- Commercial – Corridor 2 (C-COR2) District;
- Multi-Residential – High Density Low Rise (M-H1) District;
- Multi-Residential – High Density High Rise (M-H3) District;
- Mixed-Use – General (MU-1) District; and
- Mixed-Use – Active Frontage (MU-2) District.

Through a land use comparison, it was determined that the C-C2 District meets the intent of the development, aligns with the MDPs identification of the site, and can accommodate the existing, approved and future development of the site, while also generally aligning with the rules and intent of the original DC District.

The proposed C-C2f4.0h80 District is intended to accommodate large commercial developments that are on the boundary of several communities with a wide range of use sizes and types. The proposed district is intended to be characterized by comprehensively designed multi-building developments with higher maximum heights than nearby low density residential areas, with opportunities for commercial uses to be combined with office and residential uses.

Development and Site Design

The site was redeveloped in 2010 with a mix of commercial and multi-residential development. Existing, approved uses throughout the site are summarized in Attachment 3, and have been reviewed against the C-C2 District to ensure continued conformance.

The rules of the proposed C-C2f4.0h80 District will provide guidance for continued site development, including appropriate uses, height, building setbacks, and landscaping.

A development permit (DP2014-4684) for two residential towers with 646 units was approved by Calgary Planning Commission on 2015 March 26. The permit is pending release based on a security deposit for transportation related infrastructure. The development was granted a 24 month extension of commencement until 2020 March 26.

Environmental

No environmental issues have been identified at this time. An Environmental Site Assessment was not required for this application.

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Transportation Networks

The existing site has vehicular and pedestrian access to Macleod Trail S, Hull Avenue SW, and Horton Road SW. The Calgary Transportation Plan classifies Macleod Trail S as an Urban Boulevard and Horton Road SW as a Collector roadway.

The site is connected to the Heritage LRT station via a pedestrian bridge over Horton Road SW and the train tracks. The site is located approximately 150 metres walking distance to the Heritage LRT station with access to bus routes: 3, 20, 37, 39, 79, 80, 81, 410, and 502. The bus route 81 also runs along Macleod Trail S with a stop directly in front of the site on Macleod Trail S.

Utilities and Servicing

The existing servicing has capacity to support the proposed change of land use. Servicing requirements and details for the site will be determined at the development permit stage.

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 landowners and the application was advertised online. No public meetings were held by the applicant or Administration in association with this application.

Administration received one letter of support and one letter of objection in response to the notice posting and circulation.

The reason stated for the objection was that the proposed designation allows for Cannabis Store, which is not wanted in the area. The reasons for support were that reference to the present land use bylaw is beneficial for commercial tenants.

The Haysboro Community Association was circulated and sent a follow up email. However, no comments were received prior to the finalization of this report.

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

Strategic Alignment

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) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Municipal Development Plan (Statutory, 2009)

The site is identified as an Urban Main Street in accordance with Map 1: Urban Structure Map in the *Municipal Development Plan* (MDP). Urban Main Streets provide a mix of commercial, residential and office uses, with taller buildings located in nodes at the intersections of main streets. Urban Main Streets are intended to be developed with particular attention paid to the development's connections to and interface with transit and pedestrian frontages.

The proposal is consistent with the applicable policies of the MDP, specifically as the proposed land use redesignation maintains and expands the range of uses allowed on site, allowing for any future development of the site to be assessed against the land use bylaw of today.

LRT South Corridor Land Use Study (Statutory, 1980)

Within the LRT South Corridor Land Use Study (The Study), the site is identified as forming part of the Heritage Station Area Plan. Despite its year of approval, the proposed redesignation is aligned with The Study, which speaks to Council's approval of the existing DC District.

Area 31 Policy

The forthcoming Area 31 policy is a multi-community policy plan that will include 10 communities in the SW and SE quadrants of the city. Administration is completing background work and the plan is expected to start in 2019.

Further details will be shared when the project is launched.

Social, Environmental, Economic (External)

The proposed land use district supports the provision of a greater range of uses that are within a short walking distance of and have direct pedestrian connections to transit and nearby multi-residential developments. The mix of uses to be realized on-site will be determined as part of the review of an associated development permit.

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 land use amendment does not trigger capital infrastructure investment, therefore, there are no growth management concerns at this time.

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Risk Assessment

As mentioned in the Development and Site Design subsection of this report, a development permit (DP2014-4684) for two residential towers with 646 units was approved by Calgary Planning Commission on 2015 March 26. While the applicant was requested to undertake a review of the approval against the C-C2 District, it is possible that there could be relaxations to the new 1P2007 designation, which could lead to the requirement for a new development permit at the development completion stage.

REASONS FOR RECOMMENDATION:

This application brings the site and any future development of the lands into compliance with the current land use bylaw, allowing for a greater range of uses with more appropriate and modern rules. Further, the proposed land use redesignation is aligned with all relevant policies for the site.

ATTACHMENTS

1. Applicant's Submission
2. Applicant's Analysis
3. Summary of Existing Uses
4. Intent of Existing DC District
5. DC Bylaw 111Z2003