

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0150

Policy Amendment and Land Use Amendment in Douglasdale/Douglasglen (Ward 12) at 10808 - 18 Street SE, LOC2018-0248

EXECUTIVE SUMMARY

This land use amendment application was submitted by Rick Balbi Architect on 2018 November 13 on behalf of Telsec Property Corporation for the redesignation of approximately 3.94 hectares (9.74 acres) of land within the community of Douglasdale/Douglasglen.

This application is intended to facilitate the development of the subject site as a low-rise apartment building complex. The application proposes to change the land use of the subject site from Industrial – Business f1.0h24 (I-B f1.0h24) District to Multi-Residential – Contextual Low Profile (M-C1) District. To facilitate this application, an amendment to the *Barlow Area Structure Plan* is required.

The proposal is compatible with surrounding land uses and in alignment with the applicable policies of the *Municipal Development Plan*.

At the time of report writing, a development permit application for associated development has not been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Barlow Area Structure Plan as contained in Attachment 2 to this report;
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 3.94 hectares ± (9.74 acres ±) located at 10808 – 18 Street SE (Plan 0112475, Block 9, Lot 3) from Industrial – Business f1.0h24 (I-B f1.0h24) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on 2018 November 13 on behalf of Telsec Property Corporation. The motivation for this application is the limited viability of office development associated with the parcel's current I-B District designation and the opportunity to develop the land for medium-density residential as part of an existing community.

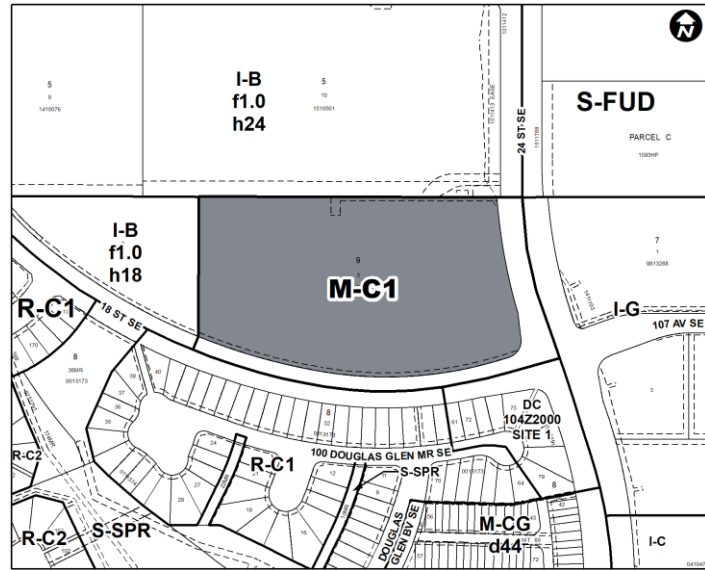
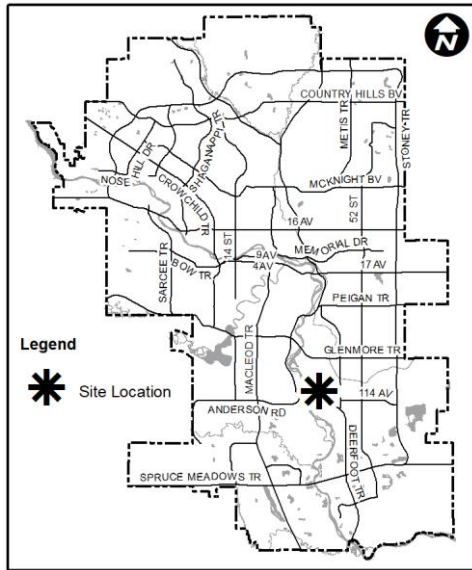
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Location Maps



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Site Context

The subject site is an approximately 3.94 hectare (9.74 acre) parcel in the community of Douglasdale/Douglasglen that is currently undeveloped. The site is located northwest of the intersection of 24 Street SE and 18 Street SE. The site is less than 600 metres southwest of the future Quarry Park Green Line LRT Station.

The northeast corner of the site is impacted by setbacks from the Ecco Landfill. The landfill is currently operating but is closing down. The current 450 metre setback impacts the eastern quarter of the subject site by prohibiting certain uses. When the landfill closes, the 300 metre permanent setback will only impact a small sliver of the eastern portion of the parcel. This is not considered a constraint to allowing for residential uses in the future.

The site is surrounded by a mix of different land uses. To the north are vacant industrial parcels designated I-B District, however, further to the north is the Remington YMCA recreation facility (approximately a 5 minute / 600 metre walking distance). To the northwest is a retail complex with a grocery store (approximately a 7.5 minute / 900 metre walking distance). To the east is developed industrial land on parcels designated Industrial – General (I-G) District. Directly to the west is a YMCA Child Development Centre on a parcel designated I-B District. To the south is a residential neighbourhood with parcels designated Residential – Contextual One Dwelling (R-C1) District. None of the uses in the vicinity of the subject site generate impacts that would negatively affect residential development on the subject site. The site is located within walking distance of a number of amenities and services that would allow future residents to conveniently meet their needs locally.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will facilitate the redevelopment of the subject site as a multi-residential development. This will contribute to the growth of Calgary, as envisioned by the *Municipal Development Plan*.

Planning Considerations

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

Land Use

The site's existing Industrial – Business f1.0h24 (I-B f1.0h24) District allows for high quality, manufacturing, research and office developments. The I-B f1.0h24 District allows for a maximum floor area ratio of 1.0 and a maximum building height of 24.0 metres.

The Multi-Residential – Contextual Low Profile (M-C1) District allows multi-residential development of low height and medium density and it is intended to be in close proximity or adjacent to low density residential development. The M-C1 District allows for a maximum building height of 14.0 metres. There is no listed maximum floor-area ratio. The M-C1 District

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does have a density limit of 148 units per hectare (60 units per acre). Given the context of the site, this land use redesignation will support local services and businesses and be complementary to the nearby residential neighbourhood.

Transportation

A Transportation Impact Assessment (TIA) or parking study was not required in support of this land use application. A TIA and/or parking study may be required at the development permit stage dependent upon the use(s) proposed.

The site is located at the northwest corner of 24 Street SE and 18 Street SE. In this area, 24 Street SE and 18 Street SE are divided streets classified as Arterial Streets. 24 Street SE is part of the Primary Transit Network. A regional pathway is located adjacent to the site which provides a north/south connection in the area along the west side of 24 Street SE.

The site is located within 100 metres of the southbound BRT transit stop (route 302) on 24 Street SE. Additionally, the site is within approximately 150 metres of the eastbound Max Teal transit stop on 18 Street SE, and directly adjacent to the westbound Max Teal transit stop. The Max Teal transit stops on 18 Street SE serve the local area transit routes 96 and 110. The site is also in close proximity to the future Quarry Park Green Line LRT station and is considered a transit-oriented development location.

Utilities and Servicing

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

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.

This application was circulated to the Douglasdale/Glen Community Association; however, no response was received.

Six letters of objection were received from the public by the Calgary Planning Commission report submission date. The messages expressed concerns about the traffic impacts of the proposed development as well as the effect of the increased inventory of multi-residential dwellings on area housing prices.

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

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Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject site is within the Community Activity Centre (CAC) typology of the *Municipal Development Plan's* Map 1: Urban Structure. CACs provide for a concentration of jobs and population in strategic locations throughout the city and represent a local destination for multiple communities. CACs should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population. This application is proposing to change the future use of the property from office to residential. Both uses are acceptable in a CAC and the proposed M-C1 designation will meet the intensity thresholds of the MDP.

The proposal aligns with MDP's city-wide policy that encourages intensification including housing diversity and choices, shaping a more compact urban form, and creating great communities. Section 2.2 directs future growth in a way that foster a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character of local neighbourhoods.

This proposal to amend the *Barlow Area Structure Plan* and redesignate the subject site to M-C1 is supported by the policies of the MDP.

Barlow Area Structure Plan (Statutory - 1980)

The subject site is within the High Standard Light Industrial Area policy category of the *Barlow Area Structure Plan's* (ASP) Map 2: Land Use. This application is proposing to change the policy category for the subject site to Residential on the ASP's Map 2: Land Use as per Attachment 2. As discussed in the MDP section above, this site is within a Community Activity Centre typology in the MDP and multi-residential buildings are an appropriate use. The amendment to the ASP is supported by MDP policy.

There is also a housekeeping amendment that has been attached to this application but that applies to the lands to the north of the subject site. Those lands are currently shown as a Heavy Industrial Area in the ASP but were redesignated to Industrial – Business (I-B) District in

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2012. Given that Industrial – Business (I-B) District is not a heavy industrial district, this housekeeping amendment proposes to show the lands as High Standard Light Industrial Area on the ASP's Map 2 in order to better reflect Council's previous decision on the land use for the lands.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use 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 and operational and/or land use risks will be managed at the time of development permit or subdivision application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Multi-Residential – Contextual Low Profile (M-C1) District will allow for redevelopment that is compatible with adjacent uses.

ATTACHMENT(S)

1. Applicant's Submission
2. Amendments to the Barlow Area Structure Plan