

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0461

**Land Use Amendment in Arbour Lake (Ward 2) at 800 Crowfoot Crescent NW,
LOC2018-0245**

EXECUTIVE SUMMARY

This application was submitted by Quantumplace Developments on 2018 November 06 on behalf of the landowner, 1240725 Alberta Ltd (Landstar Development Corporation). The application proposes to change the designation of the property from DC Direct Control District (Bylaw 105Z83) to a DC Direct Control District to allow for:

- mixed-use development (e.g. commercial store fronts with apartments above);
- a maximum building height of 46 metres (consistent with the current maximum of 46 metres);
- rules designed to restrict the maximum height towards the rear of the site; a maximum building floor area of approximately 33,800 square metres based on a building floor to parcel area ratio (FAR) of 4.5; and
- the uses listed in the MU-2 District.

The proposal allows for a land use with a density and height that are compatible with surrounding development and in alignment with the applicable policies of the *Municipal Development Plan* and the *Transit Oriented Development Policy Guidelines*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.75 hectares \pm (1.85 acres \pm) located at 800 Crowfoot Crescent NW (Plan 9810828, Block 3, Lot 18) from DC Direct Control District **to** DC Direct Control District to accommodate mixed-use development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 APRIL 18:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.75 hectares \pm (1.85 acres \pm) located at 800 Crowfoot Crescent NW (Plan 9810828, Block 3, Lot 18) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development with guidelines; and
2. Give three readings to **Proposed Bylaw 115D2019**.

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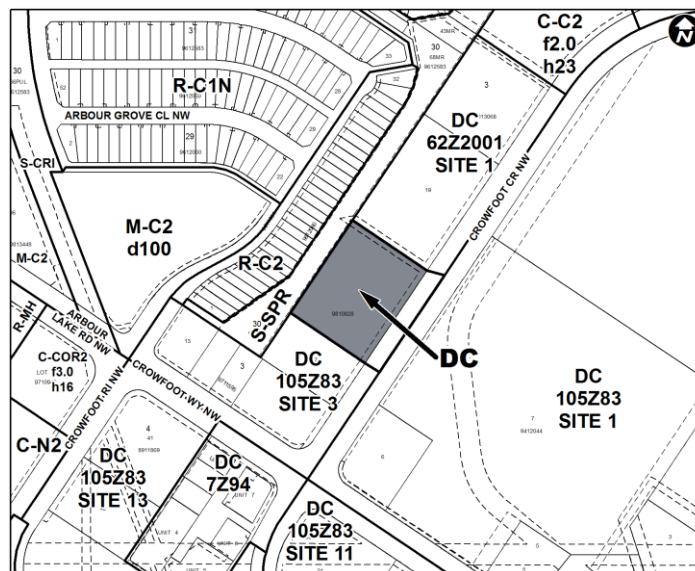
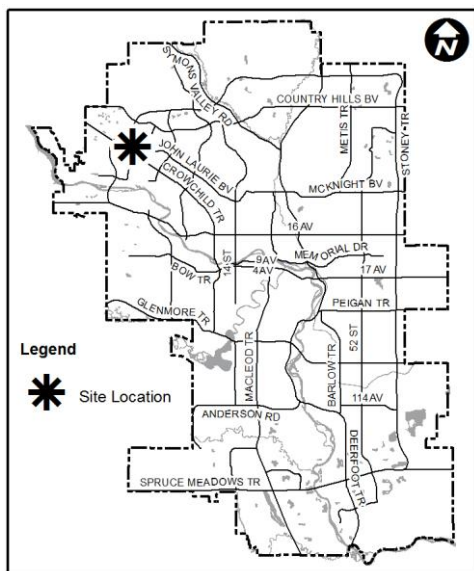
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Quantumplace Developments on behalf of the landowner 1240725 Alberta Ltd (Landstar Development Corporation) on 2018 November 06. No development permit application has been submitted at this time, however, as noted in the applicant's submission (Attachment 1), the applicant intends to develop a mixed-use building on the site with the possibility of seniors housing in a mix of unit types.

Location Maps



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Site Context

The subject parcel is located along Crowfoot Crescent NW, north of Crowfoot Way NW in the community of Arbour Lake. The site is relatively large measuring 96 metres wide by 78 metres deep. The subject site is currently occupied by two single story commercial buildings with surface parking located between the buildings and the street. Surrounding the subject site is primarily low intensity commercial development to the north, south and east. To the west is a regional pathway and open space with low density residential beyond. This site is located approximately 600 metres from the Crowfoot LRT Station.

As identified in *Figure 1*, the community of Arbour Lake reached its population peak in 2014 and has seen a slight decline since.

Figure 1: Community Peak Population

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2017 Current Population	10,713
Difference in Population (Number)	-274
Difference in Population (Percent)	-2%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a density that is transit supportive and includes more housing opportunities within the area. It also allows for a built form that has the ability to be compatible with the established building form of the existing area. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

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

Land Use

The site is currently governed by a DC Direct Control District (Bylaw 105Z83) based on the C-2 District from Land Use Bylaw 2P80. The DC Direct Control District was developed for the whole of the Crowfoot commercial centre and currently allows for a maximum building height of 46 metres and 12 storeys, prescribes very specific caps on the amount of gross floor area allowed for commercial office uses and ties the maximum number of units to other sites within the area.

A standard land use district was considered for the site, however due to concerns from Administration and the public around the allowable building height and the existing context to the rear of the site, a modified DC Direct Control District was proposed. A DC Direct Control District was also used to provide flexibility around the location of parking given the current lack of on-street parking in the area. The proposed DC Direct Control District is based on the Mixed Use – Active Frontage (MU-2) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific rules unavailable in other land use districts. A DC Direct Control District has been used for this application to provide for a transition in building height and massing towards the rear of the site and to restrict the shadowing impacts of this height on the region pathway. In addition to allowing for mixed-use development, the key components of the proposed DC Direct Control District include:

- a maximum height of 46.0 metres and a maximum density of 4.5 FAR;
- rules designed to restrict the maximum height towards the rear of the site;
- a provision to allow for a limited amount of parking between the building and street; and
- a rule to ensure the building will not be placed to the rear of the site.

Development and Site Design

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The rules of the proposed DC Direct Control District, along with the rules of the base MU-2 District, will provide guidance for the development of the site including the height and building massing, landscaping and parking. The applicant provided a development concept for the site that proposes a twelve storey, mixed-use development with commercial at grade facing Crowfoot Crescent NW and residential units above. This proposal will need to be confirmed through a future development permit application process. Given the context of the subject site, issues that will be carefully considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the street frontage, including placement of the building towards the front of the site;
- ensuring surface parking is limited and located appropriately;
- ensuring a sensitive building form with respect to the surrounding context, including low-density context to the west;
- minimizing shadowing impacts on the adjacent pathway and existing low-density development; and
- emphasizing individual at-grade entrances for both the residential and commercial.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

The subject site is located 180 metres from a transit stop along Crowfoot Crescent NW as well as 600 metres from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Crescent NW. A Traffic Impact Assessment (TIA) was submitted in support of the proposed land use redesignation. The TIA was reviewed and approved by Transportation Planning and no additional transportation infrastructure requirements were identified. Should the proposed concept change at the development permit stage, further analysis may be required.

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential additional gross floor area without the need for off-site improvements at this time. Adjustments to on-site servicing may be required depending on the nature of future development proposals and would 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 land owners and the application was advertised on-line.

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The Arbour Lake Community Association was circulated as part of this application. They indicated that they had no concerns with the proposed land use.

The applicant held an open house within the community on 2018 October 10. The open house was held prior to the submission of the application and was intended to introduce the application to the community and gather initial feedback. Approximately 35 people attended the open house and feedback indicated that people were primarily concerned with building height and shadowing as well as traffic and parking.

There were six letters received from the surrounding residents in opposition to the proposed land use. Those opposed were concerned with the building height, potential shadowing impacts and loss of privacy, loss of existing businesses and traffic and safety issues.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate with the specific provisions of the DC included. Compliance with relevant policies and bylaws, as well as design compatibility of discretionary uses with respect to the surrounding neighborhood context, traffic and access will be reviewed at the development permit stage.

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.

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). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Land Use Patterns.

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 located within a Major Activity Centre (MAC) as identified on Map 1 of the *Municipal Development Plan*. The MACs are located strategically across the city to provide major mixed-use destinations central to larger residential or business catchment areas. They are intended to provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs. The MDP indicates a minimum intensity of 200 jobs and population per hectare for a MAC. Given the existing primarily low scale commercial development within the area, the current intensity is significantly below this minimum intensity target. The proposed land

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use meets the MAC policies by allowing for both a mix of uses and the potential for range of housing choices. This proposal represents one of the first higher density developments to add population intensity to the MAC along with the potential increase in jobs.

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

The *Transit Oriented Development Policy Guidelines* provide direction for the development of areas typically within 600 metres of a Transit Station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Social, Environmental, Economic (External)

The recommended land use allows for greater density and potentially a wider range of housing types than the existing land use district, which allows limited residential development. As such, the proposed change may better accommodate the diverse housing choice of different age groups, lifestyles and demographics within the area. The land use will also continue to allow for a variety of shops and services that meet daily needs of the community.

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 proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Transit Oriented Development Guidelines*. The proposal represents an increase in density for this parcel of land and allows for a development that can be compatible with the character of the existing neighborhood. In addition, the subject parcel is located within walking distance of transit stops and the Crowfoot LRT Station.

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ATTACHMENT(S)

1. Applicants Submission
2. **Proposed Bylaw 115D2019**
3. **Public Submissions**
4. **CPC Commissioner Comments**