

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0511

Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2019 February 12 on behalf of the landowner, Silvera for Seniors. The application proposes to close a portion of 50 Avenue SW that exists adjacent to 4850 - 50 Avenue SW and redesignate the land to DC Direct Control District to allow for consolidation with 4850 and 5050 – 50 Avenue SW. Furthermore, this road closure will accommodate a seniors housing development with commercial uses.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. The road closure and redesignation are required to support a land swap between the City and landowner of 4850 – 50 Avenue SW and 5050 – 50 Avenue SW. The land swap is intended to allow for more developable land, as the cul-de-sac is no longer required for vehicle turnaround. This will align with access requirements to the site and the future connection of 50 Avenue SW and 50 Street SW.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 **June 17** Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed closure of 0.098 hectares \pm (0.24 acres \pm) of road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW with conditions (Attachment 3); and
 - b) Give three readings to the proposed closure bylaw.
 - c) **ADOPT**, by bylaw, the proposed redesignation of 0.098 hectares \pm (0.24 acres \pm) of closed road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses, with guidelines (Attachment 2); and
 - d) Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

- a) ADOPT, by bylaw, the proposed closure of 0.098 hectares \pm (0.24 acres \pm) of road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW with conditions (Attachment 3); and
- b) Give three readings to **Proposed Bylaw 7C2019**.
- c) ADOPT, by bylaw, the proposed redesignation of 0.098 hectares \pm (0.24 acres \pm) of closed road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses, with guidelines (Attachment 2); and
- d) Give three readings to **Proposed Bylaw 132D2019**.

Excerpt from the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission:

“That with respect to **Corrected** Report CPC2019-0511, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 **June 17** Combined Meeting of Council to the Public Hearing portion of the Agenda;
- 2. That revised attachment 4 be added to the Report prior to forwarding to Council”.**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

The related land use amendment application, LOC2017-0275, for the redesignation of 4850 - 50 Avenue SW and 5050 - 50 Avenue SW from Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses was adopted by Council on 2019 January 14.

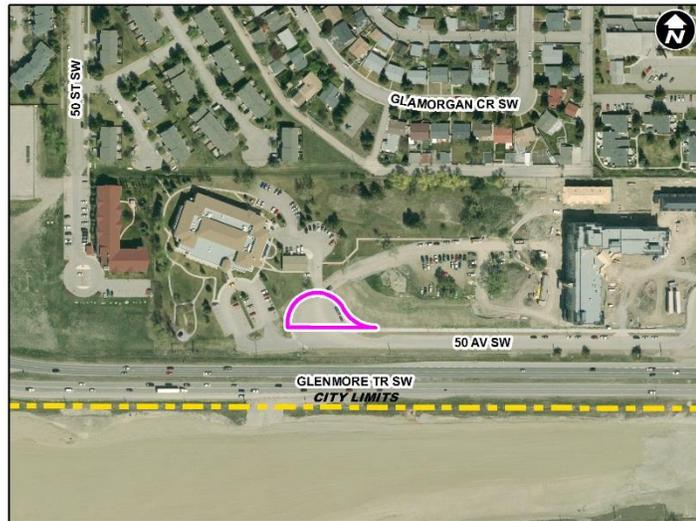
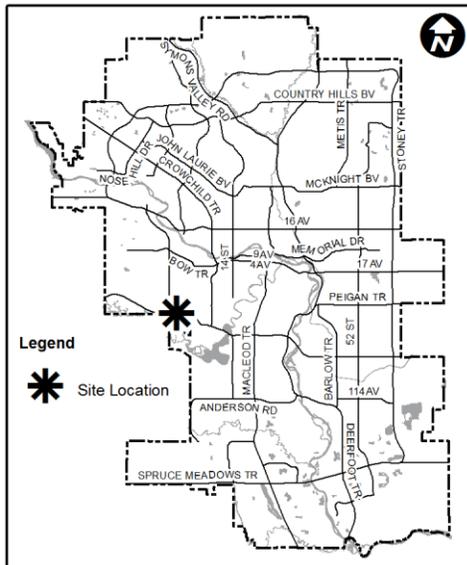
The road closure area was originally owned by Silvera for Seniors and was dedicated to The City of Calgary to provide access for residents, Emergency Services and Calgary Transit.

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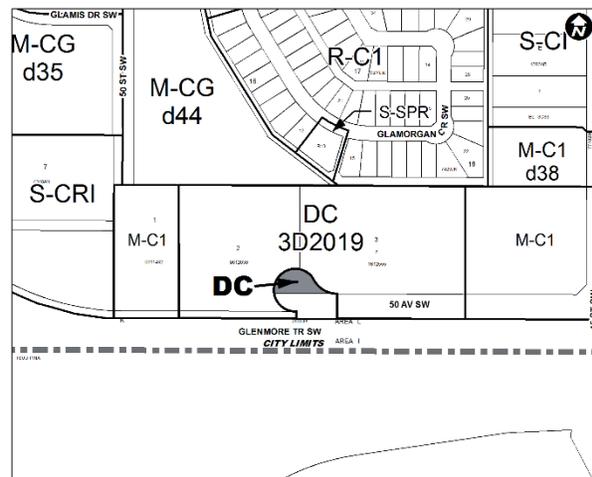
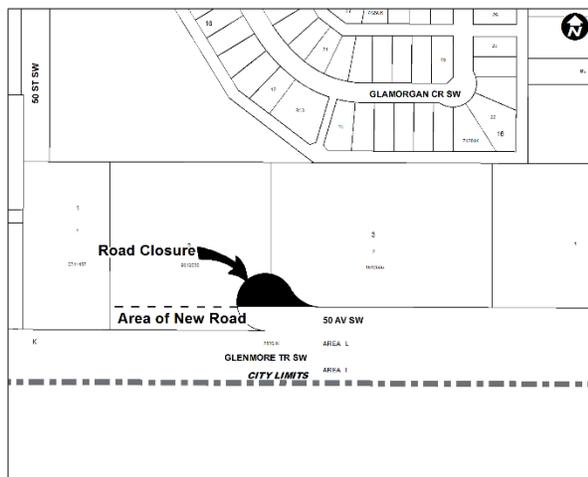
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Location Maps



Road Closure Map

Proposed Land Use Map



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Site Context

The area of road closure is located in the southwest community of Glamorgan. The subject road right-of-way has an area of 0.098 hectares ± (0.24 acres ±) and is approximately 45 metres in width and 25 metres in length. The road right-of-way is at the current terminus of 50 Avenue SW, south east of the existing Westview building.

The adjacent parcels 4850 – 50 Avenue SW and 5050 – 50 Avenue SW is surrounded by low density residential uses and the St. Stephen Byzantine Church to the north, a Horizon assisted living facility to the west, a Horizon assisted living facility building and low density residential to the east, and Glenmore Trail SW and the Tsuut'ina Nation to the south.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The DC Direct Control District (Attachment 2) proposed for the subject road right-of-way is the same as the surrounding parcels. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

Planning Consideration

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

Road Closure

The application proposes to close a portion of the existing cul-de-sac located adjacent to 50 Avenue SW and redesignate it to a DC Direct Control District. The cul-de-sac will not be closed until construction of the alternative access road is provided that is proposed with associated application DP2019-1206. The attached Conditions of Approval for the road closure are found in Attachment 3.

Land Use

The proposed DC Direct Control District for road area to be closed is a DC Direct Control District that simply mirrors in all purpose and rules of the DC Direct Control District (Bylaw 3D2019), on the adjoining parcels. The proposed DC Direct Control District of the two parcels 4850 – 50 Avenue SW and 5050 – 50 Avenue SW allows an increase from the maximum height of 26.0 metres allowed in the Multi-Residential – High Density Low Rise (M-H1) District, and provides for a broad range of discretionary uses that are complimentary to the seniors housing. Given the topography of the site, there are additional height restrictions in place from the north property line of the site contained in the DC Direct Control District to eliminate potential shadowing onto the residential parcels to the north.

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Development and Site Design

The DC Direct Control District allows for future development of the parcels to include up to approximately 600 units of seniors housing comprised of supportive living, seniors rent geared to income living, seniors market rate independent living and multi-generational housing. The DC Direct Control District will also allow a mix of commercial multi-residential uses, where the maximum use area for each is 300 square metres.

Environmental

An Environmental Site Assessment was submitted and reviewed as part of this application.

Transportation

The site is currently accessed by 50 Avenue SW, which is a collector street with parking on one side. The second primary connection to the site will be achieved by connecting 50 Avenue SW to 50 Street SW. Existing transit service is available along 45 Street SW and 46 Avenue SW. This will require a walk of 250 metres and 600 metres respectively. Provision of additional transit service will be subject to a public engagement process that will be undertaken by Calgary Transit. Regardless of the provision of regular transit services, the site is likely to be served by Calgary Transit – Access.

This land use application represents one of the necessary steps to connect 50 Avenue SW to 50 Street SW and provide required access.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public right-of-way or within the subject lands and will accommodate future development.

Further requirements and reports will be assessed at time of subdivision or development permit application. The applicant will be required to meet the minimum Fire Access standards for each phase of 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.

No comments received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

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The applicant led engagement activities for the land use application LOC2017-0275 that was adopted at Council 2019 January 14, as well as the subject application LOC2019-0018 included:

Engagement efforts were initiated in 2014, however they were renewed in 2017 with a revised vision for the related land use redesignation LOC2017-0275 (approved by Council in January 2019) and the current corresponding application (Land Use/Road Closure). This summary reflects the renewed Applicant-led engagement from 2017 onwards:

- Four in-person meetings with the Glamorgan Community Association members;
- Hand delivered notices to residents within 60m of the subject site (September 2017 and January 2018), to notify neighbours of events and project updates;
- Public open house held on 2017 September 13, at the Glamorgan Community Hall (approximately 34 attendees and 17 feedback forms received);
- Public open house held on 2018 October 17, Glamorgan Community Hall;
- Monthly newsletter updates published by the Glamorgan Community, including the link to the project website and project team contact information;
- Dedicated project website (www.silveraglamorgan.com) launched September 2017 and updated in January 2018 and April 2019;
- Downloadable presentation materials from the public open house;
- Online feedback form; and
- Dedicated phone line.

The applicant prepared a “What We Heard” report for the related Land Use Redesignation Application (Attachment 6) with the following information: engagement overview and timeline, feedback summary, project team responses, engagement materials including a sun shadow study, verbatim feedback, and frequently asked questions. The primary concerns were the potential shadowing impact of the buildings on the residences to the north of the site which was addressed through requiring a shadow study and building height restrictions within the DC Direct Control District. This application does not change the potential maximum building envelope for the adjacent sites which was adopted with DC Direct Control District (Bylaw 3D2019).

Following Calgary Planning Commission, notifications for a 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 (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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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 site is located within the “Residential - Developed – Established” area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Established Residential Areas, redevelopment over time incorporating appropriate densities, and providing housing diversity and choice.

There is no applicable local area plan for the community of Glamorgan.

Social, Environmental, Economic (External)

The recommended road closure and redesignation would allow for future affordable housing development opportunities. The road closure would facilitate transportation connectivity along 50 Avenue SW with 50 Street SW. The designation would align with the land use of the adjacent sites to accommodate future affordable housing developments.

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.

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REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan*. The proposed road closure and designation will facilitate the allowance of more developable land for affordable housing. The DC Direct Control District is compatible with the surrounding land use designation, which is the same DC Direct Control District.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 132D2019**
3. **Proposed Road Closure Conditions**
4. Community Association Response
5. Applicant Frequently Asked Questions
6. Applicant What We Heard Report
7. **Proposed Bylaw 7C2019**