

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The application proposes to change the designation of the site that is split into two land use districts. The majority of the parcel is currently designated as a DC Direct Control District based on the I-2 General Light Industrial District of Bylaw 2P80. This current land use designation is focused on an office campus style development similar to the WestMount Corporate Campus to the north. A northern portion of the site that fronts onto Mount Royal Gate SW is designated as Industrial – Business f0.63h32 (I-B f0.63h32) District. The intent of this use is to limit the height and density of the development for an area of the site that can more adequately accommodate a higher maximum building height.

The proposed DC Direct Control District is based on the Mixed Use - General (MU-1) District to allow for:

- a maximum building floor area ratio (FAR) of 1.6;
- a maximum density of 165 units per hectare to limit the intensity of development on the site;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25 metres in the middle portion of the site, and 32 metres in the north portion of the site to fit with the context of the surrounding residential and office development;
- the addition of uses to the Façade Width for Uses Facing a Street section at a maximum of 30 metres to give more flexibility to frontage rules for uses; and
- the addition and exclusion of a number of discretionary uses to allow for a broader diversity of uses and exclude vehicle rental and sales.

The proposal is in keeping with the intent and existing policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*, as amended, with the addition of the proposed policy and mapping amendments, and is intended to allow for the comprehensive development of the subject site.

No development permit application has been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (Attachment 3);
2. **ADOPT**, by bylaw the proposed redesignation of 5.39 hectares \pm (13.32 \pm acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District to DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines (Attachment 2); and
3. Give three readings to the propose bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (**Revised Attachment 4**);
2. **ADOPT**, by bylaw the proposed redesignation of 5.39 hectares \pm (13.32 \pm acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District to DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines; and
3. Give three readings to **Proposed Bylaw 141D2019**.

Excerpt from the Minutes of the 2019 June 6 Regular Meeting of the Calgary Planning Commission:

The following clerical corrections were noted with respect to Report CPC2019-0544:

- Correction to Administration Recommendation 1. to reference Attachment 4 instead of Attachment 3;
- Correction to Administration Recommendation 2. to reference Attachment 3 instead of Attachment 2;
- Correction to Administration Recommendation 3. to add a "d" to "propose"; and
- Correction under Page 5, Land Use section, Paragraph 3, First bullet to replace "1.55" with "1.6".

PREVIOUS COUNCIL DIRECTION / POLICY

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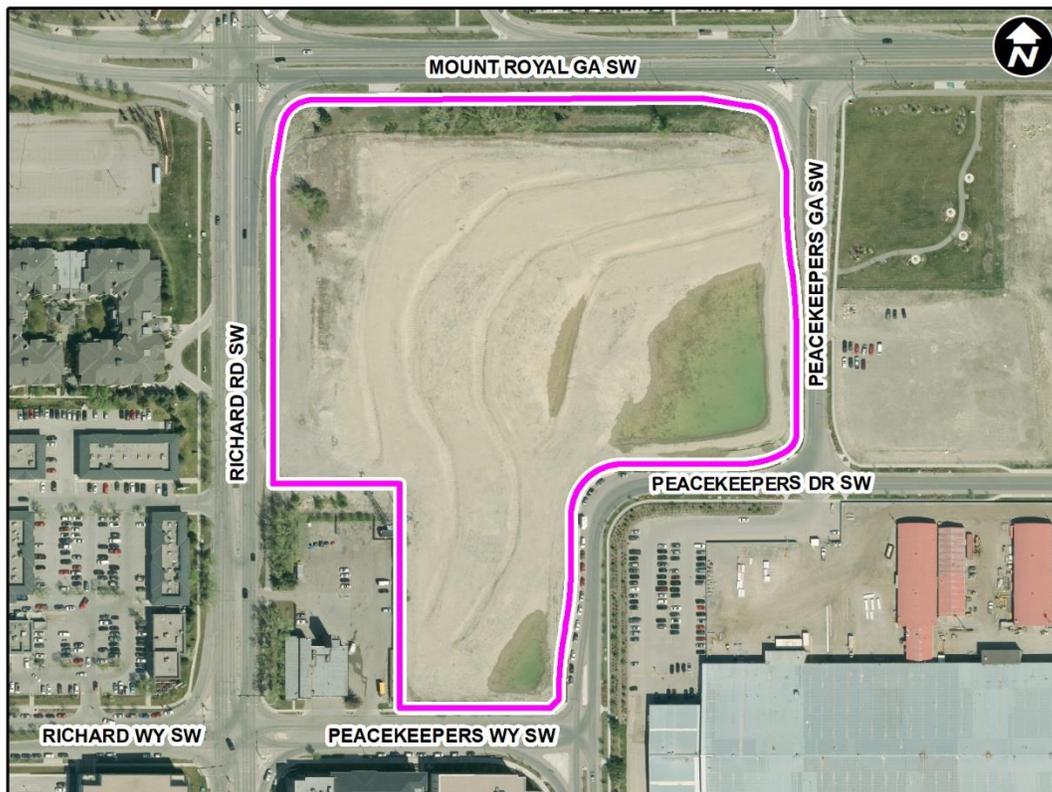
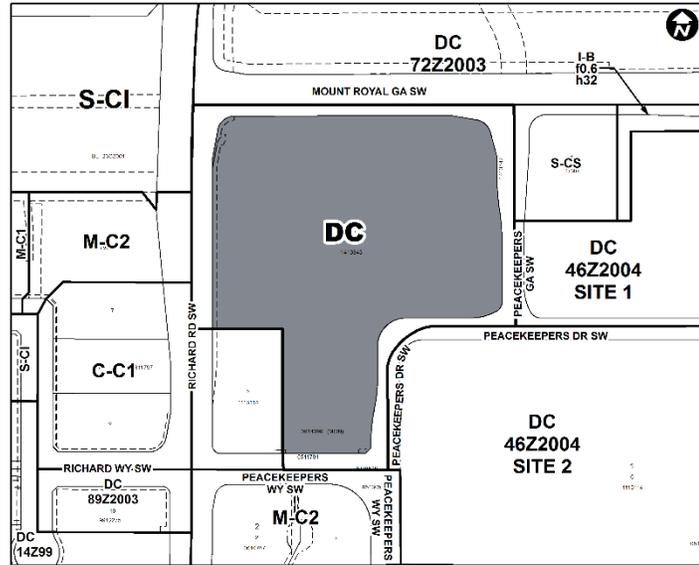
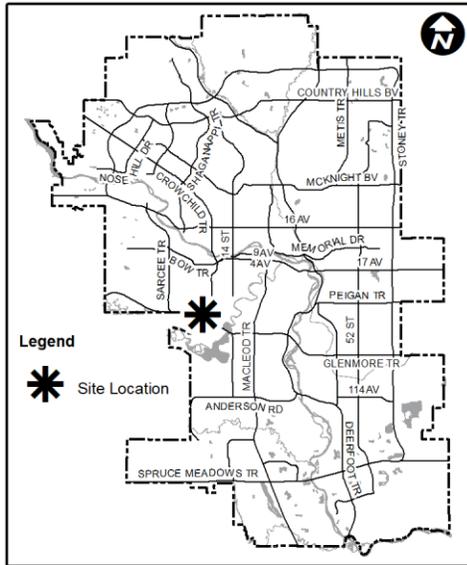
None.

BACKGROUND

The application for the 5.39 hectares \pm (13.32 \pm acres) parcel was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The proposal (Attachment 1) is to accommodate a mixed-use development. No development permit application has been submitted at this time.

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Location Maps



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Site Context

The subject site, 5116 Richard Road SW, is located in the community of Lincoln Park, south of Mount Royal Gate SW, north of Peacekeepers Way SW, east of Richard Road SW, and west of Peacekeepers Gate SW.

The site is currently vacant and undeveloped. Surrounding development consists of mixed use commercial to the west, Westmount Corporate Campus to the north, United Active Living Seniors facility to the south and ATCO to the south east.

As identified in Figure 1, the population of the Lincoln Park community peaked in 2015 at 2,726 and as of 2018 had reduced to 2,400, representing a decline of 326 residents.

Figure 1: Community Peak Population

Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2018 Current Population	2,400
Difference in Population (Number)	-326
Difference in Population (Percent)	-12%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Lincoln Park](#) Community Profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

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

Land Use

The current land use districts for the site are DC Direct Control District (Bylaw 46Z2004) based on the I-2 General Light Industrial District that was in Section 43 of Bylaw 2P80. The intent of this District is similar to the office campus development to the north of the site that does not allow for residential uses. The other district encompasses a northern portion of the site that fronts onto Mount Royal Gate SW and is designated as Industrial – Business f0.63h32 (I-B

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f0.63h32) District which similarly allows for employment related office uses. These uses align with the associated business / office policies of the *Currie Barracks CFB West Master Plan*.

The proposed land use district is a DC Direct Control District based on the Mixed Use - General (MU-1) District of Land Use Bylaw 1P2007 (Attachment 3). Section 20 of the Land Use Bylaw states that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used in this application to address a number of unique characteristics to facilitate future development on this land, as follows:

- a maximum building floor area ratio of **1.6**;
- a maximum density of 165 units per hectare;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25m metres in the middle portion of the site, and 32 metres in the north portion of the site;
- the addition of uses to the Façade Width for Uses facing a Street at a maximum of 30.0 metres; and
- the addition and exclusion of a number of Discretionary uses.

Development and Site Design

The rules of the proposed DC Direct Control District, along with the rules of the base MU-1 District, will provide guidance for the development of the site including the height and building massing, building setbacks, frontage, landscaping, and parking.

The applicant provided a general development concept for the site that was submitted along with the presentation to the Urban Design Review Panel, however the final development concept may change based on market readiness and will be determined at the development permit stage.

The proposed amendments to the *Currie Barracks CFB Master Plan* provide further guidance on site design for mixed-use development that has a residential component.

Environmental

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

Transportation

Primary access to the subject lands is from north-south and east-west arterial roadways, Richard Road SW and 50 Avenue (Mount Royal Gate) SW respectively, with additional access on collector streets Peacekeepers Way SW and Peacekeepers Drive SW.

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Administration worked with the applicant to develop a transportation network that supports multimodal connectivity for local and regional trips, served by an existing street network of collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of the street network with public access easements, block sizes (active mode connections through blocks), pathways and park space provides opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

A Transportation Impact Assessment has been produced for this site to demonstrate impacts of the anticipated traffic to the intersections at the northern corners of the site are well within capacity. Existing eastbound and westbound transit stops along the north boundary of the site (50 Avenue (Mount Royal Gate) SW) are directly accessible and the site is within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station. There is a multi-use pathway on the north and west perimeter of the site and a sidewalk along the east and south perimeter of the site allowing for full access to the site and the planned internal park space.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan 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 online.

The applicant conducted their own engagement as part of their application. The applicant met with both the Rutland Park Community Association and North Glenmore Park Community Association. A project flyer was distributed to 900 adjacent neighbours in Lincoln Park and Garrison Green that invited them to attend three different public information sessions held on 2018 December 10, December 14 and December 15. The project team also engaged with residents of the adjacent CareWest Garrison Green and United Active Living facilities and held information sessions on 2019 February 5 and February 15.

The applicant project team received 20 feedback forms and four stakeholder emails during engagement activities. The feedback was broken down into 45 distinct comments for the sake of analysis. Feedback received throughout engagement focused on four main themes: transportation, density, commercial services and general feedback about the process and engagement. Eighty-four percent of comments received were either neutral or positive with many stakeholders verbally expressing their excitement for the development (Attachment 2).

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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, 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) 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 located within the Major Activity Centre (MAC) area as identified on Map 1 of the *Municipal Development Plan (MDP)*.

Specific policies of the MDP encourage increased development densities in proximity to the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops. The subject site is located within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station and therefore the site aligns with the policy.

The proposed land use aligns further with section 2.2.4 Complete Communities that speaks to supporting a compact urban form with a range of housing choices and section 2.3.1 that refers to providing housing diversity and choice.

Currie Barracks CFB West Master Plan (Non-Statutory – 2015)

The parcel is shown as Business/Office in the Figure 4 General Development Concept map. This use is identified as providing for its transformation into a comprehensively designed, high quality office park. The parcel is also shown as Business/Office area in Figure 11 Business/Office Policy Area.

As the proposed DC Direct Control District does not align with the Business/Office designation the site has being amended to Mixed Use Commercial in both Figures 4, 10, and 11 (Attachment 4) within the policy document. A new policy sub-section has also been added to section 9.0 Mixed Use Commercial section and is identified as 9.4 Mixed Use Residential Design Criteria. The proposed DC Direct Control District (Attachment 3) aligns further with policy section 5.3.3

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that speaks to supporting a transit-supportive and pedestrian-friendly environment, to support sustainability and reduce automobile dependence.

Administration is in support of the proposed policy amendments as they align with the intention of a mixed use development and exclude the requirement for the Business/Office use that is currently not viable.

Social, Environmental, Economic (External)

The proposal will allow for a comprehensive mixed-use development that will increase the viability of the Major Activity Centre (MAC) and South Crosstown Bus Rapid Transit (BRT) Max Teal Station. This will be achieved by providing a combination of residential and commercial uses and assisting in maintaining a complete community where transportation connectivity and a focus on the public realm will provide for long term sustainability.

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 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 *Currie Barracks CFB West Master Plan*, as amended, and allows for a mixed use residential development that will be transit supportive, pedestrian friendly and align with market conditions and the surrounding development in the area.

ATTACHMENT(S)

1. Applicant Submission
2. What We Heard Report
3. **Proposed Bylaw 141D2019**
4. **Revised** Proposed Amendments to Currie Barracks CFB West Master Plan
5. Urban Design Review Panel Comments