

Proposed OCP Land Use Map Amendment and Zoning by Agreement – 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E

APPLICATION SUMMARY

Saska Land Development Holdings Corp. submitted applications to amend [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#), and [Bylaw No. 8770, Zoning Bylaw, 2009](#), (Zoning Bylaw) specifically the Land Use Designation and Zoning Districts of 528 8th Street East, 1100 to 1122 Broadway Avenue and 529 7th Street East to develop a six-storey mixed use building in the Buena Vista Neighbourhood.

RECOMMENDATION

That this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendations that the proposed amendments to: Bylaw No. 9700, Official Community Plan Bylaw, 2020, to amend the Land Use Designation from 'Residential' to 'Corridor Main Street'; and to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone 528 8th Street East, 1100 to 1122 Broadway Avenue and 529 7th Street East to B5B Broadway Commercial District, subject to a Zoning Agreement, as outlined in this report, be approved.

BACKGROUND

The properties, located at 528 8th Street East, 1100 to 1122 Broadway Avenue and 529 7th Street East, in the Buena Vista Neighbourhood, are currently designated 'Residential' on the Official Community Plan (OCP) Land Use Map. Land designated 'Residential' has potential for residential development and community uses which are compatible in a neighbourhood setting.

The areas of 528 8th Street East, 1116 - 1122 Broadway Avenue and 529 7th Street East are currently zoned R2 – One- and Two-Unit Residential District, and the area of 1100 - 1110 Broadway Avenue is currently zoned M1 – Local Institutional Service District, under the Zoning Bylaw.

DISCUSSION

Development Proposal:

Saska Land Development Holdings Corp. applied to amend the Land Use Designation to 'Corridor Main Street' (see Appendix 1) and rezone the properties to B5B - Broadway Commercial District, subject to a Zoning Agreement (see Appendix 2). The proposed amendments will provide for development of a six-storey mixed use building, with limited commercial and office uses at grade and up to 90 dwelling units on the second through sixth floors (see Appendix 3 Site Plan and Appendix 4 Building Elevations).

A minimum of 135 parking spaces will be required through a combination of surface parking spaces and an underground parking structure.

Proposed Amendments

Amendment to the OCP Land Use Map

The applicant is proposing to re-designate the subject properties from 'Residential' to 'Corridor Main Street'. Land designated as 'Corridor Main Street' has potential for medium density, mixed use developments which are pedestrian-oriented and incorporate transit-oriented development principles. These areas are typically existing commercial streets located on the BRT and regular transit network. Corridor Main Street areas are intended to enhance existing character, function and built form in historic or significant commercial districts located within the Corridor Growth Area.

Map Amendment to the Zoning Bylaw

A rezoning to B5B - Broadway Commercial District, subject to a Zoning Agreement, is proposed. A Zoning Agreement is a regulatory tool used to address a specific development proposal and may address the use of land, buildings, form of development, site layout and general external design. The proposed terms of the Zoning Agreement (see Appendix 5) for this development include:

- a) Use of the site to construct a six-storey building with office uses and a limited range of commercial at grade and a maximum of 90 dwelling units on the second through sixth floors;
- b) A maximum building height of 25.0m and a maximum of six-storeys; and
- c) The provision of a minimum of 135 parking spaces, including 10 visitor spaces, to be provided through a combination of an underground parking structure and on-site surface parking.

Policy Review

Official Community Plan Bylaw

The OCP Bylaw includes policies for Corridor Growth Areas, Infill Growth and implementation of the Corridor Planning Program. The key policy sections from the OCP Bylaw, which support the proposed development, include:

1. Section F.1(2)(d) Corridor Growth Areas:

“Corridor Growth Areas are intended to provide infill development opportunities along the city’s major corridors and Bus Rapid Transit (BRT) routes in order to achieve infill development targets outlined in the Growth Plan to Half a Million. Corridor Growth Areas are high-priority locations for a mix of medium density residential, commercial, and institutional uses and activities designed to support an attractive, high-frequency transit service...”
2. Section F. 2.2(8) Corridor Main Street:

“Land designated as “Corridor Main Street” has the potential for medium density mixed use developments that are pedestrian-oriented and incorporate transit-oriented development principles. These areas are typically existing commercial streets located on the BRT and regular transit network. Corridor Main Street areas are intended to enhance the existing character, function, and built form in historic or significant commercial districts located within the Corridor Growth Area.”

3. Section G.1.3(1) Objectives

- “(a) Support the City’s goal of accommodating 50% of long-term growth as infill.
- (b) Support and encourage a variety of building types and sizes in existing areas, while improving access to employment opportunities, commercial businesses, and services.”

4. Section G.1.3(3) Objectives – Corridor Growth Areas

- “(a) Support the City’s goal of accommodating 15% of total growth within Corridor Growth Areas.
- (b) Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel.”

5. Section G.1.3(4) Policies – Corridor Growth Areas

- ”(a) Support the development or redevelopment of lands along identified corridors to incorporate:
 - (i) an appropriate mix of low to medium density residential, commercial, and institutional development;
 - (ii) transit-oriented development; and
 - (iii) community amenities, facilities, and open space.”
- “(e) Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.”

Corridor Transformation Plan

In addition to the OCP Bylaw policy framework outlined above, the Corridor Transformation Plan, endorsed by City Council in January 2020, provides additional details related to land use categories, Guiding Principles and Design Guidelines for infill development within the Corridor Growth Areas. The key sections from the Corridor Transformation Plan, relevant to the proposed development, are included (see Appendix 6).

Comments from other Divisions

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws. There were no issues identified which preclude this application from proceeding to a Public Hearing.

During the internal technical review of the development proposal, the Transportation Department did not identify the need to have a Traffic Impact Assessment prepared, based on anticipated trip generation and traffic flow patterns. In response to questions and concerns from area residents, regarding potential for an increase in traffic and movement patterns resulting from development, the applicant commissioned a Technical Traffic Review of the proposed development against current traffic volumes and flow patterns in the area. The Technical Traffic Review calculated projected traffic volumes generated by the proposed development and concluded the estimated increase in traffic volumes, resulting from the proposed development, align with typical daily volumes for the street classifications and confirmed a full Traffic Impact Assessment is not necessary.

COMMUNICATIONS AND ENGAGEMENT

Notification of the proposed development was provided to area residents and the general public in the following ways:

1. A Public Notice outlining the proposed development was mailed to 435 property owners, within 300 metres of the proposed development site, on November 4, 2022.
2. An Engage Page for the application was included on the City's website as of November 4, 2022, with information on the proposed development, the application and approval process and anticipated project timeline; and
3. Email notification was sent to the Ward Councillor (Ward 6), Community Development the Buena Vista Community Association and the Broadway BID on November 2, 2022.

A virtual Public Information meeting was held on December 6, 2022 via a Teams Live meeting platform. The recorded meeting was posted on the Engage Page on December 8, 2022. Following the Public Information Meeting, the comment period on the proposal was kept open for an additional three weeks.

As a result of some area residents not being able to access the virtual Public Information Meeting, an in-person follow-up neighbourhood stakeholder meeting, attended by eight neighbourhood residents, was held on January 4, 2023.

The main concerns identified during the consultation process included the proposed OCP Land Use Designation, increased traffic on lanes and roads, not enough on-site parking and timing of the application with future Nutana Corridor Planning process. A summary of all feedback received during the engagement process for this application is included in the 8th Street East and Broadway Avenue Community Engagement Summary Report (see Appendix 7).

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice Policy, and a date for a Public Hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the Public Hearing.

APPENDICES

1. Proposed Official Community Plan Land Use Amendment Map
2. Proposed Zoning by Agreement Amendment Map
3. Oxbow Architecture Site Plan
4. Proposed Building Elevations
5. Proposed Terms of Zoning Agreement
6. Corridor Transformation Plan – Key Sections
7. Community Engagement Summary

REPORT APPROVAL

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Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/PD/MPC/Proposed OCP Land Use Map Amendment and Zoning by Agreement – 528 8th Street E, 1100-1122 Broadway Avenue and 529 7th Street E./gs