



AGENDA

CALGARY PLANNING COMMISSION

September 19, 2019, 1:00 PM
IN THE COUNCIL CHAMBER
Members

Director M.Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott
Mayor N. Nenshi

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 September 05
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
 - 5.2 BRIEFINGS
None
 - 5.3 Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2019-0046, CPC2019-1125

- 5.4 Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011, CPC2019-0732

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067, CPC2019-1106

7.2.2 Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107, CPC2019-1121

7.2.3 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095, CPC2019-1072

7.2.4 Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0074, CPC2019-1130

7.2.5 Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311, CPC2019-0762

7.2.6 Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP), CPC2019-0763

7.3 MISCELLANEOUS ITEMS

7.3.1 Secondary Suite Process Reform Phase 2 - Semi-detached Dwellings (Verbal) - CPC2019-1075

8. URGENT BUSINESS

9. ADJOURNMENT



INDEX FOR THE 2019 SEPTEMBER 19 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.3

Fraser McLeod

COMMUNITY:

Kingsland (Ward 11)

FILE NUMBER:

LOC2019-0046 (CPC2019-1125)

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1s)
District

To: Residential – Grade Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS:

7204 – 5 Street SE

APPLICANT:

Michael Wieczorek

OWNER:

Michael Wieczorek

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 5.4

Vivian Barr

COMMUNITY:

Residual Sub-Areas 03W and 03D

FILE NUMBER:

SN2016-0011 (CPC2019-0732)

PROPOSED COMMUNITY NAME:

Lewisburg

PROPOSED STREET NAME:

Lewisburg

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Limited

ADMINISTRATION RECOMMENDATION: APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Calvin Chan

COMMUNITY:

Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2019-0067 (CPC2019-1106)

PROPOSED REDESIGNATION:

From: Industrial – Heavy (I-H) District

To: DC Direct Control District to accommodate an
office and industrial development

MUNICIPAL ADDRESS:

8825 Shepard Road SE

APPLICANT:

Kumlin Sullivan Architecture Studio

OWNER:

Rosen Canada Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Stephanie Loria

COMMUNITY:

Ramsay (Ward 9)

FILE NUMBER:

LOC2019-0107 (CPC2019-1121)

PROPOSED POLICY AMENDMENT:

Amendment to the Ramsay Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Commercial – Neighbourhood 1 (C-N1) District

MUNICIPAL ADDRESS:

815 Macdonald Avenue SE

APPLICANT:

ZQT Investments Inc

OWNER:

ZQT Investments Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Allan Singh

COMMUNITY:

Deerfoot Business Centre (Ward 5)

FILE NUMBER:

LOC2019-0095 (CPC2019-1072)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Business f1.0 (I-B f1.0) District

MUNICIPAL ADDRESS:

5774 – 10 Street NE

APPLICANT:

Opus Corporation

OWNER:

1030555 Alberta Ltd (Cardon Group)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brendyn Seymour

COMMUNITY:

Yorkville (Ward 13)

FILE NUMBER:

LOC2019-0074 (CPC2019-1130)

PROPOSED REDESIGNATION:

From: DC Direct Control District and Multi-Residential
– High Density Low Rise (M-H1) District

To: Residential - Low Density Mixed Housing (R-G)
District and DC Direct Control District to
accommodate multi-residential development

MUNICIPAL ADDRESS:

19515 Sheriff King Street SW

APPLICANT:

B&A Planning Group

OWNER:

Mattamy (Burgess) Limited
MacLeod Farming and Ranching Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Peter Schryvers
(related to Item 7.2.6)

COMMUNITY:

Residual Sub-Area 3D (Ward 3)

FILE NUMBER:

LOC2016-0311 (CPC2019-0762)

PROPOSED CLOSURE:

0.33 hectares \pm (0.79 acres \pm) of road adjacent to 14110
- 6 Street NE and 13910 - 6 Street NE

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development
(S-FUD) District and Undesignated Road Right-
of-Way

To: Special Purpose – School, Park and Community
Reserve (S-SPR) District, Residential – Low
Density Mixed Housing (R-G) District,
Residential – Low Density Mixed Housing (R-
Gm) District Multi-Residential – Low Profile (M-
1) District, Multi-Residential – Medium Profile
(M-2) District, Commercial – Community 1 (C-
C1) District, and Special Purpose – City and
Regional Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

14110 and 13910 - 6 Street NE

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.6

Peter Schryvers
(related to Item 7.2.5)

COMMUNITY:

Residual Sub-Area 3D (Ward 3)

FILE NUMBER:

LOC2016-0311(OP) (CPC2019-0763)

PROPOSED OUTLINE PLAN:

Subdivision of 42.69 hectares \pm (105.48 acres \pm)

MUNICIPAL ADDRESS:

14110 and 13910 - 6 Street NE

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Dane Morris

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-1075

PROPOSED:

Secondary Suite Process Reform Phase 2 – Semi-Detached Dwellings (Verbal Report)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION



MINUTES

CALGARY PLANNING COMMISSION

**September 5, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor E. Woolley
Commissioner M. Foht
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary G. Chaudhary
Legislative Advisor D. Williams

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:01 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

A Clerical Correction was noted on page 3 of the Index, in the Applicant section, by deleting the words "Opus Corporation" and by substituting the words "Thomas Schmidt".

Moved by Commissioner Palmiere

That the Agenda for the 2019 September 09 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019
August 15

Moved by Commissioner Foht

That the Minutes of the 2019 August 15 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Juan

That the Administration Recommendations contained in the following reports be approved in an omnibus motion:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request to direct Report CPC2019-0989 to the 2019 October 21 Combined Meeting of Council, CPC2019-1116

5.3 Land Use Amendment in North Glenmore Park (Ward 11) at 5216 - 21 Street SW, LOC2019-0103, CPC2019-1036

5.4 Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW, LOC2019-0054, CPC2019-1053

5.5 Land Use Amendment in Bowness (Ward 1) at 8351 - 34 Avenue NW, LOC2019-0085, CPC2019-1048

MOTION CARRIED

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Medicine Hill (Ward 6) at 1470 Na'a Drive SW, DP2019-0211, CPC2019-1049

A clerical correction was noted in the footer of Cover Report CPC2019-1049, in the author section by deleting the name "Holberton, Kimberly" and by substituting the name "W. Koo".

Carmen Kubrak, NORR Architects Engineers Planners, addressed Commission with respect to Reports CPC2019-1049 and CPC2019-1050.

Item 7.1.1. was dealt with in conjunction with 7.1.2 and the decision can be seen under Item 7.1.2.

7.1.2 Development Permit in Medicine Hill (Ward 6) at 1453 Na'a Drive SW, DP2019-0949, CPC2019-1050

Moved by Commissioner Palmiere

That with respect to Reports CPC2019-1049 and CPC2019-1050, the following be approved:

That Calgary Planning Commission direct that Reports CPC2019-1049 and CPC2019-1050 be referred to Administration to address:

1. The interface with 16 Avenue regarding materiality;
2. Exploring differentiating cell F and G; and
3. Urban Design Review Panel comments under orientation, pallet options, greater variety of units, and diversity of flexibility.

And further, to return to Calgary Planning Commission no later than December 2019.

Against: Director Vanderputten

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Road Closure and Land Use Amendment in Seton and Residual Sub-Area 12I (Ward 12) at 20607 – 56 Street SE and 21410 – 40 Street SE, LOC2019-0062, CPC2019-1066

Moved by Commissioner Foht

That with respect to Report CPC2019-1066, the following be approved:

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

1. ADOPT, by bylaw, the proposed closure of 1.30 hectares \pm (3.22 acres \pm) of road (Plan 1911408; Area 'A') adjacent to 20607 – 56 Street SE and 21410 – 40 Street SE with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 7.42 hectares \pm (18.33 acres \pm) located at 20607 – 56 Street SE, 21410 – 40 Street SE and the closed road (Portion of SE1/4 Section 16-22-29-4; Portion of E1/2 Section 9-22-29-4; Plan 1911408, Area 'A') from Undesignated Road Right-of-Way, Special Purpose – Future Urban Development (S-FUD) District and Agricultural and Natural Resource Industry (ANRI) District of Rocky View County Land Use Bylaw C-1725-84 to Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.2 Land Use Amendment in Cornerstone (Ward 5) at 76 and 134 Cornerstone Heights NE, LOC2019-0070, CPC2019-1064

Moved by Commissioner Scott

That with respect to Report CPC2019-1064, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.90 hectares \pm (4.68 acres \pm) located at 76 and 134 Cornerstone Heights NE (Plan 1910592, Block 11, Lot 79 and the westerly portion of Lot 80) from DC Direct Control District and Multi-Residential – At Grade Housing (M-G) District to Multi-Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 534, 540 and 542 - 23 Avenue NW, LOC2019-0022, CPC2019-1069

Moved by Councillor Woolley

That with respect to Report CPC2019-1069, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 534, 540, and 542 – 23 Avenue NW (Plan 29340, Block 40, Lots 16 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.4 Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2019-0030, CPC2019-1065

Moved by Commissioner Juan

That with respect to Report CPC2019-1065, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.31 hectares \pm (0.78 acres \pm) located at 4303, 4307, 4311, 4315 and 4319 Centre Street NW (Plan 5422GK, Block 12, Lots 1 to 5) from Residential –

Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU1f4.0h21) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Elbow Park (Ward 11) at 313 - 40 Avenue SW, LOC2019-0096, CPC2019-1054

Moved by Commissioner Scott

That with respect to Report CPC2019-1054, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.21 hectares \pm (0.51 acres \pm) located at 313 - 40 Avenue SW (Plan 1910100, Block 13, Lot 49) from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual Narrow Parcel One Dwelling (R-C1N) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in Downtown West End (Ward 8) at 1111 and 1009D - 9 Avenue SW, LOC2019-0040, CPC2019-1060

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1060.

Commissioner Palmiere left the Council Chamber at 2:37 p.m. and returned at 2:57 p.m. after the vote was declared.

Brian Horton, O2 Planning + Design, addressed Commission with respect to Report CPC2019-1060.

Moved by Councillor Woolley

That with respect to Report CPC2019-1060, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.60 hectares \pm (3.95 acres \pm) located at 1009D and 1111 - 9 Avenue SW (Plan 1423LK, Block 36 and 37) from DC Direct Control District to DC Direct Control District to allow for a mix of commercial, residential and some light industrial uses and a range of bonus initiatives relevant to the location of the site within the downtown, with guidelines (Attachment 4); and
2. Give three readings to the proposed Bylaw.

MOTION CARRIED

- 7.2.7 Land Use Amendment in Springbank Hill (Ward 6) at 2333 – 81 Street SW, LOC2018-0144, CPC2019-0530

Moved by Commissioner Scott

That with respect to Report CPC2019-0530, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0530) to the 2019 September 30 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommends that Council hold a Public Hearing; and
- a. ADOPT, by bylaw, the proposed redesignation of 1.93 hectares \pm (4.77 acres \pm) located at 2333 – 81 Street SW (Plan 3056AC; Lot 21) from DC Direct Control District to Residential – Low Density Multiple Dwelling (R-2M) District; and
- b. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.8 Policy Amendment and Land Use Amendment in Rossbarrock (Ward 6) at 1107 - 37 Street SW, LOC2018-0265, CPC2019-1035

Moved by Commissioner Foht

That with respect to Report CPC2019-1035, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the Westbrook Village Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.36 acres \pm), located at 1107 – 37 Street SW (Plan 3681V; Block 16; Lots 1-5) from DC Direct Control District to Mixed Use - General (MU-1f4.0h20) District; and
4. Give three readings to the proposed bylaw.

Against: Councillor Woolley

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Vanderputten

That Pursuant to Section 24 (Advice from officials) of *FOIP*, the Calgary Planning Commission move into Closed Meeting at 3:17 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report CPC2019-1056. And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Report CPC2019-1056, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

The Calgary Planning Commission reconvened in Public Meeting at 4:47 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That Calgary Planning Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Keystone Hills ASP - Keystone Hills Core Area Amendment (Verbal)
CPC2019-1056

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-1056.

Commissioner Schmalz left the Council Chamber at 3:17 p.m. and did not return prior to adjournment of today's meeting.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-1056:

Clerk's: G. Chaudhary

Advice: P. Donker, T. Goldstein, S. Jones, F. Lakha, P. Schryvers, S. Tomic.

Observing: J. Bitar, K. Cohen, D. Hamilton, C. Piechotta.

Moved by Director Vanderputten

That with respect to Report CPC2019-1056, the following be approved:

That the Calgary Planning Commission:

Direct that the closed meeting discussions, distribution 1 and distribution 2 remain confidential pursuant to Section 24 (Advice from officials) of *FOIP*, to be reviewed by 2020, February 1.

MOTION CARRIED

10. ADJOURNMENT

That this Meeting adjourn at 4:48 p.m.

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 SEPTEMBER 30 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Springbank Hill (Ward 6) at 2333 – 81 Street SW, LOC2018-0144, CPC2019-0530

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 OCTOBER 21 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989
- Land Use Amendment in North Glenmore Park (Ward 11) at 5216 - 21 Street SW, LOC2019-0103, CPC2019-1036
- Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW, LOC2019-0054, CPC2019-1053
- Land Use Amendment in Bowness (Ward 1) at 8351 - 34 Avenue NW, LOC2019-0085, CPC2019-1048
- Road Closure and Land Use Amendment in Seton and Residual Sub-Area 12I (Ward 12) at 20607 – 56 Street SE and 21410 – 40 Street SE, LOC2019-0062, CPC2019-1066
- Land Use Amendment in Cornerstone (Ward 5) at 76 and 134 Cornerstone Heights NE, LOC2019-0070, CPC2019-1064
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 534, 540 and 542 - 23 Avenue NW, LOC2019-0022, CPC2019-1069
- Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2019-0030, CPC2019-1065
- Land Use Amendment in Elbow Park (Ward 11) at 313 - 40 Avenue SW, LOC2019-0096, CPC2019-1054
- Land Use Amendment in Downtown West End (Ward 8) at 1111 and 1009D – 9 Avenue SW, LOC2019-0040, CPC2019-1060
- Policy Amendment and Land Use Amendment in Rosscarrock (Ward 6) at 1107 - 37 Street SW, LOC2018-0265, CPC2019-1035

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 September 19.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1125

Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2019-0046

EXECUTIVE SUMMARY

This application was submitted by the landowner, Michael Wieczorek, on 2019 April 06. The application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 7204 – 5 Street SE (Plan 3215HG, Block 1, Lot 10) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by the landowner, Michael Wieczorek, on 2019 April 06. No development permit has been submitted at this time. As per the Applicant's Submission (Attachment 1), the applicant intends to develop a three-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

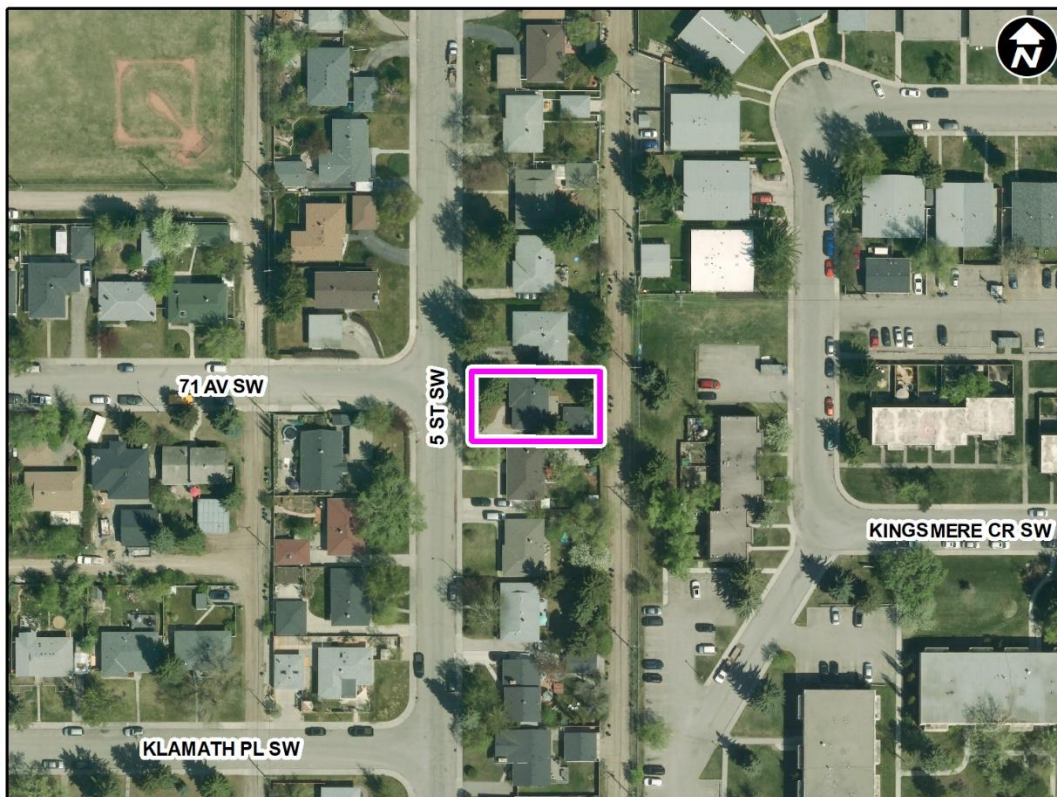
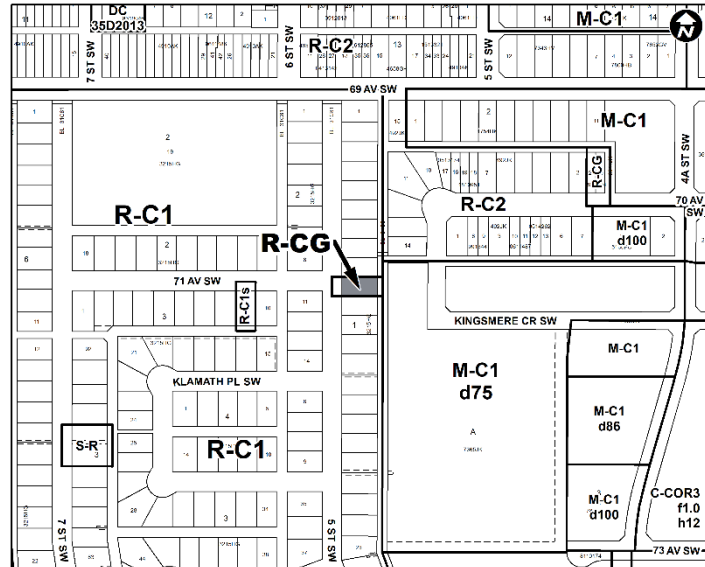
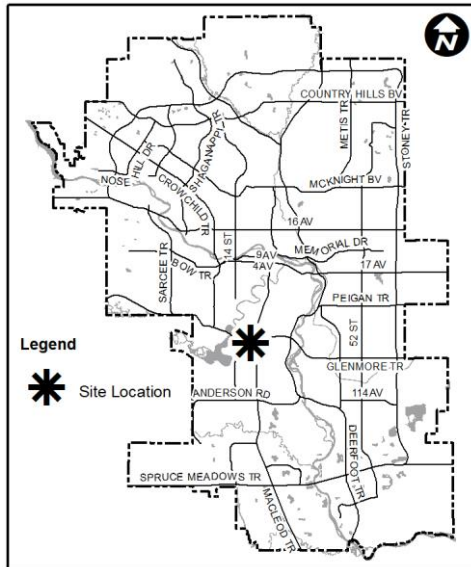
An application (LOC2018-0053) to redesignate the subject site from Residential Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District was adopted by Council on 2018 July 23 through Bylaw 199D2018.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1125

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

Location Maps



Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

Site Context

The subject site, 7204 – 5 Street SW, is located in the southwest community of Kingsland along 5 Street SW, directly east of the corner of 71 Avenue SW and 5 Street SW. The site is two blocks east of Elbow Drive SW. The predominant land use in this area is Residential – Contextual One (R-C1) District. To the north, south, and west are a range of low-density residential developments. Directly east and across the rear laneway is a multi-residential development, designated M-C1d75.

The subject site is approximately 0.05 hectares (0.13 acres) in size with approximate dimensions of 16 metres in width by 30 metres in length. The site is developed with a one-storey single detached dwelling and a detached garage that is accessed from the rear lane.

As identified in *Figure 1*, the community of Kingsland reached its peak population in 1971 with a total of 5,341 residents. The current population for the community is 4,645 residents, a decline of 696 residents from peak population.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	-696
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland](#) 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. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

Planning Considerations

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

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

Land Use

The existing Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached dwellings. Single detached dwellings may include a secondary suite. The R-C1s District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments, where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare, which would allow up to three dwelling units on the subject parcel.

The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District allows for modest residential intensification on site in a manner that is compatible with existing residential developments through increasing the maximum number of units on site from one dwelling unit to three dwelling units.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific mid-block context of this site, additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances that address 5 Street SW;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

Environmental

There are no known outstanding environmental or contamination concerns associated with the subject site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access to the subject site remain from the existing rear lane.

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

Transit service is available within 600 metres from the subject site on Elbow Drive SW, which is part of the Primary Transit Network. Route 3 runs along Elbow Drive SW and provides a high level of transit service to this area and connects individuals to key destinations, including major transit hubs in downtown and the Heritage LRT Station.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist within the adjacent public rights-of-way. Public water and sanitary exist within the adjacent lane right-of-way. Public storm exists within 5 Street SE (and terminates at a manhole directly adjacent to the subject lands). Development servicing will be reviewed and confirmed 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 landowners and the application was advertised online.

The Kingsland Community Association was circulated as part of this application. The Kingsland Community Association provided a letter of objection (Attachment 2) on 2019 May 08, outlining several concerns, including:

- that the R-CG District will not be contextually sensitive;
- the lack of a concurrent development permit as the community association sees it being necessary to assess the specific impacts of the proposed R-CG District; and
- that the application does not align with the community plan and planning vision developed by the Kingsland Community Association.

An additional letter from the Kingsland Community Association was received by Administration on 2019 September 03 regarding the proposed land use amendment application. This additional letter was sent on 2019 August 30 by the Community Association directly to residents who provided feedback to the Kingsland Planning Committee on this application. A copy of this letter was shared with Administration and is included for reference as part of Attachment 2.

Administration received 17 letters of objection regarding the proposed land use amendment application. Reasons stated for opposition to the proposed redesignation are summarized as follows:

- opposition to the proposed increase in density to three units and that the existing R-C1 District is more appropriate land use district for this inner-city area;
- preference for existing bungalow on site to be renovated and not redeveloped;
- property may set a precedent for other land use redesignations in the community;
- increased height and parcel coverage on site that the proposed R-CG District enables;
- negative impacts of future R-CG development on privacy and shadowing, and limited on-street parking;

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

- negative impact on traffic and congestion on adjacent streets;
- concerns regarding the number of garbage bins required for a three-unit rowhouse, which the proposed R-CG District enables;
- concerns regarding contextual front yard setback and interface of future development with neighbouring sites;
- proposed concept provided by applicant to nearby residents does not account for adjacent parcels in its built form and design;
- general opposition to sporadic land use redesignations being proposed and that increased density was never contemplated for 5 Street SW in community vision;
- R-CG District is more suitable north of 69 Avenue SW and other areas in the community where higher density development already exists; and
- Kingsland already has a high proportion of higher density multi-residential developments and secondary suites.

As part of the proposed land use amendment application, the applicant has also undertaken a series of applicant-led engagement efforts (Attachment 3), including:

- meeting with the Kingsland Community Association Board of Directors on 2019 January 23;
- hand-delivering information flyers to approximately 75 homes on 5 Street SW and 71 Avenue SW in 2019 March;
- notifying Councillor Farkas' office of the forthcoming application in 2019 March;
- hand-delivering information flyers to approximately 100 homes and adjacent residents to notify them of the 2019 July open house;
- notifying Councillor Farkas' office of the 2019 July open house; and
- holding an open house at the Kingsland Community Association on 2019 July 24.

Approximately 50 residents attended the open house. The applicant was present to answer questions and speak to the proposed application and the Kingsland Community Association was also in attendance. Administration attended the applicant-led open house to listen to residents, share information on the planning review process and answer general questions regarding the land use amendment process. Comments heard during this open house paralleled comments received by Administration as a result of notice posting and circulation.

Comment cards were also made available by the applicant and attendees were encouraged to leave written comments for the applicant. The applicant received 33 written responses at the open house as well as five follow-up responses via email. Of the 38 comments received, 30 were generally in opposition, seven were generally in support, and one remained neutral, as outlined by the applicant in their engagement summary found in Attachment 3.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period, along with what was heard at the applicant-led engagement and has determined the proposed R-CG District to be appropriate. Certain concerns received focused on the initial concept proposed by the applicant and development permit related matters. Issues surrounding the built form outcomes that the

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1125

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

proposed R-CG land use enables, including but not limited to the interface with adjacent properties, building height and massing, landscaping and parking requirements, can be adequately reviewed and assessed 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 landowners. 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), 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 Residential - Developed - Established area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time, including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan in place for the community of Kingsland.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C1s District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1125

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form. The proposed R-CG District ensures that that the evolving range of housing needs of different age groups, lifestyles and demographics can be accommodated in the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letters
3. Applicant-Led Engagement Summary

Applicant's Submission

April 06, 2019

Land Use Redesignation from R-C1s to R-CG – 7204 – 5 Street SW

Design Intent and Context

The subject parcel is located in the community of Kingsland. The lot is 55 feet wide and 100 feet deep for an area of 5,500 square feet. The applicant is proposing a triplex structure with three, three-bedroom, two-bath above grade family homes. Parking will be provided from the rear lane with each unit having an oversized single garage.

The current land use designation is (R-C1s) Residential – Contextual One Dwelling District which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area. Parcels designated R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling.

Land Use Comparison

Due to the small bungalow and detached garage on site, the current site coverage is only approximately 28%. This is a dramatic underutilization of a prime inner-city lot. Current R-C1s land use provides for site area coverage up to 45%. Due to a desire to meet the "Permitted use Rowhouse Building" under R-CG land use, site coverage should be capped at 55% rather than the maximum of 60% allowable under R-CG due to a shorter rear setback of 60% of the lot versus a maximum of 65% allowable under R-CG.

Relevant Policies

The Kingsland Community does not have an Area Redevelopment Plan. The MDP states that "in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority." As there is a lack of an official ARP in Kingsland, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."

In Developed Areas, the MDP strives to "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."

It is a key aim of the MDP to "Provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was "encouraging more

Applicant's Submission

street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property.”

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design with Davignon Martin Architecture + Design. At this point, relaxations are not anticipated.

Location Criteria

- Close to Primary Transit Network
 - Located a 15-minute walk or 1.5km from the Heritage CTrain station
 - Located a 5-minute walk or 500m from 3 Bus Route bus stops on Elbow Drive
- Adjacent to multi-dwelling development
 - Located adjacent to M-C1 apartments
 - Located within 500m of Macleod Trail, which has been identified as part of the Main Streets program and which is to be developed into an Urban Boulevard in the future.
- Direct Lane Access
- Close Proximity to Major Activity Centre
 - Located a 10-minute walk or 800m from Chinook Centre Mall. The Mall has significant densification potential and its owner states that, "potential uses could include office, residential, hotel and retail space, and would showcase progressive design in city building and urban planning, as well as best practices in sustainability."

In addition, the site has specific attributes that make it ideal for development

- Rated 96/100 in Bike Score, with excellent bike trail options in the area.

Missing Middle Need

Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends including providing a new housing type called the "missing middle".

Engagement

1. Preapp LOC2019-00057 with City of Calgary, January 28, 2019.
2. Meeting with Kingsland Community Association Board of Directors on January 23, 2019.
3. Hand mail flyer drop in March 2019 to approximately 75 homes on 5 Street SW and 71 Avenue SW.
4. Notifying Councillor Farkas' Councillor's Assistant of planned application in March 2019.

Applicant's Submission

Two responses were received out of 75 dropped flyers denoting a lack of support for the application. An open house is planned to be organized by the applicant prior to the council vote on this application.

Appendix

- Flyer copy given to neighbouring properties
- Preliminary site plan
- Preliminary rendering showing contextual design

Applicant's Submission

I am seeking support from my neighbours in the area that would back my application. If approved, this can be the beginning of a shift into Kingsland becoming one of the most desirable new infill communities for young families in Calgary. Kingsland home prices are currently undervalued due to a lack of redevelopment opportunities. I have received an appraisal report from a CRA, P. App registered appraiser predicting that the land value of an R-CG lot in Kingsland would be \$17,000 or 6% higher than current R-C1(s) land use. If you are in favour of higher home values, a more vibrant community filled with new young families moving into the area and a general facelift including lower crime rates, please email Michael at Michael@rafflewise.com & copy the following contacts at the Kingsland Community Association to show your support:

Darren MacDonald, KCA Planning Director:
darrenmmacdonald@gmail.com
Christine Dombroski, President:
crispd53@hotmail.com

Note: if you are currently renting your home in Kingsland, please take a picture or scan this document and forward it to your landlord.

Relevant Municipal Policy:

The City of Calgary Municipal Development Plan (MDP) governs all development activity within the City of Calgary. Area Redevelopment Plans (ARP) are seen as supporting documents. Kingsland does not have an ARP and as such the MDP will be the relied upon policy document.

The MDP provides strategic direction to support corporate decisions around managing growth and change, prioritizing corporate initiatives and public investment. The MDP also helps to direct co-ordination between departments and business units to align directions and work programs to achieve the objectives of the MDP.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."

In Developed Areas, the MDP strives to "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."

It is a key aim of the MDP to "Provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

The Developed Areas Guidebook establishes common framework for development to guide growth and change for Developed Areas. It outlines the building types and forms, intensity and urban design common the Developed Area. Most relevant to this application is the building block of "Neighbourhood Limited". This is the lowest density and height building block consisting of structures up to 3 stories. Within this block are the following land uses: R-CG, R-C1, R-C1s, R-C1N, and R-C2.



Proposed Kingsland Land Use Amendment
7204 – 5 Street SW
R-C1s to R-CG

"A transformational neighbourhood opportunity"

Applicant's Submission

Introduction: My name is Michael and I am your neighbour at 7204 – 5 St. SW. I enjoy Kingsland's location but lately I have been very concerned with community homes depreciating faster than the City of Calgary average. I am convinced this is due to a lack of redevelopment opportunities as well the current 1950's bungalows not having certain features that young family home buyers are looking for. I know it is not the location or amenities as Kingsland was rated Calgary's top neighbourhood by MoneySense magazine in 2018. As such, I will be applying for a land use amendment to the City of Calgary to change the land use from R-C1s to R-CG for the purposes of eventually constructing a low density row house building with three modern homes well suited for young families looking to live in such an attractive location.

I have engaged Davignon Martin, a leading Calgary architecture firm, to conduct a feasibility study as well as preliminary design.

A table comparing current land use metrics versus the land use I will be applying for are listed below:

Metric	Current (Max)	Proposed (Max)	Proposed
Land Use	R-C1s	R-CG	R-CG
Height	10m	11m	8m
Site Coverage	45%	60%	55%
Front Setback	3m	3m	4.5m
Side Setback	1.2m	1.2m	1.2m
Rear Setback	7.5m from rear	65% lot depth	60% lot depth
Homes	1	3	3
Suites	1	0	0

The benefits to the both the community of Kingsland and existing homeowners are numerous, some of which are listed below:

COMMUNITY BENEFITS

1.	More residents for higher community involvement
2.	Better curb appeal
3.	More "eyes on the street"
4.	More kids, supporting existing schools
5.	More demand for existing homes

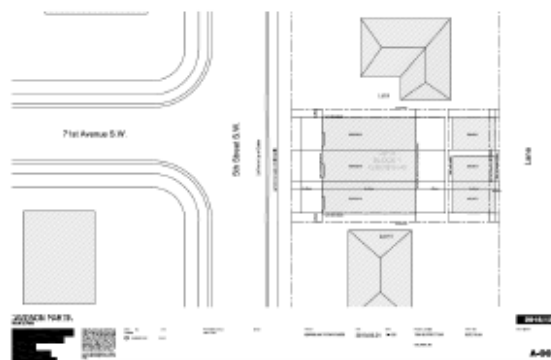
EXISTING HOMEOWNER BENEFITS

1.	Higher Property Values
2.	More Street Parking
3.	Higher density leading to more services
4.	Lower crime rates
5.	Higher tax base, lower tax increases in future

FEATURES LACKING IN A 1950'S BUNGALOW THAT YOUNG MILLENNIAL HOME BUYERS ARE SEEKING

1.	High Ceilings
2.	Small front setbacks, low maintenance yards
3.	Open concept, not "L" shape living room/dining room
4.	Walk-in closets, two bathrooms above grade
5.	Seamless indoor/outdoor living layouts

An aerial of the current feasibility study site plan is shown below:



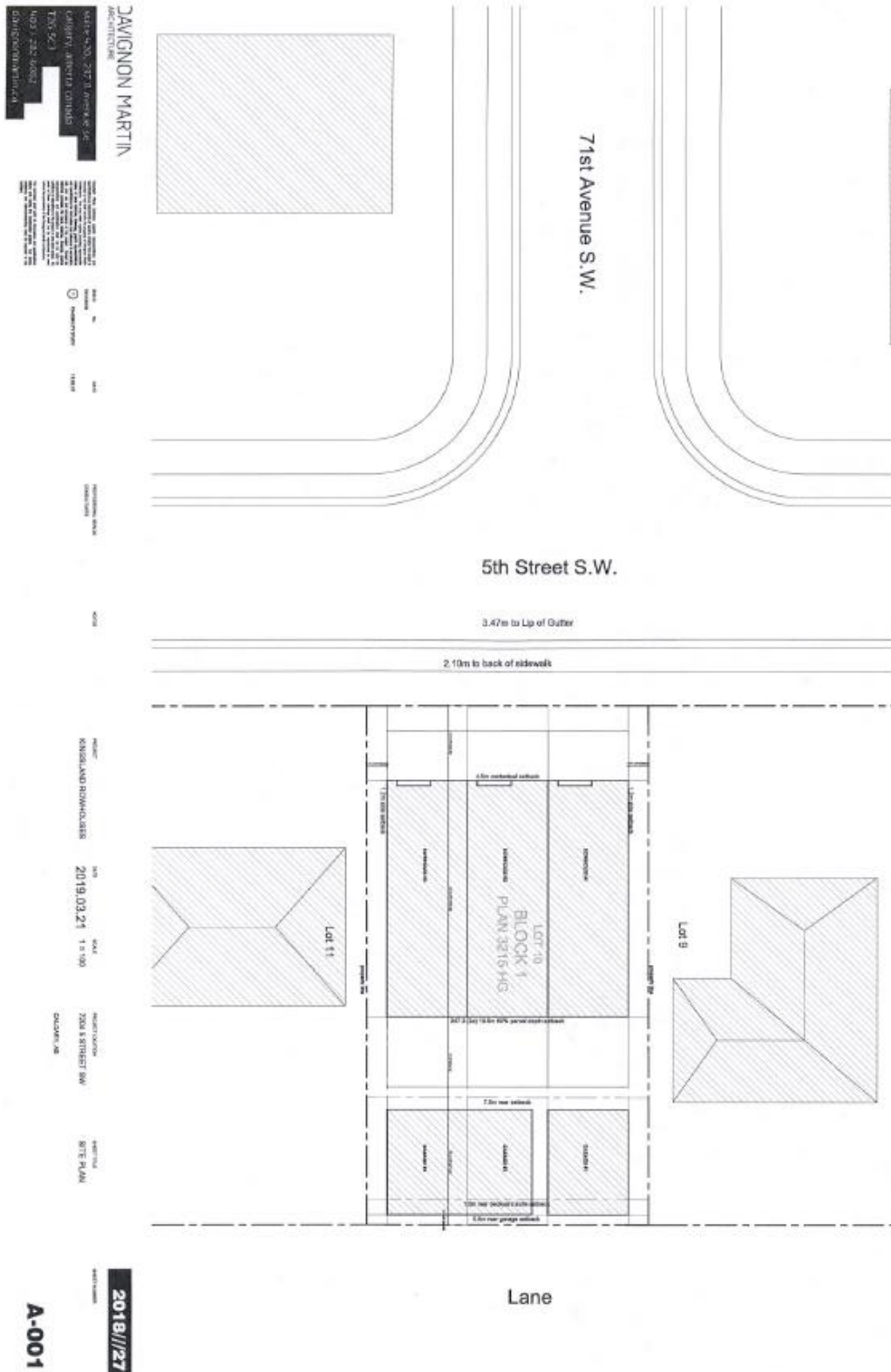
The current layout is proposed according to the "Permitted use Rowhouse Building" section of Part 5 of the City of Calgary Land Use Bylaw, Low Density Residential Districts, Division 1: General Rules For Low Density Residential Land Use Districts.

Due to the units being pushed forward, there is a limited shadowing or privacy effect on the neighbouring properties. Each property benefits from an oversized single garage. The current front driveway will be removed creating additional community front parking space as well as increasing the curb appeal at the front of the property.

Estimated Timeline:

January, 2019	•Community Association Board Meeting
February, 2019	•Architect Feasibility Study
March, 2019	•Neighbour Engagement Flyer Drop
April, 2019	•Formal Application to the City
May, 2019	•Administration Feedback Period
June, 2019	•Applicant-led Community Open House •CPC Review
August, 2019	•Council Vote
2020 +	•Development Permit Application •Building Permit Application •Construction

Applicant's Submission



Applicant's Submission



Community Association Letters



505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

May 8, 2019

Stewart Gripton
File Manager - City of Calgary
stuart.gripton@calgary.ca
403.268.1097

Re: LOC2019-0046 7204 5 St SW R-C1 to R-CG Townhomes

Dear File Manager,

Kingsland opposes this application and requests support from the Development Authority and Councillor to reject for reasons outlined below.

- 1) R-CG zoning will not be contextually sensitive:
 - a. LUB 1P2007 Division 3 Purpose Statement requires existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.
 - b. Low-Density Residential Guidelines for Established Communities (Infill Guidelines) Section 4.2 would not be respected.
 - c. R-CG spot zoning sets a significant precedence for xx single family homes to the south and to lesser extent xx single family homes across the street.
 - d. R-CG rezone of R-C1 sets a lesser but broader precedence of all of the single family homes in Kingsland.
- 2) Concurrent DP would be required to assess specific impacts of R-CG although contextual sensitivity may not be possible for this parcel which is surrounded by established single family bungalows and especially since this would be the first rezone in the middle of a long street and would not likely be supported by KCA and affected residents for reasons as follows:
 - a. Front Setback Relaxation expected to be well out of line with neighbouring bungalows.
 - b. Building Massing expected to be contrary to Infill Guideline Section 4.4 requirement to respect existing scale and massing of surroundings.

Community Association Letters

- c. Building Height expected to be contrary to Infill Guideline Section 4.4.1 requirement for particular sensitivity to scale and character of neighbouring, existing bungalows.
 - d. Privacy expected to be contrary to Infill Guidelines Section 4.5 requirement for adjacent residences to be respected.
 - e. Shadowing expected to be of concern for the north adjacent parcel given the significant difference in building coverage for R-CG relative to R-C1.
 - f. Back Lane Parking expected to be problematic given the narrow, sloped dead-end lane. There is no easy turn around point or capacity for two-way traffic flow so garage and visitor parking may need significant setbacks to mitigate.
 - g. Parcel Coverage expected to be a concern and relaxations would not be supported since even contextual aspects may be considered to not respect the existing built forms.
 - h. Relaxations to front setback and other matters related to the Infill Guidelines are not expected to meet the test of MGA Section 687(3)(d)(A)(B).
 - i. Townhome built form are expected to unduly interfere with amenities of the neighbourhood, and to materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
- 3) KCA is supportive of redevelopment in our community and has a community plan and planning vision that if supported will achieve significant population increases:
- a. Focuses redevelopment in the densification areas north of 69th Ave instead of rezoning R-C1 parcels in the medium term to add the impediment of a new inventory of lower priced lots. This might impact our strategy to mitigate crime in certain pockets of the community that would benefit from a priority focus.
 - b. R-CG has been encouraged in other blocks within the community and particularly in areas current zoned R-C2.
 - c. Rezone with such broad impacts must be considered only after significant planning and resident consultation has been performed so the community wishes can be heard and hopefully respected.
 - d. Redevelopment of this parcel to a larger two-storey home would be considered a reasonable progression for this parcel at this time. There is no support for R-C2 infills for this parcel although we will commit to review this as part of a longer term plan provided planning studies and engagement are performed.
 - e. KCA has requested funding through our councillor for some planning with the University of Calgary architectural school to assess density concepts for Kingsland in advance of Growth Area 31 activities. We are open to change but we require a supported plan and we want our residents to know what is happening. It is not possible to engage properly on broad precedence rezones in the context of an LOC application.

Community Association Letters

For transparency on our current position, KCA intends to:

- 4) Attend and oppose at council hearing and intends to bring residents to express concerns for R-CG, and would request first reading only if council were to approve despite our plea for rejection.
- 5) File SDAB appeal at the DP stage if the rezone is approved. The developer is unlikely to provide a contextual, sensitive and respectful design given the reasons noted above.

Please notify me when the CPC or public hearing dates are set or if the applicant has decided to reconsider townhomes since we would be please to meet to discuss further.

Best Regards,

Darren MacDonald

Darren MacDonald
Planning Director
Kingsland Community Association

Community Association Letters

August 30, 2019

Re: Community Feedback for Rezone Application for 7204 5th SW

Dear Kingsland Residents,

Thank you for taking time to express your thoughts and position regarding this important rezoning application. As promised, the Kingsland Community Association (KCA) has collated the information and provided a summary below.

It is our understanding the applicant for 7204 5th SW is moving forward with the rezoning application.

Please feel free to reach out to KCA and the Planning Committee regarding this matter or other community related matters.

KCA Planning Committee Contact Info: Ann Clarke – richardann@nucleus.com

Thank you again for your time & commitment to our wonderful community!

Sincerely,

Kingsland Community Association

Kingsland Planning Committee

Residents <u>Directly</u> Affected:
11 Opposed
2 Neutral
0 Support

Residents Affected:
44 Opposed
1 Neutral
7 Support

Aggregate Data:
55 Opposed or 84.6 % Opposed
3 Neutral or 4.6 % Neutral
7 support or 10.8 % Support

Applicant-Led Engagement Summary

August 19, 2019

To: Fraser McLeod, City of Calgary File Manager

Re: 7204 - 5 Street SW R-CG Land Use Change

From: Michael Wieczorek (Applicant & Home Owner)

The applicant has undertaken a best-practice engagement process including two flyer drops, a meeting with the community association, notifying the ward councillor of the upcoming application and an open house. A summary of the key engagement dates is listed below:

1. Meeting with Kingsland Community Association Board of Directors on January 23, 2019.
2. Preapp LOC2019-00057 with City of Calgary, January 28, 2019.
3. Hand mail flyer drop in March 2019 to approximately 75 homes on 5 Street SW and 71 Avenue SW.
4. Notifying Councillor Farkas' Councillor's Assistant of planned application in March 2019.
5. Hand mail flyer drop in July 2019 to approximately 100 homes on 5th street etc. notifying adjacent homes of planned open house for subject application.
6. Notifying Councillor Farkas' office of planned open house.
7. Open house held at Kingsland Community Association on July 24, 2019 from 7-9PM.

Approximately 50 residents attended the open house. The applicant worked with the Community Association to organize and notify community residents of the open house. Additionally, there have been informal conversations with immediate neighbours. Three have indicated neutral opinions but they may be more positive if/when an official high quality design is introduced.

Comment cards were available and open house attendees were encouraged to leave comments. The applicant received 33 written responses at the open house including five by email due to some residents requiring more time to formulate their response. Of the 38 total responses, 30 were not in favour of the application and 7 were in favour (one response was neutral).

A summary of some of the notes from those not in favour are listed below:

- Sets precedence for further density
- Developers looking to maximize their returns on investment
- Concern with the amount of traffic this could generate
- Development could become rentals
- Believe there is still a desire for young people and families to seek out a community like Kingsland
- Once development like this starts, people start to neglect their properties

Applicant-Led Engagement Summary

- Will the City be doing any sewer and drainage upgrades in the future to support this type of infrastructure?
- Increased safety concerns as 5th street cannot handle it
- Developers compete to snap up their properties and soon single families can't afford to buy in these areas getting pushed further out to the edges of the city
- Three units is too much, two would be better
- Fear there are other developers ready to apply for rezoning pending outcome of this application
- Proposed plan is inappropriate in terms of setback and height
- Application not in line with Kingsland redevelopment plan
- Totally against any multifamily development
- Pride of ownership severely lacking in rental areas
- Many houses in Kingsland are set back on the lot making a development like this affect the curb appeal of the street
- Every family wants a yard
- Don't try to tell us setting precedence does not matter
- Two storey developments infringe on the privacy of neighbouring properties
- We don't need more traffic in our community

A summary of some of the notes from those in favour are listed below:

- Time for Kingsland to consider more modern, more dense housing models
- Homes are already over 60 years old, time to renew community
- Rezoning does not eliminate rights of landowners to retain older bungalows/single family dwellings should they desire that build form
- Disappointed to see Community Association approaching this application from a position of "no" in their invitation to the consultation event
- It will benefit the community to increase the population
- Change and upgrading is good
- Kingsland sorely needs revitalization and modernization
- Current population will age and we need a new tax base
- Higher tax base will generate more money for infrastructure etc.
- Kingsland is becoming an old, outdated, boring and dying area. Any effort to renew and bring new life into it is appreciated
- I have a 2 year old and a 9 year old and I would live in the proposed homes.
- We need more densification within the neighbourhood
- 75 year old me will be happy in a denser community
- The rezoning should help with resale values and provide growth for local businesses
- Frank discussion, something we should all think about
- Lots in Kingsland are large - much larger than new communities. Let's allow for more units.

At this point the applicant is firstly pursuing a land use change. The applicant will be cognisant of the effect on neighbouring properties during the development permit process and will work with the Kingsland Community Association & neighbouring property owners to introduce a design that will be a high-quality addition to the neighbourhood.

Applicant-Led Engagement Summary

The applicant has developed an initial feasibility study by engaging the local architecture firm, Davignon Martin. They have indicated that a triplex build would be possible under a fully permitted rowhouse use.

The applicant continues to feel that this land use amendment can be an accretive "missing middle" style development that is crucial to attracting young families to the City of Calgary. Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends.

The applicant continues to feel that this application is in alignment with the City of Calgary's Municipal Development Plan ("MDP"). The Kingsland Community does not have an Area Redevelopment Plan. The MDP states that "in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority." As there is a lack of an official ARP in Kingsland, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."

In Developed Areas, the MDP strives to "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."

It is a key aim of the MDP to "Provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was "encouraging more street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property."

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0732

Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011

EXECUTIVE SUMMARY

The community name and street name application was submitted by B&A Planning Group on behalf of Genstar Titleco Limited on 2016 December 01. The application proposes a community naming and street name within Community C of the *Keystone Hills Area Structure Plan*. The names are proposed in conjunction with an outline plan and land use redesignation application, LOC2016-0311, on today's agenda.

The proposed community name and street name is Lewisburg. The developer selected the name in honor of the Lewis family, who were pioneers in the north part of the City, within the Symons Valley/Nose Creek area in the late 1800's and early 1900's.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed community name of Lewisburg.
2. **ADOPT**, by Resolution, the proposed street name of Lewisburg.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of Genstar Titleco Limited, has requested the community name and street name of Lewisburg, in conjunction with a proposed outline plan and land use redesignation (LOC2016-0311). The application was submitted by B&A Planning Group on behalf of Genstar Titleco Limited on 2016 December 01. A summary of the applicant's proposal can be found in their submission (Attachment 1).

The developer has chosen the name of Lewisburg to reflect and honor the historical connection of the Lewis family who historically owned the lands that are the subject of the outline plan and land use amendment noted above.

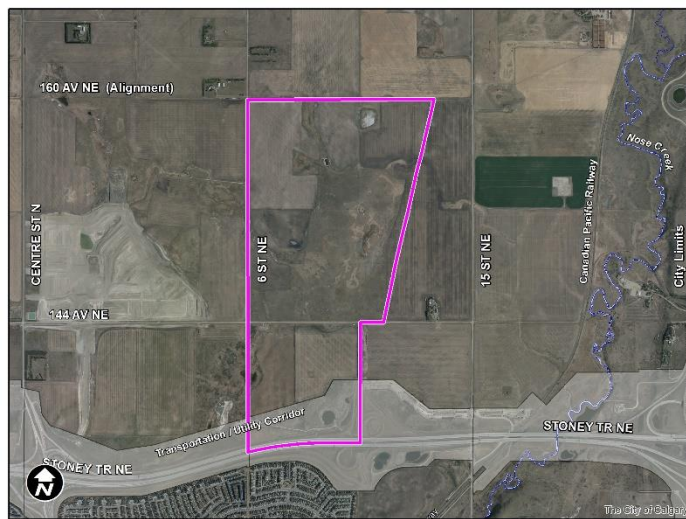
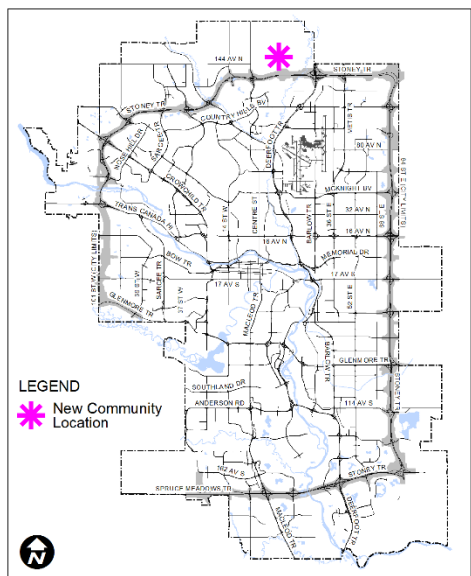
Lewisburg, as a community name and a street name, complies with the recommendations of the Municipal Naming, Sponsorship and Naming Rights Policy. The proposed community name reflects Calgary's heritage and is unique within the city.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0732

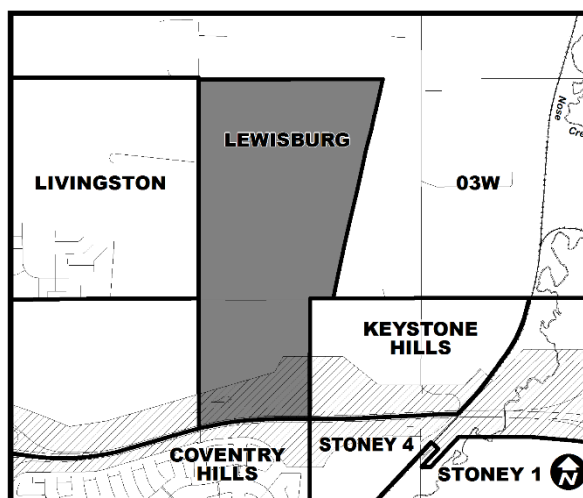
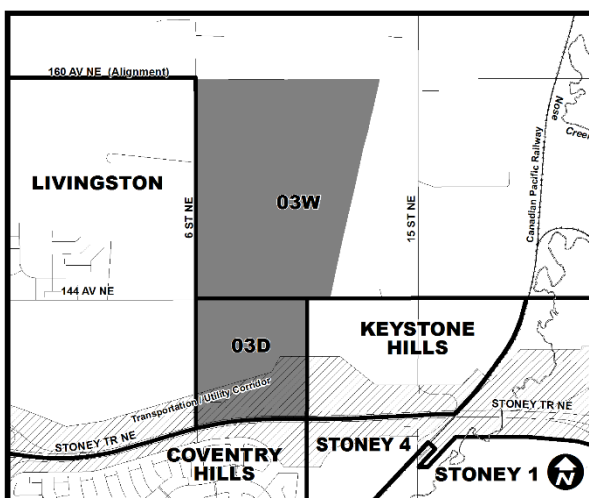
Proposed Community Name and Street Name within Residual Sub-Areas 03W and
03D (Ward 3), SN2016-0011

Location Maps



Existing Community Name

Proposed Community Name



Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0732

Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011

Site Context

The site is located in the northeast quadrant of the city in Residual Sub-Areas 03W and 03D. The land is located north of the Transportation and Utility Corridor, east of 6 Street NE and south of 160 Avenue NE. It is within Community C of the *Keystone Hills Area Structure Plan*. Refer to Attachment 2.

The lands gently undulate and have been used historically for pastures and cropland.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The subject application was circulated to various City of Calgary business units and related agencies for review.

There were no objections, however, there is an existing street called Lewis Drive SW, in the southwest community of Lakeview. Any street names proposed for use in the proposed Lewisburg community shall not contain Lewis on its own. A suffix must be added and Council approval must be granted prior to the street name being assigned. For example, a name such as Lewis Avenue would not be supported, but something like Lewiston Avenue might be.

Strategic Alignment

The *Keystone Hills Area Structure Plan* identifies four proposed communities. The subject area is located within Community C. The communities of Carrington, Livingston, and Keystone Hills are within communities A, B and D.

Social, Environmental, Economic (External)

As per the Municipal Naming, Sponsorship and Naming Rights Policy, municipal naming plays an important role in simple and unambiguous identification of location and navigation with the city.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current or future operating budgets.

Current and Future Capital Budget

There are no impacts to the current and future capital budgets.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0732

Proposed Community Name and Street Name within Residual Sub-Areas 03W and 03D (Ward 3), SN2016-0011

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION:

Administration recommends approval of the community name and street name, as there were no objections as a result of the circulation. The names are in alignment with the Municipal Naming, Sponsorship and Naming Rights Policy.

ATTACHMENT

1. Applicant's Submission
2. Keystone Hills ASP - Community and Neighbourhood Concept

Applicant's Submission



Kimberly Lemmon
Senior Planner
BES Hons

d | 403 692 4545
c | 403 616 1476
klemmon@bapg.ca

November 14, 2016

Attention: Vivian Barr

CC: Peter Shryvers

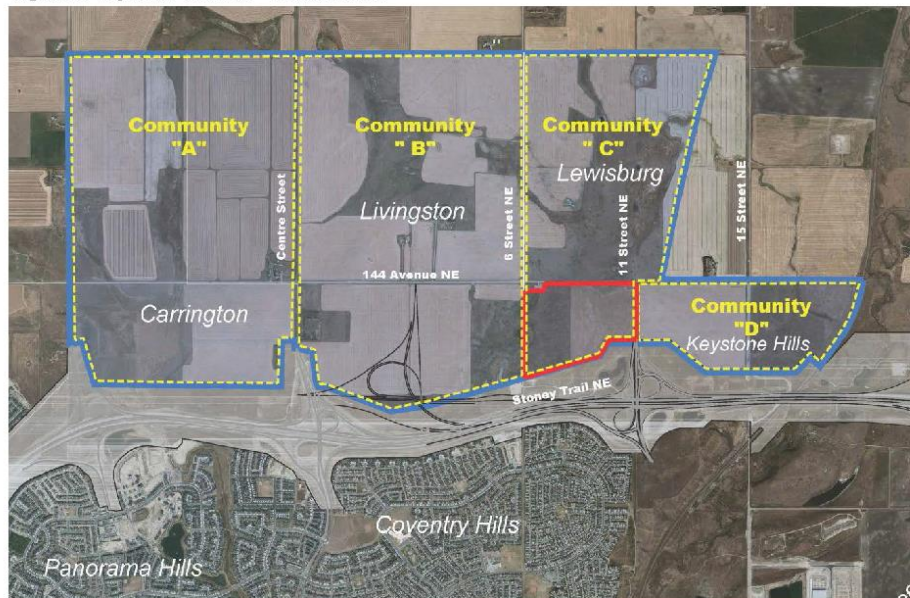
Re: Lewisburg Community & Street Name Application

B&A, on behalf of Genstar Development Company, requests that "Lewisburg" be considered as a new Community and Street Name in northeast Calgary for all of the lands contained within Community C identified in the Keystone Hills ASP (refer to Figure 1 below).

Location:

The proposed Lewisburg Community is located north of Stoney Trail NE, east of 6 Street NE, south of 162 Avenue NE and west of the 11 Street NE and the revised alignment of 11 Street that approximately follows the NEF 30 contour lines.

Figure 1: Keystone Hills ASP Communities



Applicant's Submission



Municipal Development Plan:

As per the MDP, the “sense of place” inherent in Calgary’s neighbourhoods is a function of their history, built form, landscape, visual qualities, and people. Utilizing Lewisburg as a neighbourhood and street name for this area will help to achieve this sense of place. Adding unique or identifiable features, architectural detailing, and themed street furniture, including signage and light fixtures, are other ways that the neighbourhood can be identified, thereby strengthening the area’s sense of place, identity, and character.

Policy:

Section 4.0 of the City of Calgary’s Municipal Naming Policy provides direction in the naming of new suburban communities in the city. This section states:

4.0: Community Naming

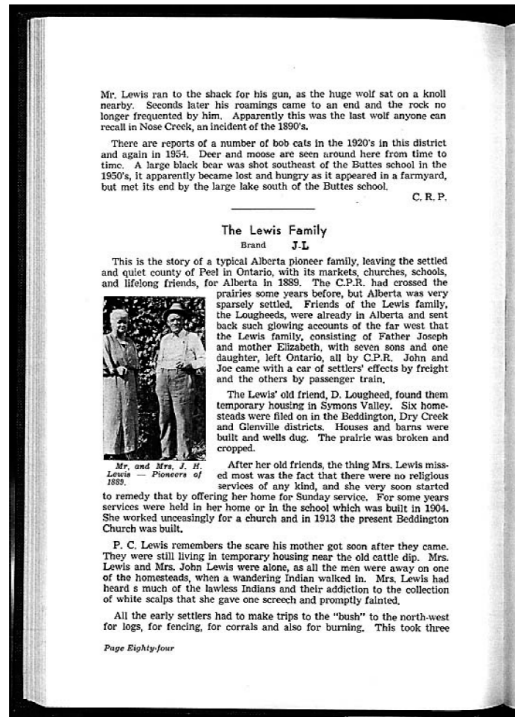
Policy Statement: Community names are generally proposed by the developer, reviewed by the Administration and recommended by the Calgary Planning Commission (CPC) and approved by Council.

Policy Guidelines (selected):

- The area should, where possible, carry the name with which it has been identified in the past provided such name is historically meaningful for such things as historical events, persons' names, etc., or, the area should be named for some natural geographic feature or landmark.
- In general, subdivision names are to be unique within Calgary. Names suggested shall not resemble those of any other street and/or development name used elsewhere in Calgary. Where a development is located within a subdivision, that development may use the same name as the subdivision.
- The first syllable (or syllables) of a suggested name are not to be in use as the first syllable (or syllables) of a subdivision name in another part of the city, unless the two subdivisions are adjacent and in the same sector.

As outlined below, the proposed Lewisburg name is consistent with these criteria. The name of Lewisburg is unique within the City of Calgary, there is no other community that begins with Lew or ends with burg, and will honour the heritage of the active and resilient pioneer family. The suffix ‘burg’ was chosen as it is a variant of ‘burh’, which is defined as a fortified or walled town from Saxton England.

Applicant's Submission



Lewis Family in Symons Valley/Nose Creek Areas:

Joseph W. Hunter Lewis (1834-1909) and Elizabeth (Dodsworth) Lewis (1838-1918) resided on 28-26-1-W5M arriving here in 1889. They were very community-minded as most pioneering families would have had to have been due to the isolation and need for human interaction. They opened the first interfaith school, offered their first home for interfaith church services, and were community leaders. They had seven sons William, John, Joseph, Thomas, Peter, Robert, Frederick) and two daughters (Sarah, Margaret), all but one married with seven having children of their own. This family is still well represented in the local area including the City of Calgary.

Whilst in the Nose Creek area, the family was instrumental in the formation and participation in the Lewis Orchestra (violin and harmonica). They were also active in the formation of the Nose Creek Literary Society in 1901.

As the family was instrumental in creating the true pioneering spirit of the West, it is only fitting that consideration be given for this family's surname to be imbedded into the community and street names of north Calgary.

Conclusion:

Lewisburg is consistent with the City's Municipal Naming Policy.

The name is historically significant as there are homesteading records that locate the Lewis family as arriving to the area in the early 1800s.

The name does not sound like any other name in Calgary and will therefore not cause confusion to residents and visitors.

Genstar respectfully seeks Calgary Planning Commission's and City Council's support in adding Lewisburg as a New Community and Street Name in northeast Calgary.

Applicant's Submission

The Lewis Family

Brand J-L

This is the story of a typical Alberta pioneer family, leaving the settled and quiet county of Peel in Ontario, with its markets, churches, schools, and lifelong friends, for Alberta in 1889. The C.P.R. had crossed the



Mr. and Mrs. J. H. Lewis — Pioneers of 1889.

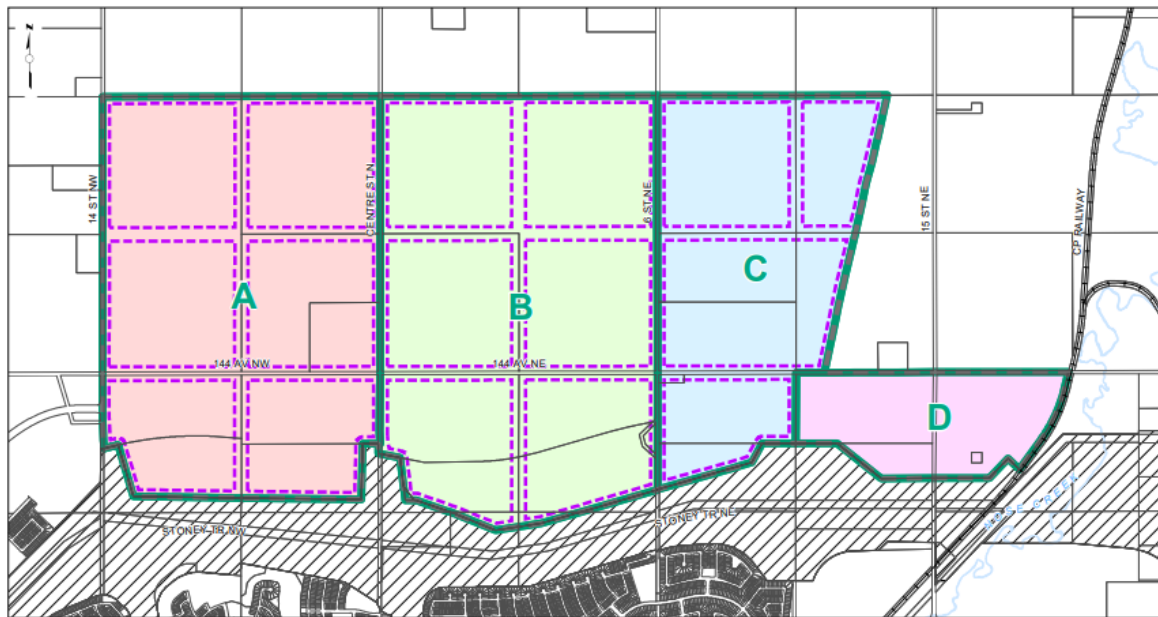
prairies some years before, but Alberta was very sparsely settled. Friends of the Lewis family, the Lougheeds, were already in Alberta and sent back such glowing accounts of the far west that the Lewis family, consisting of Father Joseph and mother Elizabeth, with seven sons and one daughter, left Ontario, all by C.P.R. John and Joe came with a car of settlers' effects by freight and the others by passenger train.

The Lewis' old friend, D. Lougheed, found them temporary housing in Symons Valley. Six homesteads were filed on in the Beddington, Dry Creek and Glenville districts. Houses and barns were built and wells dug. The prairie was broken and cropped.

After her old friends, the thing Mrs. Lewis missed most was the fact that there were no religious services of any kind, and she very soon started to remedy that by offering her home for Sunday service. For some years services were held in her home or in the school which was built in 1904. She worked unceasingly for a church and in 1913 the present Beddington Church was built.

P. C. Lewis remembers the scare his mother got soon after they came. They were still living in temporary housing near the old cattle dip. Mrs. Lewis and Mrs. John Lewis were alone, as all the men were away on one of the homesteads, when a wandering Indian walked in. Mrs. Lewis had heard so much of the lawless Indians and their addiction to the collection of white scalps that she gave one screech and promptly fainted.

Keystone Hills ASP - Community and Neighbourhood Concept



Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1106

Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067

EXECUTIVE SUMMARY

This application was submitted by Kumlin Sullivan Architecture Studio on 2019 May 14, on behalf of landowner, Rosen Canada Ltd. The application proposes to change the designation of 8825 Shepard Road SE from Industrial – Heavy (I-H) District to DC Direct Control District based on the Industrial – Business (I-B) District to allow for:

- industrial and office uses (e.g. warehouses, manufacturing and office);
- a maximum building height of 20 metres (approximately 4 to 5 storeys);
- a maximum floor area ratio of 1.0 (approximately 50,538 square metres of building spaces); and
- the uses listed in the Industrial – Business (I-B) District.
-

The proposal is in conformance with applicable policies of the *Municipal Development Plan* and the draft *South Hill Station Area Plan*.

The site is within close proximity to the planned South Hill Green Line LRT Station and its alignment.

A development permit application has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 5.06 hectares \pm (12.51 acres \pm) located at 8825 Shepard Road SE (Plan 6506JK, Block 1) from Industrial – Heavy (I-H) District **to** DC Direct Control District to accommodate an office and industrial development, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Kumlin Sullivan Architecture Studio on 2019 May 14, on behalf of the landowners, Rosen Canada Ltd. A summary of the proposal can be found in Attachment 1.

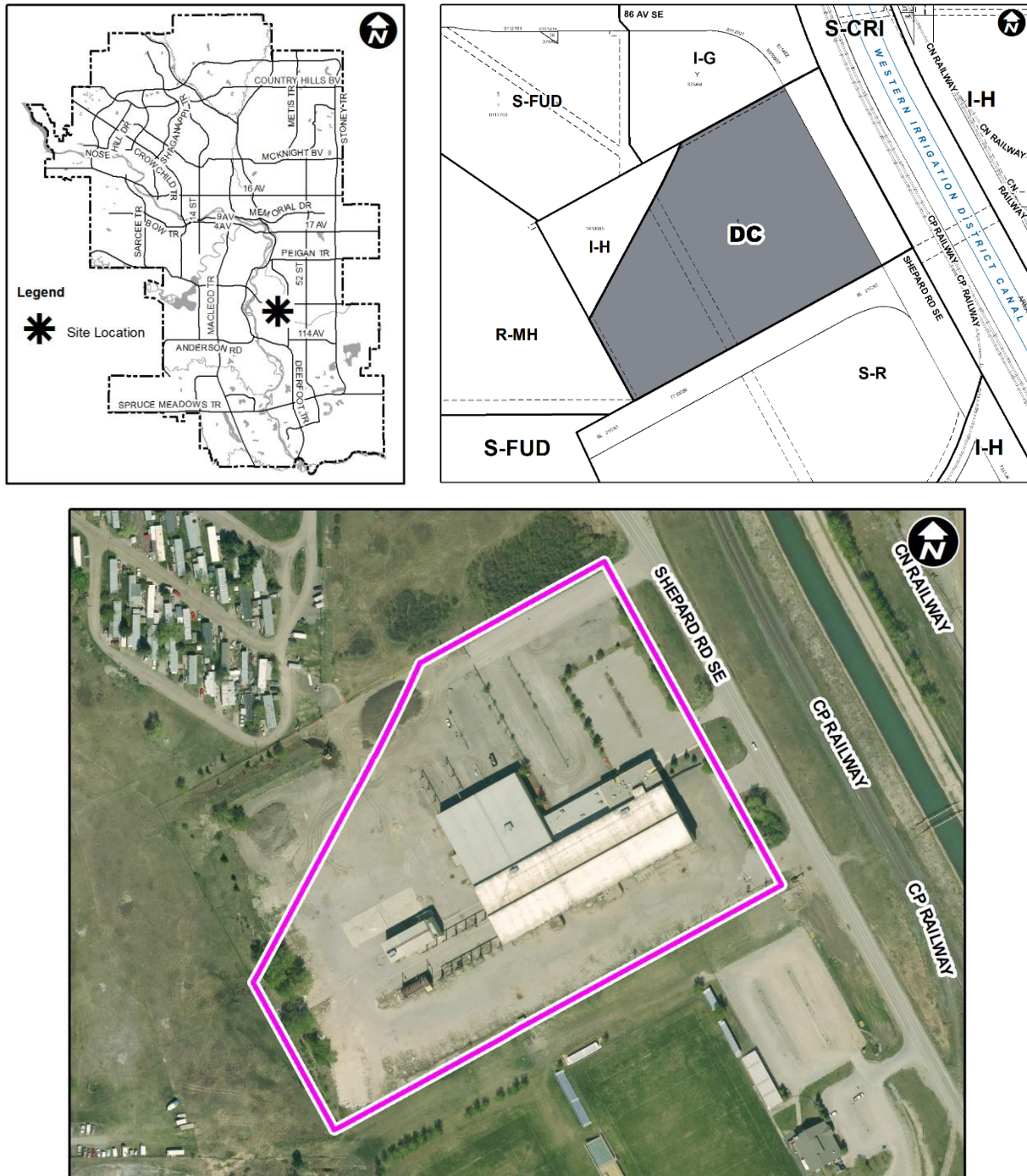
A development permit application (DP2019-2451) for a five storey office addition and changes to site plan was submitted on 2019 May 22 for the subject site and is currently under review.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1106

Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE,
LOC2019-0067

Location Map



Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067

Site Context

The subject site is located in the southeast community of Shepard Industrial, south of Glenmore Trail SE and west of Barlow Trail SE. The site is approximately 5.06 hectares (12.51 acres) in size and it is currently developed with a manufacturing facility for industrial equipment.

The site is approximately 400 metres south of the planned South Hill Green Line LRT Station with the LRT alignment located adjacent to the parcel along the northwest parcel boundary.

Surrounding development consists of a mix of industrial, residential and special purpose districts including the inactive Ogden Landfill. Manufactured homes are to the north and west under the Special Purpose – Future Urban Development (S-FUD) District and Residential – Manufactured Homes (R-MH) District, respectively. The Calgary Rugby Union to the south is designated Special Purpose – Recreation (S-R) District and the CP Railway across the road to the east is designated Special Purpose – City and Regional Infrastructure (S-CRI) District. The inactive landfill is located southwest of the subject site, directly south of the manufactured homes.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows the site to maintain the existing industrial uses while providing the opportunity to expand to an employment intensive development. 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.

Land Use

The existing Industrial – Heavy (I-H) District is an industrial district intended for industrial uses that typically have significant external nuisance effects that are likely to impact their land and neighbouring parcels. The district allows for uses that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to screen. Buildings in the I-H Districts are generally purpose-built and are not easily adaptable to other uses.

The proposed land use district is a DC Direct Control District. The DC District is based on the Industrial – Business (I-B) District with the additional use of General Industrial. The I-B base is intended for prestige, high quality, manufacturing, research and office development that contribute to employment centres and would allow for a maximum building height is 20.0 metres and a maximum FAR of 1.0.

The intent of the DC District is to accommodate the proposed development of an office addition while maintaining the existing industrial use on site. The proposed DC District with a base of I-B provides the opportunity to transition the site to a more employment intensive development to

**Planning & Development Report to
Calgary Planning Commission
2019 September 19**

**ISC: UNRESTRICTED
CPC2019-1106**

**Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE,
LOC2019-0067**

better align with the planned South Hill Green Line LRT Station and the draft *South Hill Station Area Plan*.

Administration explored other potential land use districts such as the Industrial – General (I-G) with office use and adding office use to the existing I-H District through a DC Direct Control District. After considering the proximity to the planned South Hill Green Line LRT Station and its alignment along with the draft Station Area Plan and adjacent residential development, the decision was made to proceed with an I-B based DC Direct Control District as it is more aligned with the future plan for the area and allows for the site to continue to transition over time without the need for another land use redesignation.

Development and Site Design

The rules of the I-B District will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Future development under the proposed DC District has a potential to have a campus-like development with pedestrian pathway connections to and between buildings.

Environmental

An Environmental Site Assessment was not required and there were no environmental concerns identified with this application.

The site is located within the landfill setback of the inactive Ogden Landfill. The City approved the Waste Management Facilities: Setback Variance Protocol in 2017 to guide the review and processing of applications that propose restricted uses within legislated setbacks from waste management facilities.

Restricted uses include schools, hospitals, food establishments and residences. The protocol establishes a framework for interpreting and applying the setback variance provisions of Section 13 of the *Province of Alberta Subdivision and Development Regulation* (AR43/2002).

The existing use, manufacturing, and the proposed use, office, are not part of the restricted uses within the landfill setback. The proposed DC Direct Control District allows for a range of uses (e.g. food establishments) that are restricted within the land fill setback area. Should an application for a school or food establishment use be made in the future, a variance from the Province will be required.

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicular accesses to the subject site will remain from Shepard Road SE.

The site is located approximately 300 metres south of the future South Hill LRT Station. Sidewalks and regional pathways are planned along Shepard Road SE.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1106

Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067

Utilities and Servicing

Sanitary sewers are presently available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements as indicated in the provided Sanitary Servicing Study.

Water mains are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements.

Currently, there is no public storm infrastructure to service the site. In the future a public storm trunk will be constructed as a part of the City's proposed 90 Avenue SE project. A zero discharge pond will be required for the site (in the interim) until the site can be serviced by the future storm infrastructure.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and noticed posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

There is no community association in the area and no citizen comments were received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

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 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.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1106

**Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE,
LOC2019-0067**

Municipal Development Plan (Statutory – 2009)

The subject site falls within the Industrial – Standard Industrial Area of the Urban Structure Map (Map 1) in the MDP. The Standard Industrial Area consists of existing planned industrial areas that contain a mixed of industrial uses at varying intensities. These areas are intended to continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

The proposed land use redesignation aligns with the applicable MDP policies. The proposal allows the site to provide broader range of uses found in the I-B District while maintaining the existing general industrial use.

South Hill Station Area Plan (Draft – 2018)

Administration is currently developing a local area plan for the South Hill area. The draft *South Hill Station Area Plan* (SAP) identifies the site as Employment – Intensive within the South Employment policy area. This area is intended to provide opportunities for high-quality campus-style research and office development in close proximity to the future Green Line LRT Station.

The proposed land use amendment from I-H to DC District with an I-B District base aligns with the direction of the draft SAP and would allow for a high-quality campus-style development when comprehensive redevelopment of the site occurs.

Social, Environmental, Economic (External)

The proposed land use provides an opportunity to allow for employment-intensive development in close proximity to the planned South Hill Green Line LRT Station. As such, the proposed DC has the potential to adapt to future changes by offering a range of industrial and industrial support uses.

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.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1106

**Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE,
LOC2019-0067**

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable goals and policies of the *Municipal Development Plan*. The site is in close proximity to the planned South Hill Green Line LRT Station and the proposed DC Direct Control District will provide the opportunity to transition the site to an employment-intensive development while still maintaining existing industrial functions on the site.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines

Applicant's Submission



May 28, 2019

City of Calgary
Planning and Building Department
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Re: Rosen Canadian Headquarters
Proposed Land Use Reclassification
8825 Sheppard Road SE
Proposed Direct Control Zoning Development
Our File #191343 – 1.2A

We are writing to officially submit our proposed land use reclassification for an existing industrial parcel located at 8825 Sheppard Road S.E. Our client has retained our office to be the Architect of Record / Prime Consultant for the proposed project and with that we will be assisting with the proposed land use reclassification process.

This existing site is located adjacent to the rail line and Western Irrigation District canal and is currently zoned as Industrial – Heavy ('I-H'). From our client, we understand that there have been previous discussions that have occurred regarding the potential rezoning options that may be available for this site that will accommodate the client's needs within the existing industrial use.

The Owner of the property is a pipeline service company and an integral part of the Canadian pipeline sector with a high ratio of office to service / field staff. Their needs for outdoor storage would be typical of a standard industrial General user but in a more controlled and refined manner. Based on their company work, process work would occur within the building while process equipment would be stored within the outdoor yard. The site currently has had a Development Permit for tenancy confirmation completed which will allow the Owner access to the site to begin operations. The tenant will be utilizing the site in its current format for their operational needs.

We are aware of the proposed future Green Line LRT routing and proposed station development envisioned in the region. With that proposed redevelopment, it is our understanding that the City of Calgary is also studying how the proposed station would impact the regional area as it relates to the Transit Oriented Development guidelines and policies that currently exist.

We do understand that with the influence of Transit Oriented Development being a guiding factor in future development in the area that the City of Calgary will be looking for redevelopment opportunities which provide for future higher employment focused development.

Applicant's Submission

The Owner of the property is a pipeline service company and an integral part of the Canadian pipeline sector with high ratio of office to service / field staff that still requires an industrial facility to accommodate vehicular and equipment movement and storage. Therefore, this type of site is suitable to their needs and operational requirements. Unique to a typical industrial tenancy is the higher quantity of office staff to field staff that will be operating from this proposed location.

Based on early projections by the Owner, we anticipate an office staffing count of approximately 300 people at opening and transitioning up to over 400 staff in the near future. Workshop and field service staff increase over time to approximately 145 people but the majority of the personnel growth will be seen in the office. With this proposed population base, the site functionality is going to be that of an office intensive development suitable to the Transit Oriented Design fundamentals that would evolve as part of the future station development.

Their needs for outdoor storage would be typical of a standard Industrial General user but in a more controlled and refined manner. Based on their company work, process work would occur within the building while process equipment would be stored within the outdoor yard. The site currently has had a Development Permit for tenancy confirmation completed which will allow the Owner access to the site to begin operations. The tenant will be utilizing the site in its current format for their operational needs.

Their typical outdoor equipment that would be found in the yard area would consist of vehicles, specialized technical equipment on pallets or crated electronic equipment to be shipped to clients. We have provided examples of these for your review and consideration.



Applicant's Submission



The existing site is currently zoned as 'I-H' Industrial Heavy along with adjacent sites to the south and east of the current site. North and southeast of the site are lands zoned as 'I-G' Industrial General. Lands to the west and north of the site are zoned as 'R-MH' to accommodate two existing mobile home park. There are also special function zones (S-FUD) to accommodate future urban development to the north and west of the proposed site.

We acknowledge that future light rapid transit Green Line development will run adjacent to our site with a proposed station directly south of Glenmore Trail SE and north of our site. To the west of the proposed transit route there is a series of special category future urban development sites along with the easterly residential boundary of the Riverbend subdivision. The proposed light rapid transit tracks divide the proposed area into industrial uses to the east of the tracks and residential / special future urban development sites.

To allow the site to transition towards the redevelopment envisioned by the City of Calgary towards a focus on Transit Oriented Development, we believe proposed land use reclassification requires a specific zoning classification to accommodate this unique blend of uses. With the office weighted development envisioned for this site, we believe the site should transition from the current 'I-H' Industrial – Heavy zoning to 'I-B' Industrial business based zoning to accommodate the office intensive use proposed by the Owner. This will need to be supplemented with uses that need to include 'General Industrial Light' as defined in the Land Use Bylaw 1P2007. We envision that this will necessitate the creation of either a Direct Control zoning for the site or a custom zoning classification.

We proposed that the permitted use to accommodate outdoor storage in the existing yard will be required but should be able to be accommodated under the 'General Industrial Light' use definition. We understand that the light rapid transit line will run by the site and we will work with the City of Calgary on appropriate screening measures so that the storage yard is not visible from the transit line.

As per our previous discussion, we are proposing that any storage would be accommodate so as not to be readily visible from the adjacent street and located primarily to the north and west sides of the property. To properly define the proposed storage area, we have provided a drawing for your review and reference. The proposed storage area within the drawing is

Applicant's Submission

approximately 42% of the overall site area. We feel that this is an adequate ratio compared to typical industrial sites in the Southeast quadrant.

This project is envisioned to be a catalyst for a transitional district from industrial focused development to that of an employee focused development we believe that should also be focused on the allowable height within the development. With a typical I-B – Industrial Business zoning, height is restricted to 12m which will hinder proposed employee focused developments. While I-G industrial General is allowed to have 16.0m height, we believe this will not allow for future redevelopment flexibility on site. Therefore for this proposed site, we would like to set the proposed overall height to a maximum of 20.0m. This height will allow reasonable development at either 4 to 5 storeys in the future.

We have reviewed the Floor Area Ratio (FAR) proposed under both I-B and I-G zoning where both are set at FAR = 1.0. We believe that based on our site area of approximately 5 ha. That would accommodate a wide variety of options regarding future development on the site. We are satisfied with keeping the FAR at 1.0 for this site.

We would be happy to work with the Planning Department to create the appropriate zoning for the site that will accommodate the Owner, whether through a Direct Control zoning or customized zoning that is amenable to both the Owner and the City of Calgary.

Please review our proposal for our requested land use reclassification for the Rosen development site. If you are in agreement with the proposed reclassification, we will submit a full application submission along with application payments for our official application. Should you have any questions regarding the enclosed, please do not hesitate to contact our office to discuss.

Sincerely,

Kumlin Sullivan Architecture Studio Ltd.

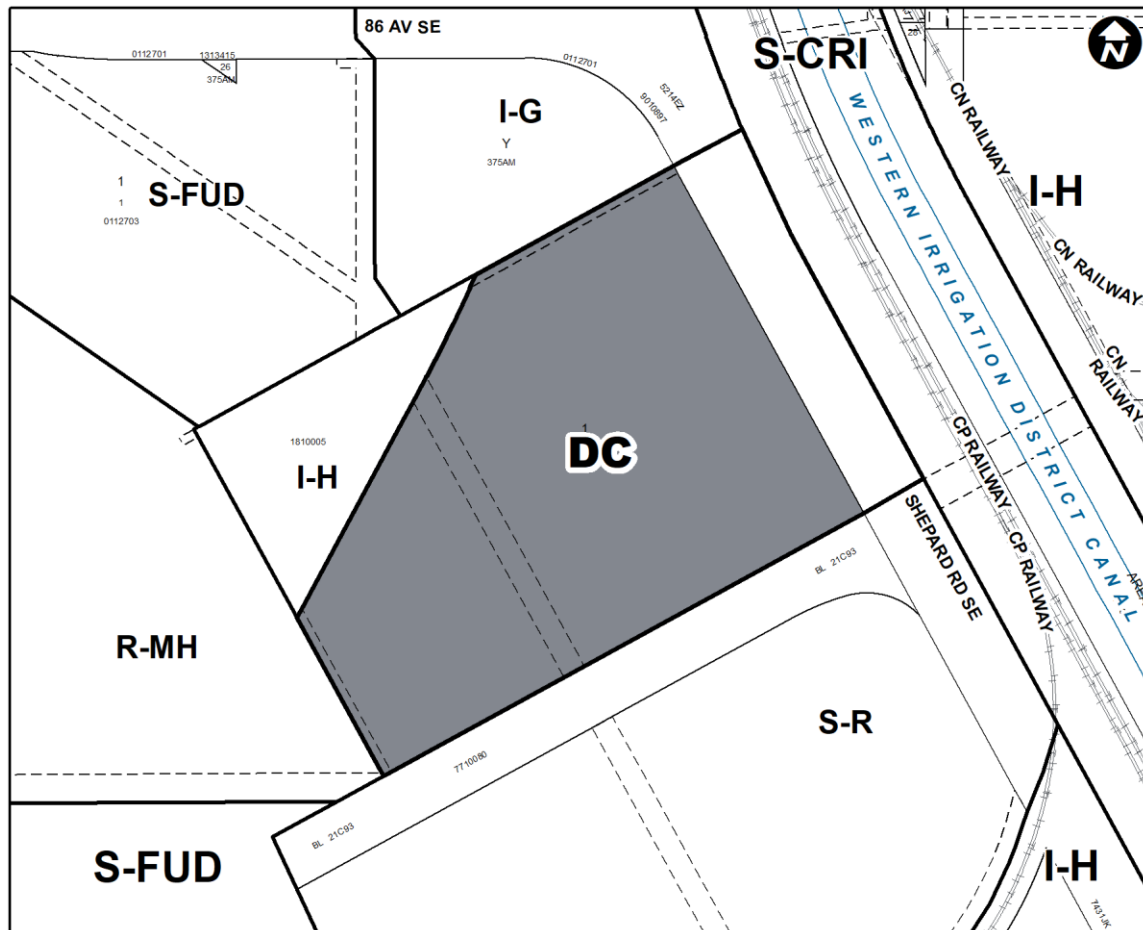


Barry Sullivan, Architect
AAA, AIBC, SAA, MRAIC
Principal

Proposed Direct Control District Guidelines

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of General Industrial.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Proposed Direct Control District Guidelines

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Defined Uses

- 4 In this Direct Control District:

- (a) “**General Industrial**” means a **use** where:
- (i) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
 - (ii) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
 - (iii) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
 - (iv) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
 - (v) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20,000.0 square metres;
 - (vi) the analysis or testing materials or substances in a **laboratory**;
 - (vii) **research and development**, or
 - (viii) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; and
 - (ix) where no dust or vibration is seen or felt outside of the **building** containing the **use**.

Permitted Uses

- 5 The **permitted uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **General Industrial.**

Proposed Direct Control District Guidelines

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum ***floor area ratio*** is 1.0.

Building Height

9 The maximum ***building height*** is 20.0 metres.

Bicycle and Motor Vehicle Parking for General Industrial

10 **General Industrial** use:

- (a) requires a minimum number of ***motor vehicle parking stalls*** that is the greater of:
 - (i) 1.0 stall per 100.0 square metres of ***gross usable floor area*** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the ***use*** at any given time;
- (b) does not require ***bicycle parking stalls – class 1***; and
- (c) requires a minimum of 1.0 ***bicycle parking stalls – class 2*** per 2000.0 square metres of ***gross usable floor area***

Storage of Goods, Materials and Supplies

11 **(1)** **General Industrial** may have an outdoor area for the storage of goods, materials or supplies provided the storage area:

- (a) is not located between a ***building*** and a ***street***;
 - (b) is ***screened*** from view of a ***street*** and ***LRT corridor*** alignment;
 - (c) does not exceed 45 per cent of ***parcel coverage***; and
 - (d) does not exceed a maximum height of 5.0 metres.
- (2)** The height of goods, materials and supplies is measured from ***grade*** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Relaxations

12 The ***Development Authority*** may relax the rules contained in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107

EXECUTIVE SUMMARY

This application was submitted by the landowner ZQT Investments Inc, on behalf of the business owner of Integra Naturopathics, on 2019 July 05. The application proposes to change the designation of the property from DC Direct Control District (Bylaw 57Z2004) to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- a range of small-scale commercial development;
- a maximum building height of 10 metres, approximately 1 to 2 storeys (the same as the current maximum);
- a gross floor area of 360 square metres; and
- the uses listed in the C-N1 District.

The application requires a minor amendment to the *Ramsay Area Redevelopment Plan* to accommodate the proposal. The proposed redesignation is aligned with the policies of the *Municipal Development Plan* (MDP) and the *Ramsay Area Redevelopment Plan* (ARP) as amended.

A development permit application has not been submitted at this time.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Ramsay Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 815 MacDonald Avenue SE (Plan 2789K, Block E, Lot 23) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

**Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815
MacDonald Avenue SE, LOC2019-0107**

BACKGROUND

This proposed land use redesignation was submitted on 2019 July 05 by the landowner ZQT Investments Inc, on behalf of the business owner of Integra Naturopathics, as the result of a complaint made in 2018 December.

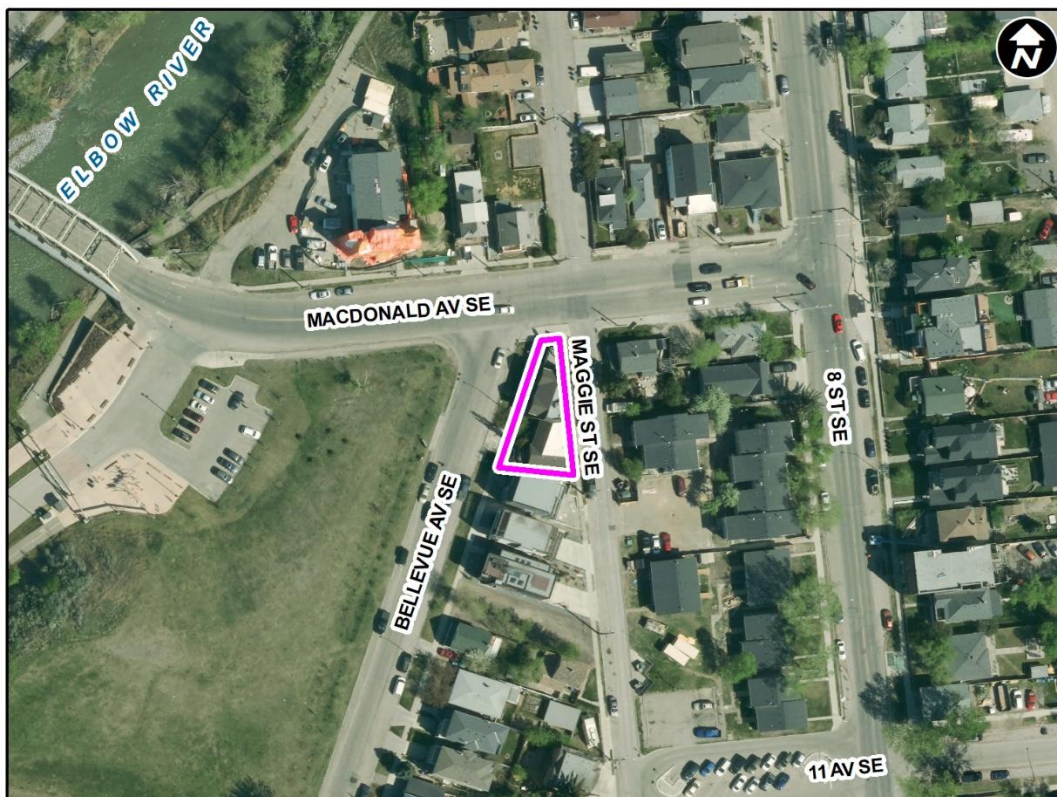
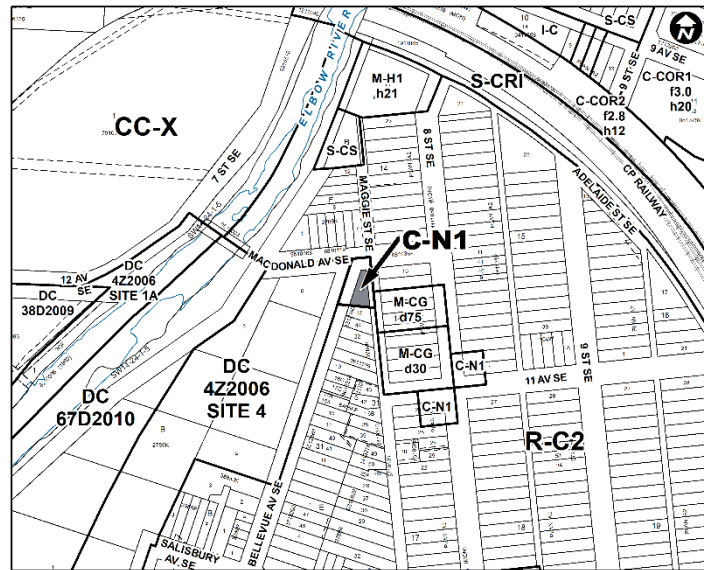
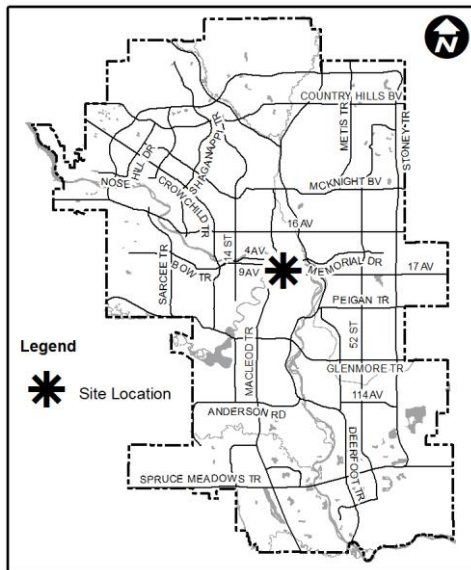
An inspection of the premises determined that the operations of Integra Naturopathics had extended beyond the uses allowed under the land use designation, which was approved by Council in 2004. Through a pre-application enquiry (PE2019-00137), it was determined that the C-N1 District would accommodate the existing uses on the site, while allowing for the uses on site to transform as community needs evolve over time, as indicated in the applicant's submission provided in Attachment 2.

**Planning & Development Report to
Calgary Planning Commission
2019 September 19**

ISC: UNRESTRICTED
CPC2019-1121

Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107

Location Maps



Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107

Site Context

The site is located in the inner-city community of Ramsay, and overlooks Scotman's Hill and Enmax Park on the corner of Bellevue Avenue SE, MacDonald Avenue SE and Maggie Street SE. The MacDonald Bridge is located along MacDonald Avenue SE and is one of the major connection points to and from the community. The site is a landmark in the community, known as the former Pop's Confectionary, denoted by the retention of the neon sign.

Triangular in shape, the parcel comprises 360 square metres, with an existing building that was constructed in 2006. The building is presently occupied by Integra Naturopathics, who provide naturopathic support for fertility, longevity and overall health. Additionally, the building contains a dwelling unit and a take-out food service, operating as Bruhe Café and Dairy.

The lands surrounding have a range of designations. To the west, Scotsman's Hill is designated DC Direct Control District (Bylaw 4Z2006), which allows for natural areas, parks and recreation buildings. To the north and south, the lands are designated Residential – Contextual One / Two Dwellings (R-C2) District, comprising single detached houses. Multi-residential dwellings are located directly east of the site under the Multi-Residential – Contextual Grade-Oriented (M-CG) District, with densities of up to 75 units per hectare. Two C-N1 parcels are located beyond the M-CG parcels, on 8 Street SE. These sites include a neighbourhood restaurant (Red's Diner) and there is an active application for a cannabis store (DP2019-4141).

The community of Ramsay has seen a decline in population since 1969, its peak population year, when there were 3,005 residents. In 2018, the population was recorded as 2,187 people, as identified in *Figure 1*, below.

Figure 1: Community Peak Population

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2018 Current Population	2,187
Difference in population (number)	-818
Difference in Population (percent)	-22%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application will facilitate the lawful occupancy of the existing business within the space, while also allowing for a range of neighbourhood compatible services.

Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the proposal's alignment with relevant policies, and the appropriateness of the land use districts within the context of the site.

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

Land Use

The existing DC Direct Control District (Bylaw 57Z2004) was approved to facilitate the development of a mixed-use building, the development permit of which was reviewed concurrent to the land use amendment. As such, the DC District is very limiting, referencing the R-2 Residential Low Density District of Bylaw 2P80, as well as allowing for a low density mixed-use building. Allowable uses include a restaurant with food service only, office and dwelling unit, specifically requiring a minimum of 109.0 square metres of gross floor area for the dwelling unit, and a combined maximum of 217.0 square metres gross floor area of office and restaurant – food service only. The DC District allows for parking to be at the discretion of the Development Authority. While the DC District provided certainty to the community at the time of its approval, it limited any change to or growth of the business operations.

This application proposes to redesignate the land to the Commercial – Neighbourhood (C-N1) District, which is intended to be characterized by small-scale commercial developments that are street oriented, with a scale reflective to that of nearby residential buildings.

The proposed designation will allow for the formalized approval of a portion of the existing operations, which include medical clinic for acupuncture and homeopathic care. Further, the C-N1 District will allow for the use of the developed basement for office purposes, while also allowing for a range of small-scale commercial uses to serve the local community. The maximum height in the C-N1 District is 10.0 metres, the same as the current maximum.

Development and Site Design

The site is currently developed with a two-storey building that is a landmark in the community, known as the former Pop's Confectionary, denoted by the retention of the neon sign. The building is proposed to be retained, with a change to the approved uses to allow for medical clinic for the existing naturopathic operations. Should the site be redeveloped, the application will be reviewed against the C-N1 District rules and general rules for commercial land use districts in the Land Use Bylaw 1P2007. Presently, the existing building would require relaxations mainly due to the floor area ratio. If the C-N1 District is approved for the site and a development permit for medical clinic is approved, the existing complaint can be closed.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107

Environmental

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

Transportation

Access to the site is currently provided from Bellevue Avenue SE and Maggie Street SE. The subject site is well serviced by public transit and is located approximately 400 metres from the existing MAX Purple BRT Route as well as being within 50 metres to bus stops for Routes 17 and 24. Further, the site is within the 600 metre radius of the future Inglewood/Ramsay Green Line LRT Station. The site is located adjacent to the Elbow River pathway system that provides cycling and pedestrian connections to downtown and locations along the Bow River and Elbow River. A parking study may be required upon redevelopment of the site.

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 external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The Ramsay Community Association was circulated as part of this application and no comments were received.

Administration received three public responses from neighbouring parcels stating full support for the application. No letters of objection were received.

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) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

**Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815
MacDonald Avenue SE, LOC2019-0107**

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build 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 parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the C-N1 District provides for small scale commercial developments that serve the needs of the local community in a form that is sensitive to existing residential development in terms of height, scale and massing.

Ramsay Area Redevelopment Plan (Statutory – 1994)

Despite the parcel's history as a local commercial site, within the *Ramsay Area Redevelopment Plan* (ARP), the land is identified as low density residential. This application seeks a minor policy amendment to change Map 1 of the ARP so that the site is acknowledged as a commercial land use, as per Attachment 2. If approved by Council, the site will be subject to the commercial land use and development policies of the ARP, which state:

- commercial development should be compatible with the nature and scale of surrounding residential areas;
- adaptive re-use is encouraged; and
- signs should reflect traditional signage from the area.

The proposed land use amendment complies with the ARP, as amended, by allowing for the continued mixed-use of the site in a contextually sensitive building. Additionally, the proposal will allow for re-use of the historic Pop's Confectionary sign.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1121

**Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815
MacDonald Avenue SE, LOC2019-0107**

Social, Environmental, Economic (External)

The proposed policy and land use amendment will allow for the continued use of the site as a mixed-use development in proximity to Downtown Calgary. The use will provide a service to the community of Ramsay, while maintaining the locally historical “Dairy Bar” sign on the building.

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 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 proposed land use and policy amendment is in keeping with the applicable policies of the *Municipal Development Plan* and the *Ramsay Area Redevelopment Plan*, as amended. The proposed C-N1 District is designed to be located in proximity to low-density residential development and will allow for small scale commercial uses to serve the needs of the community.

ATTACHMENT(S)

1. Proposed Amendment to the Ramsay Area Redevelopment Plan
2. Applicant's Submission
3. Existing DC Direct Control District (Bylaw 57Z2004)

Proposed Amendment to the Ramsay Area Redevelopment Plan

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Action Plan – Executive Summary', by changing 0.04 hectares \pm (0.09 acres \pm) located at 815 Macdonald Avenue SE (Plan 2789K, Block E, Lot 23) from 'Low Density Residential' to 'Commercial' as generally illustrated in the sketch below:

Ramsay Area Redevelopment Plan

Map 1

Action Plan - Executive Summary

Legend

- Study Area Boundary
- Low Density Residential
- Low Density Multi Unit Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Open Space, Park, School or Community Facility
- Public Open Space In The Long Term
- ① Low Density Multi Units - R-2 District
- ② Playground Open Space - R-2 District
- S School
- Ch Church
- CH Community Hall
- Proposed New Pathway
- xxxxx Proposed Road Closures



Applicant's Submission

July 5, 2019

This land use redesignation application is to re-designate the property located at 815 MacDonald Ave SE in community of Ramsay, in the SE quadrant of Calgary to provide increased flexibility of use. The site, which was purchased by the present owners in 2015, is currently a mixed-use parcel, comprised of retail, office and residential uses. Many are familiar with the historic landmark "corner store" dairy cone - which has been maintained in its original location.

In 2004, this parcel underwent a Land Use Amendment for re-development. The community was overwhelmingly in support of the project, and in retrospect this redesignation was a turning point for the community's revitalization. It was a significant improvement to the Ramsay gateway landmark that had been left to deteriorate for many years. It has achieved its goal of enhancing community safety by attracting local walk by/ biking trade.

Three years later the City approved the Ramsay Area Redevelopment Plan (Bylaw 1P2007), which was recently further amended in 2015 (see attached). This current initiative is in line with our objective of promoting Ramsay as a thriving character community with ample local services and amenities for its residents. However under our current Direct Control District, approved in 2004, the site is unable to participate in the city's vision for the future of the community. The current land use states that the development must contain a minimum area of 109 square meters in the form of a dwelling unit, with a combined maximum of 217 square meters of office and restaurant uses. Essentially, this limits the site's commercial space to 108 square meters. This is very restrictive in nature. We are seeking redesignation to be able to utilize the currently vacant basement space for office use. We plan to diversify our current operations, with virtually no impact to the current buildings on site, other than interior development of office space.

In consideration of significant business tax increases in the past three years (30% increase in 2017, 30% increase in 2018 and 100% increase in 2019) we are also actively seeking ways to mitigate the tax burden. By allowing us more flexibility to utilize our space to its full potential, we are confident we will be able to sustain business operations in a community we have come to know and love.

Rational for your due consideration and support:

- Extensive effort has been made in advance to connect with the community association and direct neighbours on Bellevue and MacDonald Ave SE - we have received enthusiastic feedback and support for the redesignation.
- Our vision is very much in line with the City of Calgary's current plans to revitalize the community of Ramsay.

Applicant's Submission

- The Direct Control District for our parcel is very restrictive and actually freezes us to the time that it was approved - we cannot apply for uses listed under our present day land use bylaws (Bylaw 1P2007).
- There is ample street parking in addition to the 10 designated parking stalls available for us, as approved by the Calgary Exhibition and Stampede.
- The increased flexibility of use will maintain the current small scale development, with the potential to bring in a wider variety of services, such as counselling services, instructional services (such as yoga) and physio and chiropractic services - adding value to the community by offering these local amenities to residents.
- Increased flexibility of uses will provide more options for revenue generation to off-set significant increases in taxes .

We would respectfully request your support of this application.

Existing DC Direct Control District (Bylaw 57Z2004)

BYLAW NO. 57Z2004

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0023)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 to change the Land Use Designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;


NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended.
2. Bylaw 2P80 is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use Map shown as shaded on Schedule "B" to this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "B".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 19th DAY OF JULY, 2004.

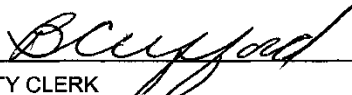
READ A SECOND TIME THIS 19th DAY OF JULY, 2004.

READ A THIRD TIME THIS 19th DAY OF JULY, 2004.



MAYOR

DATED THIS 19th DAY OF JULY, 2004.

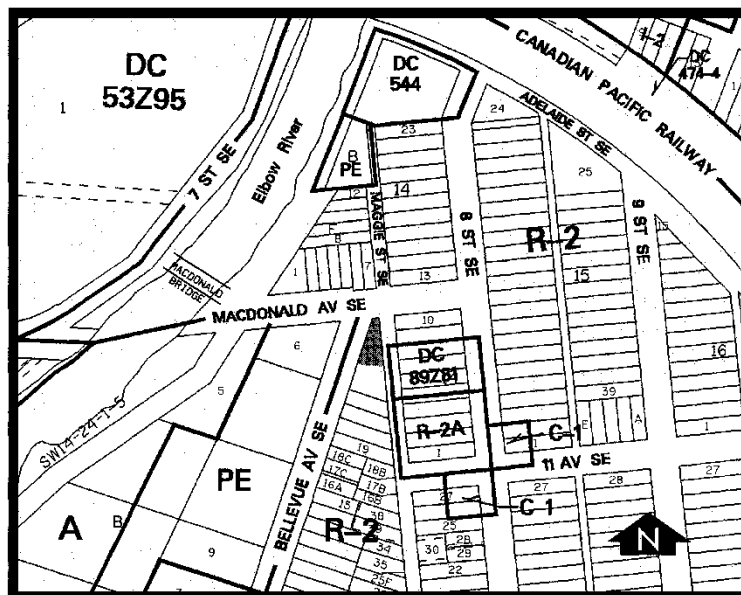


DEPUTY CITY CLERK

Existing DC Direct Control District (Bylaw 57Z2004)

Amendment # LOC2004-0023
Bylaw # 57Z2004

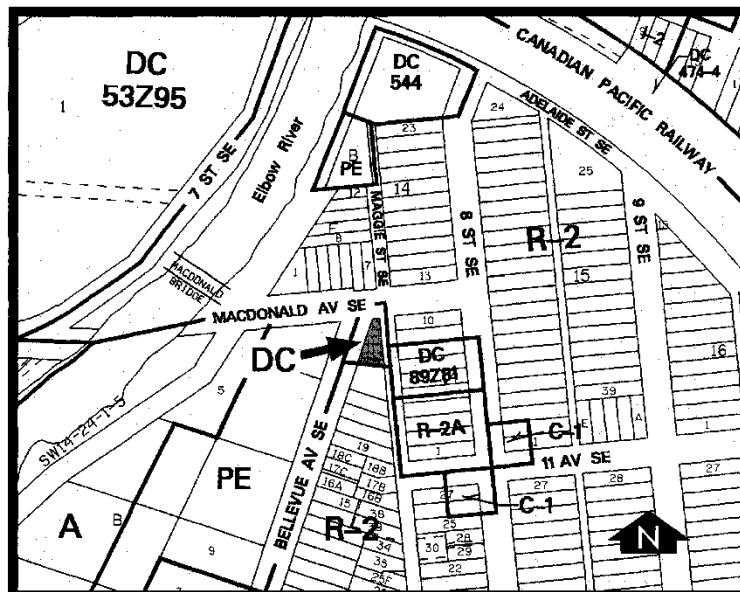
SCHEDULE A



Existing DC Direct Control District (Bylaw 57Z2004)

Amendment # LOC2004-0023
Bylaw # 57Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses, respectively, with the additional Discretionary Use of a comprehensively designed mixed-use development containing a dwelling unit.

Existing DC Direct Control District (Bylaw 57Z2004)

**Amendment # LOC2004-0023
Bylaw # 57Z2004**

SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-2 Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2 Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Commercial Component

A low density mixed use building shall include one dwelling unit with a minimum area of 109 square metres \pm gross floor area, and may contain a combined maximum of 217 square metres \pm gross floor area of office and restaurant – food service only space.

(b) Parking

Parking stalls shall be designed and located to the satisfaction of the Development Authority.

(c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a Development Permit application. In considering such an application, the Development Authority shall ensure any development incorporating office and restaurant-food service only uses conforms substantially to the plans and renderings submitted to City Council during its consideration of this Bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1072

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095

EXECUTIVE SUMMARY

This land use amendment application was submitted by Opus Corporation on 2019 June 27 on behalf of the landowner 1030555 Alberta Ltd (Cardon Group). This application proposes to change the designation of the subject site from an Industrial – General District (I-G) District to Industrial – Business f1.0 (I-B f1.0) District to allow for:

- high quality, manufacturing, research and office developments, specifically industrial buildings with offices;
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres);
- a maximum building floor area of approximately 1,400 square metres based on a building floor to parcel area ratio (FAR) of 1.0 (no change proposed); and
- the uses listed in the I-B District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application has been submitted and is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares ± (1.01 acres ±) located at 5774 – 10 Street NE (Plan 0410606, Block 6, Lot 13) from Industrial – General (I-G) District **to** Industrial – Business f1.0 (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1072

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street
NE, LOC2019-0095**

BACKGROUND

This land use amendment application was submitted by Opus Corporation on behalf of 1030555 Alberta Ltd (Cardon Group) on 2019 June 27.

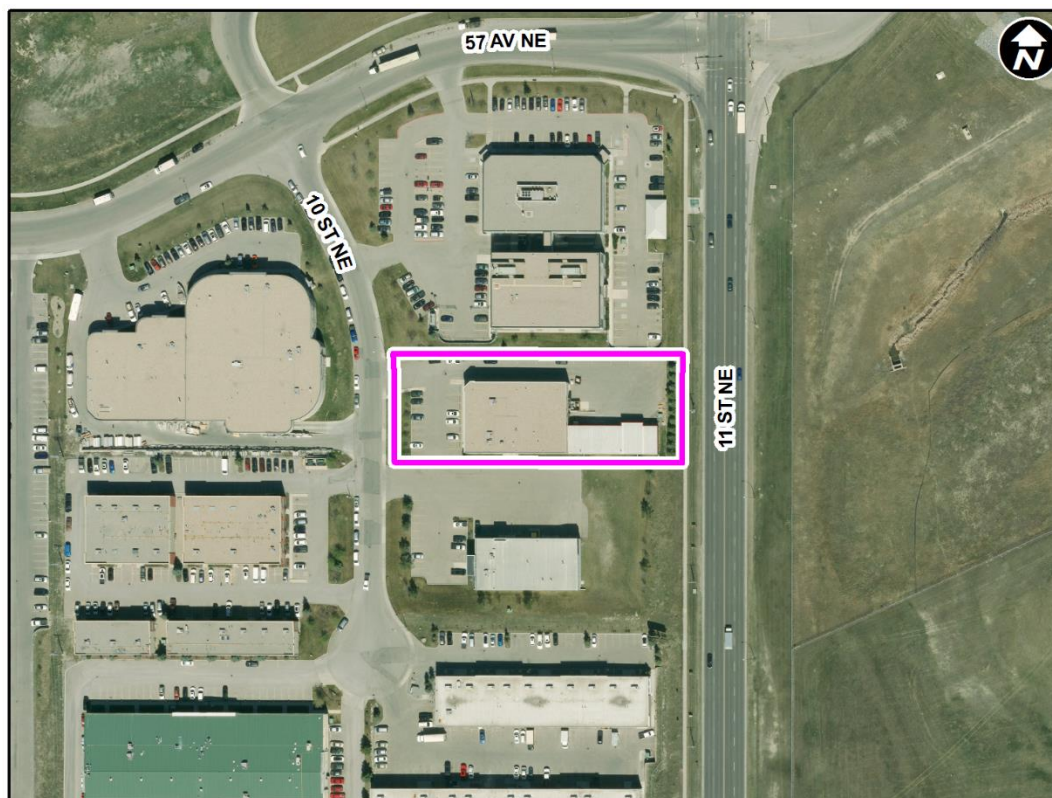
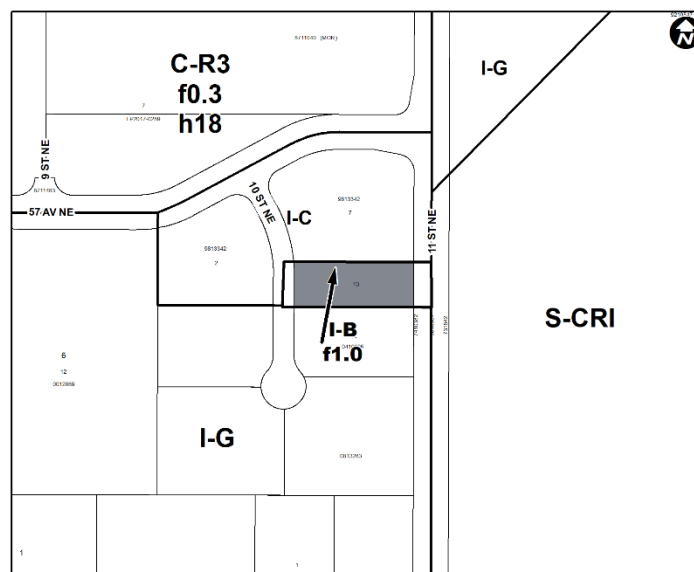
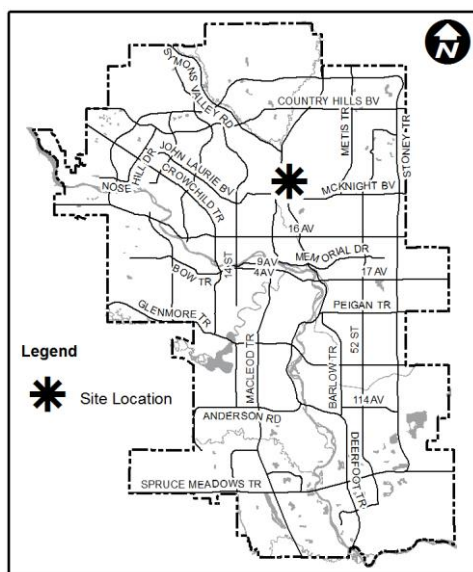
A development permit application (DP2019-4297) has been submitted and is under review. The applicant has proposed a two-storey 8.5 metre tall development that will be primarily comprised of office space. This is in alignment with the Applicant Submission (Attachment 1), as they had indicated their intent to expand the existing building by adding a full second storey office area along with converting a significant portion of the existing warehouse space to office uses.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1072

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street
NE, LOC2019-0095

Location Maps



Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095

Site Context

The subject site is an approximately 0.41 hectares (1.01 acres) parcel in the Deerfoot Business Centre. The parcel is approximately 41 metres in width and 100 metres in length. Presently, the site has a one-storey building that is comprised of warehouse and office uses. The site is located midblock along 10 Street NE, near 57 Avenue NE and 11 Street NE. Deerfoot Trail and the Calgary International Airport are located in close proximity to the parcel.

The surrounding industrial area is comprised predominantly of light industrial and commercial uses on Industrial – General (I-G) (to the south), Industrial – Commercial (I-C) District lands (north of the site), and airport lands east of 11 Street NE. The immediately surrounding area has an industrial aesthetic characterized by an array of flat roof two-storey buildings that are auto-orientated in terms of their design and access.

Deerfoot Business Centre is a major employment hub in the city. Current estimates indicate that office and light industrial uses provide employment for 30,000 employees.

Deerfoot City, which is located 300 metres northwest of the site has emerged as a robust commercial centre that is a primary driver of retail and employment within the area. The site has undergone significant redevelopment since 2015 and will continue to do so for the foreseeable future.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for an expansion of industrial business development activities for 5774 - 10 Street NE. The applicant intends to expand and renovate the current building. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The site's existing Industrial – General (I-G) District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G designated parcels are typically located within industrial areas and contain specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area of 1.0 and maximum building height of 16.0 metres.

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095

The proposed Industrial – Business f1.0 (I-B f1.0) District allows for high quality, manufacturing, research and office developments that are intended to be compatible with industrial uses and areas. I-B designated parcels are intended to be located in desirable locations that contribute to employment centres. The proposed I-B District allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

The key differences between the I-B and I-G Districts are that there are no use area restrictions for office, and the I-B District allows consumer service uses (with maximum use area limits). This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses (e.g. a manufacturing facility which also contains a small retail sales area and/or administrative offices).

Development and Site Design

If the application is approved by City Council, the rules of the proposed Industrial Business (I-B) District will provide basic guidance for the future site development. The building design, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review, but it is anticipated these can all be incorporated onto the site appropriately, even with the proposed second storey addition.

Environmental

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

Transportation

Vehicular access to the parcel is available and anticipated to continue from 10 Street NE. The subject site is in close proximity to Deerfoot Trail which is classified as a Skeletal Road by the *Municipal Development Plan*. The area is served by Calgary Transit bus service. Base and Express service is provided along 11 Street NE as Routes 32 and 69 have stops within a 300 metre radius; providing direct connections from Huntington Hills to Sunridge Mall and the downtown core respectively via Deerfoot Business Centre.

A Transportation Impact Assessment or parking study was not required in support of this land use application at this time.

Utilities and Servicing

Water, sanitary and storm sewer mains are all available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street NE, LOC2019-0095

Stakeholder Engagement, Research and Communication

In keeping with the administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online.

No community association exists for this area.

Administration received six public responses from adjacent businesses noting concerns related to the proposed land use redesignation and potential future development. The business owners concerns are generally summarized as follows:

- increase in traffic, noise and parking issues; and
- general concern about higher density industrial and commercial developments within area.

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 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.

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 parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character of the area should be maintained.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1072

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 5774 - 10 Street
NE, LOC2019-0095**

The subject site is located between Deerfoot City to the north and Industrial - Employee Intensive areas to the east, west and south respectively. It is proposing an expansion of the existing Industrial – General activities on the site, in proximity to existing commercial uses, and does not change the existing character of the area. The subject site is in a desirable location that contributes to the surrounding employment centres and industrial uses throughout this area.

There is no local area policy plan existing in this area.

Social, Environmental, Economic (External)

An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

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 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*. The parcel's location and the area context is appropriate for the proposed Industrial – Business f1.0 (I-B f1.0) District which will allow for a range of business uses that will be compatible with the surrounding industrial area.

ATTACHMENT(S)

1. Applicant Submission

Applicant Submission

OPUS[®]

June 11th, 2019

Planning and Development
The City of Calgary, Mail code #8073
PO Box 2100, Station M,
Calgary, AB, T2P 2M5

Attention: To whom it may concern

**RE: Applicants Submission
5774 10th Street NE**

Please accept this land use application to change the current designation from I-G to I-B for this site. Located in the Deerfoot Business Centre, the site fronts onto 10th Street NE and is bounded by 11th Street to the east and other similar developments typologies to the north and south. The site directly to the North is zoned I-C. The existing building was built in 2004 as an office and warehouse.

This proposed I-B land use change will allow the existing building to be redeveloped with a higher level of office use than is currently allowed under the existing land use designation. Currently, the development has office on one half of the main floor and there is a partial mezzanine above fit out as office area. The plan is to expand this by adding a full 2nd storey office area and in turn also redevelop a significant portion of the warehouse area to office as there is no need for the amount of existing warehouse space.

This development will help to achieve the redevelopment and employment goals of the Municipal Development Plan for this area. The proximity to Deerfoot trail and the Airport, makes this a desirable location for the type of development being proposed.

I trust the above is in order and look forward to proceeding with this redevelopment.

Sincerely;



Andrew Wallace, Sr Vice President

website www.opuscorp.ca

#500, 5119 Elbow Drive S.W. CALGARY, AB T2V 1H2
phone 403.209.5555 facsimile 403.244.8943

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2019 May 22 on behalf of the landowner, Mattamy (Burgess) Limited and MacLeod Farming & Ranching Ltd. The application seeks to redesignate approximately 3.52 hectares (8.70 acres) from a DC Direct Control District (Bylaw 1D2016) and Multi-Residential – High Density Low Rise (M-H1) District to Residential – Low Density Mixed Housing (R-G) District and a DC Direct Control District based on the Multi-Residential – Medium Profile (M-2) District. The proposal will allow for:

- A decrease in the maximum building height for the multi-residential parcel from 26.0 metres to 21.0 metres;
- A decrease in the minimum density for the multi-residential parcel from 150 units per hectare to 60 units per hectare; and
- Single detached dwellings in addition to the previously permitted semi-detached and rowhouse dwellings for the low density residential parcels.

These proposed changes are intended to be better in line with existing market conditions.

The proposed land use aligns with the *West MacLeod Area Structure Plan* and *Municipal Development Plan* as the minimum density requirements set out in each Plan are still met.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-1130) to the 2019 October 21 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 redesignation of 3.52 hectares ± (8.70 acres ±) located at 19515 Sheriff King Street SW, (Portion of E1/2 Section 16-22-1-5) from DC Direct Control District and Multi-Residential – High Density Low Rise (M-H1) District to Residential - Low Density Mixed Housing (R-G) District and DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
 - b) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

**Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074**

BACKGROUND

This application was submitted by B&A Planning Group on 2019 May 22, on behalf of the landowner Mattamy (Burgess) Limited and MacLeod Farming & Ranching Ltd (Attachment 1). An outline plan and land use amendment, LOC2014-0023 was approved in 2016, and includes the area that is subject to this proposed land use amendment application. The subject applications seeks to amend only a small portion of the previously approved land use amendment.

The approved outline plan (Attachment 3) shows a DC Site 2 that is intended for semi-detached dwellings and rowhouses with access only allowed from the rear lane.

**Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074**

Site Context

The subject site comprises of approximately 3.52 hectares (8.70 acres) within a larger 113.2 hectare \pm (279.2 acre \pm) parcel of undeveloped and developing land in the community of Yorkville. The subject site is directly west of Sheriff King Street S between 194 Avenue SW and 210 Avenue SW.

Lands to the north and east are in the first phases of construction, as part of the development of the Yorkville and Belmont neighbourhoods, respectively. Surrounding parcels to the west and south are part of the future Yorkville neighbourhood and have been stripped and graded in preparation for development servicing and construction.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework will enable a range of low to medium density housing forms, in the developing neighbourhood of Yorkville. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing DC Direct Control District (Bylaw 1D2016, Attachment 4) for DC Site 2 was intended for semi-detached homes and rowhouses with access only allowed from the rear lane. This application proposes to change this land use to Residential – Low Density Mixed Housing (R-G) District to allow for single detached homes, in addition to the previously permitted semi-detached and rowhouse uses. The change to R-G would also allow for vehicular access from the front of the parcels.

The existing Multi-Residential – High Density Low Rise (M-H1) District is intended for high density apartment developments up to eight storeys in height with a minimum density of 150 units per hectare. The application proposes to change this land use to DC Direct Control District (Attachment 2) based on the Multi-Residential – Medium Profile (M-2) District to allow for:

- Medium density residential development in townhouse or apartment building form;
- A decrease in the maximum building height for the multi-residential parcel from 26.0 metres to 21.0 metres; and
- A decrease in the minimum density for the multi-residential parcel from 150 units per hectare to 60 units per hectare.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2019-0074

The reason for this redesignation is that the applicant is unable to meet the minimum density requirement of 150 units per hectare due to existing market conditions. As such, a DC District based on the M-2 District will allow the applicant to develop up to six-storeys in height but not be restricted to the minimum density requirement of 150 units per hectare that may be difficult to achieve.

Density

The proposed changes result in a slight decrease in anticipated density for the Corridor Planning Area along Sheriff King Street S of the *West MacLeod Area Structure Plan* (ASP), from 43.0 units per hectare to 39.5 units per hectare. However, the density is still well above the minimum requirement of 29 units per hectare. In addition, the anticipated density of the overall community has slightly decreased by 0.07 units per hectare from 26.2 units per hectare to 25.5 units per hectare, but is still well above the minimum requirement of 20 units per hectare.

Development and Site Design

The proposed land uses will provide basic guidance for the future development of the site and enable the development of a variety of low and medium density housing forms.

Environmental

Environmental concerns for the subject lands were considered during the review of the approved outline plan, and no further reports or investigations are required for this application.

Transportation

The road network for the area was approved under the parent outline plan in 2016. The existing DC Direct Control District does not allow front drive access to parcels, however, under the proposed R-G designation, direct vehicular access to the front of the parcels would be permitted.

Utilities and Servicing

Water, sanitary and stormwater servicing was approved under the parent outline plan and land use amendment, and no further changes are required or proposed.

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.

Administration received no comments in relation to the application. Currently, there is no community association for the area.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

**Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074**

Following Calgary Planning Commission, notifications for 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.

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 Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP defers to the local area plan in place.

West MacLeod Area Structure Plan (Statutory – 2014)

The subject site is located within the Residential Area and Corridor Planning Area as identified on Map 4: Land Use Concept in the *West MacLeod Area Structure Plan*. The Residential Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. The purpose of the Corridor Planning Area is to provide a high quality pedestrian environment, street-oriented building forms and higher densities of 29 – 37 units per hectare along Sheriff King Street S. Although the proposed changes result in a slight decrease in anticipated density for the Corridor Planning Area, from 43.0 units per hectare to 39.5 units per hectare, the density is still well above the minimum requirement of 29 units per hectare. In addition, the anticipated density of the overall community has slightly decreased from 26.2 units per hectare to 25.5 units per hectare, but is still well above the minimum requirement of 20 units per hectare.

Social, Environmental, Economic (External)

The recommended land use allows for a range of low and medium density housing types to accommodate the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-1130

**Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW,
LOC2019-0074**

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 *West MacLeod Area Structure Plan*. The proposed land uses will allow for low and medium density residential development, which is in line with the previously approved outline plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Approved Outline Plan (LOC2014-0023)
4. Existing DC Direct Control District (Bylaw 1D2016)

Applicant's Submission

May 22, 2019

Introduction

On behalf of Mattamy (Burgess) Ltd. and Macleod Farming & Ranching Ltd., B&A Planning Group has prepared an application for Land Use Redesignation for approximately 3.52 ha (8.70 acres) of land in the southwest community of Yorkville located on the east side of the King Sheriff Street S.

The property is municipally addressed as 19515 Sheriff King Street SW, and legally described as a portion of NE & SE Section 16, Township 22, Range 1, Meridian 5.

The existing land use designations on the subject lands consists of 1.13 ha+/- (2.79 ac+/-) of DC District based on the Residential - Low Density Multiple Dwelling (R-2M) District; and 2.39 ha+/- (5.91 ac+/-) of Multi-Residential - High Density Low Rise (M-H1) with an approved maximum density of 160 uph (65 upa).

Proposal

The application seeks to redesignate the subject lands to the following Land Uses:

- R-G: To accommodate a mix of housing products in the Yorkville neighborhood, the application proposes Residential - Low Density Mixed Housing (R-G) District. R-G District allows for numerous forms of low-density residential housing under the same land use, providing flexibility to builders and future residents in an ever-changing housing market.
- DC (M-2): To better accommodate the densities and building height of 4-6 storey multi-residential buildings. The existing M-H1 minimum density is 150 uph, which is difficult to achieve. Further, the demand for Higher Density developments up to 8 stories in the Yorkville area is limited. The DC (M-2) District provides for multi residential developments in a variety of forms with a minimum density of 60 uph (24 upa) and FAR 3.0. The provisions of the DC district allow for a more gradual transition between the maximum height allowed by the M-2 district (16.0 m) to the proposed height of 21.0 m (six stories).

The proposed land use amendment will result in a minor decrease in density. Within the Yorkville Community, the overall density will be adjusted from the approved 26.2 uph (10.6 upa) to the anticipated density of 25.6 uph (10.4 upa).

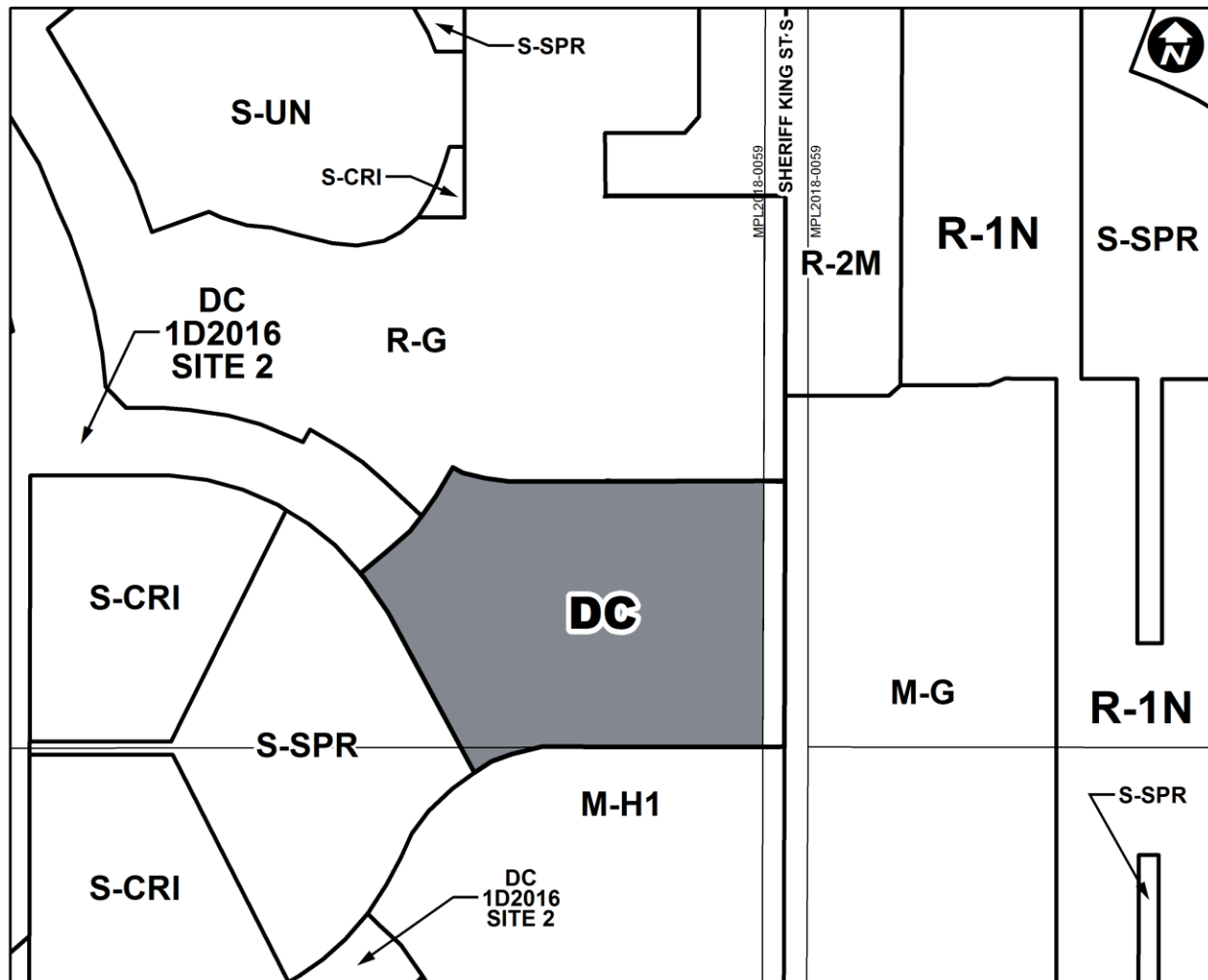
Conclusion

This land use application will comply with the Municipal Development Plan and the West Macleod Area Structure Plan (ASP) with respect to the density policies for Greenfield Developments and Neighborhood Corridors and will provide for a wide range of residential housing forms.

Proposed Direct Control District Guidelines

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for additional building height to accommodate a six-storey residential development.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Proposed Direct Control District Guidelines

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

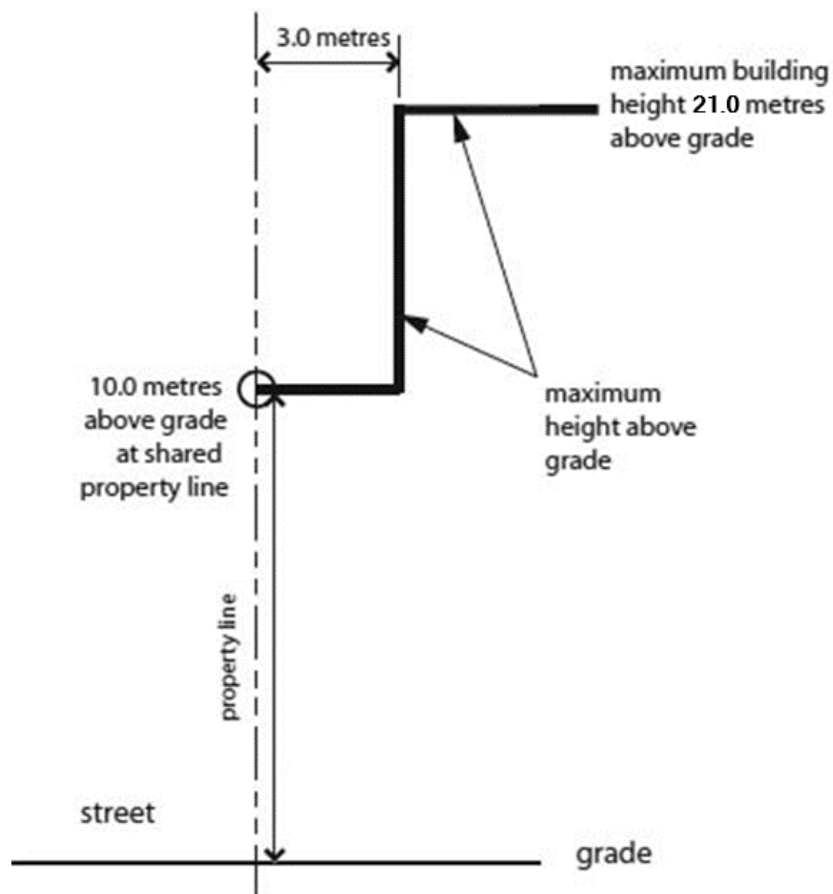
Building Height

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 21.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 21.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (3) The following diagram illustrates the rules of subsection (2):

Proposed Direct Control District Guidelines

Illustration 1: Building Height in the Multi-Residential Medium Profile (M-2) District

Subsection 7(2)



Existing DC Direct Control District (Bylaw 1D2016)

BYLAW NUMBER 1D2016

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2014-0023)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 11TH DAY OF JANUARY, 2016.

READ A SECOND TIME, AS AMENDED, THIS 11TH DAY OF JANUARY, 2016.

READ A THIRD TIME, AS AMENDED, THIS 11TH DAY OF JANUARY, 2016.



MAYOR
SIGNED THIS 29TH DAY OF JANUARY, 2016.

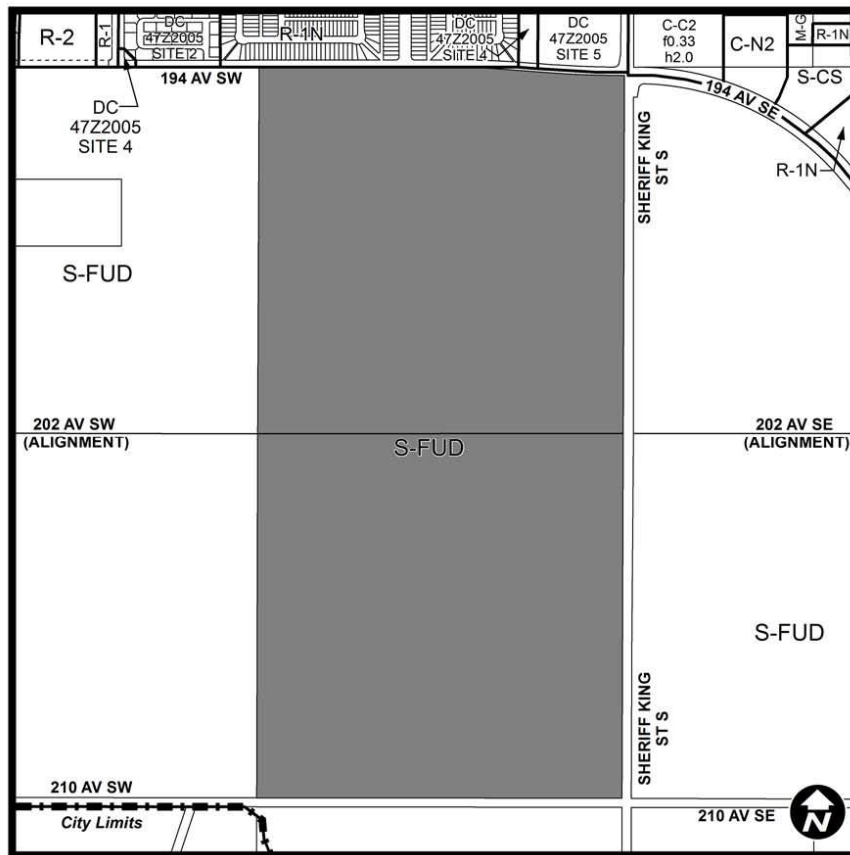


ACTING CITY CLERK
SIGNED THIS 29TH DAY OF JANUARY, 2016.

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023
BYLAW NUMBER 1D2016

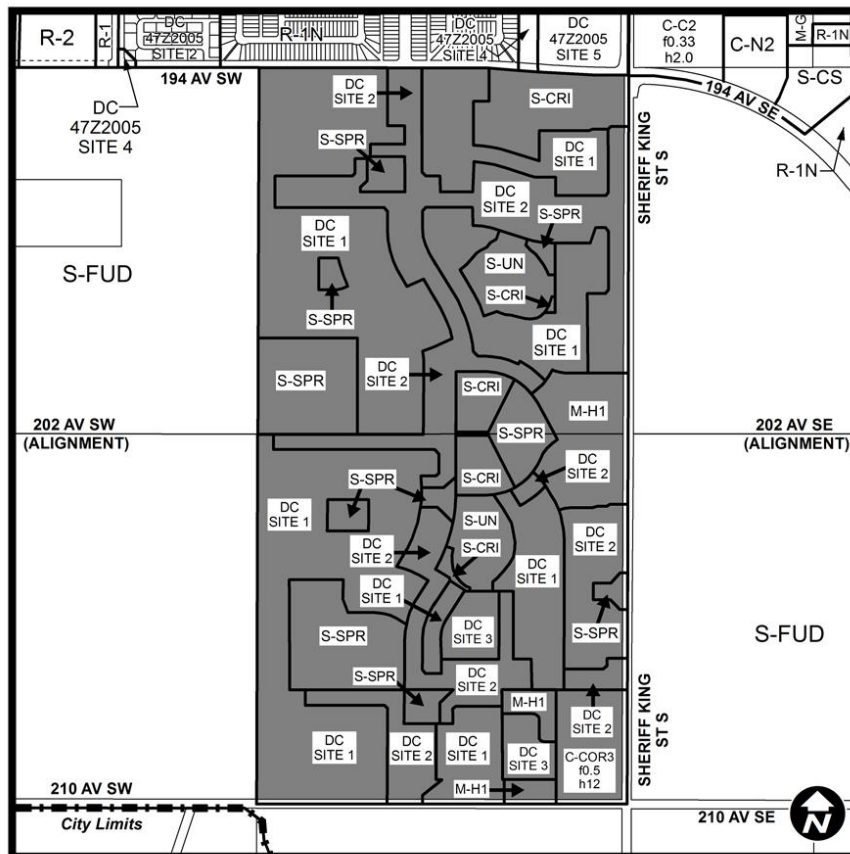
SCHEDULE A



Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023
BYLAW NUMBER 1D2016

SCHEDULE B



Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023
BYLAW NUMBER 1D2016

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option for **Secondary Suites**, **Semi-detached Dwellings**, **Rowhouse Buildings**, and **Back-to-Back Rowhouses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Part 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District, a "*parcel*"
 - (a) means the aggregate of one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office; and
 - (b) includes a *bare land unit* created under a condominium plan.

Defined Uses

- 5 In this Direct Control District,
 - (a) "Live Work Unit" means a *use*:
 - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
 - (ii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work Unit** in this Direct Control District:
 - (A) **Artist's Studio**;
 - (B) **Counselling Service**;
 - (C) **Office**; and
 - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;
 - (iii) that must be contained within a **Rowhouse Building**;
 - (b) "Back-to-Back Rowhouse" means a *building* that contains four or more **Dwelling Units** located side-by-side and fronting on a *street* where:
 - (i) each **Dwelling Unit** is attached at the rear and on at least one side to another **Dwelling Unit**;
 - (ii) each **Dwelling Unit** is located on an individual *parcel*;

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (iii) each **Dwelling Unit** has a separate direct entry from *grade* adjacent to a *street*; and
- (iv) no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**.

SITE 1 **(17.43 hectares ± (43.07 acres ±))**

Application

6 The provisions of Sections 7 through 22 apply to Site 1 only.

Permitted Uses

7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Rowhouse Building;**
- (g) **Secondary Suite;**
- (h) **Semi-detached Dwelling;**
- (i) **Sign – Class A;**
- (j) **Single Detached Dwelling; and**
- (k) **Utilities.**

Discretionary Uses

8 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Community Entrance Feature;**
- (f) **Custodial Care;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

Bylaw 1P2007 District Rules

9 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouse Building** in this Direct Control District.

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (2) Unless otherwise specified, the rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other *uses* in this Direct Control District.

Number of Main Residential Buildings on a Parcel

- 10 The maximum number of *main residential buildings* allowed on a *parcel* is one.

Density

- 11 There is no provision for minimum or maximum density on a *parcel* containing a **Rowhouse Building**.

Laned Parcel

- 12 Each *parcel* with a width of less than 5.0 metres containing one **Dwelling Unit** of a **Rowhouse Building** must:

- (a) share a *property line* with a *lane* that provides vehicle access; and
- (b) not have direct vehicle access to a *street*.

Parcel Width

- 13 (1) The minimum *parcel width* for a **Single Detached Dwelling** is:
- (a) 9.0 metres for a *laneless parcel*;
 - (b) 8.0 metres for a *laned parcel*;
 - (c) 11.0 metres for a *parcel* containing a **Secondary Suite**; and
 - (d) 13.0 metres for a *parcel* containing a **Backyard Suite**.
- (2) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a *corner parcel*; and
 - (b) 6.0 metres in all other cases.
- (3) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a *corner parcel*; and
 - (b) 3.3 metres in all other cases.

Parcel Depth

- 14 (1) Unless otherwise referenced in subsection (2) or (3), the minimum *parcel depth* is 18.5 metres.
- (2) The minimum *parcel depth* for a *laneless parcel* containing a **Single Detached Dwelling** is 26.0 metres.
- (3) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 26.0 metres.

Parcel Area

- 15 (1) The minimum *parcel area* for each *parcel* containing a **Single Detached**

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

Dwelling is:

- (a) 208.0 square metres for a *laneless parcel*;
 - (b) 148.0 square metres for a *laned parcel*;
 - (c) 286.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite** that is located in the same *building* as a detached *private garage*; and
 - (d) 338.0 square metres for a *parcel* containing a **Backyard Suite** that is not located in the same *building* as a detached *private garage*.
- (2) The minimum *parcel area* for each *parcel* containing one unit of a **Semi-detached Dwelling** is 111.0 square metres.
- (3) The minimum *parcel area* for each *parcel* containing one unit of a **Rowhouse Building** is 62.0 square metres.

Parcel Coverage

- 16 (1) The maximum *parcel coverage* for each *parcel* containing a **Single Detached Dwelling** is:
- (a) 55.0 per cent of the area of a *laneless parcel*; and
 - (b) 70.0 per cent of the area of a *laned parcel*.
- (2) The maximum *parcel coverage* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** is 90.0 per cent of the area of the *parcel*.
- (3) The maximum *parcel coverage* referenced in subsection (1) and (2) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Private Garages

- 17 Where the *parcel* width is 11.6 metres or less, the maximum width of a front drive *private garage* door plus 0.45 metres must not be more than two thirds (2/3) of the width of the total front facade of the *main residential building*. Where multiple *private garage* doors are provided, the wall area between the garage doors must be considered part of the cumulative *private garage* door width.

Building Setback from Front Property Line

- 18 (1) The minimum *building setback* from a *front property line* is 1.5 metres for
- (a) a porch;
 - (b) a balcony;
 - (c) a column; or
 - (d) a post.
- (2) In all other cases, the minimum *building setback* from a *front property line* is:

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (a) 2.0 metres for a *laned parcel*; and
- (b) 3.0 metres for a *laneless parcel*.

Building Setback from Rear Property Line

19 (1) The minimum **building setback** from a **rear property line** is:

- (a) 0.6 metres for a *laned parcel*; and
 - (b) 7.0 metres for a *laneless parcel*.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

Building Setback from Side Property Line

- 20 (1) There is no requirement for a **building setback** from a **side property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (2) Unless otherwise reference in subsection (1), (3), (4) or (5), the minimum **building setback** from any **side property line** is 1.2 metres.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of a public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (5) For **parcels** of less than 13.0 metres in width, the **building setback** required may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
 - (c) Notwithstanding (4), eaves may project a maximum of 0.45 metres into the side setback area.

Amenity Space

- 21 (1) Unless otherwise referenced in subsection (4), a **porch**, **balcony**, **deck** or **patio** must not be located in the **setback area**.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** on a **laned parcel** must have a **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a *porch, balcony, deck, patio* or *landscaped area*.
- (3) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**, it must be *screened*.
- (4) A *patio* may be located in the *front setback area* or in a *setback area* on the *street* side of a *corner parcel* containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

Building Height

- 22 The maximum *building height* is 13.0 metres.

SITE 2

(5.03 hectares ± (12.43 acres ±))

Application

- 23 The provisions of Sections 24 through 40 apply to Site 2 only.

Permitted Uses

- 24 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Rowhouse Building;**
- (g) **Semi-detached Dwelling;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

- 25 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (l) Sign – Class B;
- (m) Sign – Class C;
- (n) Temporary Residential Sales Centre; and
- (o) Utility Building.

Bylaw 1P2007 District Rules

- 26 Unless otherwise specified, the rules of the Residential - Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

Number of Main Residential Buildings on a Parcel

- 27 The maximum number of *main residential buildings* allowed on a *parcel* is one.

Density

- 28 There is no provision for minimum or maximum *density* on a *parcel* containing a Rowhouse Building.

Laned Parcel

- 29 (1) All *parcels* must share a *property line* with a *lane* that provides vehicle access.
- (2) A driveway must not have direct access to a *street*.

Parcel Width

- 30 (1) The minimum *parcel width* for each *parcel* containing one Dwelling Unit of a Semi-detached Dwelling is:
- (a) 7.2 metres for a *corner parcel*; and
 - (b) 6.0 metres in all other cases.
- (2) The minimum *parcel width* for a *parcel* containing one Dwelling Unit of a Rowhouse Building is:
- (a) 4.5 metres for a *corner parcel*; and
 - (b) 3.3 metres in all other cases.

Parcel Depth

- 31 The minimum *parcel depth* is 18.5 metres.

Parcel Area

- 32 The minimum *parcel* area is:
- (a) 111.0 square metres for each *parcel* containing one Dwelling Unit of a Semi-detached Dwelling; and
 - (b) 62.0 square metres for each *parcel* containing one Dwelling Unit of a Rowhouse Building.

Parcel Coverage

- 33 (1) The maximum *parcel coverage* is 90 per cent of the area of the *parcel*.
- (2) The maximum *parcel coverage* referenced in subsection (1) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

located in a *private garage*.

Building Setback from Front Property Line

- 34 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.
- (2) In all other cases, the minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
 - (b) 3.0 metres for a *laneless parcel*.

Building Setback from Rear Property Line

- 35 (1) The minimum *building setback* from a *rear property line* is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached *private garage* has a *balcony* or *deck*, the minimum setback from a *rear property line* for a *balcony* or *deck* is 0.6 metres

Building Setback from Side Property Line

- 36 (1) There is no requirement for a *building setback* from a *side property line* on which a party wall is located that separates two or more **Dwelling Units**.
- (2) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, with the exception of subsection (3), provided there is no portion of a *building* located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any *side setback area*.
- (4) For *parcels* of less than 12.2 metres in width, the *building setback* required in subsection (5) may be reduced to 0.6 metres where:
- (a) the owner of the *parcel* proposed for *development* and the owner of the *adjacent parcel* register, against both titles, a 1.8 metre exclusive private access easement; and
 - (b) all roof drainage from the *building* is discharged through eavestroughs and downspouts onto the *parcel* on which the *building* is located.
 - (c) Notwithstanding (3), eaves may project a maximum of 0.45 metres into the *side setback area*.
- (5) In all other cases, the minimum *building setback* from any *side property line* is 1.2 metres.

Amenity Space

- 37 (1) Unless otherwise referenced in subsection (4), a *porch*, *balcony*, *deck* or *patio* must not be located in any *setback area*.

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (2) Each **Dwelling Unit** must have a private *amenity space*:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
 - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a *porch, balcony, deck or patio*.
- (3) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit**, it must be *screened*.
- (4) A *patio* may be located in the *front setback area* and/or in a *setback area* on the *street* side of a *corner parcel*.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

Building Height

38 The maximum *building height* is 13.0 metres.

Live Work Units

- 39 (1) A Live Work Unit:
- (a) must not exceed 50.0 per cent of the *gross floor area* of the **Dwelling Unit**; and
 - (b) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the *use* is located; and
- (2) The minimum number of *motor vehicle parking stalls* for a **Live Work Unit** is a combined total of 2.0 *motor vehicle parking stalls* for the **Dwelling Unit** and the **Live Work Unit**.

Private Garage

40 A *private garage* may only be allowed at the rear of a **Dwelling Unit**.

SITE 3

(0.92 hectares ± (2.27 acres ±))

Application

41 The provisions of Sections 42 through 54 apply to Site 3 only.

Permitted Uses

42 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Back-to-Back Rowhouse;**

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (g) Sign – Class A; and
- (h) Utilities.

Discretionary Uses

43 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Bed and Breakfast;
- (d) Community Entrance Feature;
- (e) Custodial Care;
- (f) Home Based Child Care – Class 2;
- (g) Home Occupation – Class 2;
- (h) Place of Worship – Small;
- (i) Power Generation Facility – Small;
- (j) Residential Care;
- (k) Sign – Class B;
- (l) Sign – Class C;
- (m) Temporary Residential Sales Centre; and
- (n) Utility Building.

Bylaw 1P2007 District Rules

44 Unless otherwise specified, the rules of the Residential Low Density Multiple-Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

Number of Main Residential Buildings on a Parcel

45 The maximum number of *main residential buildings* allowed on a *parcel* is one.

Laneless Parcel

46 *Parcels* must not share a *property line* with a *lane*.

Parcel Width

- 47 (1) Unless otherwise referenced in subsection (2), the minimum *parcel width* for each *parcel* containing one *Dwelling Unit* of a *Back-to-Back Rowhouse* is 5.0 metres.
- (2) The minimum *parcel width* for each *parcel* containing one *Dwelling Unit* of a *Back-to-Back Rowhouse* that lies *adjacent* to *streets* on two or more sides is 6.2 metres.

Parcel Area

48 The minimum *parcel* area is 70.0 square metres.

Parcel Coverage

49 The maximum *parcel coverage* is 91.0 per cent of the area of the *parcel*, which must be reduced by 21.0 metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Building Setback from Front Property Line

50 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023 BYLAW NUMBER 1D2016

- (2) In all other cases, the minimum **building setback** from a **front property line** is 2.0 metres.

Building Setback from Rear and Side Property Lines

- 51 (1) There is no requirement for a **building setback** from a **rear property line** or **side property line** on which a party wall is located that separates two or more Dwelling Units.
- (2) For a corner **parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.

Amenity Space

- 52 (1) Unless otherwise referenced in subsection (4), a **porch**, **balcony**, **deck** or **patio** must not be located in any **setback area**.
- (2) Each Dwelling Unit must have a private **amenity space**:
- (a) provided for the private use of the occupants of the Dwelling Unit;
 - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **porch**, **balcony**, **deck** or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a Dwelling Unit, it must be **screened**.
- (4) A **deck** or **patio** may be located between a **building** and a **property line** shared with a **street**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 does not apply to **balconies**.

Building Height

- 53 The maximum **building height** is 13.0 metres.

Parking

- 54 (1) The minimum number of **motor vehicle parking stalls** required for a Back-to-Back Rowhouse is 1.0 stall.
- (2) A Back-to-Back Rowhouse does not require **bicycle parking stalls – class 1**.

Existing DC Direct Control District (Bylaw 1D2016)

AMENDMENT LOC2014-0023
BYLAW NUMBER 1D2016

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0762

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

EXECUTIVE SUMMARY

This application has been submitted by B&A Planning Group on behalf of the landowner Genstar Titleco Ltd. This application proposes the redesignation of approximately 42.69 hectares (105.48 acres) of land in the northeast community of Residual Sub-Area 3D. This proposal provides for:

- approximately 26.28 hectares of low-density residential consisting of single detached, semi-detached and rowhouse development (R-G and R-Gm);
- approximately 4.70 hectares of medium-density residential to accommodate apartment buildings (M-1 and M-2);
- a commercial site of approximately 1.84 hectares to serve the needs of the local community (C-C1);
- approximately 5.72 hectares of public park space, which include an elementary school and associated playfields along with neighbourhood parks (S-SPR);
- approximately 0.32 hectares of a road closure area to be developed as a public pathway (S-SPR);
- an anticipated 942 dwelling units, achieving a density of 22.3 units per net developable hectare;
- a stormpond and associated infrastructure consisting of approximately 3.86 hectares (S-CRI); and
- a neighbourhood activity centre comprising of approximately 2.5 hectares, consisting of a central park area (S-SPR), multi-residential development (M-1), low density residential development (R-Gm and R-G) and a commercial area (C-C1), achieving a density of 109 people and jobs per hectare.

This application is being considered under the policies of the *Keystone Hills Area Structure Plan* and the *Municipal Development Plan*. An associated outline plan application is submitted along with this application (CPC2019-0763).

The proposed land use plan serves to implement the objectives of applicable planning legislation which supports the efficient utilization and land and infrastructure by providing an outline for the future subdivision of new mixed-use and multi-residential districts recommended in the associated land use application.

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.32 hectares \pm (0.79 acres \pm) of road (Plan 1911200, Area 'A') adjacent to 14110 - 6 Street NE and 13910 - 6 Street NE with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 42.69 hectares \pm (105.49 acres \pm) located at 14110 and 13910 - 6 Street NE and the closed road (NW1/4 Section 35-25-1-5; Plan 1911200, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Special Purpose – School, Park and Community Reserve (S-SPR) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Community 1 (C-C1) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2016 November 23 on behalf of the landowner Genstar Titleco Ltd. This road closure and land use redesignation is accompanied by an outline plan (CPC2019-0763) that will allow for a range of new housing types, commercial development and park space to meet the needs of various household sizes, lifestyles and income levels in the Keystone Hills area.

The *Keystone Hills Area Structure Plan* (ASP) was approved on 2012 July 16. In order to facilitate the co-ordination of growth and servicing within the plan area to ensure that development proceeds in an efficient and economical manner, the *Keystone ASP* included a Growth Management Overlay (GMO). Due to unfunded infrastructure, this application could not advance until the GMO was removed from the subject lands. On 2018 December 10, Council amended the *Keystone Hills ASP* (Bylaw 93P2018) and lifted the GMO for lands in east Keystone (including the subject lands), which allowed Administration to proceed with this application.

A community name and street name application (SN2016-0011) with the proposed community name and street name of Lewisburg accompanies this application.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0762

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

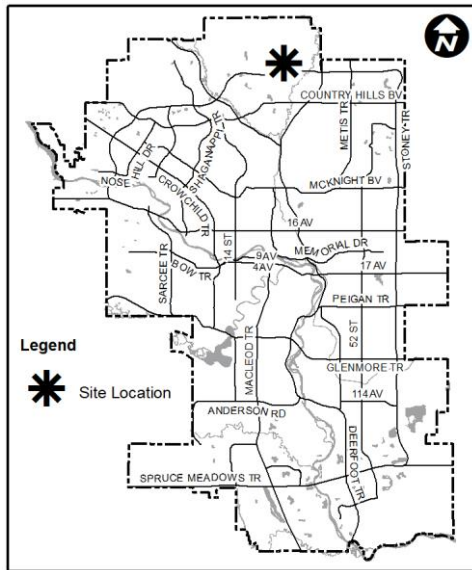
An outline plan (LOC2014-0017) for lands to the east were presented to, and approved by, Calgary Planning Commission on 2019 June 06. The associated land use application was approved at the 2019 July 22 Public Hearing of Council. No land use or outline plan applications have been submitted for lands directly to the north or west of the subject site. Another land use amendment and outline plan application (LOC2016-0234) directly adjacent to the subject lands, east of 11 Street NE, has been submitted and is under review.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

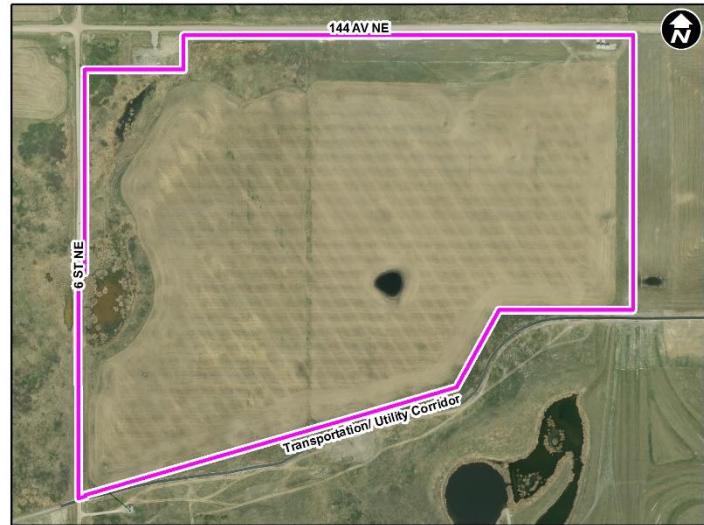
ISC: UNRESTRICTED
CPC2019-0762

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a
portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

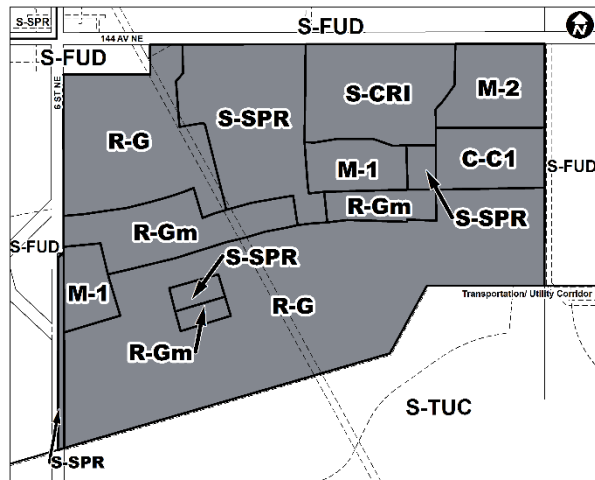
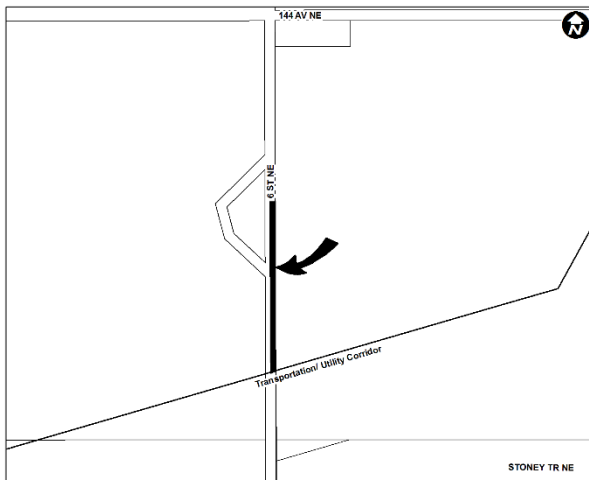
Location Maps



Road Closure Map



Proposed Land Use Map



Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

Site Context

The subject site is located in the developing community of Residual Sub-Area 3D, with the anticipated community name of Lewisburg (concurrent application SN2016-0011) south of 144 Avenue NE, east of 6 Street NE, west of 11 Street NE and north of Stoney Trail. Surrounding development generally consists of cultivated agricultural land to the west, north and east and the Transportation Utility Corridor of Stoney Trail to the south. The developing community of Livingston is located to the northeast of the subject site.

The site area is approximately 42.69 hectares (104.69 acres), is currently cultivated and contains several small silos near the northeastern property line. The site has a general slope from the southwest to the northeast, with the lowest portions of the site in the northeast, close to 144 Avenue NE. The land is slightly undulating. The northwest portion of the site has steeper slopes due to backsloping from the intersection of 144 Avenue NE and 6 Street NE.

Three wetlands are located on the site (one Class III and two Class IV). The Class III wetland is located in the northeast portion of the site, approximately where the proposed stormpond is planned to be located. The two Class IV wetlands are located on the western portion of the site, close to 6 Street NE. An abandoned gas well is located in the eastern portion of the site.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application, and corresponding outline plan, will facilitate the development of a range of multi-residential, commercial, low-density residential development and a school site along with associated parks, storm water facilities and roads.

Planning Considerations

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

Subdivision Design

The associated outline plan contemplates a subdivision pattern based on a modified grid street network. Acting as a central spine for the community, 140 Avenue NE, is provided with rear lanes on both the north and south sides to improve interface conditions. Residential streets branch off this main thoroughfare. Pedestrian and bicycle pathways are designed to reduce travel distances, with multiple linkages provided within the community, as well as to regional pathway networks. Park spaces are primarily provided through a central school site, with neighbourhood parks spread throughout the community.

A neighbourhood activity centre (NAC) is located along 140 Avenue NE in the east portion of the plan area. The NAC consists of a centralized open space along with adjacent multi-residential, commercial and low-density residential development. The NAC is 2.5 hectares in size and achieves a density of 109 people and jobs per hectare.

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

Road Closure

A portion of the 6 Street NE right-of-way is proposed to be closed with this application. The lands are proposed as non-credit Municipal Reserve with a land use designation of Special Purpose – School, Park and Community Reserve (S-SPR) District to facilitate a linear park. This park will connect 140 Avenue NE to the Rotary/Mattamy Greenway located within the Stoney Trail Transportation Utility Corridor.

Land Use

Multi-residential developments (M-1 and M-2 Districts) are provided either adjacent to 140 Avenue NE, providing convenient transit and cycling access, or in the northeastern corner of the plan area, which has connections to transit routes, regional pathways and is located adjacent to commercial areas. Low-density rowhouse land uses (R-Gm District) are centred along the main corridor in the plan, 140 Avenue NE. These land uses frame the corridor and provide a welcoming entrance to the community as well as providing a strong view corridor. The remainder of the plan area generally consists of low-density residential development (R-G District) that consists of single detached, semi-detached and rowhouse units. In combination, the proposed residential land uses provide for a variety of building forms and helps to serve a diversity of housing needs in the community.

A commercial site is located on the eastern portion of the plan area, providing residents with local services. The location of the commercial site allows for access to local goods and services for residents without having to cross any major roads, while also providing sufficient vehicle access to ensure the viability of the commercial spaces.

Municipal Reserve (MR) dedication is provided predominantly through an elementary school site and associated play fields, located in the centre of the plan area on the northwest corner of 140 Avenue NE and 9 Street NE. The remainder of MR is provided through small neighbourhood parks that serve the recreational needs of the local community.

A storm water retention facility (S-CRI District) is provided on the northern portion of the plan area, adjacent to 144 Avenue NE, to the east of 9 Street NE. The location of the facility was chosen for topographic factors. A walking path surrounds the water feature, providing passive recreation opportunities for community residents.

Density

The *Keystone Hills Area Structure Plan* provides direction for density targets for new communities. Section 6.5.1(1)(a) stipulates that neighbourhoods are required to meet a minimum average density of 20 units per hectare. The associated outline plan achieves an anticipated density of 22.3 units per hectare.

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

Environmental

The Biophysical Assessments (BA) conducted previously as part of the North Regional Context Study and the *Keystone Hills* ASP identified environmental open space study areas within the subject site. To comply with the ASP, a Biophysical Inventory Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified three wetlands on the site (one Class III and two class IV). The Class III wetland is located in the northeast portion of the site where the proposed stormpond is located. The two Class IV wetlands are located on the western portion of the site, close to 6 Street NE.

Ultimately, the grading of the site directs water away from the existing wetlands, with the natural low point of the site being in the northeast portion of the plan where the proposed stormpond is located. These grading challenges highlighted that the sustainability and health of these wetlands would be compromised in a post-development scenario without providing an extensive catchment area to feed these wetlands. Additionally, the existing condition of these wetlands were examined which identified disturbance from past agricultural operations and the construction of access roads which have contributed to deteriorated conditions. For some of the factors mentioned above and through focused discussions with the applicant group, none of the wetlands identified within the plan area have been retained as Environmental Reserve (ER).

A Phase I Environmental Site Assessment was completed for the subject site. It identified areas of environmental concern including an abandoned gas well and several groundwater monitoring wells adjacent to the former Beddington Traps petroleum facility. The report concluded that the areas were not of significant environmental concern and a Phase II Environmental Site Assessment was not required. Setbacks for the abandoned gas well were determined by the well operator and considered in site design.

Transportation

Street and Mobility Network

The subject site is bounded by 144 Avenue NE to the north, 6 Street NE to the west, Stoney Trail NE to the south, and 11 Street NE to the east. The internal road system is laid out in a modified grid network, providing convenient and direct access for pedestrians, cyclists and vehicles throughout the community. The main spine through the community is 140 Avenue NE, which spans the length of the community. The commercial, educational and multi-residential uses are located along this corridor. Additional community entrances are available from 144 Avenue NE via 9 Street, 6 Street and 11 Street NE.

The regional pathway network connects through the community along the 140 Avenue NE spine. Local walkway and pathway connections are provided at regular intervals along the southern and western boundaries of the outline plan to provide access from the community to the Rotary/Mattamy Greenway. The Greenway access points are aligned with the internal north/south streets and pedestrian connections that provide a direct and legible pedestrian and cycling route from the Greenway into the community and beyond.

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. Direct access to Stoney Trail NE is available via 11 Street NE, which forms the east boundary of the subject lands. In support of the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE full interchange with Stoney Trail in support of the *Keystone Hills Area Structure Plan* lands captured within One Calgary. The interchange is anticipated to be constructed and opened by end-2022. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is required to tie into the interchange, thereby realizing the value of infrastructure investment made by the City in support of the *Keystone Hills Area Structure Plan* development.

Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the *Keystone Hills Area Structure Plan*. Transit in the area will provide local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services. Transit service introduction to new communities is balanced with service increases in existing communities as ridership grows, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the east/west of the plan area by the Developer and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out.

The arterial road network (144 Avenue NE), as well as the parallel collector network within the *Keystone Hills Area Structure Plan* area (approximate 140 Avenue NE alignment) will provide connections for east Keystone Hills to the future Green Line station south of 144 Avenue NE and Centre Street N.

Utilities and Servicing

Water servicing will be provided by extending the existing water network from the south side of Stoney Trail to the proposed development in two locations.

Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within 11 Street NE along the east boundary of the plan area.

Stormwater will be managed through a proposed stormwater facility within the plan area and will discharge into a proposed capital-sized storm trunk within 144 Avenue NE along the north boundary of the plan area. The trunk will discharge into a drainage channel to the east and ultimately to Nose Creek. The trunk is included in The City's 2019-2022 budget cycle.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0762

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders and notice was posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. No Community association exists in the area. One letter of support from an adjacent landowner was received.

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 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and outline plan 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 Municipal Development Plan identifies the subject site as belonging to the Planned Greenfield with Area Structure Plan (ASP) land use typology. The *Municipal Development Plan* recognizes that Area Structure Plans are appropriate policies to provide specific direction for development of local communities in these areas. The *Keystone Hills Area Structure Plan* is the relevant Area Structure Plan for the subject site.

Keystone Hills Area Structure Plan (Statutory – 2012)

The *Keystone Hills Area Structure Plan* (ASP) lays out the general policies regarding community development and design within the ASP. Some relevant policies and how the proposed land use amendment addresses those policies are as follows:

Neighbourhood Areas

6.5.1(1)(a) In order to ensure the ASP meets the Intensity requirements of the MDP, a minimum average residential Density of 20 units per hectare (8 units per acre) is required in the Neighbourhood Area within each Neighbourhood.

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

- 6.5.1(3)(a) In order to provide residents with a Pedestrian-Oriented environment, the transportation network in Neighbourhood Areas
- i. shall be designed with a block-based pattern, and
 - ii. should provide multiple routing options for residents to access the Activity Centre or Corridor safely and conveniently using walkways, pathways and/or streets.

As noted above, the density achieved in the proposed outline plan area is 22.3 units per hectare. The road network is designed in a block-based patterns and pedestrian connections are provided throughout the plan area to connect to destinations within and outside the outline plan area.

Housing Diversity

- 7.1.1(1)(b) A minimum of 30 per cent of the housing units within each neighbourhood should be non-single-detached housing units in order to meet the needs of different income groups and lifestyles. Outline Plan/ Land Use Amendment applications will be monitored to ensure that each neighbourhood within the Plan Area achieves a minimum 30 per cent non-single-detached housing.

Approximately 44 percent of housing units in the outline plan area is anticipated to consist of multi-residential or rowhouse developments. An estimated additional 12 percent of units in the outline plan area consist of semi-detached housing.

Open Space

- 7.6.1(a) Integrate the open space into the wider Community through safe, pleasant and efficient pedestrian and bicycle routes.
- 7.6.1(g) Promote “eyes on the street” by using active building edges to frame and define neighbourhood parks, plazas and playgrounds where possible.
- 7.6.1(h) Support linear parks and linkages where appropriate to promote connectivity and facilitate walking and cycling.

The plan area provides safe and efficient pedestrian and bicycle routes to all open spaces areas, with the school site and two of the three neighbourhood parks located adjacent to multi-use pathways, regional pathways or wider sidewalks. The other neighbourhood park is located in a residential area with sufficient sidewalk connections provided to the park.

Neighbourhood Activity Centre

The *Keystone Hills Area Structure Plan* also identifies a neighbourhood activity centre (NAC) proposed within the plan area. The following policies, among others, apply to the NAC:

- 6.6.2(a) NACs should be comprised of a mix of land uses that reach a minimum intensity of 100 people and jobs per gross developable hectare.
- 6.6.2(b) A NAC should comprise an area of approximately 2 to 4 hectares (5 to 10 acres)

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

6.6.3(a) Each NAC should be comprehensively planned, Mixed-Use area consisting of a central amenity space, Medium-Density Multi-residential Development and a non-residential use.

The proposed NAC is located just to the east of the centre of the community, centred along 140 Avenue NE. The NAC comprises 2.5 hectares of land and achieves a density of approximately 109 people and jobs per hectare. The NAC contains a central amenity space in the form of a neighbourhood park, a commercial use and multi-residential development.

Social, Environmental, Economic (External)

The recommended outline plan and associated land use framework will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. Adjacent commercial areas provide services for local residents.

Financial Capacity

Current and Future Operating Budget

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The City transportation and utility capital infrastructure required to service this development is included in the One Calgary 2019-2022 Service Plans and Budgets. This additional infrastructure will be funded by The City and through off-site levies paid by developers. The capital investment required to construct and upgrade the required local infrastructure will be funded by the developer.

Risk Assessment

There are no significant risks associated with this proposal. A decommissioned gas well is located within the plan area, and setbacks determined by the operator were considered in site planning around the well site.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0762

Road Closure and Land Use Amendment in Residual Sub-Area 3D (Ward 3) for a portion of 6 Street NE, at 14110 and 13910 - 6 Street NE, LOC2016-0311

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment and road closure will facilitate development in keeping with the direction provided by the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*.

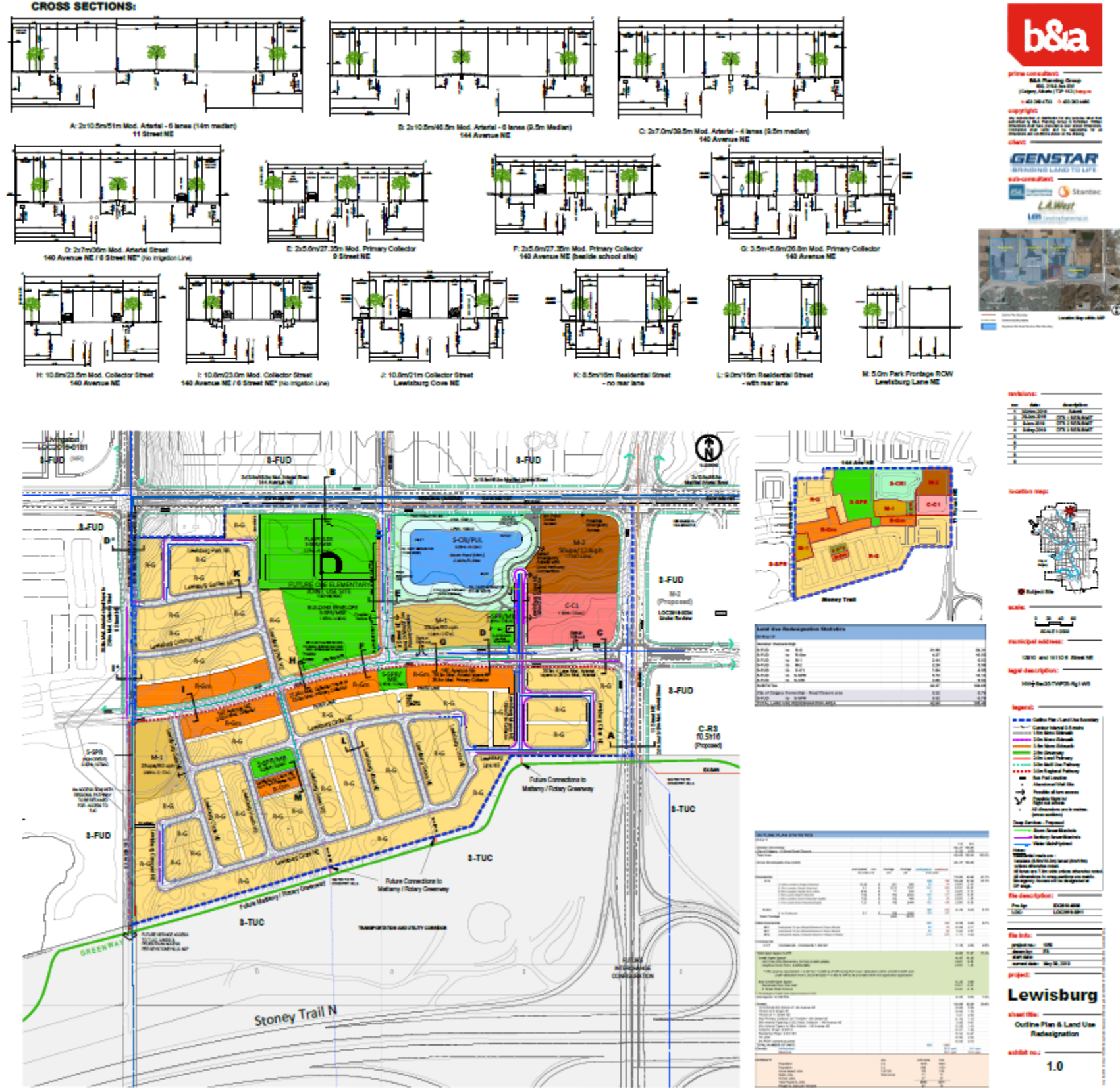
The proposed land uses allow for a broad range of housing forms, commercial uses, recreational, and educational uses, advancing the objectives of the *Municipal Development Plan* and *Keystone Hills Area Structure Plan*.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize development of a residential neighbourhood.

ATTACHMENT(S)

1. Proposed Outline Plan
2. Applicant's Submission
3. Registered Road Closure Plan
4. Proposed Road Closure Conditions

Proposed Outline Plan



Applicant's Submission

Lewisburg - Applicant's Submission- June 3, 2019

Introduction

The subject site is located in the northeast quadrant of the City of Calgary, between the developing communities of Livingston and Keystone Hills. The site is bounded by 6 Street NE on the west, 144 Avenue NE on the north, 11 Street NE on the east and Stoney Trail on the south. The subject site is approximately 42 hectares (105 acres) in size and falls under the policies of the North Regional Context Study and the Keystone Hills Area Structure Plan (ASP). The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) district under the City of Calgary Land Use Bylaw. The purpose of this application is to establish the new neighbourhood of Lewisburg and plan for future residential development.

Vision

Genstar Development Company is the owner of the subject site. The main components of the new residential neighbourhood are a centrally located Joint Use Site, a Neighbourhood Activity Centre with a local commercial use, a variety of Neighbourhood Parks, a mix of low and medium-density residential uses and a stormpond facility. The neighbourhood has been planned to connect to the surrounding lands through a fused-grid street network that supports transit and cyclist infrastructure. A regional pathway network extension is proposed to provide excellent pedestrian connections in the area.

Outline Plan & Land Use Redesignation

This application proposes to subdivide and redesignate 42.69 ha (105.48 ac) of land from S-FUD to R-G, R-Gm, M-1, S-SPR and S-CRI. There are 952-1283 residential units projected within the Lewisburg neighbourhood, including a variety of singles, semis, rowhouse and townhouse apartments.

Road Closure

Along the west boundary of the neighbourhood, a small 0.32 ha (0.79 ac) segment of the 6 Street NE road right-of-way is proposed to be closed. The closure area will become a linear park, accommodating a regional pathway connection to connect in to the Mattamy/Rotary Greenway within the TUC.

Proposed Community Name

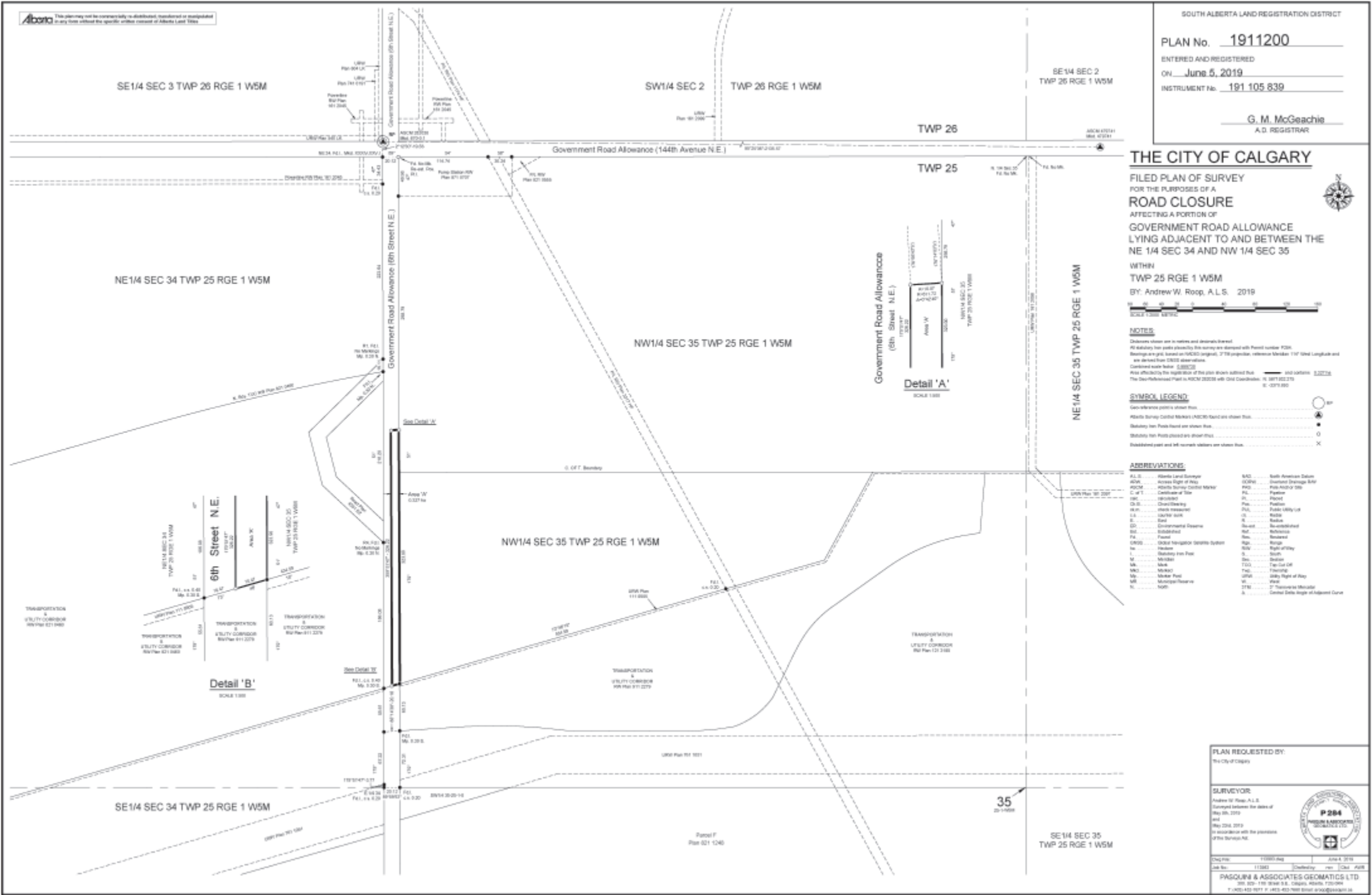
The Community Name of Lewisburg is proposed for the 'Community C' lands within the Keystone Hills ASP. The name was chosen to reflect and honour the historical connection of the Lewis family to the Nose Creek and Symons Valley Area.

Summary

This first residential neighbourhood in the Lewisburg Community will provide for a range of housing forms that cater to a broad range of socioeconomic groups and is responsive to market trends. The neighbourhood is highlighted by a future CBE Elementary School and three neighbourhood parks, a series of well-defined regional and multi-use pathways, a grid-pattern street network that accommodates cyclist and transit infrastructure and provides direct connections to adjacent neighbourhoods.

The Lewisburg neighbourhood meets and exceeds the MDP and Keystone Hills ASP targets for Greenfield development with an anticipated density of 9.1 units per hectare and intensity of 67 people & jobs/hectare.

Registered Road Closure Plan



Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All costs associated with the road closure shall be borne by the applicant.
4. The closed road right-of-way is to be consolidated with the adjacent lands.
5. That protection and/or relocation of any utilities required for the road closure will be at the applicant's expense and to the appropriate standards.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0763

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

EXECUTIVE SUMMARY

This outline plan application has been submitted by B&A Planning Group on behalf of the landowner Genstar Titleco Limited. This application proposes the outline for the future subdivision of approximately 42.69 hectares (105.48 acres) of land in the northeast community of Residual Sub-Area 3D. This proposal provides for:

- approximately 17.8 hectares of low-density residential consisting of single detached, semi-detached and rowhouse development with 527 anticipated units (R-G and R-Gm);
- approximately 2.59 hectares medium-density residential to accommodate apartment buildings with 325 anticipated units (M-1 and M-2);
- A commercial site of approximately 1.19 hectares to provide commercial development to serve the needs of the local community (C-C1);
- approximately 4.80 hectares of public park space, of which approximately 3.92 hectares are for an elementary school and associated playfields (S-SPR);
- approximately 0.33 hectares are provided as non-credit open space, consisting of an abandoned well site and a road closure area (S-SPR non-credit);
- an anticipated total of 952 dwelling units, achieving a density of 22.3 units per net developable hectare;
- a stormpond and associated infrastructure consisting of 3.25 hectares (S-CRI);
- a road closure for approximately 0.32 hectares;
- a road network to service the proposed development comprising approximately 13.06 hectares; and
- a neighbourhood activity centre (NAC) comprising 2.5 hectares, consisting of a central park area (S-SPR), multi-residential development (M-1), low density residential development (R-Gm and R-G) and a commercial area (C-C1), achieving a density of 109 people and jobs per hectare.
- a road and block structure that respond to adjacent approved outline plans in the area.

An outline plan is a form of detailed infrastructure plan for a specified area. This application is being considered under the policies of the *Keystone Hills Area Structure Plan* and the *Municipal Development Plan*. An associated land use amendment and road closure application (CPC2019-0762) has been submitted along with this outline plan.

The proposed outline plan serves to implement the objectives of applicable planning legislation which supports the efficient utilization and land and infrastructure by providing an outline for the future subdivision of new mixed-use and multi-residential districts recommended in the associated land use application.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0763

**Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE,
LOC2016-0311 (OP)**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 13910 and 14110 - 6 Street NE (NW1/4 Section 35-25-1-5; Plan 1911200, Area 'A') to subdivide 42.69 hectares \pm (105.48 acres \pm) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2016 November 23 on behalf of the landowner Genstar Titleco Limited. This outline plan is accompanied by a land use amendment and road closure (CPC2019-0762) that will allow for a range of new housing types, commercial development and park space to meet the needs of various household sizes, lifestyles and income levels in the Keystone Hills area.

The *Keystone Hills Area Structure Plan* (ASP) was approved on 2012 July 16. In order to facilitate the co-ordination of growth and servicing within the plan area to ensure that development proceeds in an efficient and economical manner, the *Keystone ASP* included a Growth Management Overlay (GMO). Due to unfunded infrastructure, this application could not advance until the GMO was removed from the subject lands. On 2018 December 10, Council amended the *Keystone Hills ASP* (Bylaw 93P2018) and lifted the GMO for lands in east Keystone (including the subject lands), which allowed Administration to proceed with this application.

A community name and street name application (SN2016-0011) with the proposed community and street name of Lewisburg accompanies this application.

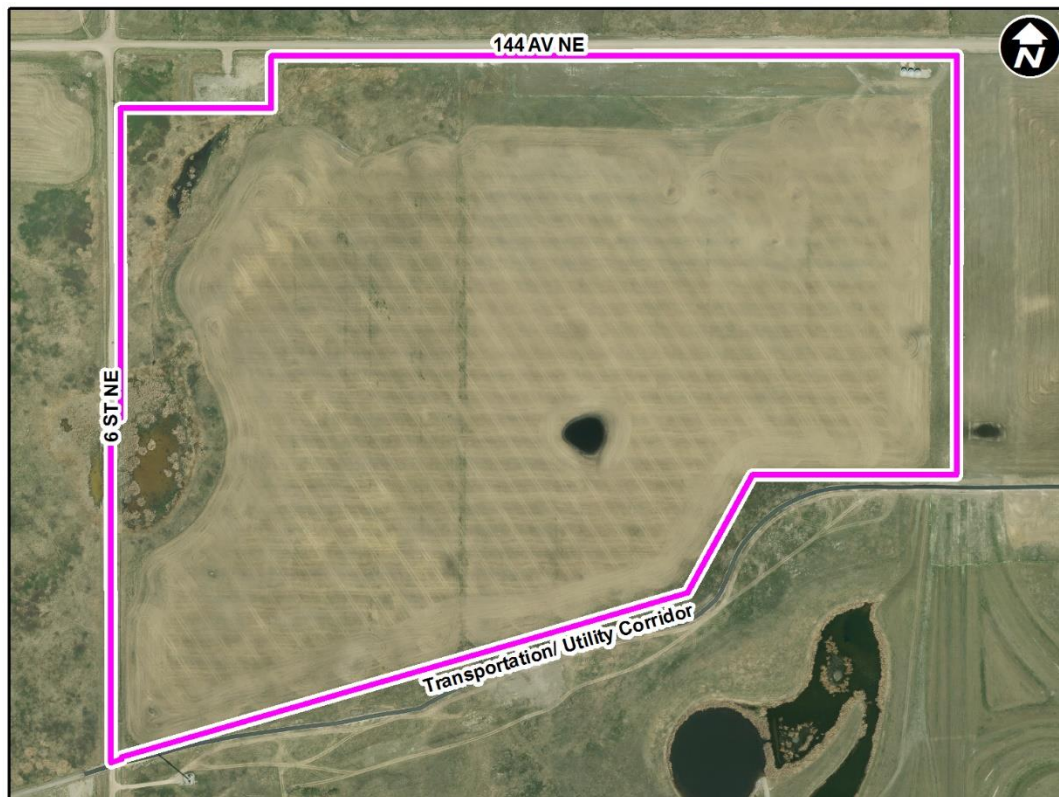
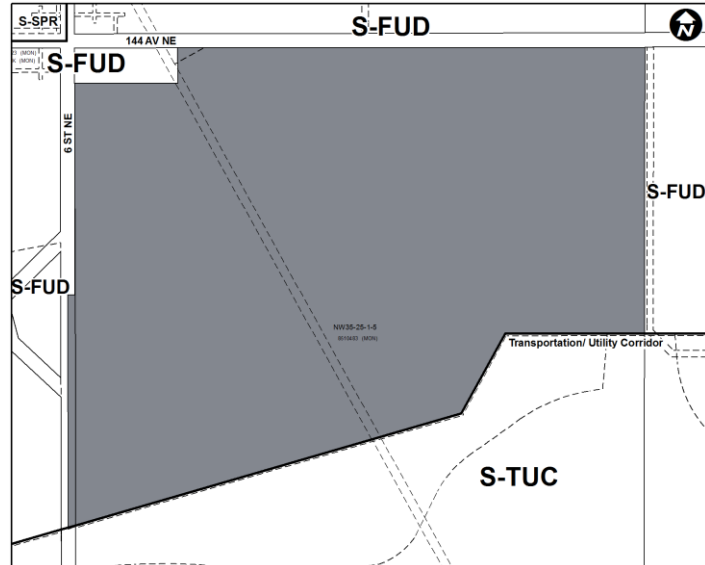
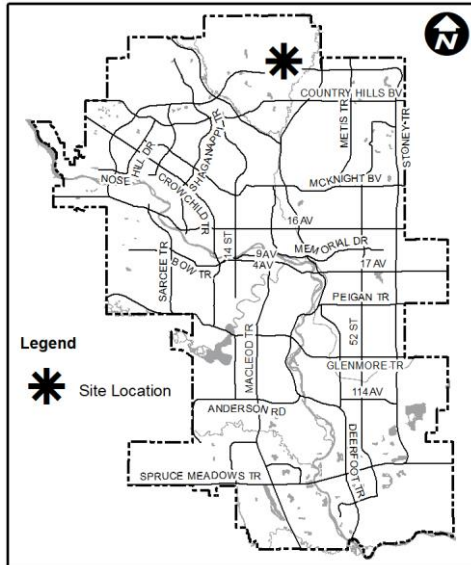
An outline plan (LOC2104-0107) for lands to the east were presented to and approved by Calgary Planning Commission on 2019 June 06. The associated land use application was approved at the 2019 July 22 Public Hearing of Council. No land use or outline plan applications have been submitted for lands directly to the north or west of the subject site. Another land use amendment and outline plan application (LOC2016-0234) directly adjacent to the subject lands, east of 11 Street NE, has been submitted and is under review

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0763

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE,
LOC2016-0311 (OP)

Location Maps



Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

Site Context

The subject site is located in the developing community of Residual Sub-Area 3D, with the anticipated community name of Lewisburg (concurrent application SN2016-0011), south of 144 Avenue NE, east of 6 Street NE, west of 11 Street NE and north of Stoney Trail. Surrounding development generally consists of cultivated agricultural land to the west, north and east and the Transportation Utility Corridor of Stoney Trail to the south. The developing community of Livingston is located to the northeast of the subject site.

The site area, approximately 42.69 hectares (105.48 acres), is currently cultivated and contains several small silos near the northeastern property line. The site has a general slope from the southwest to the northeast, with the lowest portions of the site in the northeast, close to 144 Avenue NE. The land is slightly undulating. The northwest portion of the site has steeper slopes due to backsloping from the intersection of 144 Avenue NE and 6 Street NE.

Three wetlands are located on the site (one Class III and two Class IV). The Class III wetland is located in the northeast portion of the site at approximately where the future proposed stormpond is located. The Class III wetland is located in the northeast portion of the site at approximately where the future proposed stormpond is located. The two Class IV wetlands are located on the western portion of the site, close to 6 Street NE. An abandoned well is located in the eastern portion of the site. Setbacks for the well have been determined by the well operator and incorporated into the plan.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan and corresponding road closure land use application will facilitate the development of a range of multi-residential, commercial, low-density residential development and a school site along with associated parks, storm water facilities and roads.

Planning Considerations

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

Subdivision Design

The proposed outline plan contemplates a new community to the north of Stoney Trail and to the east of the developing community of Livingston.

The associated outline plan contemplates a subdivision pattern based on a modified grid street network. Acting as a central spine for the community, 140 Avenue NE, is provided with rear lanes on both the north and south sides to improve interface conditions. Residential streets branch off this main thoroughfare. Pedestrian and bicycle pathways are designed to reduce travel distances, with multiple linkages provided within the community, as well as to regional pathway networks. Park spaces are primarily provided through a central school site, with neighbourhood parks spread throughout the community.

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

A neighbourhood activity centre (NAC) is located along 140 Avenue NE on the east portion of the plan area. The NAC consists of a centralized open space along with adjacent multi-residential, commercial and low-density residential development. The NAC is 2.5 hectares (6.2 acres) in size and achieves the minimum intensity targets with a density of 109 people and jobs per hectare.

Street and Mobility Network

The road system is laid out in a modified grid network, providing convenient and direct access for pedestrians, cyclists and vehicles throughout the community. One hundred and fourth Avenue NE forms the main spine of the community with commercial, educational and multi-residential uses located along the corridor. Rear lanes provide vehicular access for residential buildings along 140 Avenue NE, creating an improved interface along this corridor. Local transit service is located along 140 Avenue NE as well as a regional pathway connection. Ninth Street, 6 Street and 11 Street NE act as north/south connections to 144 Avenue NE, a major transit corridor.

Pathway connections are provided at regular intervals along the southern and western boundaries of the outline plan to provide access from the community to the Rotary/Mattamy Greenway. These access points are aligned with north/south streets and pedestrian connections that provide a direct and legible pedestrian and cycling route from the Greenway into the community and beyond.

Open Space

Open space is provided in the outline plan area with a Municipal Reserve (MR) dedication of approximately 4.47 hectares (11.05 acres) or 10.46 percent of the net developable area. The 0.46 percent over dedication is a result of approximately 0.23 hectares (0.57 acres) of MR being transferred from Genstar Community A (located to the immediate west of Centre Street south of 144 Avenue). As per the *Keystone Hills ASP*, Section 7.6.4.2 – Transfer of Municipal Reserve, a transfer of creditable reserve between communities where land is owned by the same landowner will be permitted, if agreed by the landowner, in accordance with the MGA and subject to approval by JUCC. This transfer was agreed to and approved by JUCC based on the collective recognition that additional MR for neighbourhood parks was needed within the community as the Calgary Board of Education (CBE) elementary school at approximately 3.92 hectares (9.69 acres) in size accounts for 92 percent of the required 10 percent MR dedication.

An additional 0.33 hectares (0.82 acres) of non-credit Municipal Reserve was provided for lands encumbered by existing abandon wells and road closure areas that can be rehabilitated and contribute to the open space.

The CBE elementary school site is centrally located on the northwest of the intersection of 140 Avenue NE and 9 Street NE, with convenient access to pedestrian and cycling facilities, bus and parent loading areas. The playfield programming provides major-minor soccer fields and a baseball field. Overall, the parcel size, layout, and conceptual programming is in compliance with the ASP and Site Planning Team (SPT) design guidelines and received approval from SPT.

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

Three neighbourhood parks are located within the plan area to provide amenity for local residents. The first park (0.20 hectares (0.50 acres)) is located within the southern portion of the plan providing recreational open space, playgrounds, and seating areas for residents of the area and is designed with park fronting lots that help to activate the space and provide passive surveillance. The second park (0.15 hectares (0.36 acres)) is located at the terminating vista to the south of the intersection of 140 Avenue NE and 6 Street NE provides recreational opportunities for local residents, facilitates pedestrian connection between 140 Avenue NE and Lewisburg Circle NE (via a paved lane with a pedestrian connection) and regional pathway system, includes a central plaza with seating options, and activates an area adjacent to a transit stop with open space and feature planting. The third park (0.21 hectares (0.53 acres)) is located in the eastern portion of the site, east of the M-1 parcel, south of the storm pond and along 140 Avenue NE. The park surrounds an abandoned well site that comprises 0.01 hectares (0.03 acres) of non-credit open space. The well owner has specified a 5 metre clearance and perpendicular access, which can be manicured grass and poses a minimal encumbrance to the park design. This park provides recreational opportunities for nearby residents, primarily located in the M-1 and M-2 sites, as well as patrons of the nearby C-C1 commercial area. The park integrates with the local pathway system encircling the proposed storm pond and multi-use pathway system along 140 Avenue NE, as well as providing family-oriented programming. Finally, a linear park space (0.32 hectares (0.79 acres ±), non-credit) is located along the western boundary of the site, south of 140 Avenue NE, that provides a linear connection from the regional pathway located on 140 Avenue NE and the Rotary/Mattamy Greenway planned adjacent to Stoney Trail NE.

Road Closure

A portion of the 6 Street NE right-of-way is proposed to be closed along with this application (CPC2019-0762). The lands are proposed as non-credit Municipal Reserve with a land use designation of Special Purpose – School, Park and Community Reserve (S-SPR) District to facilitate a linear park. This park will connect 140 Avenue NE to the Rotary/Mattamy Greenway located within the Stoney Trail right-of-way. The road closure conditions are part of the corresponding Land Use report.

Land Use

Concurrent with the outline plan is a land use amendment application (Attachment 4) that proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to a mix of residential and commercial land uses that include Residential – Low Density Mixed Housing (R-G and R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

Density

The *Keystone Hills Area Structure Plan* provides direction for density targets for new communities. Section 6.5.1(1)(a) stipulates that neighbourhoods are required to meet a minimum average density of 20 units per hectare. The proposed outline plan achieves an anticipated density of 22.3 units per hectare (Attach 5). The maximum density of the plan would achieve 30.1 units per hectare.

Environmental

The Biophysical Assessments (BA) conducted previously as part of the *North Regional Context Study* and the *Keystone Hills ASP* identified environmental open space study areas within the subject site. To comply with the ASP, a Biophysical Inventory Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified three wetlands on the site (one Class III and two Class IV). The Class III wetland is located in the northeast portion of the site where the proposed stormpond is located. The two Class IV wetlands are located on the western portion of the site, close to 6 Street NE.

Ultimately, the grading of the site directs water away from the existing wetlands, with the natural low point of the site being in the northeast portion of the plan where the proposed stormpond is located. These grading challenges highlighted that the sustainability and health of these wetlands would be compromised in a post-development scenario without providing an extensive catchment area. Additionally, the existing condition of these wetlands were examined which identified disturbance from past agricultural operations and the construction of access roads which have contributed to deteriorated conditions. For some of the factors mentioned above and through focused discussions with the applicant group, none of the wetlands identified within the plan area have been retained as Environmental Reserve (ER).

A Phase I Environmental Site Assessment was completed for the subject site. It identified areas of environmental concern including an abandoned well and several groundwater monitoring wells adjacent to the former Beddington Traps petroleum facility. The report concluded that the areas were not of significant environmental concern and a Phase II Environmental Site Assessment was not required. Setbacks for the abandoned gas well were determined by the well operator and considered in site design.

Transportation

Street and Mobility Network

The subject site is bounded by 144 Avenue NE to the north, 6 Street NE to the west, Stoney Trail NE to the south, and 11 Street NE to the east. The internal road system is laid out in a modified grid network, providing convenient and direct access for pedestrians, cyclists and vehicles throughout the community. The main spine through the community is 140 Avenue NE, which spans the length of the community. The commercial, educational and multi-residential uses are located along this corridor. Additional community entrances are available from 144 Avenue NE via 9 Street, 6 Street and 11 Street NE.

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

The regional pathway network connects through the community along the 140 Avenue NE spine. Local walkway and pathway connections are provided at regular intervals along the southern and western boundaries of the outline plan to provide access from the community to the Rotary/Mattamy Greenway. The Greenway access points are aligned with the internal north/south streets and pedestrian connections that provide a direct and legible pedestrian and cycling route from the Greenway into the community and beyond.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. Direct access to Stoney Trail NE is available via 11 Street NE, which forms the east boundary of the subject lands. In support of the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE full interchange with Stoney Trail in support of the *Keystone Hills Area Structure Plan* lands captured within One Calgary. The interchange is anticipated to be constructed and opened by end of 2022. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is required to tie into the interchange, thereby realizing the value of infrastructure investment made by the City in support of the *Keystone Hills Area Structure Plan* development.

Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the *Keystone Hills Area Structure Plan* lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services. Transit service introduction to new communities is balanced with service increases in existing communities as ridership grows, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the east/west of the plan area by the Developer and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out.

The arterial road network (144 Avenue NE), as well as the parallel collector network within the *Keystone Hills Area Structure Plan* area (approximate 140 Avenue NE alignment) will provide connections for east *Keystone Hills* to the future Green Line station south of 144 Avenue NE and Centre Street. The arterial road network (144 Avenue NE), as well as the parallel collector network within the *Keystone Hills Area Structure Plan* area (approximate 140 Avenue NE alignment) will provide connections for east *Keystone Hills* to the future Green Line station south of 144 Avenue NE and Centre Street N.

Utilities and Servicing

Water servicing will be provided by extending the existing water network from the south side of Stoney Trail to the proposed development in two locations.

Sanitary servicing will be provided by connecting to the existing 1050 millimetre sanitary trunk within 11 Street NE along the east boundary of the plan area.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0763

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

Stormwater will be managed through a proposed stormwater facility within the plan area and will discharge into a proposed capital-sized storm trunk within 144 Avenue NE along the north boundary of the plan area. The trunk will discharge into a drainage channel to the east and ultimately to Nose Creek. The trunk is included in the 2019-2022 budget cycle.

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.

There is no Community Association for the subject area. One letter of support from an adjacent landowner was received.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and outline plan 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 *Municipal Development Plan* identifies the subject site as belonging to the Planned Greenfield with Area Structure Plan (ASP) land use typology. The *Municipal Development Plan* recognizes that Area Structure Plans are appropriate policies to provide specific direction for development of local communities in these areas. The *Keystone Hills Area Structure Plan* is the relevant Area Structure Plan for the subject site.

**Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE,
LOC2016-0311 (OP)**

Keystone Hills Area Structure Plan (Statutory – 2012)

The *Keystone Hills Area Structure Plan* (ASP) lays out the general policies regarding community development and design within the Area Structure Plan. Some relevant policies and how the proposed outline plan addresses those policies are as follows:

Neighbourhood Areas

6.5.1(1)(a) In order to ensure the ASP meets the Intensity requirements of the MDP, a minimum average residential density of 20 units per hectare (8 units per acre) is required in the Neighbourhood Area within each neighbourhood.

6.5.1(3)(a) In order to provide residents with a Pedestrian-Oriented environment, the transportation network in neighbourhood Areas:

- i. shall be designed with a block-based pattern, and
- ii. should provide multiple routing options for residents to access the Activity Centre or Corridor safely and conveniently using walkways, pathways and/or streets.

As noted above, the density achieved in the proposed outline plan area is 22.3 units per hectare. The road network is designed in a block-based patterns and pedestrian connections are provided throughout the plan area to connect to destinations within and outside the outline plan area.

Housing Diversity

7.1.1(1)(b) A minimum of 30 per cent of the housing units within each neighbourhood should be non-single-detached housing units in order to meet the needs of different income groups and lifestyles. Outline Plan/ Land Use Amendment applications will be monitored to ensure that each neighbourhood within the Plan Area achieves a minimum 30 per cent non-single-detached housing.

Approximately 44 percent of housing units in the outline plan area consist of multi-residential or rowhouse developments. An estimated additional 12 percent of units in the outline plan area consist of semi-detached housing.

Open Space

7.6.1(a) Integrate the open space into the wider Community through safe, pleasant and efficient pedestrian and bicycle routes.

7.6.1(g) Promote “eyes on the street” by using active building edges to frame and define neighbourhood parks, plazas and playgrounds where possible.

Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE, LOC2016-0311 (OP)

7.6.1(h) Support linear parks and linkages where appropriate to promote connectivity and facilitate walking and cycling.

The outline plan area provides safe, pleasant and efficient pedestrian and bicycle routes to all open spaces areas, with the school site and two of the three neighbourhood parks located adjacent to multi-use pathways, regional pathways or wider sidewalks. Additionally, the neighbourhood park is located in a residential area with sufficient sidewalk connections provided to the park.

Neighbourhood Activity Centre

The *Keystone Hills Area Structure Plan* also identifies a neighbourhood activity centre (NAC) proposed within the plan area. The following policies, among others, apply to the NAC:

6.6.2(a) NACs should be comprised of a mix of land uses that reach a minimum intensity of 100 people and jobs per gross developable hectare.

6.6.2(b) A NAC should comprise an area of approximately 2 to 4 hectares (5 to 10 acres)

6.6.3(a) Each NAC should be comprehensively planned, Mixed-Use area consisting of a central amenity space, Medium-Density Multi-residential Development and a non-residential use.

The proposed NAC is located just to the east of the centre of the community, centred along 140 Avenue NE. The NAC comprises 2.5 hectares (6.18 acres) of land and achieves a density of approximately 109 people and jobs per hectare. The NAC contains a central amenity space in the form of a neighbourhood park, a commercial use and multi-residential development.

Social, Environmental, Economic (External)

The recommended outline plan and associated land use framework will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. Adjacent commercial areas provide services for local residents.

Financial Capacity

Current and Future Operating Budget

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.

Planning & Development Report to
Calgary Planning Commission
2019 September 19

ISC: UNRESTRICTED
CPC2019-0763

**Outline Plan in Residual Sub-Area 3D (Ward 3) at 13910 and 14110 6 - Street NE,
LOC2016-0311 (OP)**

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The City transportation and utility capital infrastructure required to service this development is included in the One Calgary 2019-2022 Service Plans and Budgets. This additional infrastructure will be funded by The City and through off-site levies paid by developers. The capital investment required to construct and upgrade the required local infrastructure will be funded by the developer.

Risk Assessment

There are no significant risks associated with this proposal. A decommissioned gas well is located within the plan area, and setbacks determined by the operator were considered in site planning around the well site.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* which supports the efficient utilization of land and infrastructure. The proposal is also in keeping with applicable policies of the *Keystone Hills Area Structure Plan*.

The proposal provides a well designed residential community with a mix of residential housing types served by commercial and open space amenities connected through a network of pathways and pedestrian infrastructure. The plan meets the minimum densities set out in the *Keystone Hills Area Structure Plan*.

The conditions of approval (Attachment 1) effectively implement the technical aspects of the plan area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Proposed Outline Plan
3. Applicant's Submission
4. Proposed Land Use District Map
5. Subdivision Data Sheet

Conditions of Approval

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. No stripping and grading permission shall be granted prior to land use approval.
2. The land use sign shall note that the school site is for a potential Calgary Board of Education Elementary School and shall also indicate the location of the abandoned well sites.
3. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
4. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
5. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
6. To create attractive streetscapes, all R-Gm lots abutting a lane and fronting 140 Avenue NE shall only have direct vehicular access from the lane (no front drive garages), and that a restrictive covenant shall be registered against the titles of those lots concurrent with each tentative plan to that effect.
7. A community name and street names must be approved by Council prior to approval of the first tentative plan.
8. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
9. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
10. All costs associated with the road closure shall be borne by the applicant.
11. That protection and/or relocation of any utilities required for the road closure will be at the applicant's expense and to the appropriate standards.

Development Engineering:

12. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge and annual runoff volumes are limited to the values specified in the SMDP or as otherwise agreed to by Water Resources. Low Impact Development and stormwater source control is recommended.

Conditions of Approval

13. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
14. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
15. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
16. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within the west half of 11 Street NE along the east boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the south half of 144 Avenue NE along the north boundary of the plan area.
 - d) Construct the underground utilities and surface improvements within 6 Street NE along the west boundary of the plan area.
 - e) Construct the underground utilities and surface improvements within the boundary of the plan area.
 - f) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - g) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut 6 Street NE, 11 Street NE, and 144 Avenue NE along the boundary of the plan area.
 - h) Construct the MSR/MR within the plan area.
 - i) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development

Conditions of Approval

Transportation:

17. It must be demonstrated to the satisfaction of the Director, Transportation Planning that a regional transportation network is “available,” and connects the Outline Plan area (LOC2016-0311) with Stoney Trail, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP).

“Available” is defined as follows:

- A. The ability to construct or contribute towards construction of a regional road required to provide a connection to the Tentative Plan.
- B. The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan, or pedestrian / active to connect the pedestrian walkway system serving the Tentative Plan boundary.

The Regional Transportation Network required to support the Outline Plan required in conjunction with the completion of the 11 Street/Stoney Trail interchange are defined as follows:

- 144 Avenue NE – minimum of three (1-1-PLUS 1 interim median left turn lane) paved lanes along the boundary of the subject lands between 6 Street NE and 11 Street NE;
- 144 Avenue NE – minimum of two (1-1) paved lanes between 6 Street NE and Center Street NE, inclusive.
- Center Street N – four (2-2) paved lanes from Stoney Trail to 144 Avenue N; two NB + two southbound lanes across Center Street N bridge over Stoney Trail;
- 11 Street NE – minimum four (2-2) paved lanes from Stoney Trail to 144 Avenue NE; and at minimum the Right-in Right-out ramp connection at Stoney Trail NE.

Downgrading or removal of segments of the Regional Transportation Network would result in a reduction of the number of units that can be accommodated within the Keystone ASP lands. The design requirements for all other roadways will require review and reassessment, and any assumptions or analysis completed in support of this application would be invalid.

18. In conjunction with the initial tentative plan, the Developer must enter an agreement with the City of Calgary to construct the west half of 11 Street NE and the south half of 144 Avenue along the site boundaries in order to align the opening of the developer-responsibility arterial roadways with the opening of the 11 Street/Stoney Trail interchange.
19. In conjunction with the initial tentative plan the Developer must pave (using asphalt or other material to the satisfaction of Transportation) the remaining unpaved/rural sections of 144 Avenue between Centre Street and 6 Street NE. Paving of these section is required to service the initial phase of Development.

Conditions of Approval

20. Prior to endorsement of the applicable tentative plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for arterial roadways to be constructed in conjunction with the 11 Street/Stoney Trail interchange including 11 Street NE along the east boundary of the Outline Plan and for 144 Avenue NE along the north boundary of the Outline Plan.

21. In conjunction with the initial tentative plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the west half of the ultimate right of way for 11 Street (51.0m, 6-lane divided arterial with dual slotted left-turn bays) from Stoney Trail to 144 Avenue NE to the satisfaction of the Director, Transportation Planning.

The dedication of 11 Street NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer, or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.

22. In conjunction with the Initial Tentative Plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the south half of the ultimate right of way for 144 Avenue (46.5m, 6-lane divided arterial with dual parallel left-turn bays) from 6 Street to 11 Street NE to the satisfaction of the Director, Transportation Planning.

The dedication of 144 Avenue NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer, or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.

23. In conjunction with the applicable Tentative Plan, the Developer shall submit cross-sections, for the interim and ultimate grades for 11 Street and 144 Avenue NE adjacent to the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements.

24. In conjunction with the applicable Tentative Plan, the Developer shall submit cross-sections, for Stoney Trail (TUC) adjacent to the outline plan boundary. Cross-sections shall indicate the existing grades for Stoney Trail (TUC) and how the grades for the proposed adjacent residential development are to tie in. Any back-sloping or other encroachment into the Stoney Trail (TUC) right-of-way will require ministerial consent from the Province of Alberta.

25. Prior to endorsement of the applicable tentative plan: to the satisfaction of the Director of Transportation Planning remit payment (certified cheque, bank draft) OR provide a Letter of Credit for the pedestrian-actuated crossing signals for the proposed crossing at the following locations:
- 6 Street / 140 Avenue NE;
 - 9 Street / 140 Avenue NE;
 - 9 Street (mid-block) school crossing

Conditions of Approval

26. No direct public vehicular access shall be permitted to 144 Avenue, 11 Street, and Stoney Trail NE from the adjacent lands, with the exception of emergency access for the M-2 site as shown on the Outline Plan. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** of the affected subdivision phase.
27. One vehicular access (only) will be permitted to or from 140 Avenue NE for the C-C1 lands located between 11 Street NE and Lewisburg Cove, at the location shown on the Outline Plan. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** of the affected subdivision phase.
28. No direct vehicular access shall be permitted to or from 140 Avenue between 6 Street and Lewisburg Cove NE for all R-G and R-Gm lots. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
29. In conjunction with each tentative plan after which the overall development within the outline plan boundary has exceeded 99 units, the Developer shall register relevant road plans within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
30. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
31. In conjunction with the applicable Tentative Plan, bus bays shall be provided for all transit stops along 144 Avenue and 11 Street NE.
32. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
33. Prior to permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
34. The Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Councils' policy and it shall also be clearly identified on the Land Use Sign for the area.

Conditions of Approval

35. Prior to approval of tentative plan for fee simple residential lots and prior to approval of development permits for multi-family sites, a noise attenuation study is required for the development adjacent to all skeletal and arterial roadways, including 11 Street, 144 Avenue and Stoney Trail NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial and Skeletal roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

36. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
37. A temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
38. The mid-block crossing of 9 Street; and the intersection corners of 9 Street and 140 Avenue NE shall be designed with curb-extensions to the satisfaction of the Director, Transportation Planning.

Parks:

39. **Prior to approval of the affected tentative plan**, the developer shall submit finalized open space concept plans for all Municipal Reserve (MR) and Municipal School Reserve (MSR) lands within the outline plan area to Parks for review and approval. Open space concept plans at tentative plan stage shall follow the submission requirements outlined in Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), Chapter 2: General Guidelines, Section 2.1 Concept Plan Requirements.
40. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings for all Municipal Reserve (MR) and Municipal School Reserve (MSR) lands within the outline plan area to Parks for review and approval. Irrigation drawings, if required, are to be submitted as part of the same landscape construction drawing package. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
41. The developer shall submit Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.

Conditions of Approval

42. Any damage to Municipal Reserve (MR) and Municipal School Reserve (MSR) lands within and along the boundaries of the plan area as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
43. Any damage to Environmental Reserve (ER) lands along the boundaries on adjacent lands of the plan area as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.

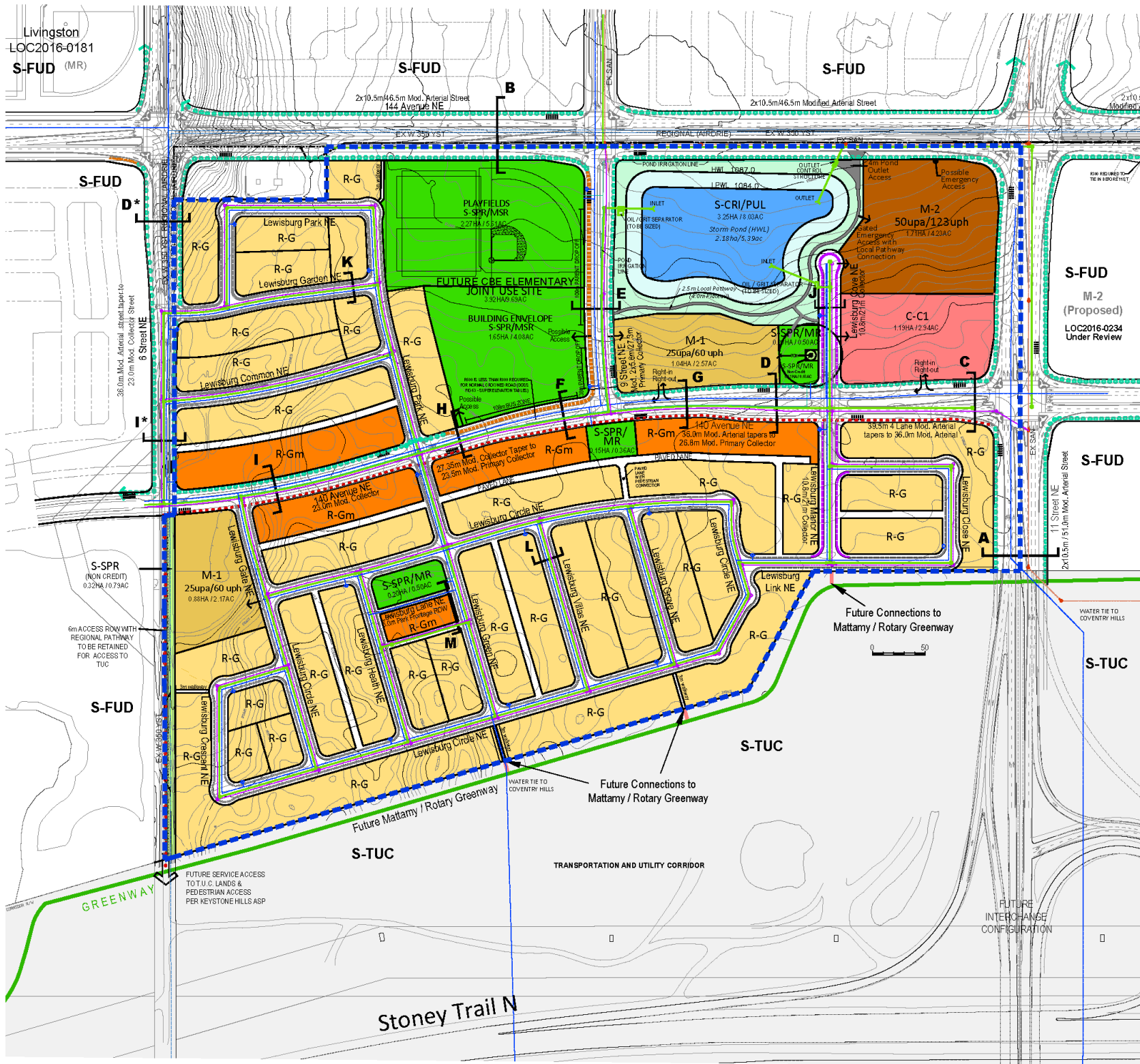
If disturbance occurs to Environmental Reserve (ER), a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.

44. Any damage to Environmental Reserve (ER) along the boundaries of the plan on adjacent lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
45. Any damage to public boulevards or public trees within and along the boundaries of the plan as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
46. Plant all public trees in compliance with the approved Public Landscaping Plan.
47. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.
48. **Prior to approval of the affected tentative plan or stripping and grading permit** (whichever occurs first), the grading of the development site adjacent to reserve (MR/MSR) lands shall be confirmed by Parks.
49. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
50. A 1.2 m fence (or Parks approved alternative) shall be maintained along the boundaries of all reserve (MR/MSR) lands for the duration of the development, unless otherwise authorized by Parks in writing.
51. All proposed site fencing required adjacent to Reserve (MR/MSR) lands, including footings, shall be installed completely within private property, unless otherwise authorized by Parks in writing.
52. Construction access through Environmental Reserve (ER) lands is not permitted.
53. Stockpiling or dumping of construction materials on Environmental Reserve (ER) lands is not permitted.
54. Retaining walls placed within reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.

Conditions of Approval

55. Drainage from the development site into reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.
56. Backsloping from the development site into reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.
57. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
58. All landscape construction and landscape rehabilitation shall be in accordance with the City of Calgary Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).

Proposed Outline Plan



CPC Label

owner: _____



legend: _____

- Outline Plan / Land Use Boundary
- Contour Interval 0.5 metre
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 3.5m Mono Sidewalk
- 2.5m Greenway
- 2.0m Local Pathway
- 3.0m Multi Use Pathway
- 3.0m Regional Pathway
- Bus Pad Location
- Abandoned Well Site
- Possible all turn access
- Possible Right in/ Right out access
- All dimensions are in metres- (cross sections)
- Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant



prime consultant: _____

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca
t: 403 269 4733 f: 403 262 4480

copyright: _____

Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client: _____

Notes:
Residential roads are :
laneless (8.5m/16.0m) & laned (9m/16m)
unless otherwise noted.
All lanes are 7.0m wide unless otherwise noted.
All dimensions in cross-sections are metric.
Emergency Access will be designated at
DP stage.

file description: _____

pre-app: EX2016-0008
LOC: LOC2016-0311
bylaw no.: -

location map: _____



* Subject Site

revisions: _____

no:	date:	description:
1	30-Nov-2016	Submit
2	29-Jan-2018	DTR 1 RESUBMIT
3	9-Jan-2019	DTR 2 RESUBMIT
4	9-May-2019	DTR 3 RESUBMIT
5	29-May-2019	DTR 3 REVISIONS

municipal address: _____

13910 and 14110 6 Street NE

legal description: _____

NW 1/4 Sec35-TWP25-Rg1-W5

file info: _____

project no.: 1050
drawn by: EB
start date:
current date: Aug 07, 2019

project: _____



sheet title: _____

Outline Plan

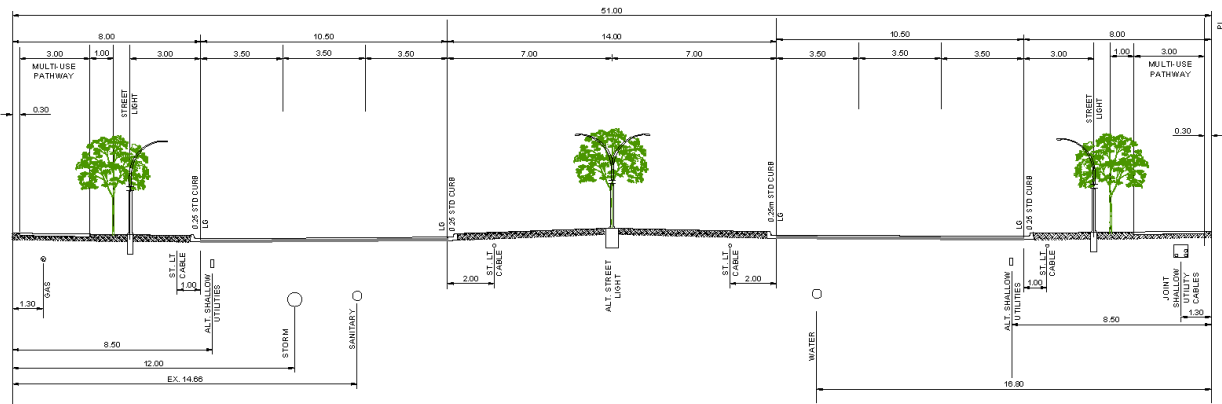
exhibit no.: _____

1.0

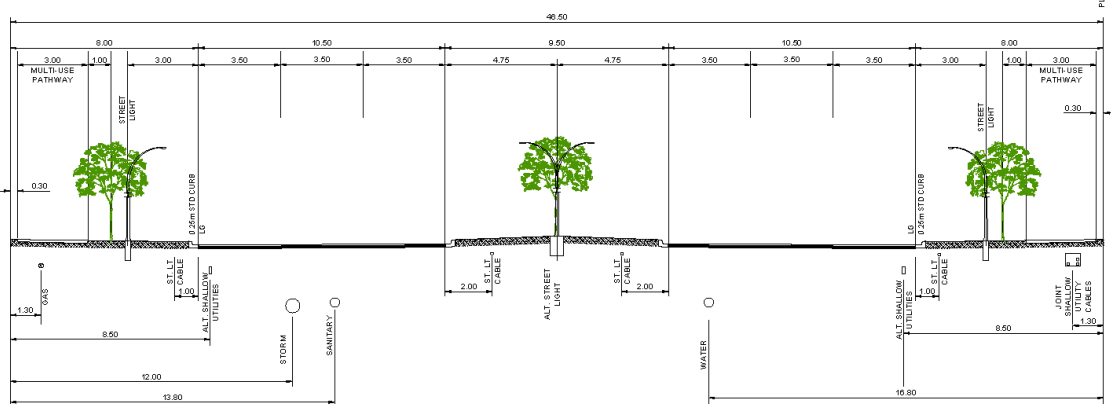
Proposed Outline Plan

OUTLINE PLAN STATISTICS									
29-May-19									
Genstar Ownership							ha	acs	
City of Calgary - 6 Street Road Closure							42.37	104.69	
Total Area							0.32	0.79	
Gross Developable Area (GDA)							42.37	104.69	

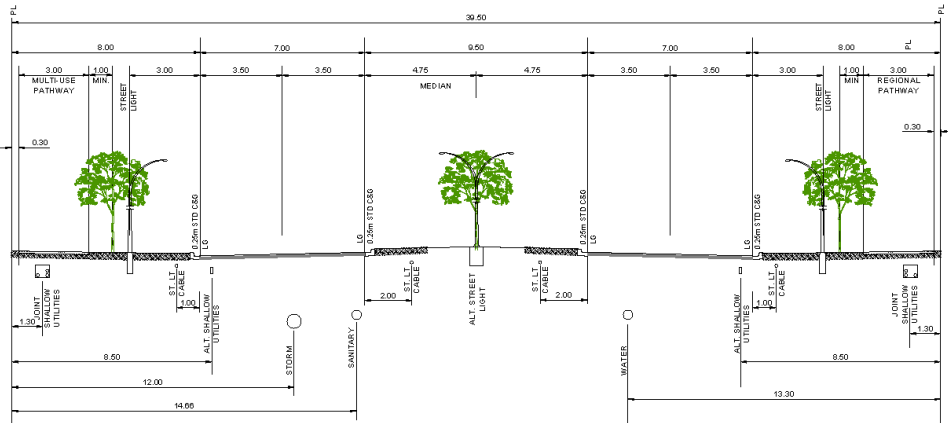
Proposed Outline Plan



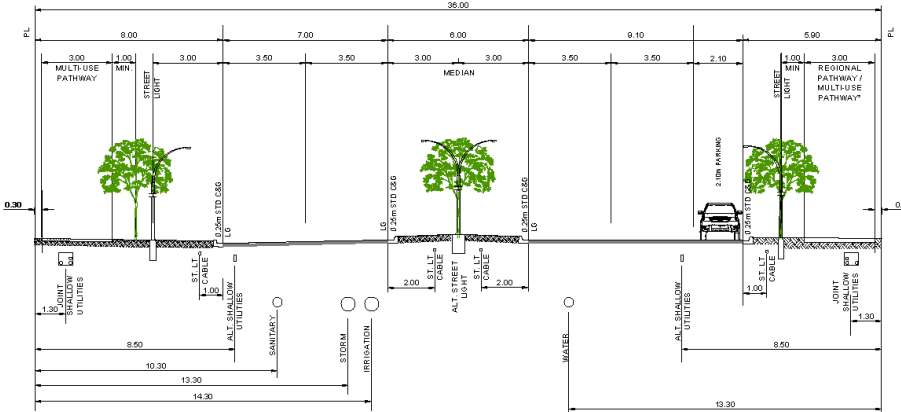
A: 2x10.5m/51.0m Mod. Arterial - 6 lanes (14m median)
11 Street NE



B: 2x10.5m/46.5m Mod. Arterial - 6 lanes (9.5m Median)
144 Avenue NE



C: 2x7.0m/39.5m Mod. Arterial - 4 lanes (9.5m median)
140 Avenue NE



D: 7.0m+9.1m/36.0m Mod. Arterial Street
140 Avenue NE / 6 Street NE* (No Irrigation Line)



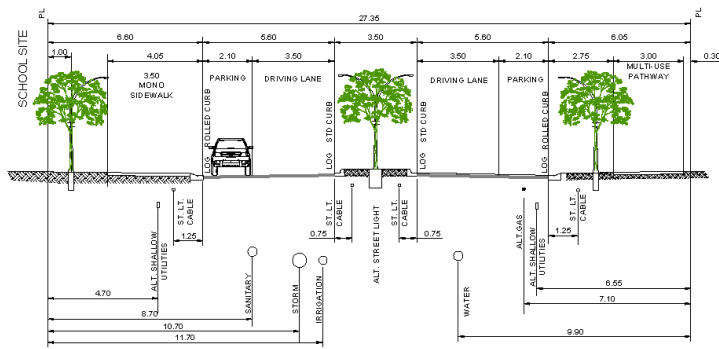
NTS



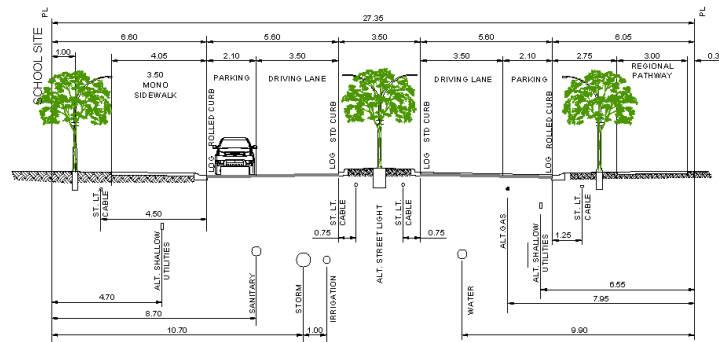
LEWISBURG
LOC2016-0311

Street Cross Sections (Cont'd)

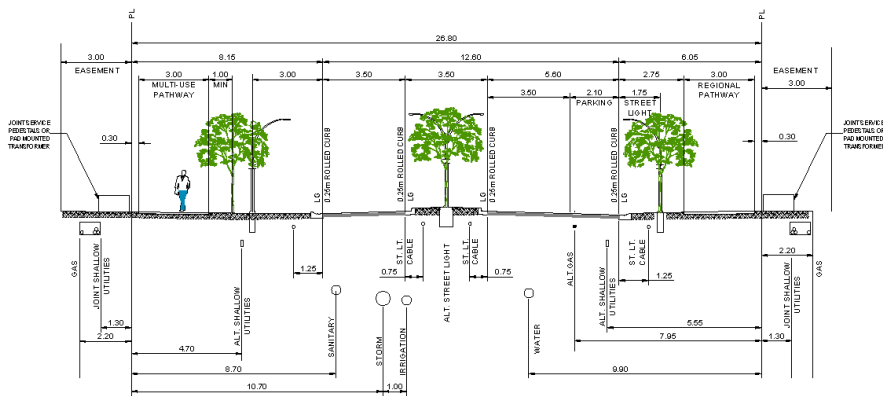
Proposed Outline Plan



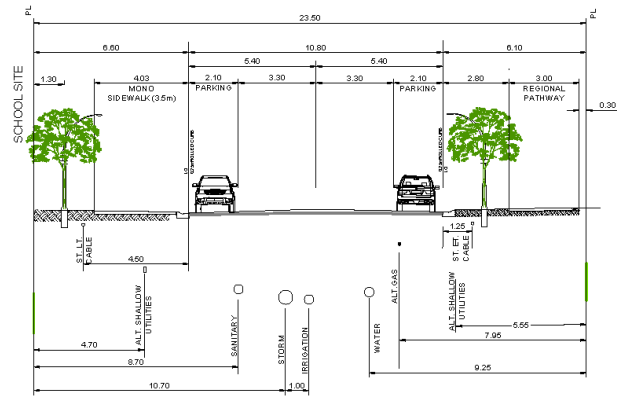
E: 2x5.6m/27.35m Mod. Primary Collector
9 Street NE



F: 2x5.6m/27.35m Mod. Primary Collector
140 Avenue NE (beside school site)



G: 3.5m+5.6m/26.8m Mod. Primary Collector
140 Avenue NE



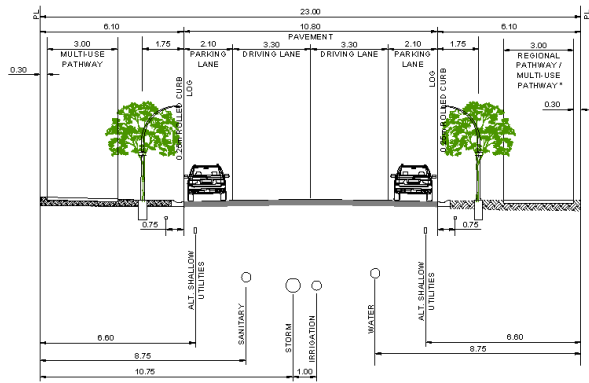
H: 10.8m/23.5m Mod. Collector Street
140 Avenue NE



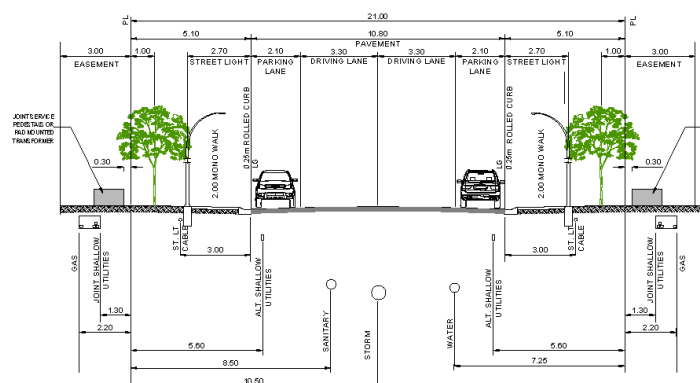
LEWISBURG
LOC2016-0311

Street Cross Sections (Cont'd)

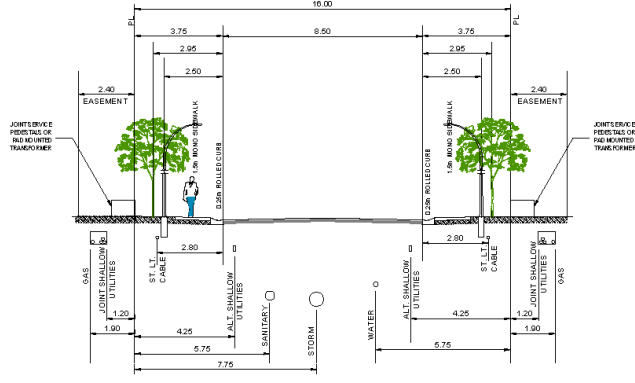
Proposed Outline Plan



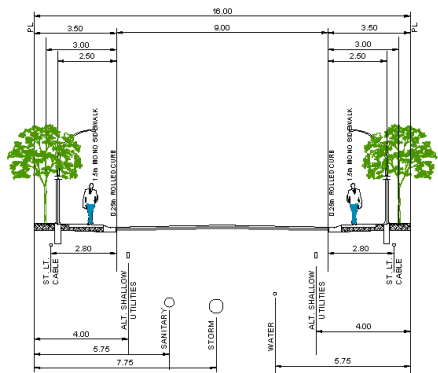
I: 10.8m/23.0m Mod. Collector Street
140 Avenue NE / 6 Street NE* (No Irrigation Line)



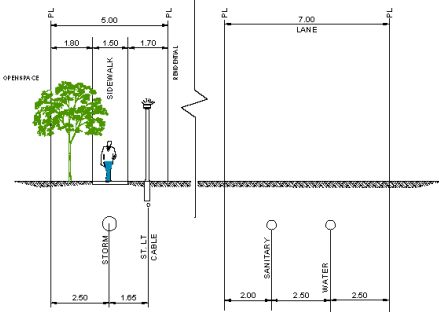
J: 10.8m/21.0m Collector Street
Lewisburg Cove NE



K: 8.5m/16.0m Residential Street
- no rear lane



L: 9.0m/16.0m Residential Street
- with rear lane



M: 5.0m Park Frontage ROW
Lewisburg Lane NE



LEWISBURG
LOC2016-0311

Street Cross Sections (Cont'd)

Applicant's Submission

Lewisburg - Applicant's Submission- June 3, 2019

Introduction

The subject site is located in the northeast quadrant of the City of Calgary, between the developing communities of Livingston and Keystone Hills. The site is bounded by 6 Street NE on the west, 144 Avenue NE on the north, 11 Street NE on the east and Stoney Trail on the south. The subject site is approximately 42 hectares (105 acres) in size and falls under the policies of the North Regional Context Study and the Keystone Hills Area Structure Plan (ASP). The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) district under the City of Calgary Land Use Bylaw. The purpose of this application is to establish the new neighbourhood of Lewisburg and plan for future residential development.

Vision

Genstar Development Company is the owner of the subject site. The main components of the new residential neighbourhood are a centrally located Joint Use Site, a Neighbourhood Activity Centre with a local commercial use, a variety of Neighbourhood Parks, a mix of low and medium-density residential uses and a stormpond facility. The neighbourhood has been planned to connect to the surrounding lands through a fused-grid street network that supports transit and cyclist infrastructure. A regional pathway network extension is proposed to provide excellent pedestrian connections in the area.

Outline Plan & Land Use Redesignation

This application proposes to subdivide and redesignate 42.69 ha (105.48 ac) of land from S-FUD to R-G, R-Gm, M-1, S-SPR and S-CRI. There are 952-1283 residential units projected within the Lewisburg neighbourhood, including a variety of singles, semis, rowhouse and townhouse apartments.

Road Closure

Along the west boundary of the neighbourhood, a small 0.32 ha (0.79 ac) segment of the 6 Street NE road right-of-way is proposed to be closed. The closure area will become a linear park, accommodating a regional pathway connection to connect in to the Mattamy/Rotary Greenway within the TUC.

Proposed Community Name

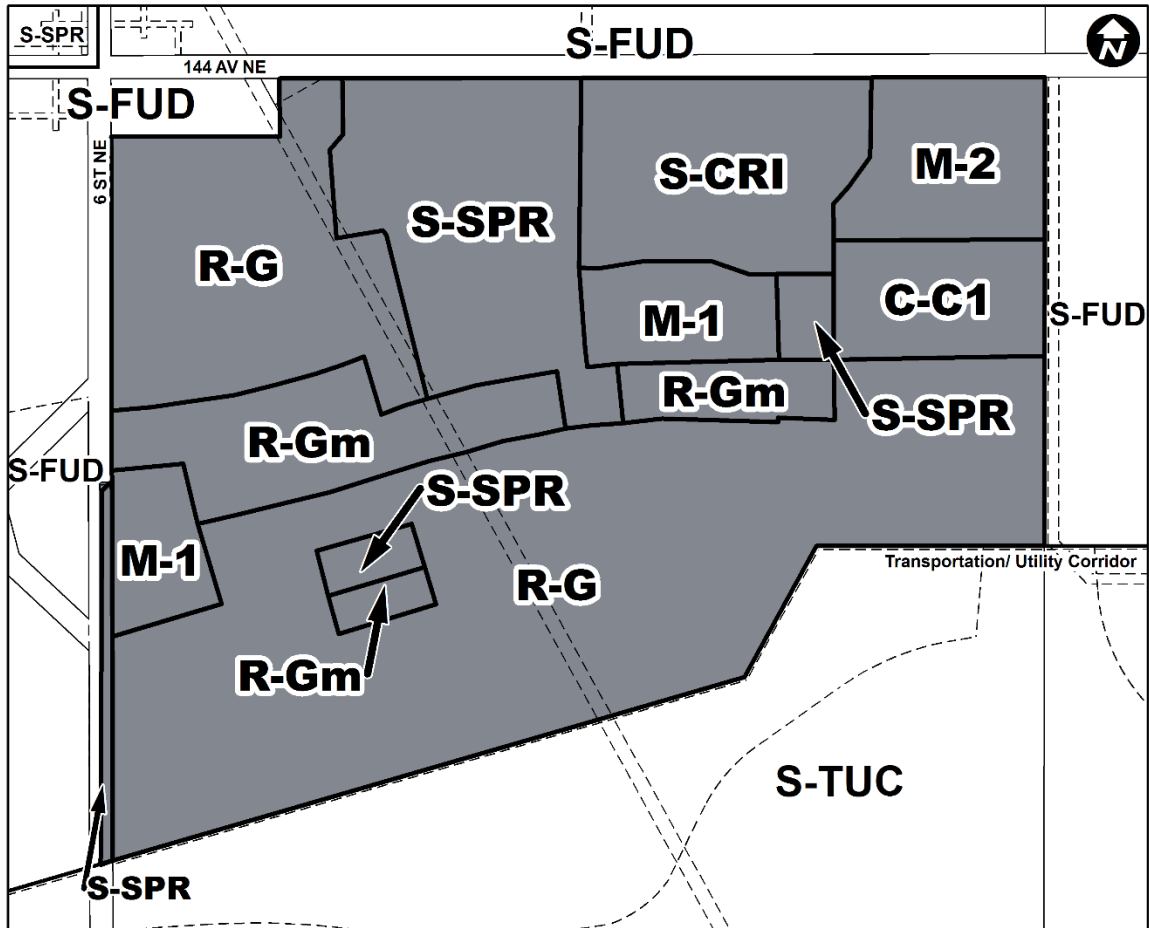
The Community Name of Lewisburg is proposed for the 'Community C' lands within the Keystone Hills ASP. The name was chosen to reflect and honour the historical connection of the Lewis family to the Nose Creek and Symons Valley Area.

Summary

This first residential neighbourhood in the Lewisburg Community will provide for a range of housing forms that cater to a broad range of socioeconomic groups and is responsive to market trends. The neighbourhood is highlighted by a future CBE Elementary School and three neighbourhood parks, a series of well-defined regional and multi-use pathways, a grid-pattern street network that accommodates cyclist and transit infrastructure and provides direct connections to adjacent neighbourhoods.

The Lewisburg neighbourhood meets and exceeds the MDP and Keystone Hills ASP targets for Greenfield development with an anticipated density of 9.1 units per hectare and intensity of 67 people & jobs/hectare.

Proposed Land Use District Map



Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	42.69	104.69
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	42.69	104.69

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	15.08	37.26	498	
R-Gm	2.72	6.72	129	
M-1	1.92	4.74		115
M-2	1.71	4.23		210
Total Residential	21.43	52.95	627	325
(Non-Residential)	1.19	2.94		

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	13.06	32.26	30.6
PUBLIC UTILITY LOT	3.25	8.03	7.6

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.55	1.36	1.3
MSR	3.92	9.69	9.2
MR (NON-CREDIT)	0.33	0.82	0.8

Secondary Suite Process Reform Phase 2 – Semi-detached Dwellings

Purpose

To inform Calgary Planning Commission on proposed changes to Secondary Suites that will be presented to the SPC on Planning and Urban Development on October 04, 2019.

Any comments from Commission will be included as an attachment in the report to Council.

Background

Council direction #1

On April 29, 2019 Council adopted PUD2019-0336, *Improving Secondary Suite Safety in Semi-detached Dwellings*. This report scoped out options for legalizing suites in semis. The current process for legalizing a suite in a semi requires a land use redesignation, typically to the R-CG district. Council adopted Administration's recommended option of amending the Land Use Bylaw to legalize suites in semis. This approach is like what was done in 2018 with suites in single-detached dwellings by amending the Bylaw to remove the land use redesignation process for legalizing a suite (i.e. R-C1 to R-C1s).

Council direction #2

The *Policy to Guide Discretion for Secondary Suites and Backyard Suites* is used by the Development Authority to assist with decision making for suites where a development permit is required. The *Policy* contains the Parking Areas Map which identifies geographic areas where the Development Authority may consider a relaxation of the required parking for either a suite or backyard suite.

The Parking Areas Map was taken from the multi-residential section of the Bylaw as it is a current method for reducing the required parking for multi-residential development for areas that are generally considered inner-city.

On January 14, 2019 Council adopted PUD2018-1323, *Backyard Suite Design and Standards*. This report was focused on backyard suites, however Council noted the limitations of the Parking Areas Map as it does not reflect the access to frequent transit that is available city-wide and directed Administration to amend the map in the *Policy* to better reflect these mobility options.

Council direction #1 - Land Use Bylaw amendments summary

Topic	Existing Rule	Proposed Amendment
<i>Secondary Suites in Semi-detached Dwellings</i>	The definition of Secondary Suite does not allow it to be within a Semi-detached Dwelling except in the R-CG district.	Secondary Suites would be allowed within Semi-detached Dwellings in all districts where both uses are listed.
<i>Location of entrance</i>	A Contextual Semi-detached Dwelling is not allowed to have an exterior entrance on the side of the building unless the entrance is on the street side of a corner parcel.	A Contextual Semi-detached Dwelling not located on a corner parcel would be allowed to have a side entrance that provides access to a Secondary Suite.

Secondary Suite Process Reform Phase 2 – Semi-detached Dwellings

<i>Parking for Secondary Suites in Semi-detached Dwellings</i>	<p>A Contextual Semi-detached Dwelling with 2 Secondary Suites requires 6 parking stalls</p> <p>A Semi-detached Dwelling with 2 Secondary Suites on a parcel less than 9.0 metres wide or has a parcel area of less than 270.0 square metres requires 6 parking stalls.</p>	A contextual Semi-detached Dwelling or Semi-detached Dwelling, with 2 Secondary Suites, would be required to provide 4 parking stalls on site.
--	---	--

Council direction #2 - Policy to Guide Discretion for Secondary Suites and Backyard Suites amendments summary

Existing Parking Areas Map

	Centre City	Area 1	Area 2	Area 3
Policy	Relaxation can always be considered	No opportunity for relaxation	Relaxation can be considered if suite is within: 600m of LRT 400m of MAX 150m of frequent bus service	Relaxation can always be considered

Proposed Parking Areas Map

	Area 1	Area 2
Description	Amalgamation of Center City and Area 3 from existing map	Remainder of city
Policy	Relaxation can always be considered	Relaxation can be considered if suite is within: 600m of LRT 400m of BRT 400m of frequent bus service

Contact Information

Dane Morris
Senior Planner
Legislation and Land Use Bylaw
T 403.268.1531
E Dane.Morris@calgary.ca

Redline Copy of the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*

Policy to Guide Discretion for Secondary Suites and Backyard Suites

Adopted by Council resolution March 12, 2018

Amended by Council resolution January 14, 2019

A. Planning Objectives

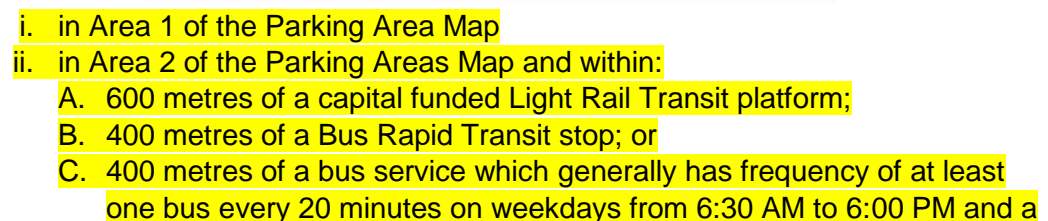
1. To provide guidance to the Development Authority in the use of discretion when evaluating suites.
2. To ensure opportunities for suites are balanced with the potential impacts they may have on communities.
3. To manage privacy issues related to Backyard Suites.

B. Planning Principles for Secondary Suites and Backyard Suites

1. Parking
 - a. Unless otherwise referenced in Policy B.2, the required motor vehicle parking stall for a suite shall be provided on the parcel.
 - b. The required motor vehicle stall(s) for the primary Dwelling Unit shall not be considered as providing the required motor vehicle parking for a suite.
 - c. Required motor vehicle parking stalls for a suite are intended for the exclusive use of the suite and:
 - i. Should be accessed from a lane where a rear or side lane provides access to the parcel;
 - ii. Should be accessed from an existing front driveway where no rear or side lane provides access to the parcel;
 - iii. Where both a lane and front driveway exist, parking for the suite should be located in a convenient, accessible location with preference being from the lane, where possible;
 - iv. When accessed from a street, parking should be located such that the loss of on-street parking is minimized;
 - v. Should have unobstructed access to and from the adjacent street for vehicles using that motor vehicle stall;
 - vi. Shall not obstruct access to and from the adjacent street for vehicles using any other parking stall on a parcel.
 - d. The Development Authority may consider relaxing the parcel width requirements of the District when it is demonstrated the required motor vehicle parking stall is provided.
 - e. The Development Authority may consider relaxing the allowable maximum driveway width to accommodate a motor vehicle parking stall.
 - f. The Development Authority may consider relaxing the maximum parcel coverage in the District when the required motor vehicle parking stall is not provided in a private garage. Unless located on an existing driveway the stall should not be paved and should be on a permeable surface.

a. The Development Authority may consider a parking relaxation for a Secondary Suite or Backyard Suite based on the proximity of the suite to the Centre City and to frequent transit service. The Development Authority may consider relaxing the minimum parking requirements for a Secondary Suite or Backyard Suite where the suite is located:

- ~~Map 1: Parking Areas Map~~

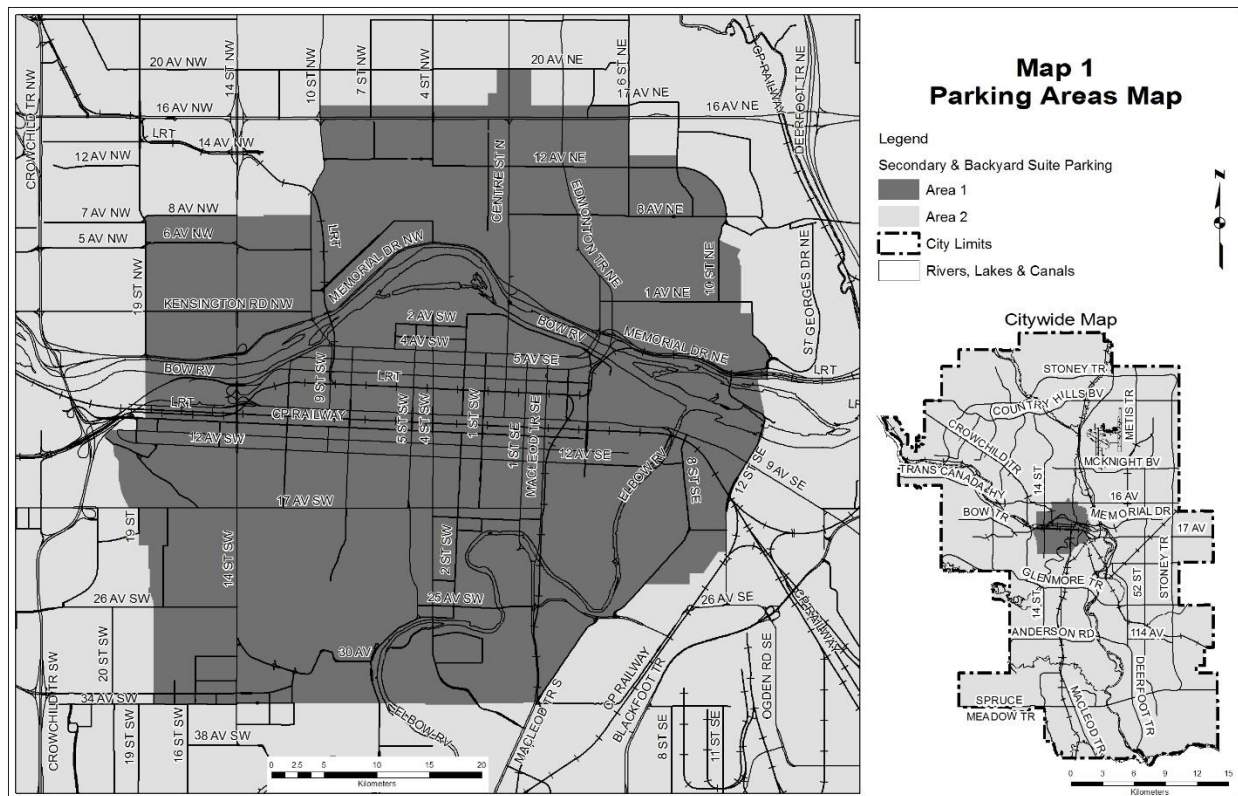


Redline Copy of the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*

frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.

- b. The Development Authority should consider natural and human-made barriers (e.g. waterbodies, landforms, skeletal and arterial roads) to accessing frequent transit service when considering a parking a relaxation for a Secondary Suite or Backyard Suite.

Map 1: Parking Areas Map



3. Amenity Space

- The required amenity space for a suite should be provided on the parcel.
- The design and orientation of a suite should ensure direct access with the required private amenity space.

4. Compatibility with other uses

- The Development Authority may consider the compatibility of a proposed suite with other existing approved uses on the parcel. Should the parcel contain uses such as Home Occupations or Home Based Child Care Services, consideration should be given to the cumulative impacts when evaluating the appropriateness of a suite.

Redline Copy of the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*

5. Cul-de-sacs
 - a. Parcels located on end bulbs of cul-de-sacs where no lane exists may present specific challenges in terms of on-street and off-street parking. The Development Authority shall consider the compatibility of a proposed suite when located on the bulb of a cul-de-sac. Consideration should be given to the cumulative impacts when evaluating the appropriateness of a suite in these locations.
6. Flood Hazard Areas
 - a. Secondary Suites are encouraged to be above grade when located in the Flood Fringe. Should the suite be located below grade, it must comply with the flood mitigation rules of the Land Use Bylaw.
7. Heritage
 - a. When a parcel is listed on the City Inventory of Evaluated Historic Resources, the Development Authority may consider relaxations to the required motor vehicle parking stalls (including the ability to accommodate the required parking off-site) in order to accommodate a Secondary Suite or Backyard Suite while retaining the existing building on the parcel.

C. Additional Policies for Backyard Suites

1. In addition to the previous policies, a Backyard Suite is subject to the following additional policies:
 - a. The maximum floor area for a Backyard Suite should not be considered as part of the maximum floor area for an Accessory Residential Building when located on the main floor of the building.
 - b. A balcony for a Backyard Suite is not considered a balcony for an Accessory Residential Building.
 - c. Balconies should orient towards the lane, or street if on a corner parcel.
 - d. Where a balcony would result in overlooking on an adjacent parcel, the proposed amenity space shall be relocated to the front or side of the Backyard Suite in the form of a deck or patio.
 - e. Window placement should allow light penetration into the suite while respecting the privacy of adjacent parcels. Off-setting, frosting, and placing windows to face the lane or street should be considered.
 - f. Screening should be considered to mitigate privacy concerns with adjacent parcels. Screening may be achieved using landscaping, tree plantings or constructed screens.
 - g. The building mass of a Backyard Suite should be moderated with respect to neighbouring properties using architectural elements such as stepped or sloped rooflines and articulated facades.
 - h. Relaxation of the maximum building height may be supported to accommodate the peak portions of a sloped roof where the sloped roof reduces the scale and mass of the Backyard Suite.