



AGENDA

CALGARY PLANNING COMMISSION

October 3, 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 19
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
 - 5.2 BRIEFINGS
None
 - 5.3 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 – 7 Avenue NE, LOC2019-0025, CPC2019-1145

- 5.4 Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 504 - 22 Avenue NE, LOC2019-0077, CPC2019-1197

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 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404, 1406 and 1408 - 22 Avenue NW, LOC2019-0075, CPC2019-1187

- 7.2.2 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223, CPC2019-1183

- 7.2.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 – 20 Avenue NW, LOC2019-0050, CPC2019-1152

- 7.2.4 Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW, LOC2019-0110, CPC2019-1192

- 7.2.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087, CPC2019-1215

7.3 MISCELLANEOUS ITEMS

- 7.3.1 Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince's Island Park (Ward 7), CPC2019-1144

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2019 OCTOBER 03 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.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

David Mulholland

COMMUNITY:

Crescent Heights (Ward 7)

FILE NUMBER:

LOC2019-0025 (CPC2019-1145)

PROPOSED POLICY AMENDMENT:

Amendment to the Crescent Heights Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

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

MUNICIPAL ADDRESS:

301 – 7 Avenue NE

APPLICANT:

Permit Masters

OWNER:

Oakley Henry Morgan

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Dino Kasparis

COMMUNITY:

Winston Heights/Mountview (Ward 7)

FILE NUMBER:

LOC2019-0077 (CPC2019-1197)

PROPOSED POLICY AMENDMENT:

Amendment to the Winston Heights/Mountview Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

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

MUNICIPAL ADDRESS:

504 - 22 Avenue NE

APPLICANT:

PLP Design

OWNER:

Jason Manna

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

	Allan Singh
COMMUNITY:	Capitol Hill (Ward 7)
FILE NUMBER:	LOC2019-0075 (CPC2019-1187)
PROPOSED POLICY AMENDMENTS:	Amendment to the North Hill Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Residential – Contextual One / Two Dwelling (R-C2) District To: Multi-Residential – Contextual Grade-Oriented (M-CG) District
MUNICIPAL ADDRESS:	1404 ,1406 and 1408 – 22 Avenue NW
APPLICANT:	Riverview Custom Homes
OWNER:	Jack Johnson Laura Young The City of Calgary
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.2

	Courtney Stengel
COMMUNITY:	Crescent Heights (Ward 7)
FILE NUMBER:	LOC2018-0223 (CPC2019-1183)
PROPOSED POLICY AMENDMENT:	Amendment to the Crescent Heights Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Multi-Residential – Contextual Low Profile (M- C1) District To: Mixed Use – Active Frontage (MU-2f2.0h14) District
MUNICIPAL ADDRESS:	1109 Edmonton Trail NE
APPLICANT:	Horizon Land Surveys
OWNER:	2142585 Alberta Ltd (Yuli Song)
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 7.2.3

David Mulholland

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2019-0050 (CPC2019-1152)

PROPOSED POLICY AMENDMENT:

Amendment to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

To: Multi-Residential – Contextual Medium Profile
(M-C2) District

MUNICIPAL ADDRESS:

721, 725, and 729 – 20 Avenue NW

APPLICANT:

O2 Planning and Design

OWNER:

Frank McGrath
Kenneth Nevard
205180 Alberta Inc (Roger Dougall)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.4

David Mulholland

COMMUNITY:

Hillhurst (Ward 7)

FILE NUMBER:

LOC2019-0110 (CPC2019-1192)

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Grade Oriented
(M-CG d72) District

To: DC Direct Control District to accommodate an
office

MUNICIPAL ADDRESS:

1187 Kensington Crescent NW

APPLICANT:

Citytrend

OWNER:

Paradiso Investments Ltd

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.5

Kelsey Cohen

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2019-0087 (CPC2019-1215)

PROPOSED POLICY AMENDMENTS:

Amendment to the 16 Avenue North Urban Corridor
Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Medium Profile
(M-C1) District and Commercial – Corridor 1
f4.0h22 (C-COR1 f4.0h22) District

To: Mixed Use - General (MU-1 f3.5h29) District

MUNICIPAL ADDRESS:

1011, 1013, 1015, 1019, 1021, 1025 and 1029 – 17
Avenue NW

APPLICANT:

QuantumPlace Developments

OWNER:

Mylonas Enterprises Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Katherine Hikita

COMMUNITY:

Eau Claire (Ward 7)

FILE NUMBER:

CPC2019-1144

PROPOSED:

Jaipur Bridge Replacement

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR CORPORATE RECORD



MINUTES
CALGARY PLANNING COMMISSION

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

PRESENT: 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

ALSO PRESENT: A/ Principal Planner J. Silot
A/ CPC Secretary J. Palaschuk
Legislative Advisor L. Gibb

1. **CALL TO ORDER**

Director Tita called today's Meeting to order at 1:01 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That Item 7.3.1, Verbal Report CPC2019-1075, be brought forward and dealt with as the first item of business following the Consent Agenda.

MOTION CARRIED

Moved by Commissioner Foht

That the Agenda for the 2019 September 19 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019
September 05

Moved by Commissioner Juan

That the Minutes of the 2019 September 05 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director Vanderputten

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

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

Commissioner Schmalz declared a conflict of interest and abstained from discussions and voting with respect to Report CPC2019-0732.

Commissioner Schmalz left the Council Chamber at 1:03 p.m. and returned at 1:04 p.m. after the vote was declared.

That with respect to Report CPC2019-0732, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Adopt, by Resolution, the proposed community name of Lewisburg; and
2. Adopt, by Resolution, the proposed street name of Lewisburg.

MOTION CARRIED

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

Moved by Commissioner Scott

That with respect to Report CPC2019-1155, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) 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.

MOTION CARRIED

6. POSTPONED 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

A clerical correction was noted on the Cover Report, page 3 of 7, under Site Context, by deleting the number '400 meters' and replacing with the number '300 meters'.

Barry Sullivan, Kumlin Sullivan Architecture Studio Ltd., addressed Commission with respect to Report CPC2019-1106.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-1106, the following be approved:

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.

MOTION CARRIED

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

Moved by Commissioner Juan

That with respect to Report CPC2019-1121, 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 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 \pm (0.09 acres \pm) 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.

MOTION CARRIED

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

Andrew Wallace, Opus Corporation, addressed Commission with respect to Report CPC2019-1072.

Moved by Councillor Chahal

That with respect to Report CPC2019-1072, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.41 hectares \pm (1.01 acres \pm) 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.

MOTION CARRIED

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

Moved by Commissioner Scott

That with respect to Report CPC2019-1130, the following be approved:

That Calgary Planning Commission:

1. Direct this Report 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;
3. Adopt, by bylaw, the proposed redesignation of 3.52 hectares \pm (8.70 acres \pm) 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

4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 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

Item 7.2.5, Report CPC2019-0762, was heard in conjunction with Item 7.2.6, Report CPC2019-0763.

A revised Attachment 4 was distributed with respect to Report CPC2019-0762.

A clerical correction was noted on page 9 of 12 of the Cover Report, under the Stakeholder Engagement, Research and Communication section, second paragraph, last sentence, by adding the word 'and' between 'Commission's recommendation' and 'the date'.

Commissioner Schmalz declared a conflict of interest and abstained from discussions and voting with respect to Item 7.2.5, Report CPC2019-0762, and Item 7.2.6, Report CPC2019-0763.

Commissioner Schmalz left the Council Chamber at 2:13 p.m.

Moved by Commissioner Gedye

That with respect to Report CPC2019-0762, the following be approved:

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.

MOTION CARRIED

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

Item 7.2.6, Report CPC2019-0763, was heard in conjunction with Item 7.2.5, Report CPC2019-0762.

A revised Attachment 1 was distributed with respect to Report CPC2019-0763.

Moved by Commissioner Gedye

That with respect to Report CPC2019-0763, the following be approved:

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).

MOTION CARRIED

Commissioner Schmalz returned to the Council Chamber at 2:47 p.m. after the vote was declared for Item 7.2.5, Report CPC2019-0762, and Item 7.2.6, Report CPC2019-0763.

7.3 MISCELLANEOUS ITEMS

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

Commission, by general consent, tabled Item 7.3.1, Verbal Report CPC2019-1075 to the Call of the Chair.

Commission, by general consent, lifted from the table Item 7.3.1, Verbal Report CPC2019-1075, to be dealt with at this time.

Commission, by general consent, recessed at 2:50 p.m. to the Call of the Chair.

Commission reconvened at 2:57 p.m. with Director Tita in the Chair.

A document entitled 'Calgary Planning Commission Review and Administration's Response - CPC 20191075' was distributed with respect to Verbal Report CPC2019-1075.

Moved by Councillor Woolley

That with respect to Verbal Report CPC2019-1075, the following be approved:

That the Calgary Planning Commission:

1. Approve the comments received; and
2. Receive the comments for the Corporate Record.

MOTION CARRIED

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Schmalz

That this Meeting adjourn at 3:00 p.m.

MOTION CARRIED

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 OCTOBER 21 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

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

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 NOVEMBER 18 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2019-0046, CPC2019-1125
- Land Use Amendment in Shepard Industrial (Ward 12) at 8825 Shepard Road SE, LOC2019-0067, CPC2019-1106
- Policy Amendment and Land Use Amendment in Ramsay (Ward 09) at 815 MacDonald Avenue SE, LOC2019-0107, CPC2019-1121
- Land Use Amendment in Deerfoot Business Centre (Ward 05) at 5774 - 10 Street NE, LOC2019-0095, CPC2019-1072
- 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

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

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

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 October 3.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1145

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 – 7 Avenue NE, LOC2019-0025

EXECUTIVE SUMMARY

This application was submitted by Permit Masters on 2019 February 21 on behalf of the landowner Oakley Henry Morgan. The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) 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, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

An amendment to the *Crescent Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with 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 amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1145

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301
- 7 Avenue NE, LOC2019-0025**

BACKGROUND

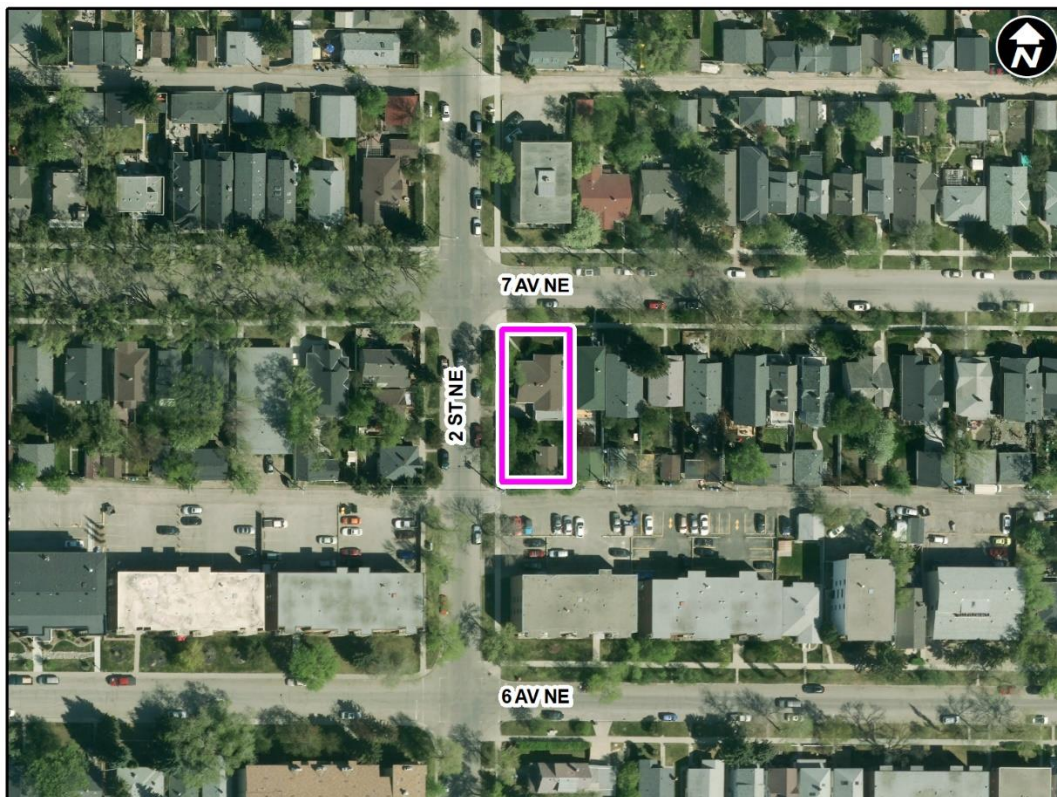
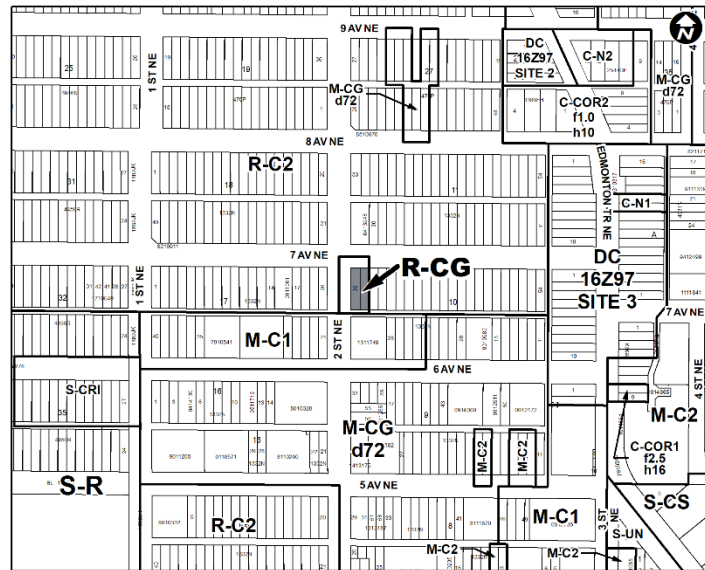
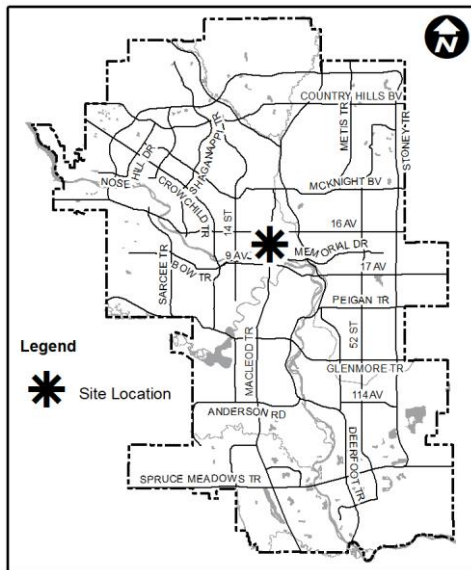
This application was submitted by Permit Masters on behalf of the landowner Oakley Henry Morgan on 2019 February 21. A development permit (DP2019-0859) for a four unit rowhouse was submitted by Inertia on behalf of the landowner on 2019 February 22. The application is under review by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1145

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301
- 7 Avenue NE, LOC2019-0025

Location Maps



Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 - 7 Avenue NE, LOC2019-0025

Site Context

The subject parcel is located in the community of Crescent Heights in the northeast quadrant of the City. The site is currently developed as a single detached dwelling with a rear detached garage which is accessed from a lane. Located at the corner of 7 Avenue NE and 2 Street NE the site is easily accessible by foot, bicycle, or vehicle.

The subject site is adjacent to multi-residential dwellings to the north and south and single detached dwellings to the east and west. Crescent Heights has a diverse range of housing types and currently only 31 percent of dwellings are identified as single detached.

As identified in *Figure 1*, the community of Crescent Heights has seen a slight decline in population since 2015.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2018 Current Population	6,097
Difference in Population (Number)	-283
Difference in Population (Percent)	-4%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Crescent Heights 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. Subject to the minor amendment to the ARP proposed in this report, 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 Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 - 7 Avenue NE, LOC2019-0025

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential district that 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 four 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 two dwelling unit to four dwelling units.

Development and Site Design

On 2019 February 22, a development permit (DP2019-0859) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a three-storey, four-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

Environmental

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

Transportation

Pedestrian access to the site is available from 7 Avenue NE and 2 Street NW, while vehicular access is from the rear lane. The area is served by Calgary Transit bus service with primary transit stops located within 400 metres of the site on Edmonton Trail NW. Non-restricted 2 hour on-street parking is available on both 7 Avenue NE and 2 Street NE. A Transportation Impact Assessment was not required as part of this application.

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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1145

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 - 7 Avenue NE, LOC2019-0025

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 Crescent Heights Community Association was circulated as part of this application. An email was submitted (Attachment 3) indicating that they could not support the redesignation until further details of the proposed building were available. During the comment period for the associated development permit, comments from the community association were provided stating that in light of the size and strength of the neighbours opposition that it would be presumptuous for the Planning Committee to comment further.

There were twenty-seven letters of opposition received to the application from the surrounding neighbours. The letters expressed concerns with the history of the subject site, additional density being added to Crescent Heights, changing the nature of the area, and issues around parking and traffic.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period 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 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 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 (2019)

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 October 03

ISC: UNRESTRICTED
CPC2019-1145

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301 - 7 Avenue NE, LOC2019-0025

Municipal Development Plan (Statutory – 2009)

The subject site 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 of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

Crescent Heights Area Redevelopment Plan (Statutory – 1996)

The parcel is located within the Low Density Residential area of the *Crescent Heights Area Redevelopment Plan* (ARP). The Low Density Residential area policies are intended to maintain the existing low-density neighbourhood quality and character, while encouraging development that is compatible with the surrounding streetscape.

Although the proposed land use amendment is not in alignment with the current ARP policy, the proposal still meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. In order to accommodate the proposed land use amendment, a minor map amendment to the ARP is required. This proposed amendment would identify the site as Low Density Multi Dwelling (Attachment 2). The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

The *Crescent Heights ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1145

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301
- 7 Avenue NE, LOC2019-0025**

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 generally conforms to the intent and objectives of the *Crescent Heights Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner-city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
3. Community Association Letter

Applicant's Submission

July 10, 2019

Site Context

The site is located in the community of Crescent Heights. It is located at the southeast intersection of 7 Avenue NE and 2 Street NE. Land Use Districts in the area are predominantly residential. Multi-residential is present directly south of the subject site (M-C1 and M-CG). Low density residential (R-C2) is present to the east, west and north. There is nearby commercial development located one block east on Edmonton Trail. Though the site directly north is designated R-C2 there is a multi-residential development on the site. The subject site is currently developed with a single detached dwelling. Parking is available from the rear lane which is shared with the multi-residential development located immediately south.

Proposed Land Use District

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments. We will be submitting a Development Permit application for the proposed Rowhouse while the land use application is under review.

Parking and Access

The subject site is located on a rear lane. There is also an existing driveway that accesses 2 Street NE. The driveway is proposed to be removed when the site redevelops. Transit access to the site is excellent. Routes 4 (Huntington), 5 (North Haven), and 69 (Deerfoot Centre) are available on Edmonton Trail approximately 250m from the subject parcel. Route 4 has 20 minute peak service; Route 5 has 15 minute peak service and Route 69 is only available during morning and evening rush hours.

Routes 2 (Mount Pleasant / Killarney 17 Ave), 3 (Sandstone / Elbow Drive) and 17 (Renfrew / Ramsay) are available on Centre Street approximately 370m from the subject parcel. Routes 2 and 3 have peak service under 10 minutes. Route 17 has 25 minute peak service. In addition, a Green Line LRT Station is planned approximately a 15 minute walk away from the site at Centre Street and 16 Avenue NE.

Relevant Policies

Municipal Development Plan

The subject site is included in the Inner City Area of the Municipal Development Plan. The Inner City Areas are residential communities that were primarily subdivided and developed prior to the 1950s. They typically include a grid network, low to moderate housing densities and a finer mix of land uses along many of the edge streets. It is recognized that "intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods". Parcel-by-parcel intensification is noted as one of the range of intensification strategies to be utilized in the Inner City Area (3.5.2.b).

This proposal is in line with other overarching policies of the MDP including:

- 2.2.5.a Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- 2.3.1.a Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

Applicant's Submission

- i) A mix of housing types and tenures, including single detached, ground-oriented (e.g. duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,
- ii) A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Crescent Heights Area Redevelopment Plan

The subject site is located in the Low Density Residential Area of the Crescent Heights ARP. The intent of this Area is to maintain stability in the community and to minimize traffic and parking impacts, minimize safety and security risks, ensure new development does not reduce the quality of life in existing buildings and provide an adequate convenient supply of commercial services and park space.

The Low Density Residential Policy Area is present north of the subject site. The Medium Density Multi Dwelling Area is located to the south.

A minor ARP amendment will likely be required to allow for R-CG on the subject parcel. Map 2 of the ARP may need to be amended to include the subject parcel in the Low Density Multi Dwelling Area. This would allow for the R-CG designation and would provide transition between the Medium Density Multi Dwelling Area to the south and the Low Density Residential Area to the north. The Low Density Multi Dwelling Area is intended for low density family-oriented dwelling units such as fourplex dwellings as is proposed in this application. We do believe this proposal is in scale with the surrounding area which is predominantly characterized by grade-oriented low density dwelling and multi-residential apartment buildings.

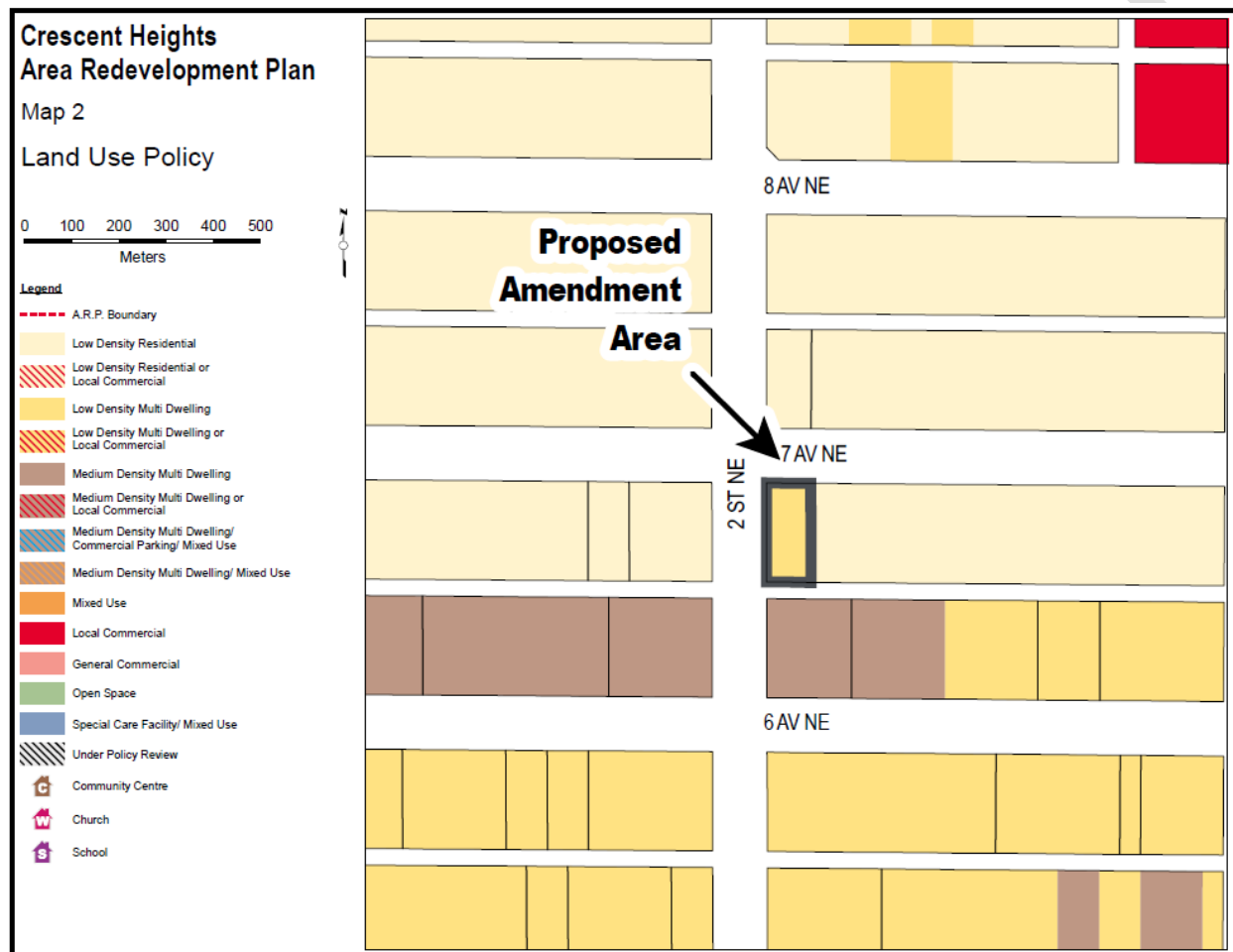
Conclusion

We believe that this application should be supported. The proposed redesignation offers sensitive densification in the community of Crescent Heights.

- The proposed low density residential district of R-CG offers modest densification in the Inner City Area as intended in the MDP.
- There is existing multi-residential development immediately south and north of the subject site.
- Transit access to the site is excellent with 5 bus routes within 400m of the subject site.
- The site is located on a corner parcel.
- There is lane access to the property.
- The proposal will offer the so-called "missing middle" of housing.

Proposed Amendment to the Crescent Heights Area Redevelopment Plan

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.14 acres \pm) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) from 'Low Density Residential' to 'Low Density Multi Dwelling', as generally illustrated in the sketch below:



Community Association Letter

March 20, 2019

Thank you for inviting the Crescent Heights Planning Committee to comment on this LOC.

We do not support developer-initiated LOCs without knowing what the proposed plan (the DP) is for the property. It would be appreciated if the LOC was not approved until the related DP is also approved. We do not want to support a process that results in a zoning re-designation but not a new development.

Sincerely,

Dennis Marr, Director
Planning Committee - Crescent Heights Community Association

Thank you for inviting the Crescent Heights Planning Committee to comment on this DP.

In order for this DP to be approved, the related LOC2019-0025 must also be approved.

This is the third time in four years that a rezoning request on this property has been submitted. The neighbours, with support from 200+ petitioners have successfully appealed the first two applications. Given this history, it surprises me that the City has not proactively assigned a representative to work with the residents and developer to understand and resolve the differences between these two groups. That this impasse continues suggests a flaw in the system.

As a community, Crescent Heights has always supported City zoning plans. We embrace density increases on Centre St. N, Edmonton Tr, 16th and 15th Avenues North. Also, 12th Avenue North, as it evolves with four and six-units developments appropriate for a collector road.

We have been less supportive of developer-initiated up-zoning applications as we prefer that all existing properties first be developed to their fully-zoned density limit. There are many properties in Crescent Heights that are zoned to accommodate greater density than exists today. We have supported re-zoning applications when it made sense to us and the neighbours did not express opposition to the change.

As a planning committee, we could comment on the benefits of this latest design, offer suggestions for improvement and compare it to what could be built if the zoning change is not approved. But, given the size and strength of the neighbours' opposition, it would be presumptuous of our committee to comment on this DP at this point of impasse. Above all, we endeavour to represent our community.

We feel that these neighbours are reasonable. Our experience with developers has shown that most of them are reasonable too.

Sincerely,

Dennis Marr, Director
Planning Committee - Crescent Heights Community Association

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 504 - 22 Avenue NE, LOC2019-0077**

EXECUTIVE SUMMARY

This application was submitted by PLP Design on 2019 May 24 on behalf of the landowner Jason Manna. The application proposes to redesignate the subject land from Residential – Contextual One / Two (R-C2) 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, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units);
- the uses listed in the R-CG District.

An amendment to the *Winston Heights/Mountview Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal aligns with the ARP as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 504 - 22 Avenue NE (Plan 1552W, Block 6, Lots 5 and 6) from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade – Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 504 - 22 Avenue NE, LOC2019-0077**

BACKGROUND

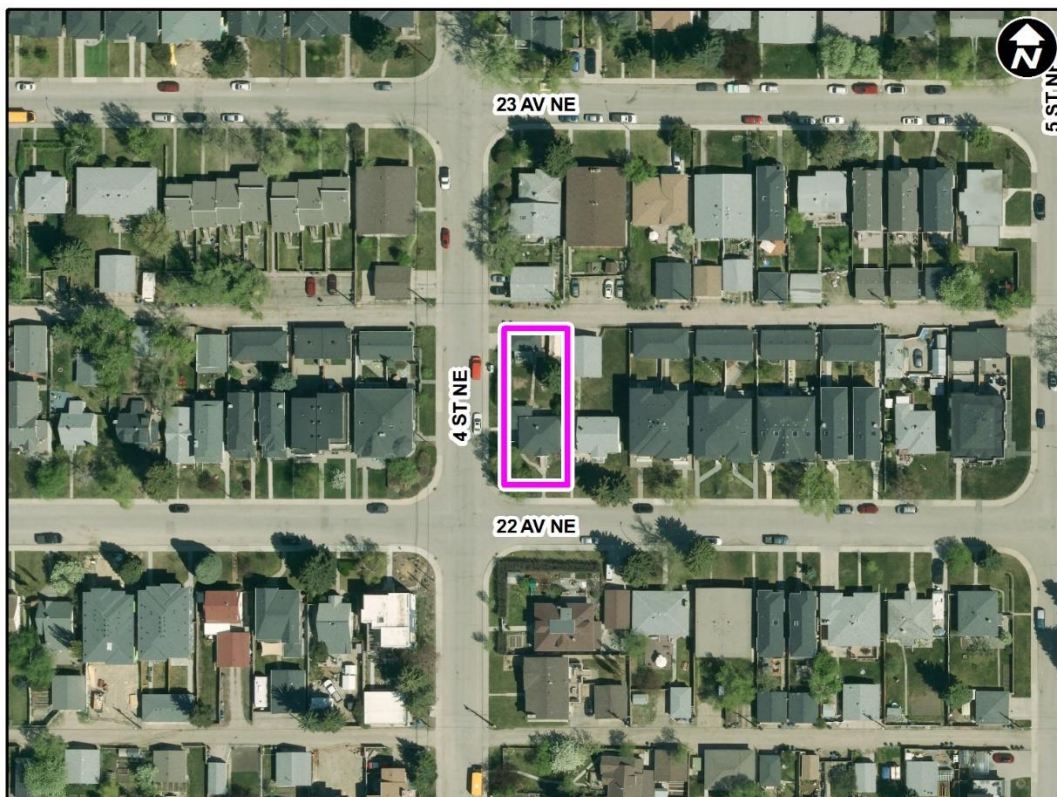
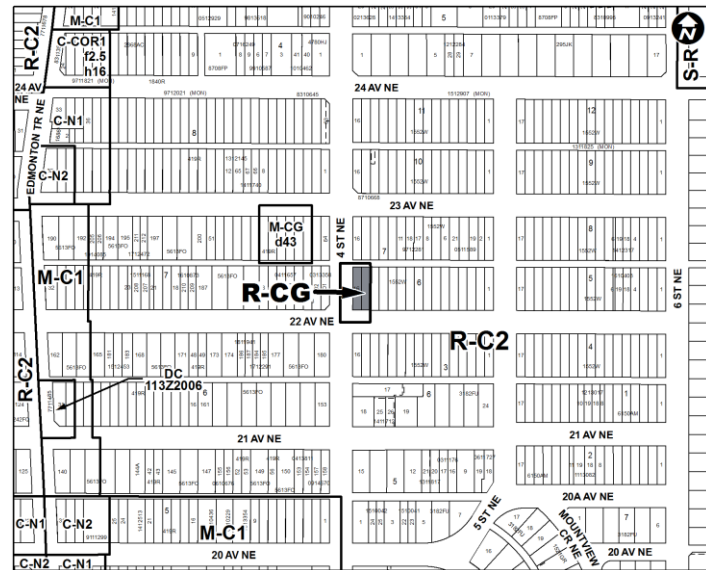
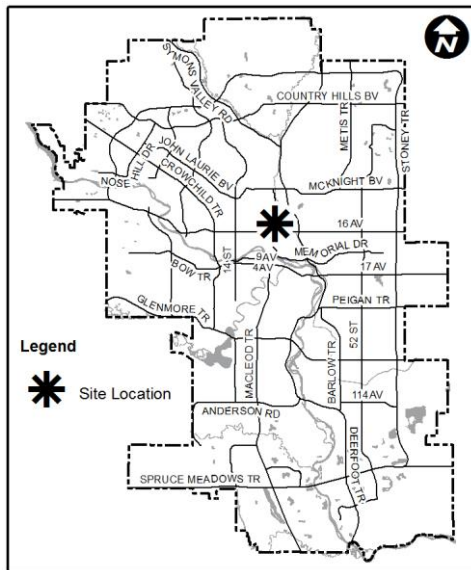
This land use amendment application was submitted by PLP Design on behalf of the landowner Jason Manna on 2019 May 24. While no development permit has been submitted at this time, the applicant's submission (Attachment 1) has indicated their intent to develop a rowhouse development containing grade-oriented dwelling units.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 504 - 22 Avenue NE, LOC2019-0077

Location Maps



Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 504 - 22 Avenue NE, LOC2019-0077

Site Context

The subject parcel is located within the community of Winston Heights/Mountview at northeast corner of 4 Street NE and 22 Avenue NE. The parcel fronts directly onto 4 Street NE which is classified as a collector street. The parcel area size is approximately 0.06 hectares, and is 15.2 metres wide by 24.4 metres in depth. The parcel is currently developed with a single detached dwelling with a rear accessory building used as a detached garage directly accessed from the north lane. The parcel is surrounded by low density residential developments ranging from singled detached dwellings to semi-detached dwellings in all directions.

As identified in *Figure 1*, the community of Winston Heights/Mountview has observed a decrease in population with its peak population in 1970.

Figure 1: Community Peak Population

Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2018 Current Population	3,744
Difference in Population (Number)	-1,228
Difference in Population (Percent)	-24.7%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was submitted to redesignate the parcel to the Residential – Contextual Grade Oriented Infill (R-CG) District. This proposal represents a modest increase in density for a corner parcel of land in an inner-city area and would allow for a range of building types that respect the scale and context of the neighbourhood. This proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex structures. Single detached homes may include a secondary suite, but semi-detached homes may not. The R-C2 District allows for a maximum of two units and allows for a maximum building height of 10 metres.

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 504 - 22 Avenue NE, LOC2019-0077

The proposed R-CG District allows for a wide range of low-density housing forms, including rowhouse buildings with a maximum building height of 11 metres and where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would allow a maximum of four units on the subject parcel. The R-CG District also allows for all other low density residential housing types such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate building height, massing, setbacks, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process, include but are not limited to the following:

- building interface and grade orientation of all units along 22 Avenue NE and 4 Street NE;
- respecting the immediate context and privacy of adjacent residential developments;
- providing an appropriate number of motor vehicle parking for all dwelling units; and
- ensuring direct vehicle access from abutting north rear lane.

Environmental

An Environmental Site Assessment was not required during the review of this application. There are no known environmental contamination concerns on the parcel or in the immediate area.

Transportation

The subject lands are adjacent to 4 Street NE and north of 22 Avenue NE. Direct vehicular access to the parcel is available from the north rear lane. The subject site is located approximately 265 metres east of the Edmonton Trail NE Primary Transit Network. The immediate area is serviced by Calgary (primary) Transit stops along the Edmonton Trail NE transit route which contains both north and southbound routes.

Vehicle parking is unrestricted for both 22 Avenue NE and 4 Street NE. Direct vehicular access and parking will be reviewed to ensure the parcel is adequate to accommodate future redevelopment of the site during the development permit application review process.

A Transportation Impact Assessment and parking study were not required for this application.

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 storm water management will be considered and reviewed at the development permit stage.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 504 - 22 Avenue NE, LOC2019-0077

Stakeholder Engagement, Research and Communication

In keeping with 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.

The application was circulated to the Winston Heights/Mountview Community Association for commentary. The Community Association submitted the following comments (Attachment 2):

- the R-CG District will promote opportunities for affordable housing types and revitalization;
- this redesignation does not align with the Winston Heights/Mountview ARP; and
- intensification should begin along the perimeter of the community.

The applicant also presented the proposal to the Winston Heights/Mountview Community Association and attending residents on 17 June 2019.

Administration received ten letters of opposition to this application. Reasons stated for opposition are summarized below:

- intensification should begin along the perimeter of the community;
- not compatible to the surrounding context of single and semi-detached dwellings;
- increase of density;
- loss of existing landscaping;
- deficiency of motor vehicle parking, and
- higher vehicle traffic flows.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design, compatibility to the surrounding neighbourhood, density and parking requirements will be reviewed at the development permit stage. The R-CG District allows for a wide range of low-density housing forms compatible with the existing adjacent development.

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 Town and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 504 - 22 Avenue NE, LOC2019-0077

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan* as the proposed land use amendment and policy amendments builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong and 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 MDP. The applicable MDP policies encourage redevelopment and modest intensification in the 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 the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form and density.

Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)

The *Winston Heights/Mountview Area Redevelopment Plan* (ARP) supports redevelopment and increased density to provide a variety of housing stock which attracts a range of age groups, incomes and lifestyles.

In order to align the proposed land use amendment application with the ARP, amendments are required to Map 3, Map 4 and Map 7 (Attachment 3). Map 3: Policy Areas will be amended to change the subject site from Area 1 – Low Density Development – Laned Lots to Area 3 – Medium Density – Multi-Unit. Map 4: Residential Policy Area 1 Low Density: Laned Lots will be amended to exclude the subject site while Map 7: Residential Policy Area 4 Medium Density will be amended to include the subject site.

An amendment to Map 3 of the ARP from Area 1: Low Density Development: Laned Lot to Area 4: Medium Density – Multi-Unit is required to accommodate this land use redesignation (Attachment 3). According to the ARP, the Medium Density Development guidelines intend to provide a wider range of housing options to include townhomes and apartment buildings up to 3 storeys. Although, this proposed redesignation requires the ARP to classify the subject parcel as a Medium Density Development, the MDP identifies the proposed R-CG District and the intended rowhouse building typology as low-density developments.

The *Winston Heights/Mountview ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1197

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview
(Ward 7) at 504 - 22 Avenue NE, LOC2019-0077**

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendments do 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* and the general intent of the *Winston Heights/Mountview Area Redevelopment Plan*, as amended, as the proposal for R-CG is classified and fits within the context of low density housing. The proposal allows for a wider range of housing types in an inner city community while respecting the low-density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

Applicant Submission

To whom it may concern;

May 21 2019

Our bases for applying for a Land Use Redesignation is as follows.

We are looking to increase the density on the lot to provide a more affordable housing option. This is a very popular area in the city which has seen as abundance of redevelopment. The increase in density would be in line with other new development applications in the neighborhood which have been approved.

For a lot of people Single Family and Semi-Detached properties are simply out of reach due to cost. Bringing in a development that maintains the quality of build that is seen throughout the neighborhood at a lower price point would be beneficial for the community.

We believe this location would be great for higher density as it is in close proximity to a school. As such a development like this would be attractive to young families which would likely stay in the community for years to come.

The location of this property is in a quiet area at 4th Street and 22nd Avenue. There is ample access to this property and the increase in density would not negatively affect the traffic or parking.

Thank you for taking the time to review this application.

Community Association Letter



**WINSTON HEIGHTS
MOUNTVIEW COMM. ASSOC.**

June 19, 2019

Dino Kasparis
Circulation Control
Planning & Development
P.O Box 2100 Station M
IMC 8201

Attention: Dino Kasparis

RE: LOC2019-0077

Dear Dino,

On behalf of the Winston Heights-Mountview Community Association, I am writing to you in regards to the LOC2019-0077.

Our Planning & Development Committee met on Monday, June 17th and in attendance was the applicant as well as several community members.

After review of the application to rezone from R-C2 to R-CG, we do recognize alignment with the Area Redevelopment Plan and the North Hill Planning Group work that is being done to create more housing options within completed communities. We feel that an R-CG would promote a development opportunity that would create more accessible price points and would support the goal of revitalization of inner-city communities.

With that said, we have concerns with setting precedent for creating pockets of rezoning in the middle of the community. Although an R-CG is a nice transitional zone from RC-2, we believe that densification should start at the perimeter of the community and work inward from there. We want to ensure development within our community is cohesive, strategic and serving the community as a whole.

In addition, we would like to note that there is a strong opposition for this rezoning from neighboring community members. Concerns around traffic, parking and the loss of existing landscaping are valid and should be considered. We have offered guidance to these community members on how they can get involved in voicing concern about this development, and we empower them to do so.

We strongly encourage this applicant to continue to do community outreach and would recommend an open house when the time comes for a Development Permit. If you have any questions, or would like to discuss this further, please do not hesitate to reach out.

Community Association Letter

Thank you,

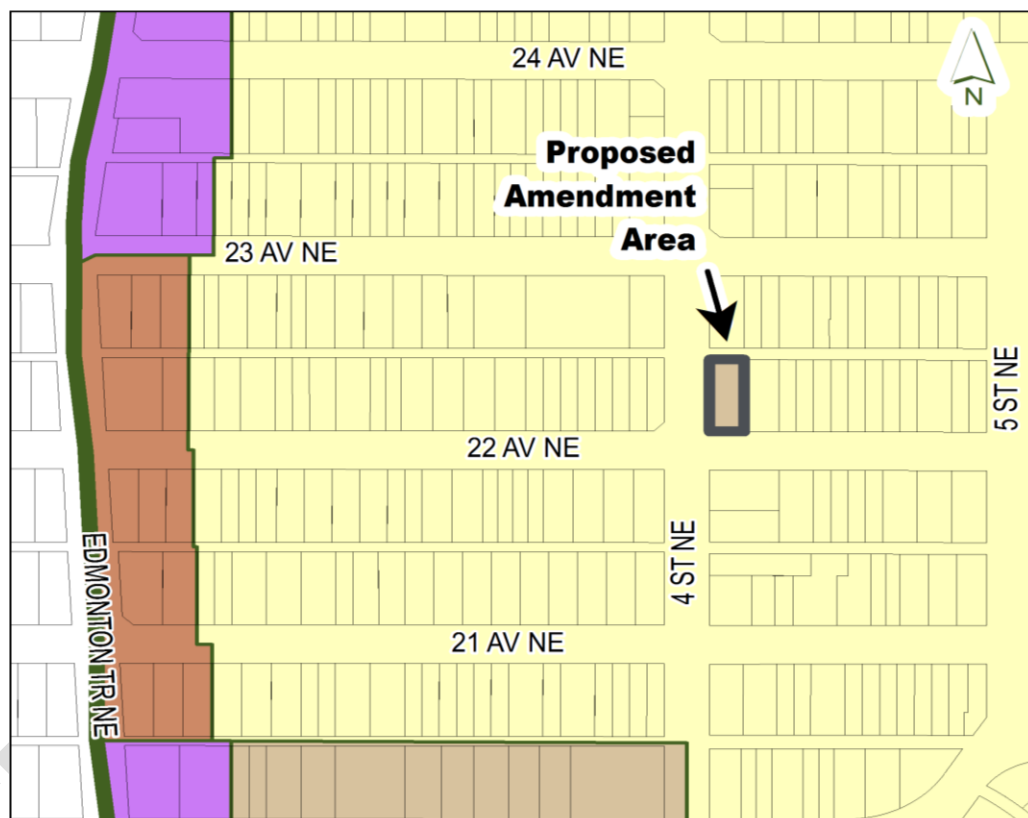
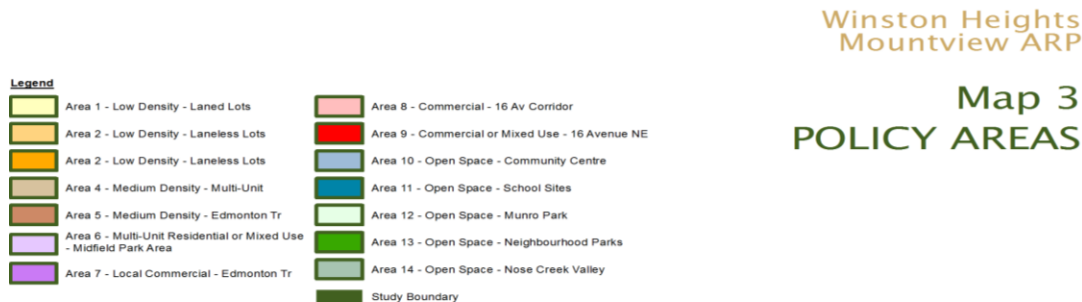
Kris Webb

Kris Webb

Chair, Planning and Development Committee
Winston Heights/Mountview Community Association
Cell: [403-589-2662](tel:403-589-2662)
planning@winstonheights.ca

Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

1. The Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:
 - (a) Amend Map 3 entitled 'Policy Areas Map' changing 0.06 hectares \pm (0.14 acres \pm) located at 504 - 22 Avenue NE (Plan 1552W, Block 6, Lots 5 and 6) from 'Area 1 – Low Density - Landed Lots' to 'Area 4 – Medium Density - Multi-Unit', as generally illustrated in the sketch below:



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Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan



- (b) Amend Map 4 entitled 'Residential Policy Area 1: Low Density: Laned Lots' by changing 0.06 hectares \pm (0.14 acres \pm) located at 504 - 22 Avenue NE (Plan 1552W, Block 6, Lots 5 and 6) to remove the typology of 'Policy Area 1', as generally illustrated in the sketch below:



Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

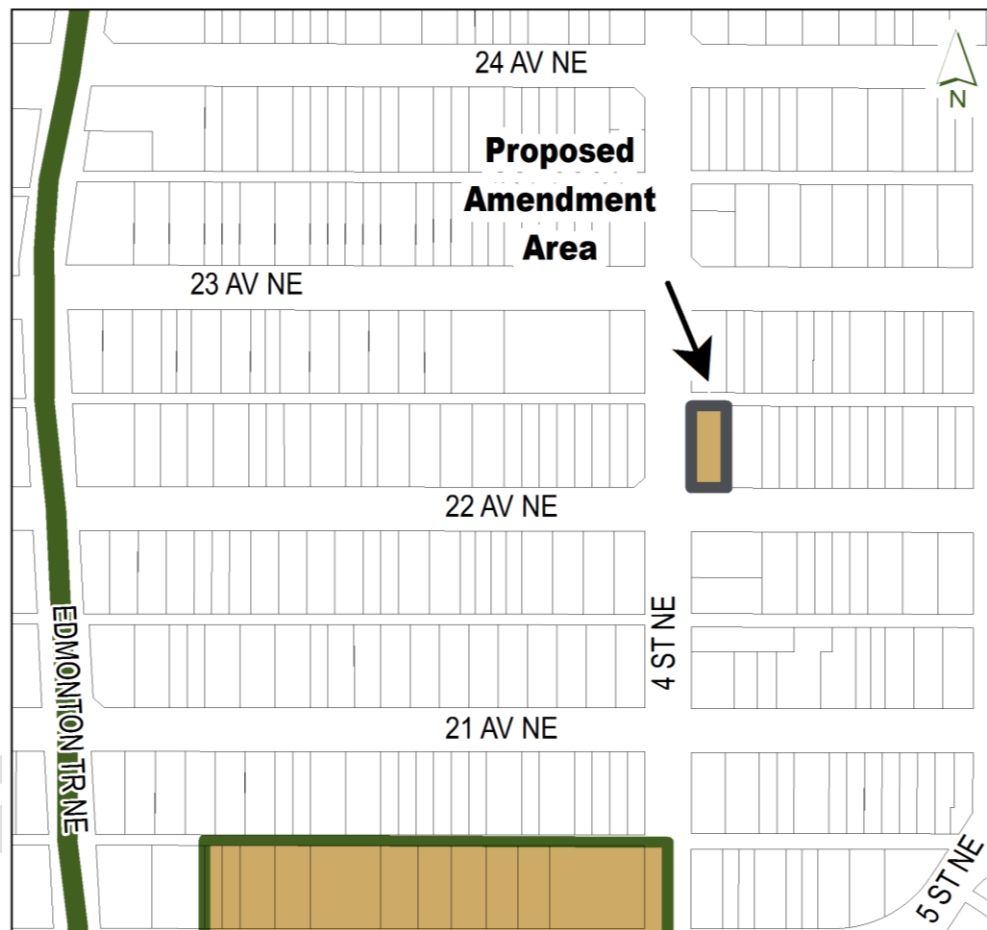
- (c) Amend Map 7 entitled 'Residential Policy Area 4: Medium Density' by changing 0.06 hectares \pm (0.14 acres \pm) located at 504 - 22 Avenue NE (Plan 1552W, Block 6, Lots 5 and 6) to 'Policy Area 4', as generally illustrated in the sketch below:

Legend

-  Policy Area 4
-  Study Boundary

Winston Heights
Mountview ARP

Map 7
**RESIDENTIAL
POLICY AREA 4**
MEDIUM DENSITY



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Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1187

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Riverview Custom Homes on 2019 May 22 on behalf of landowners Jack Johnson, Laura Young and The City of Calgary. This application proposes to change the designation of the three subject sites from Residential – Contextual One / Two District (R-C2) District to Multi- Residential – Contextual Grade-Orientated Infill (M-CG) District to allow for:

- multi-residential development (e.g. townhouses and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 11 dwelling units (an increase from the current maximum of 6 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. This proposal conforms to the relevant policies of the ARP as amended and *Municipal Development Plan* (MDP). No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 1404 ,1406 and 1408 – 22 Avenue NW (Plan 9111561, Block 35, Lot 41; Plan 3150P Block 35, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2019-1187

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075**

BACKGROUND

This land use amendment application was submitted by Riverview Homes on 2019 May 22 on behalf of landowners Jack Johnson, Laura Young and The City of Calgary. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for an 11-unit multi-residential development in the future.

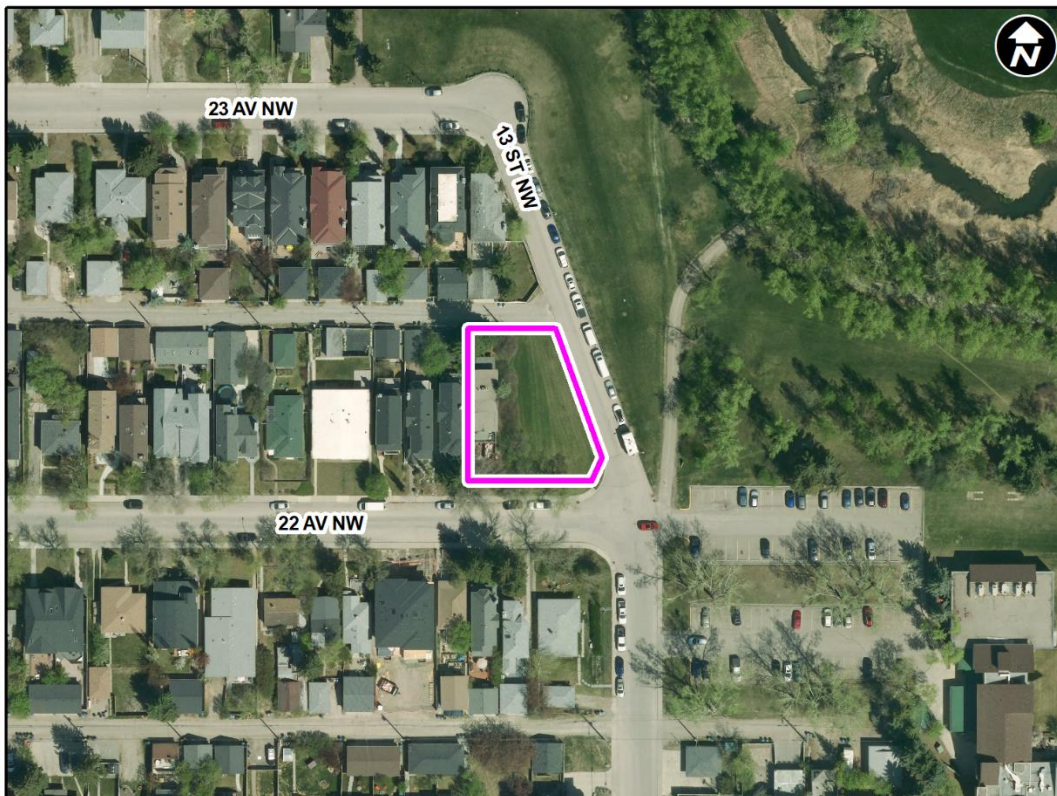
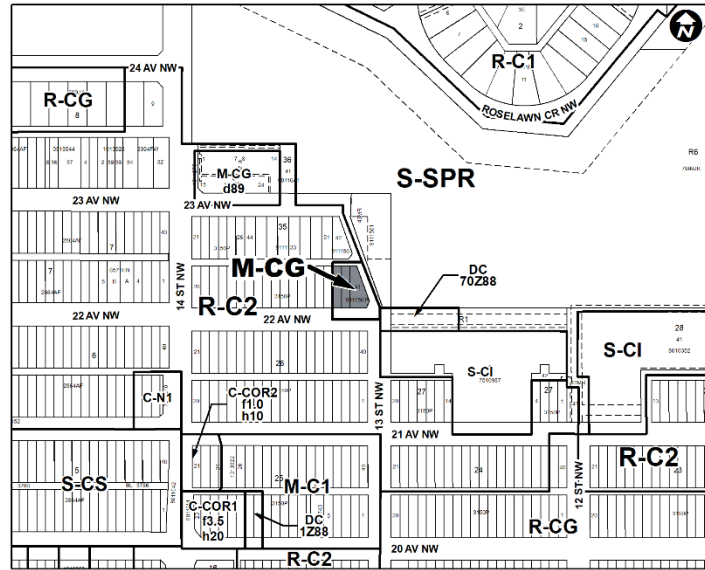
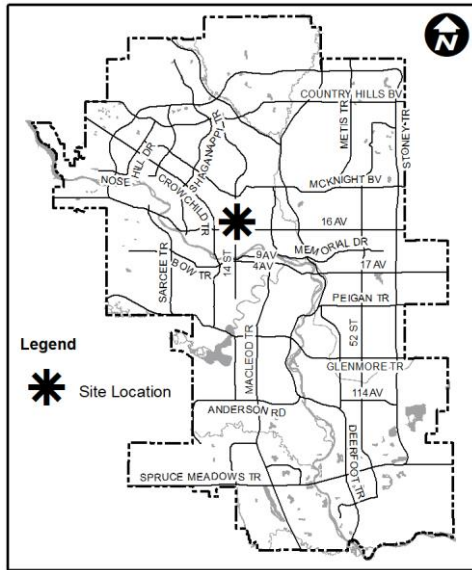
As of the report finalization date, administration is expecting a land transaction to take place between Riverview Homes and UF3 Construction Ltd for the for the subject parcels at 1404 and 1406 - 22 Avenue NW respectively (Attachment 1).

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CPC2019-1187

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075

Location Maps



Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404, 1406 and 1408 - 22 Avenue NW, LOC2019-0075

Site Context

The subject parcels, with a total area of 932 square metres, are located at the northwest corner of 22 Avenue NW and 13 Street NW. The site is approximately 29 metres in width by 34 metres in depth and is located in the community of Capitol Hill in the northwest quadrant of Calgary. The site currently contains a one-storey single detached dwelling with detached garage for the parcel located at 1408 - 22 Avenue NW. The remaining parcels are currently undeveloped vacant residential lots. A rear lane exists along the northern edge of the site. The site has a discernable slope gradient which runs downward from west to east.

The community is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. There have been pockets of re-development throughout the area which contains a higher mix of residential densities, specifically redevelopment northwest of the site. Confederation Park is located directly east of 13 Street NW, with a pathway leading from the park to 22 Avenue NW in the immediate vicinity. There is a seniors housing complex and activity centre located to the southeast of the site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre south of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than two kilometres to the Southeast.

As shown in *Figure 1*, the community of Capitol Hill reached peak population in 2018.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2018
Peak Population	4,688
2018 Population	4,688
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate three adjacent R-C2 designated parcels to the M-CG District to allow for multi-residential development. Throughout the review process, Administration explored other land use districts such as the Residential – Grade Orientated Infill (R-CG) District, which would also be appropriate for the site. However, after discussions with the applicant, the decision was made to proceed with the M-CG District for the reasons

Approval(s): T Goldstein concurs with this report. Author: A Singh

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404, 1406 and 1408 - 22 Avenue NW, LOC2019-0075

discussed in the strategic alignment portion of the report. Please note that the M-CG district allows for 111 units per hectare in contrast to R-CG which allows for 75 units per hectare. Therefore, based on the total buildable area of the site, an M-CG district would accommodate 11 units in contrast to R-CG which would allow for 7 units respectively.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite, but semi-detached homes may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of six dwelling units.

The proposed Multi-Residential – Contextual Grade-Orientated (M-CG) District allows for two to three-storey (12 metres maximum height) multi-residential developments with at least half of the units orientated to grade. The proposed district provides for a maximum density of 111 units per hectare which would enable up to 11 multi-residential units on the subject site.

The M-CG District contains rules for development which allow for varied building and front setbacks in a manner that reflects the context of the area. The Residential – Contextual Grade (R-CG) District would also have been an appropriate designation for the subject parcel. However, site constraints identified by the Applicant as the width of the lane (20.87 metres) being too narrow to accommodate individual unit garages, waste and recycling bins and a reconfigured Enmax power line along with a desired built form resulted in the applicant applying for an M-CG redesignation. The M-CG designation mitigates this concern as the allowable height of 12 metres will allow each unit's garage to be placed on the main floor level. The remaining 2.5 storeys of living space will be located above the garage. The anticipated built form will also mitigate any traffic concerns as site vehicular access will be off the alley to garages located at grade for each unit. This will allow traffic access to be orderly to and from the site.

Development and Site Design

If the application is approved by City Council, the rules of the proposed Multi-Residential – Contextual Grade-Orientated (M-CG) District will provide basic guidance for the future site development. The building design, interface with adjacent low density residential, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075**

Environmental

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

Transportation

Pedestrian access to the subject site is available from 13 Street NW and 22 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 22 Avenue NW and only available for local residents. There is no parking available along 13 Street NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, both of these roads are classified as residential streets. The nearest major arterial roadway is 14 Street NW, which is located 150 metres west of the subject site.

The area is served by Calgary Transit. Base service is provided along 14 Street NW as the Route 414 has a stop located 150 metres west from the property; providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park Station. A Transportation Impact Assessment was not required as part of this application.

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.

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 public meetings were held by the applicant or administration in relation to this application.

The Capitol Hill Community Association responded to the circulation and were supportive of the application (Attachment 2).

Administration received twenty citizen responses in opposition noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential and commercial developments within neighbourhood.

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The applicant has been attempting to organize an information meeting at the Capitol Hill Community Association for some time now. However, this meeting has been delayed due to the association being on summer break. The applicant has indicated they will continue to try and organize a meeting in the near future and prior to Public Hearing of Council. The applicant has had individual discussions with residents who have personally reached out to Riverview Homes in regard to this project. The applicant has met administrations recommendations for engagement as listed in The City of Calgary's Outreach Assessment tool. They have connected with the community association and local ward councillor in regards to this application. However, administration continues to support and recommend additional engagement due to the scale, complexity and sensitive nature of the proposal.

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 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 in inner-city communities 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 M-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
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North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as Low Density Residential. This land use typology is intended to provide for a range of low-density housing options such as single detached, semi-detached and rowhousing.

An amendment to Map 4 – Future Land Use Policy – Capitol Hill in the ARP, from Low Density Rowhouse to Medium Density Low-Rise, is required to accommodate this land use amendment (Attachment 3). The Medium Density Low Rise policies are intended to provide for a range of housing options including low profile multi-unit residential development. The preferred built form should have a height of 2 to 3 storeys with direct access from grade for some units.

The proposed land use amendment to M-CG District aligns with the Medium Density Low-Rise typology which allows for multi-residential development of up to three storeys. The M-CG District caps the maximum building height at 12 metres. As such, any future development would need to adhere to height requirements of this district as per the land use bylaw.

Location Criteria for Multi-Residential Infill (2016)

While these criteria are not to be used as a checklist, they do provide for a framework in which to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- The subject site is situated on a corner parcel;
- It is situated within 250 metres of several transit stops;
- Primary transit stops are located within a 500 metre radius; and
- Confederation Park is located directly adjacent to the subject site.

The subject site gains vehicular access by means of a rear lane. The proposal does not meet several criteria, including being located on a collector roadway; adjacency to non-residential development, or being located along a corridor or activity street. However, in this case, because of the proximity of the lands to a collector street (14 Street NW); the ability of the existing streets to manage traffic associated with the proposed increase in density; and the close proximity of non-residential development southeast of the subject lands, Administration recommends that the general intent of these location criteria is still able to be achieved.

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**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1404,
1406 and 1408 - 22 Avenue NW, LOC2019-0075**

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C2 District. The proposed ARP amendment and land use district allows for a wider range of housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 aligns with applicable policy directives of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan* as amended. The proposed M-CG District was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner-city parcel but still be compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. Proposed Amendment to the North Hill Area Redevelopment Plan

Applicant Submission

2019 September 18

To Whom It May Concern,

The parcels for the proposed land use re-designation are located at 1404/1406/1408 22nd Avenue NW in the community of Capitol Hill.

Riverview Custom Homes is the current Owner of 1404/1406 22nd Avenue NW, which was purchased from the City of Calgary on August 31st, 2019. This property will be transferred to the development company for the project, UF3 Construction Ltd. The current owner of the land located at 1408 22nd Avenue NW is Jack Johnson and Laura Young. The current owners have provided written consent for the change in land use designation. Riverview Custom Homes/UF3 Construction along with Jack Johnson and Laura Young wish to pursue a land use re-designation to facilitate a multi-residential development consisting of a maximum of 11 townhouse units.

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction, we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (1404/1406/1406 22 Avenue NW).

Rationale

The site in question demonstrates several characteristics as to why it is appropriate to request that it be rezoned to an M-CG land use designation, which will help facilitate the development of new, compact homes, close to amenities and existing businesses. The purpose for this will be to construct 11, modern style, row-house units on the property with six to seven units facing the park and the remaining units facing 22nd Avenue NW

Corner Lot: The site occupies an odd-shaped corner lot, which allows the proposed development to enhance the neighborhood's streetscape by addressing both 13th Street and 22nd Avenue NW with grade-oriented dwelling unit entrances.

Main Street: 13th Street NW is adjacent to Confederation Park.

Proximity to Transit: There are three bus stops located within one and a half blocks of this site, including a southbound bus stop (bus# 414, 791, 792, 832) on 14th Street NW within 225m of the site and a North bound bus stop within 200m of the site.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the city-wide plan, which supports the development for more affordable new housing in established communities. The proposed intensification leads to the efficient use of infrastructure through the implementation of more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

Applicant Submission

“Medium Density Low-Rise

The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.”

Why not R-CG?

R-CG is a useful and well thought out designation, particularly for corner parcels and particularly for standard, rectilinear ones. Unfortunately, the configuration of this site has challenges due to both site grades as well as access to the laneway for parking and waste/recycling. These challenges are better suited to the MC-Gd111 designation.

The width of the lot across the alley (20.87m along the north property line) isn't enough to accommodate individual unit garages, waste and recycling, and a reconfigured Enmax power line. The solution to the narrow North access is to place each unit's garage at the main floor level, with two and a half levels of living space above the garage level. The maximum building height in 541(3) in the R-CG zoning proves to be too restrictive for this.

M-CG solves this by allowing changing the cutting plane height to 10.5m from the 8.6m in RC-G. The proposed development for this site anticipates the main massing of the townhouses to face east towards Confederation Park, as far away from the neighboring RC-1 to the west as possible.

Fortunately, the grade along the East PL is substantially lower than the neighboring RC-1 site to the west. (in the order of 4m+). This will allow the development to sit lower with respect to the rest of the residential block face.

The M-CG will allow for site vehicular access off the alley to garages located at grade at each unit. This keeps traffic access orderly to and from the site, via the alley.

Height and Scale

Due to the existing grades of the lot and the existing geodetic height of the neighboring main floor above the subject site, maintaining the scale along 22nd Avenue NW becomes relatively easy to achieve. Additionally, the neighboring three lots to the west along 22nd Avenue NW each have a width of 7.62m or 25 feet. The width of the proposed townhouses along 22nd will be more consistent with that 17-foot building width of the existing neighbors to the west than that of new single-family dwelling.

Proposed ARP Amendment

The amendment to the North Hill ARP reflects our early meetings with Capitol Hill Community Planning representative and the desire to allow for increased density along the south side of Confederation Park. The increased density immediately adjacent to the park allows for more future residents to enjoy this incredible amenity than a low-density zoning would. The increase in density M-CG is also consistent with recent developments in the area (1424 to 1440 23rd Ave NW).

Applicant Submission

Community Engagement

Capitol Hill Community Association

Our Architect, Todd Jackson with Jackson McCormick Design Group had a preliminary meeting with the CA representative, Erin Shilliday, regarding our initial proposed 6 units and the increase in density was supported in principal. The revised plan for 11 units was not an option when we originally met with Mr. Shilliday however we have met with him since acquiring interest in the 1408 22 Avenue NW property and his commitment of support remains the same. On July 4th we met with Counsellor Druh Farrell regarding the proposal of 11 units.

We have contacted the community association to arrange a social with the community members and are hoping to have this completed in September. The CA has not had a formal meeting since June and the next planned meeting is not until October 3rd, which happens to be the same day as the CPC presentation. We are diligently attempting to meet with the members of the community and have had an open dialogue with those whom have reached out to us.

Conclusion

The proposed plan to re-designate the land use at 1404/1406/1408 22 Avenue NW provides many benefits to the community as well as the city at large. These benefits include:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards diverse choice in the community
- The proposed rezoning will be within close proximity to transit stops, which allows for greater transit use, providing more mobility options
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Community Association Letter



The Capitol Hill Community Association
1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859

September 25, 2019

Mr. Allan Singh
File Manager
City of Calgary
Planning and Development
PO Box 2100 Station M
Calgary AB T2P 2M5
Email: allan.singh@calgary.ca

Dear Mr. Singh,

RE: DP 2019 - 0075 – 11 Unit Town House Development

The Planning and Development Committee for Capitol Hill Community Association (CHCA) is pleased to offer this letter of support for the above multi-family development located at 1404-1408 22nd Avenue NW.

The site is unique and is an important component in Capitol Hill's effort to integrate multi-family density into the neighbourhood. The community embraces development and higher density in projects which meet certain criteria, namely, location and design.

The North Hill ARP, which includes Capitol Hill, was recently amended and the CHCA Planning and Development Committee played a key role working with the City Planners and the residents of Capitol Hill throughout the amendment process.

Density was encouraged in the form of M-CG and M-C1 developments and the new R-CG land use. More importantly, the ARP calls for multi-family density along major roadways, specifically 20th and 24th Avenues as well as 10th Street and 14th Street. In keeping with the ARP, the Development Committee supports the proposed Land Use for this site.

This development site meets the criteria of an appropriate location for multi-family residential. The Development Committee has reviewed the conceptual Site Plan and we feel the design will add a great deal of density to the street while respecting the scale of single family and semi-detached homes which make up most of the block.

The design is for 11 townhouses all of which address the street edge in an urban manner, i.e. there are entries, stoops or porches and no interruption of the pedestrian space by driveways or vehicular crossings. The important edges, 22nd Avenue NW and 13 Street NW, will be animated by the families living in the units and enjoying the porches that have been provided. This type of street-oriented development is what makes neighbourhoods livable and better able to transition from single-family to multi-family in a sensitive manner. By keeping the vehicular traffic to the interior of the site, the design team has created an urban environment where the pedestrian will be able to converse with the homeowner in a safe and spontaneous way.

Community Association Letter

It should be noted that the Developer and Architect visited our Development Committee long before they started the design process; they are holding an Open House for the neighbours on October 23rd, 2019 at the Capitol Hill Community Association, 7:30 – 9:00. This engagement is scheduled before the design team begins the schematic design process so they could incorporate comments from those affected most by new development.

The applicant has been transparent and proactive with our committee throughout the process which we find always makes for a congenial atmosphere for all stakeholders.

The Development Committee is encouraged by the conceptual site design drawings and we anticipate this development will raise the bar for more density and better design in future developments in the area. The Capitol Hill Community Association encourages your office to support the development as we feel the architects and developer have provided a welcome addition to the building stock in our community.

If you have any questions please feel free to contact me.

Sincerely,



Erin Shilliday – Architect AAA

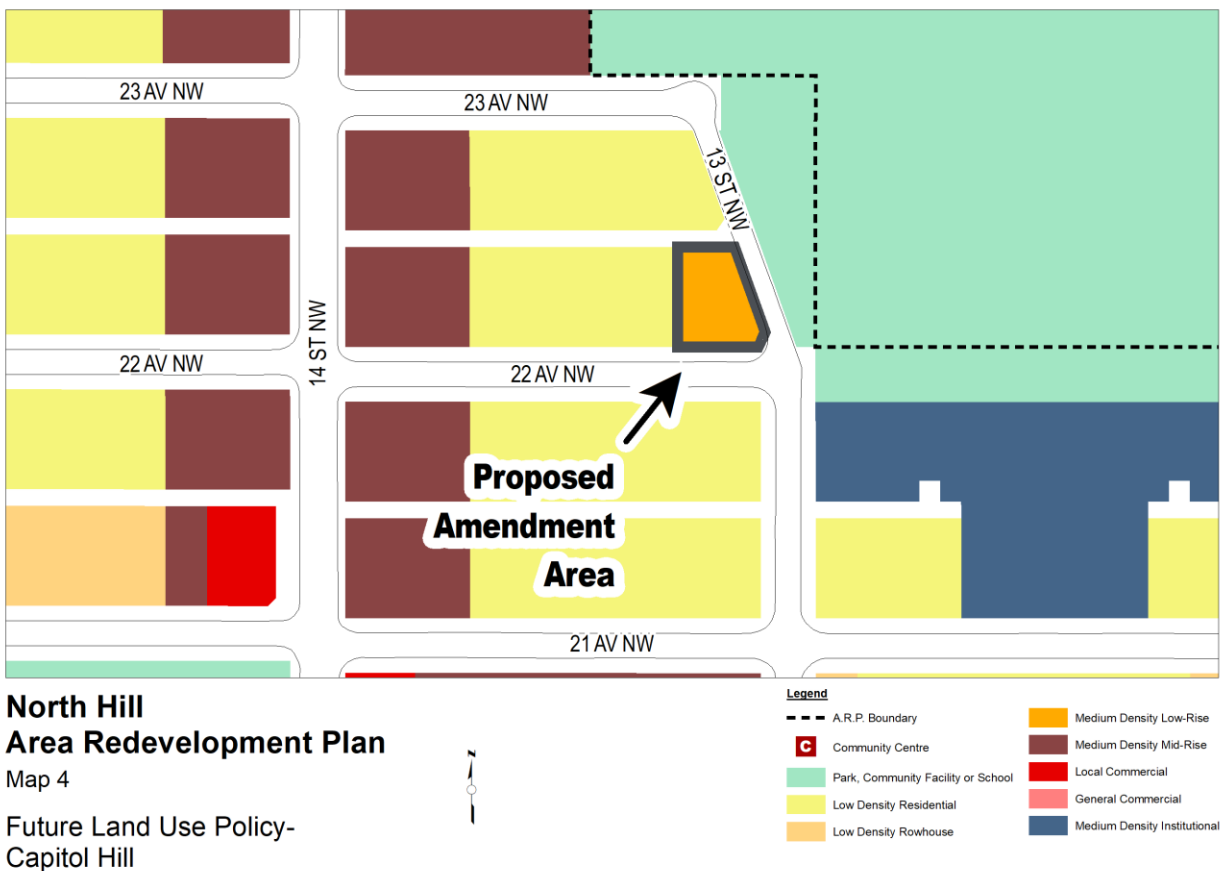
Member - Capitol Hill Community Association Planning & Development

erin@sa-studio.ca 403.973.0450

cc: CHCA President and Development Committee Chair
Druh Farrell, Ward 7 Councillor
Todd Jackson, Jackson McCormick
Chris York, Riverview Custom Homes

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 4 entitled 'Future Land Use Policy – Capitol Hill', by changing 0.10 hectares \pm (0.25 acres \pm) located at 1404, 1406 and 1408 – 22 Avenue NW (Plan 9111561, Block 35, Lot 41; Plan 3150P, Block 35, Lots 3 and 4) from 'Low Density Residential' to 'Medium Density Low-Rise as generally shown in the sketch below:



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1183

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

EXECUTIVE SUMMARY

This land use and policy amendment application was submitted by Horizon Land Surveys on behalf of the land owner, 2142585 Alberta Ltd (Yuli Song), on 2018 October 09. This application proposes to change the designation of this property from Multi-Residential – Contextual Low Profile (M-C1) District to Mixed Use – Active Frontage (MU-2f2.0h14) District to allow for:

- mixed-use buildings (e.g. commercial storefronts with apartments or offices above);
- a maximum building height of 14 metres (the same as the current maximum allowable under M-C1);
- a maximum floor area ratio of 2.0, allowing approximately 1,300 square metres of building floor area; and
- the uses in the MU-2 District.

An amendment to the *Crescent Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 4);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 1109 Edmonton Trail NE (Plan 470P, Block 29, Lots 4 and 5) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Mixed Use – Active Frontage (MU-2f2.0h14) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2019-1183

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at
1109 Edmonton Trail NE, LOC2018-0223**

BACKGROUND

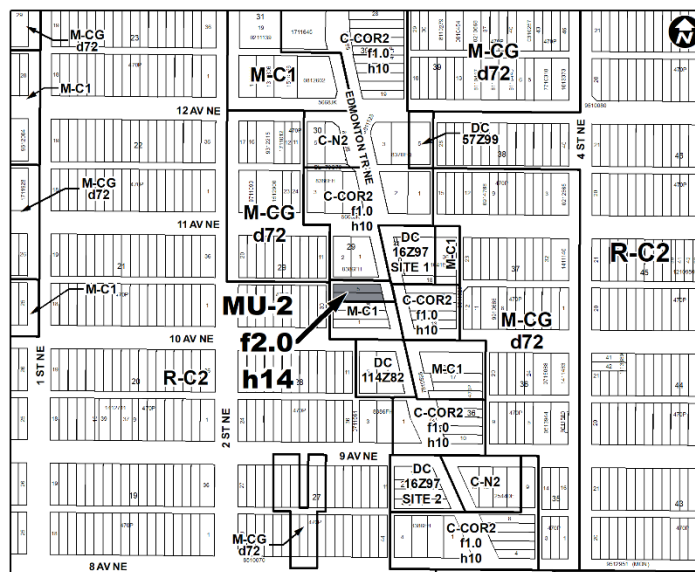
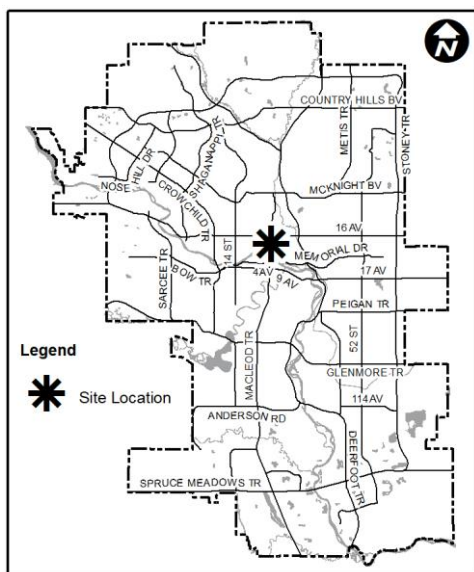
This application was submitted by Horizon Land Surveys on 2018 October 09 on behalf of the land owner, 2142585 Alberta Ltd (Yuli Song). The application was originally submitted proposing the Commercial – Corridor 1 f2.0h14 (C-COR1f2.0h14) District and was later changed to the current proposal for the Mixed Use – Active Frontage (MU-2f2.0h14) District, which better aligns with desired design outcomes. An updated Applicant Submission was received to reflect this (Attachment 1). On 2019 April 03, a development permit (DP2019-1581) was submitted by Gravity Architecture proposing a two-storey building with retail on the ground floor and office above, utilizing both the lane and the Edmonton Trail frontages (Attachment 2).

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ISC: UNRESTRICTED
CPC2019-1183

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at
1109 Edmonton Trail NE, LOC2018-0223

Location



Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Site Context

The subject site is located in Crescent Heights, and fronts onto Edmonton Trail NE in between 10 and 11 Avenue NE. The parcel is approximately 15 metres wide and 40 metres deep with a rear lane along the west property line, and another lane along the north property line. The parcel is currently developed with a single detached dwelling and a small shed. A road widening setback of 5.182 metres along Edmonton Trail NE is also registered on this property, which restricts developable area as required setbacks are measured off of the setback, not the property line.

Surrounding development is a mix of residential and commercial developments. Parcels along Edmonton Trail NE are predominately designated as the Commercial – Corridor 2 (C-COR2) District, including the site across the alley to the north, and across Edmonton Trail NE to the east. There are two properties along the south property line that front onto 10 Avenue NE that are designated as Multi-Residential – Contextual Low Profile (M-C1) District. These are each developed with a single detached dwelling and detached garage accessed off of 10 Avenue NE and are located along the property line shared with the subject parcel. To the west across the alley are single detached dwellings.

As identified in *Figure 1*, the community of Crescent Heights reached its peak population in 2018.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2018
Peak Population	6,598
2018 Current Population	6,598
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Mixed Use – Active Frontage (MU-2f2.0h14) District allows for the opportunity to develop a grade oriented building, either through a stand-alone commercial development, or a development with commercial at grade and dwelling units or offices on the upper floors.

Initially, the application was submitted proposing Commercial – Corridor 1 (C-COR1) District with a district modifier of 1.0 FAR and a maximum height modifier of 12 metres. The applicant was encouraged to explore the Mixed Use Districts, which encourage a building form that more

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

closely aligns to the Main Streets typology of the *Municipal Development Plan*. Administration also advised the applicant that the location along the Edmonton Trail NE Main Street warranted a higher intensity of land use on the site and recommended increasing the maximum height to match the current district maximum of 14 metres and to increase the FAR to 2.0 to allow for the opportunity for residential or office uses above any future ground oriented commercial uses.

Administration and the applicant explored the option of amending the application to make a joint application with the two parcels to the south directly adjacent to the subject site in order to assemble a more substantial development parcel. However, the adjacent land owners were not interested in pursuing an application at this time.

Administration also explored the option to deem the lane which runs along the north property line of the subject site surplus and close and sell it to the applicant in order to make a more substantial development parcel and eliminate a pedestrian/automobile conflict point along the Edmonton Trail NE pedestrian realm. This was also deemed not feasible as utilities are located within the lane and cost prohibitive to relocate.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District is intended to provide for multi-residential development of low height and medium density within close proximity to low density residential. No commercial uses are allowed within the M-C1 District.

Given that the subject site is relatively narrow and constrained, the originally proposed Commercial – Corridor 1 (C-COR1) District provided challenges to achieving the desired built form on the parcel to align with the Main Street typology. The C-COR1 District uses setbacks, screening, and landscaping to buffer commercial developments from neighbouring residential lots. The minimum 3.0 metre required setback on the south property line would further constrain an already narrow site, and provide a break in the continuous block face that is desired under the Main Streets policies should the neighbouring parcels be developed in the future.

The proposed Mixed Use – Active Frontage (MU-2f2.0h14) District is intended to be located along commercial streets with active commercial uses on the ground floor and can accommodate a mix of residential and commercial uses within the same building. This district promotes storefronts along a continuous block face, and uses corner chamfers to ensure that building massing is sensitive to neighbouring residential parcels. Modifiers allow for the establishment of a maximum FAR of 2.0 which equates to approximately 1,300 square metres of development on the site and a maximum height of 14 metres, which maintains the same

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

height of the existing M-C1 District, allowing for approximately four storeys of development.

Development and Site Design

On 2019 April 03, a development permit was submitted by Gravity Architecture proposing a two-storey building with retail on the ground floor and office above, utilizing both the lane and the Edmonton Trail frontages. The rules of the proposed MU-2 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. The initial submission was reviewed by the Urban Design Review Panel as part of the Detailed Team Review completed by the Corporate Planning Applications Group. Although the application is on hold, pending the applicant's response to the Detailed Team Review, the applicant has provided a preliminary rendering showing the current status of the design (Attachment 2).

Given the specific site, key factors being addressed through the development permit include:

- Creating an active street frontage along Edmonton Trail NE that incorporates permeable commercial access and glazing facing the commercial street;
- Addressing the road widening setback of 5.182 metres along Edmonton Trail to accommodate future road widening;
- Parking located off the lane at rear of the building;
- Design elements related to massing, privacy, and overlooking regarding the neighbouring low density residential parcels; and
- Appropriate treatment of the east, north and south facades, as these are highly visible facades.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

The parcel is located along Edmonton Trail NE which is classified as an Urban Boulevard in the Calgary Transportation Plan. A Transportation Impact Assessment was not requested as part of this application. Transit is located approximately 100 metres from the site to the south along Edmonton Trail NE with the Max Orange BRT stop located 600 metres to the north at Edmonton Trail NE and 16 Avenue NE. A future Greenline station will be located approximately 800 metres to the northwest at Centre Street N and 16 Avenue N.

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ISC: UNRESTRICTED
CPC2019-1183

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Utilities and Servicing

Water, sanitary and sewer services are available to service the site. Sanitary capacity and storm water management will be evaluated with the development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site with a large notice posting sign facing Edmonton Trail NE. Notification letters were sent to adjacent land owners and the application was advertised online. As the proposed land use changed through the review of the application to Mixed Use – Active Frontage (MU-2f2.0h14), the application was re-circulated and re-notice posted with a large notice posting sign. Additional letters were sent to adjacent land owners. No public open houses were held for this application.

Through the original circulation, Administration received a letter of support from the Crescent Heights Community Association for this application. They did provide considerations for evaluation of the development permit that they would like to be addressed including the location of businesses within the future development, the provision of underground parking, and the desire to ensure a visually pleasing and well-designed building. Through the most recent circulation Administration received another letter of support for the Mixed Use – Active Frontage (MU-2f2.0414) District (Attachment 3).

No comments were received from adjacent land owners or community members through the original circulation and notice posting. One letter of support was received during the second circulation, with the request that design considerations such as privacy, parking, and overlooking be reviewed thoroughly. This will be done through the development permit, which is currently under review by Administration.

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 date of 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.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and 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 Urban Main Street area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population.

Urban Main Streets are characterised as providing a high level of residential and employment intensification in a linear fashion, such as along Edmonton Trail NE. Commercial developments along Main Streets should create an active street environment by encouraging retail and service uses at grade, with office or residential uses on upper floors. Buildings should be located close to the sidewalk, and may contain smaller units to encourage the active frontage. Transitions between the Main Street and adjacent areas should be sensitive to the scale and form of surrounding buildings and uses.

The proposed redesignation complies with the policies of the MDP.

Crescent Heights Area Redevelopment Plan (Statutory - 1997)

The *Crescent Heights Area Redevelopment Plan* (ARP) identifies the subject parcel as located within the Medium Density Multi Dwelling typology as seen on Map 2: Land Use Policy. This typology is intended to accommodate multi-residential development without the option for a commercial component in the development.

The ARP highlights Edmonton Trail as a commercial corridor intended to serve the local community and passing commuters. Policies highlight that commercial developments should be built to a high standard, with a strong pedestrian environment. Impacts to adjacent developments should be minimized through sensitive development.

An amendment to the ARP is included in this application to amend the site on Map 2: Land Use Policy to the Local Commercial typology in order to accommodate the proposed Mixed Use – Active Frontage (MU-2f2.0h14) District (Attachment 4). This aligns with the intent of the ARP and Edmonton Trail as a commercial corridor.

The *Crescent Heights ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

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ISC: UNRESTRICTED
CPC2019-1183

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Social, Environmental, Economic (External)

The proposed land use district allows for a wide range of pedestrian oriented commercial uses with office and residential opportunities on the upper floors. The addition of these uses to the community will attract more users to the Edmonton Trail NE Urban Main Street, bringing more services within walking distance to the local residents.

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 general intent of the *Crescent Heights Area Redevelopment Plan*. Given that Edmonton Trail NE is identified as an Urban Main Street, the proposed district allows for the opportunity to utilize an under-developed parcel in the inner city for a higher use while still respecting the low density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2019-1581) Summary
3. Community Association Letter
4. Proposed Amendment to the Crescent Heights Area Redevelopment Plan

Applicant Submission

2019 July 22

On behalf of the landowner, please accept this application to redesignate a +/-0.16 acre (+/- 0.065 hectare) site from M-C1 to MU-2 f2.0h14, to accommodate a small-scale street-oriented and pedestrian-oriented developments that better optimizes the opportunity and advantages offered by this prime urban main street location and the gateway into the downtown core.

The subject site is located in the community of Crescent Heights in Ward 7, on Edmonton Trail NE between 10 Avenue NE and 11 Avenue NE. Lands to the north and east are designated under the commercial district C-COR1 f1.0h10. Lands to the south is designated under DC Direct Control District (Bylaw 114Z82) which list office building as the permitted use. Residential-Contextual One (R-C2) District sites exist to the west of the subject parcel. Current use of the parcel is a residential bungalow.

The proposed build form of this area is a small-scale street-oriented and pedestrian-oriented developments with building entrances that front onto Edmonton Trail NE. Edmonton Trail NE is classified as an Urban Boulevard street type. Calgary Transit bus stops for routes 5 and 69 northbound and routes 4 and 69 southbound are located on Edmonton Trail NE within 100 meters walking distance of the parcel. The planned 16 Avenue N Green Line Light Rail Transit station will be approximately 1.0 kilometer walking distance from the parcel. City Hall Light Rail Transit station is approximately 2.0 kilometers walking distance from the parcel. Bridgeland Light Rail Transit station is approximately 2.2 kilometers walking distance from the parcel.

The site is located within an Urban Main Street area, which are intended to provide for a high level of residential and employment intensification along an Urban Boulevard street type, as defined in the Calgary Transportation Plan (CTP). Crescent Heights Area Redevelopment Plan (CHARP) also supports development of healthy commercial corridor serving the local community and passing commuters.

The proposed MU-2 f2.0h14 is consistent with the policies set up in Municipal Development Plan and the intent of Crescent Heights Area Redevelopment Plan. The small-scale, pedestrian-oriented developments will provide business opportunities and professional services to residents not only in Crescent Heights, but also in Renfrew and surrounding areas. With its closeness to public transit systems and focus on pedestrian friendly developments, the stability of the residential areas can be well maintained. So please support this application.

Development Permit (DP2019-1581) Summary

A development permit application (DP2019-1581) has been submitted by Gravity Architecture on 2019 April 03. The development permit application is for a two-storey building with retail on the ground floor and office above, utilizing both the lane and the Edmonton Trail NE frontages. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

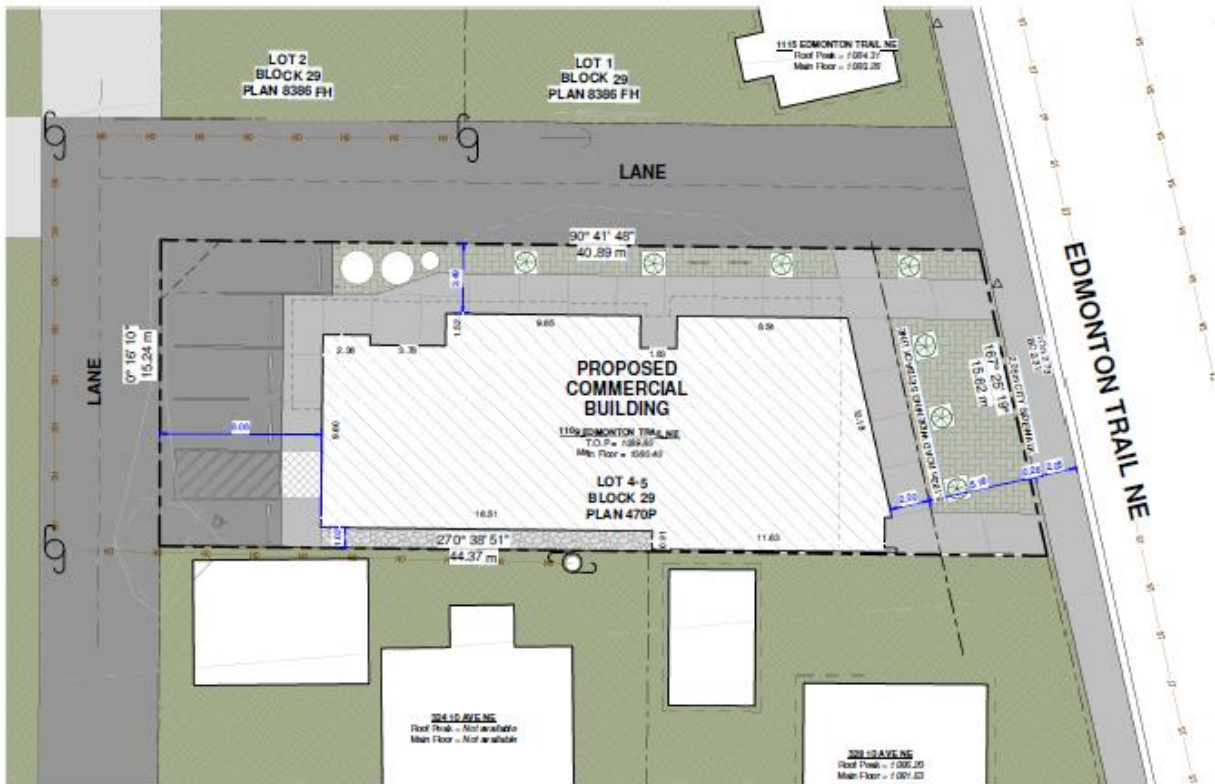
Administration's review of the development permit will determine the ultimate building design, and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Rendering of Proposed Development



Development Permit (DP2019-1581) Summary

Figure 2: Site Plan of Proposed Development



Community Association Letter

2019 August 07 Response

From: Dennis Marr [mailto:planning@crescentheightsyyc.ca]
Sent: Wednesday, August 07, 2019 7:06 PM
To: Stengel, Courtney G. <Courtney.Stengel@calgary.ca>
Subject: [EXT] LOC2018-0223;1109 Edmonton Tr NE; land use amendment

Hello Courtney,
Thank you for inviting the Crescent Heights Planning Committee to comment on this DP.

We approve of this change in land use designation.

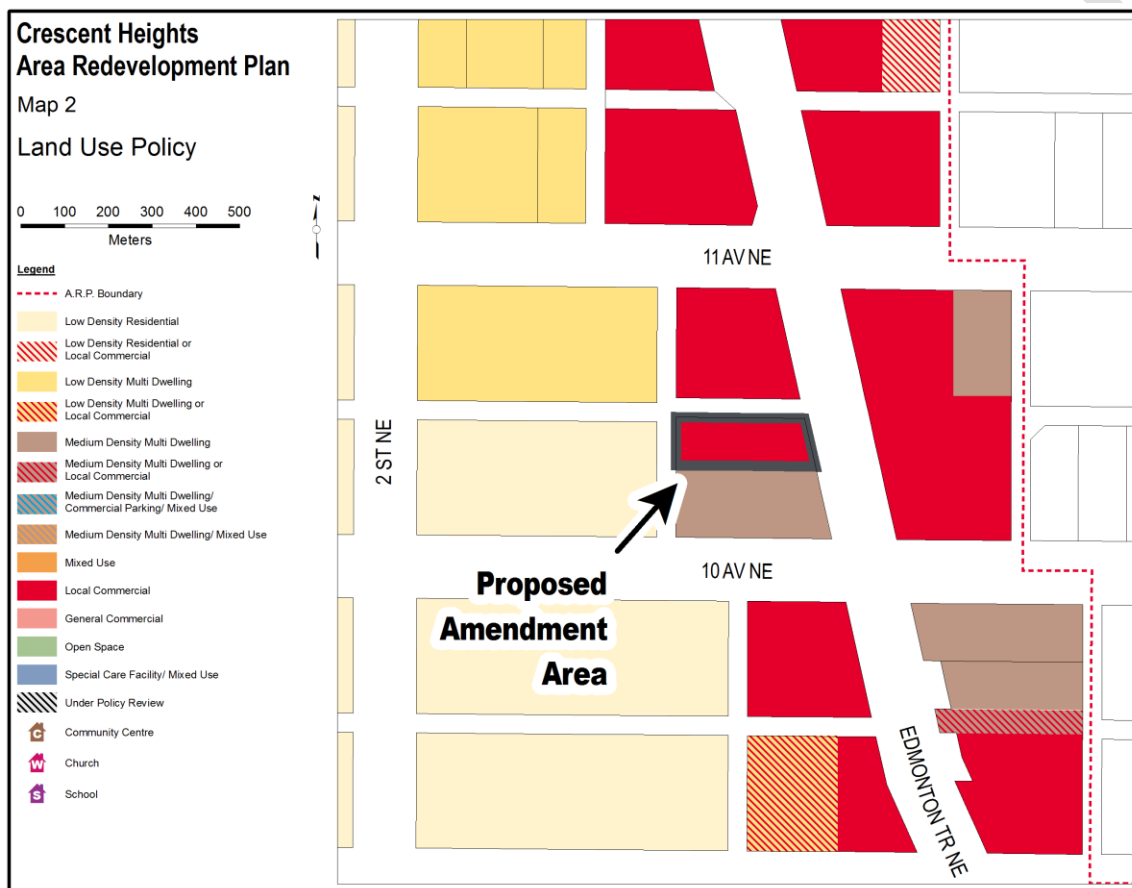
Should you have questions on this comment please contact me by phone at 403-807-7257 or email.

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights CA

Proposed Amendment to the Crescent Heights Area Redevelopment Plan

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.07 hectares \pm (0.16 acres \pm) located at 1109 Edmonton Trail NE (Plan 470P, Block 29 Lots 4 and 5) from 'Medium Density Multi Dwelling' to 'Local Commercial' as generally illustrated in the sketch below:



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ISC: UNRESTRICTED
CPC2019-1152

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 – 20 Avenue NW, LOC2019-0050

EXECUTIVE SUMMARY

This application was submitted by O2 Planning and Design on 2019 April 12 on behalf of landowners Frank McGrath, Kenneth Nevard, and 205180 Alberta Inc (Roger Dougall). The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (e.g. apartment buildings, townhouses);
- a maximum building height of 16 metres (an increase from the current maximum of 10 metres);
- a maximum of building area of 4,750 square metres (floor area ratio of 2.5); and
- the uses listed in the M-C2 District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed 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 0.19 hectares ± (0.48 acres ±) located at 721, 725, and 729 – 20 Avenue NW (Plan 2934O, Block 18, Lots 25 to 31) 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.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721,
725, and 729 - 20 Avenue NW, LOC2019-0050**

BACKGROUND

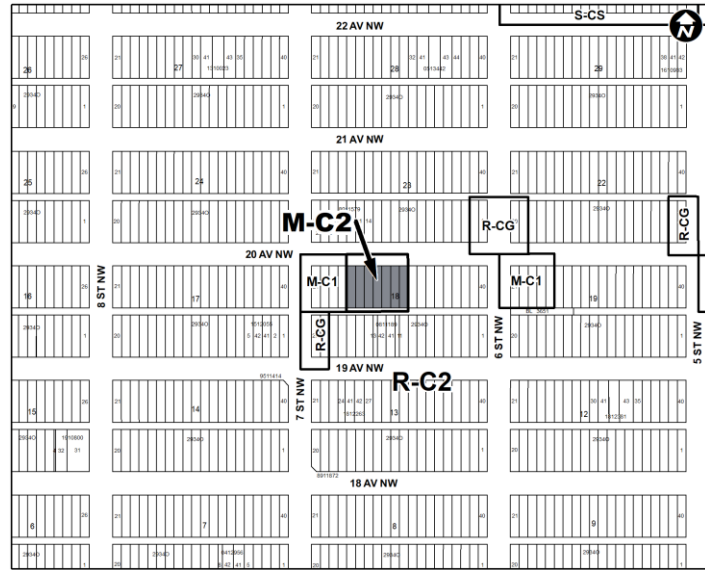
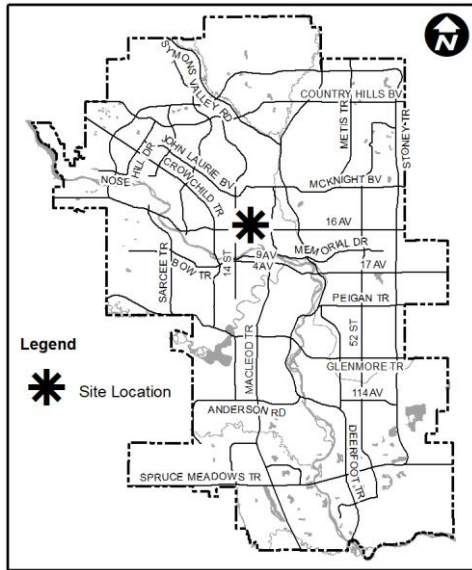
This application was submitted by O2 Planning and Design on behalf of landowners Frank McGrath, Kenneth Nevard, and 205180 Alberta Inc (Roger Dougall) on 2019 April 12. No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), the applicant intends to develop a multi-residential building on the subject lands.

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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721,
725, and 729 - 20 Avenue NW, LOC2019-0050

Location Maps



Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 - 20 Avenue NW, LOC2019-0050

Site Context

The subject site is located in the community of Mount Pleasant in the northwest quadrant of the City and is comprised of three parcels. Each parcel is currently developed with a single detached dwelling with vehicular access from the rear lane. Located along 20 Avenue NW the site is easily accessible by foot, bicycle, transit or vehicle.

The subject site is immediately adjacent to the Scandinavian Cultural Central, which is designated Multi-Residential – Contextual Low Profile (M-C1) District, while the lands to the north, south and east are generally low density residential. There are other examples of multi-residential parcels in the area, particularly along 20 Avenue NW, both conforming and non-conforming, however the area is predominantly low density residential.

As identified in *Figure 1*, the community of Mount Pleasant reached its peak population in 2018.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2018 Current Population	6,001
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant](#) 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. Subject to the minor amendment to the ARP proposed in this report, 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.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 - 20 Avenue NW, LOC2019-0050

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. It is intended to be located adjacent to low density districts and helps to accommodate modest density increases within neighbourhoods, while being sensitive to the adjacent low density homes. It also helps to provide a variety of housing options for residents. The location of the site, between an M-C1 District parcel and other R-C2 District parcels meets the intention of the M-C2 District.

This district does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio (FAR) of 2.5. The proposed district would allow for approximately 4,900 square metres of floor area to be developed under the 16 metre height limit (approximately four storeys).

Development and Site Design

The rules of the proposed M-C2 District will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Following community feedback the applicant has agreed to limit the building to a total of 4 storeys. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 20 Avenue NW frontage;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height, stepbacks and transitioning of massing; and
- site-appropriate vehicular access, parking and garbage pickup.

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from 20 Avenue NW as well as the rear lane. The area is served by Calgary Transit bus service with stops located within 100 metres of the site on 20 Avenue NW. The site is located approximately 600 metres from the MAX Orange BRT line along 16 Avenue NW. On-street parking is non-restricted on 20 Avenue NW.

A Transportation Impact Assessment was not required as part of this application.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 - 20 Avenue NW, LOC2019-0050

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. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at 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 applicant has engaged the public through several initiatives during the process. On 2019 May 30, the applicant hosted a meeting for landowners immediately adjacent to the subject site. It was attended by approximately 30 people and allowed attendees to voice their concerns around development type, traffic, parking and privacy. On 2019 June 04, the applicant held an additional information session to discuss the proposed redesignation with the broader community. The session was attended by approximately 60 people, including residents who both objected to and residents who supported the application.

Administration received a letter of concern from the Mount Pleasant Community Association (Attachment 3) and twenty two public responses in opposition to the application. Additionally, one letter of support was received. The opposition concerns focussed on the following areas:

- the potential 16 metre building is too high for the area and will create issues around shadowing and privacy;
- the proposed district will not fit with the character of the existing community;
- safety issues related to increase in vehicular traffic; and
- parking issues.

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 M-C2 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 proposed M-C2 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.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 - 20 Avenue NW, LOC2019-0050

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 (2019)

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 - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-C2 District provide for a development form that may be sensitive to existing residential development in terms of built form, height and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo shows that the parcel is located within the Low Density Residential category of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. However, the ARP encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities. The contextual nature of the proposed land use amendment will allow for multi-residential development that has the ability to be compatible with the character of the existing neighbourhood.

To accommodate the proposed M-C2 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Medium Density Multi Dwelling (Attachment 3). The ARP states that this typography is intended to allow for townhouse or apartment developments with a maximum height of four storeys.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721, 725, and 729 - 20 Avenue NW, LOC2019-0050

The *North Hill ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

Location Criteria for Multi Residential Infill (Non-Statutory – 2014)

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 100 metres of transit stops along 20 Avenue NW;
- the subject site is situated within 600 metres primary transit stops along 16 Avenue NW;
- the subject site is situated on a collector road – 20 Avenue NE;
- the site is adjacent to the Scandinavian Cultural Centre (M-C1);
- the site is in proximity to 4 Street NW a designated Neighbourhood Main Street; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not meant to be used as a checklist, they do provide a framework in which to evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site may be an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 721,
725, and 729 - 20 Avenue NW, LOC2019-0050**

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the intent and objectives of the *North Hill Area Redevelopment Plan*, as amended, and is aligned with the applicable policies of the *Municipal Development Plan*. The Multi-Residential Contextual Medium Profile (M-C2) District is designed to be located adjacent to low density residential. The proposal represents a modest increase in density for these inner-city parcels and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is adjacent to a non-residential use, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Community Association Letter

Applicant's Submission

O2 Planning + Design is submitting this application to redesignate the parcels located at **729, 725 and 721 20 Ave NW** from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential Contextual Medium Profile (M-C2). The proposed redesignation will allow for the development of a contextually sensitive multi-residential development that takes advantage of the subject site's strategic location in the community of Mount Pleasant.

The subject site is approximately 1,950 square metres and is less than a 400-metre walk from the shops and services of 16 Avenue NW and 800m from SAIT. Immediately to west of the site is the Scandinavian Centre and to the east are single detached dwellings. Single detached homes sit across the lane to the south and across 20th Avenue to the north.

The proposed land use amendment will facilitate a multi-residential building. The land use district is contextually sensitive to adjacent low-density residential development and provides a building form that is medium in height and density. The site size is generous and will allow an architectural response that reflects the immediate context through setbacks and stepbacks.

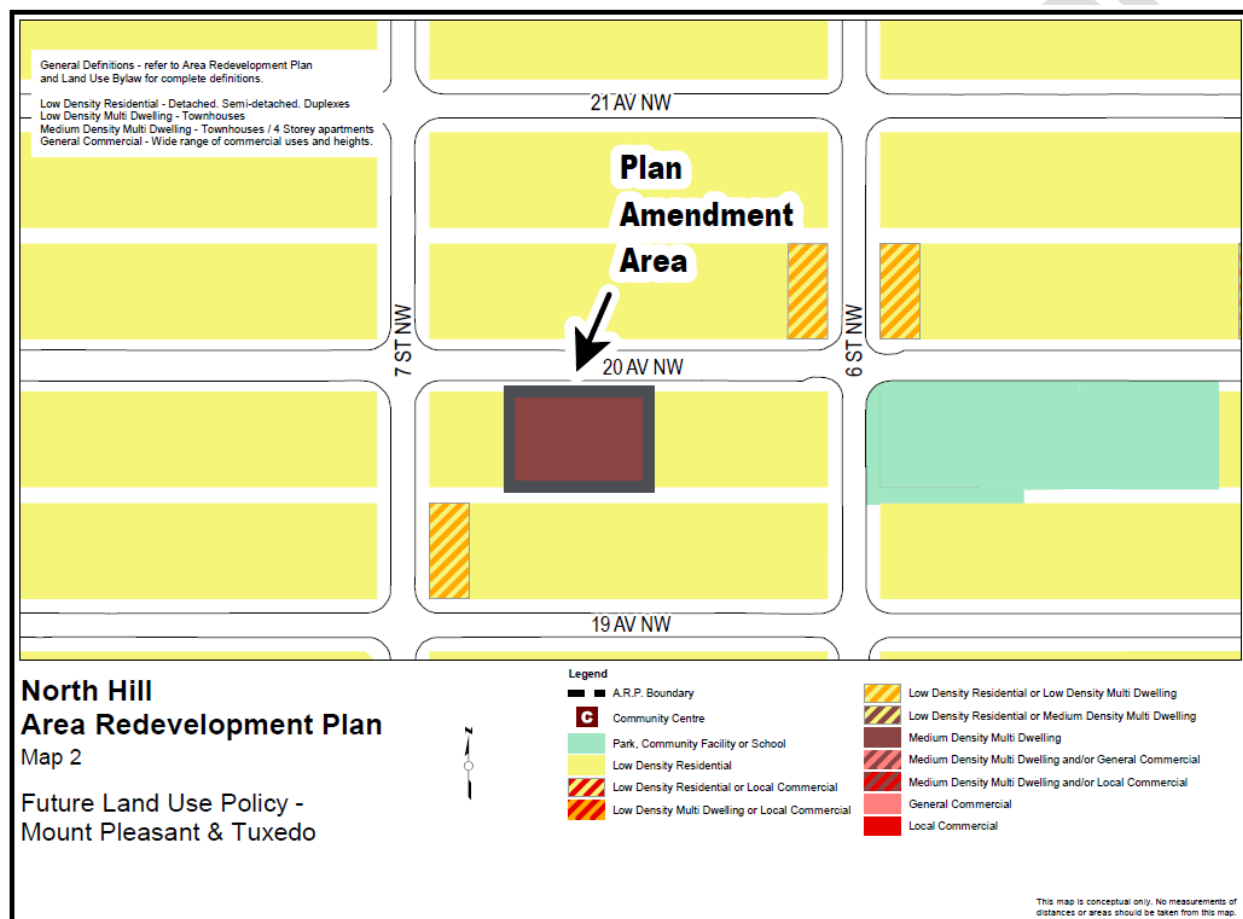
As per the intent statement of the Multi-Residential Contextual Medium Profile (M-C2) district the subject property is well serviced by transit with immediate access to the 404 and convenient (under 400m) access to the 4 and 5 routes on 10th Street, the 2 on 4th Street and the 19 on 16th Avenue. Importantly the site is also within 600m of the 4th street and 16th Avenue BRT station.

Fundamentally this application is about the future of 20th Avenue. Right now, 20th Avenue does not have a consistent built form nor is it meaningfully contributing to MDP intensification goals. Unabated, continued duplex and townhouse development will undermine the opportunity for 20th Avenue to emerge as a great Calgary street and community attribute. Communities such as Mount Pleasant lack a Main Street. 16th Avenue is too busy with vehicular traffic and the south side of the avenue is compromised by residential sound walls to function as a truly desirable Main Street for Mount Pleasant. Recent redesignations along 20th Avenue to M-C1 are a positive start and this application will build upon that momentum to help realize a contextually appropriate multi-residential built form along 20th Avenue.

Throughout the application process O2 Planning + Design will work collaboratively with administration at the City of Calgary, representatives from the local Councillor's office and residents of Mount Pleasant. In advance of this application O2 has met with the Community Association Planning Committee. Anticipated public engagement activities include an information mail out to adjacent neighbours, a project website and a public open house.

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo' by changing 0.19 hectares \pm (0.48 acres \pm) located at 721 – 20 Avenue NW, 725 – 20 Avenue NW, and 729 – 20 Avenue NW (Plan 2934O, Block 18, Lots 29, 30 and 31; Plan 2934O, Block 18, Lots 28 and 29; Plan 2934O, Block 18, Lots 25, 26 and 27) from 'Low Density Multi Dwelling or Local Commercial' to 'Medium Density Multi Dwelling', as generally illustrated in the sketch below:



Community Association Letter

May 17, 2019

We have been in contact with the applicant on this file, reviewed the application and are opposed to the proposed rezoning.

We are supportive of high density apartment development on 16th AV NW, the south side of 17th AV NW and in a portion of 4th ST NW where there is an existing concentration of commercial development. We are not supportive of MC-2 zoning anywhere else in our community. We believe that higher density should be located in clusters on the busier streets to be most effective and minimize the impact on other residents.

We recently supported the Calgary Housing application to rezone property on 20th AV NW to M-C1 for the development of Affordable Housing. This is close to this applicant location but quite different in that it has no adjacent residential neighbors, will be limited to three stories and is part of a reinvigoration of a large block of land to comprehensively include the housing, a public amenity (park) space and an Off-Leash Area (dog-park).

The height and density of this proposed development will be a dramatic change from the neighboring houses, beside and behind the subject properties, which are single storey or two storey single family homes. The proposed five storey development will tower over these buildings, creating an ominous presence and remove any sense of privacy in their yards. We would be supportive of R-CG or M-CG zoning for these properties so that they could be developed into row houses or townhouses.

Chris Best

**Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair**

Planning & Development Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1192

Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW, LOC2019-0110

EXECUTIVE SUMMARY

This application was submitted by Citytrend on 2019 July 10 on behalf of landowners Paradiso Investments Ltd. The application proposes to change the designation of the property from Multi-Residential – Contextual Grade-Oriented (M-CG d72) District to a DC Direct Control District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- the additional use of Office;
- a maximum building height of 12 metres (no change from the current maximum);
- a maximum of 2 dwelling units (no change from the current maximum); and
- the uses listed in the M-CG District.

The proposal allows for use of the site as an office and is in alignment with the applicable policies of the *Hillhurst/Sunnyside Area Redevelopment Plan* and the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1187 Kensington Crescent NW (Plan 4163P, Block 1, Lot 120) from Multi-Residential – Contextual Grade Oriented (M-CG d72) District **to** DC Direct Control District to accommodate an Office (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

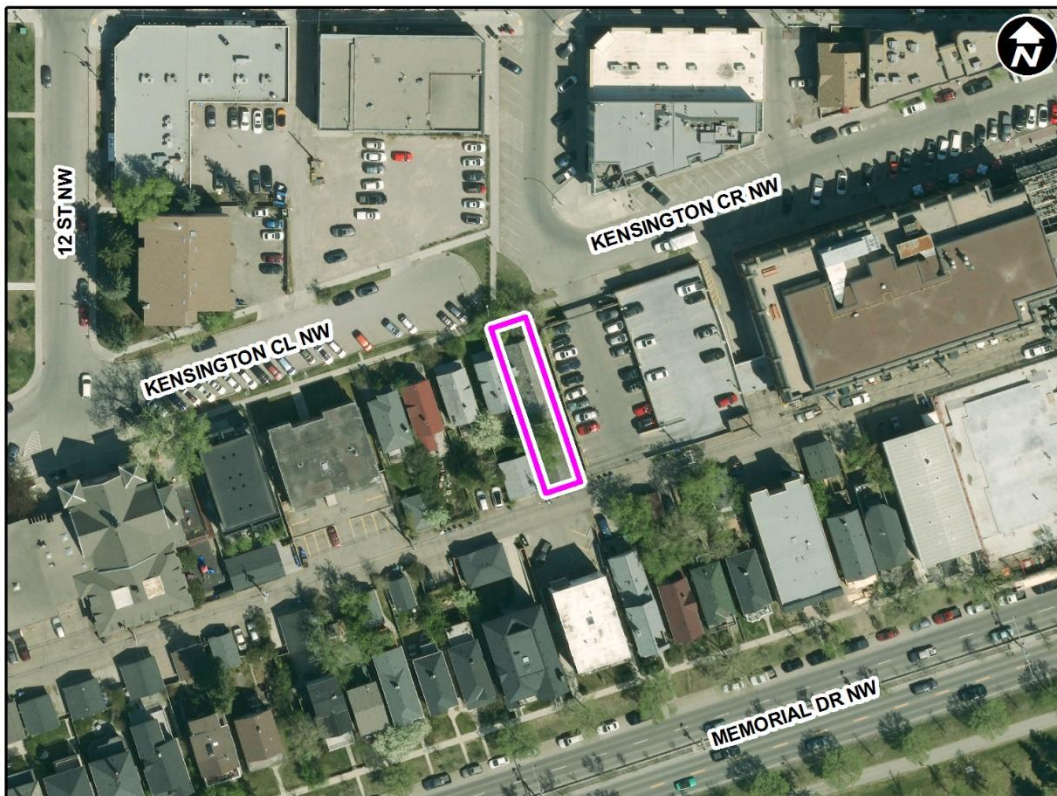
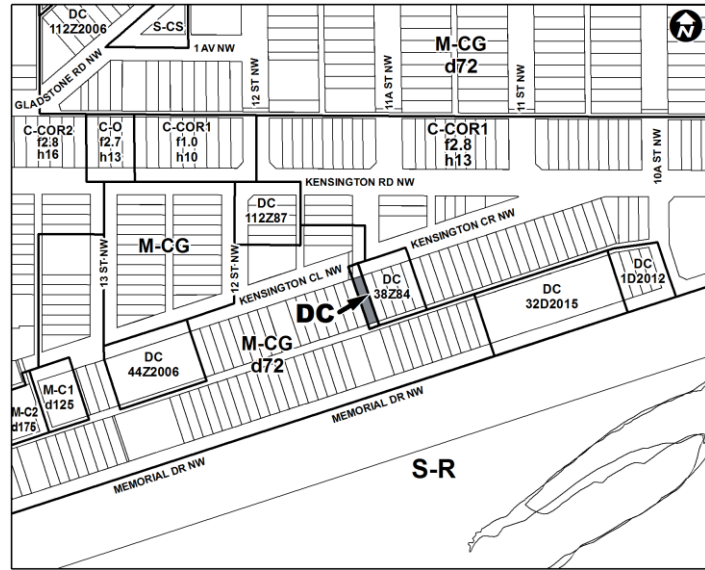
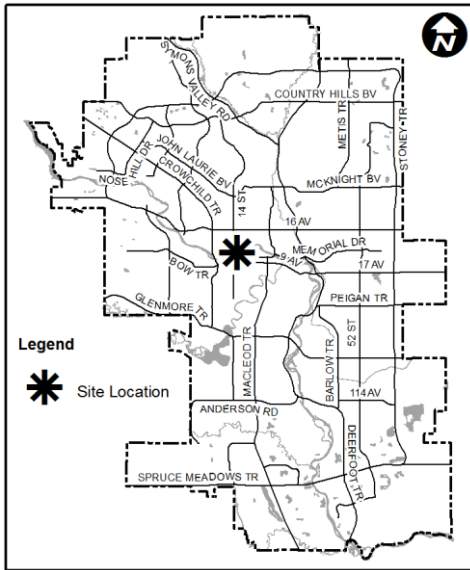
This application was submitted by Citytrend on 2019 July 10 on behalf of landowners Paradiso Investments Ltd. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the owner is intending to locate his business within the existing single detached building on the site.

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ISC: UNRESTRICTED
CPC2019-1192

Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW,
LOC2019-0110

Location Maps



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Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW, LOC2019-0110

Site Context

The subject parcel is located in the community of Hillhurst in the northwest quadrant of the City. The site is developed as a single detached dwelling with a detached garage which is accessed from the rear lane. Located between Kensington Crescent and Kensington Close NW, the site is easily accessible by foot, transit, or vehicle.

The subject site is adjacent to low density residential dwellings to the west, commercial development to the north and east and a large multi-residential development is under construction immediately south. The parcel is in close proximity to Memorial Drive NW, Kensington Road NW and 10 Street NW, and is located approximately 600 metres from the Sunnyside LRT Station.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the protection of residential lands, while permitting the additional use of Office, which has the ability to be compatible with and complementary to existing uses in the area.

Planning Considerations

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

Land Use

The current land use district for the site is Multi-Residential – Contextual Grade-Oriented (M-CG d72) District. This would allow for a multi-residential building on the site with a building height of 12 metres or approximately three storeys. The current maximum density of 72 units per hectare within the district would allow for two units on the site.

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the *Land Use Bylaw* indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used for this application to provide for an office use that will occupy the entirety of the existing building, while retaining the residential use consistent with the surrounding development for when the office use is no longer operation. Additionally, due to the site's proximity to primary transit and limited redevelopment potential, the proposed DC District adjusts the parking requirement to a minimum of two stalls for the office use.

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ISC: UNRESTRICTED
CPC2019-1192

**Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW,
LOC2019-0110**

Development and Site Design

A permitted use development permit application will be required to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site would also be determined through the development permit process.

Environmental

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

Transportation

The site is located at the west end of Kensington Crescent NW where the road meets Kensington Close NW, and has rear lane access to an existing two car garage and tandem parking pad. The site is in close proximity to transit stops along Kensington Road NW and 10 Street NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential changes to 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 development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practises, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Administration circulated the application to the Hillhurst Sunnyside Community Association however no comments were received.

Administration received no comments from the public at the time of writing this report.

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.

Planning & Development Report to
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2019 October 03

ISC: UNRESTRICTED
CPC2019-1192

**Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW,
LOC2019-0110**

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 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 of the *Municipal Development Plan* (MDP). The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant MDP policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1997)

The *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) identifies the subject parcel as located within Character Area Four. This character area is identified as a stable residential area characterized by its long uninterrupted blocks. The policies contained within the ARP are specific to respecting the existing character of the community with provisions such as respecting setback and ensuring access to parking. The proposed land use district complies with the ARP.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for a variety of office uses to function on the site. The land use also allows for a wider range of office uses, supporting the viability of small business in a location close to downtown and major transportation routes.

An Environmental Site Assessment was not required for this application.

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**Land Use Amendment in Hillhurst (Ward 7) at 1187 Kensington Crescent NW,
LOC2019-0110**

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal and operational risks which have been identified will be managed at the time of development permit.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the intent and objectives of the *Hillhurst/Sunnyside Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District provides for flexibility to allow this site to continue operating in its current form. The proposed DC District keeps in place the residential use that should minimize the negative impacts on the adjacent residential community, while allowing the site to adapt to changing market conditions.

ATTACHMENT(S)

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

Applicant's Submission

July 10, 2019

This application proposes the redesignation of a parcel in the community of Hillhurst to accommodate an office for Maillot Homes. The subject site is located at 1187 Kensington Crescent NW. The parcel is currently designated M-CGd72 Multi-Residential - Contextual Ground Oriented.

We are proposing a redesignation to a Direct Control District based in M-CGd72 Multi-Residential - Contextual Ground Oriented with the addition of office uses to accommodate the office development on the site. The long term highest and best use of the site is for consolidation with the properties to the west for redevelopment of multi-family residential uses. The direct control district will allow the existing single-detached dwelling to be converted until such time as the site is consolidated and redeveloped.

A Development Permit application will not be submitted concurrently with the land use application but is planned to be submitted while the application is under review. The development proposal includes interior and exterior improvement and the replacement of the garage to a parking area. The parking area will consist of two parking stalls with two tandem stalls for a total of four.

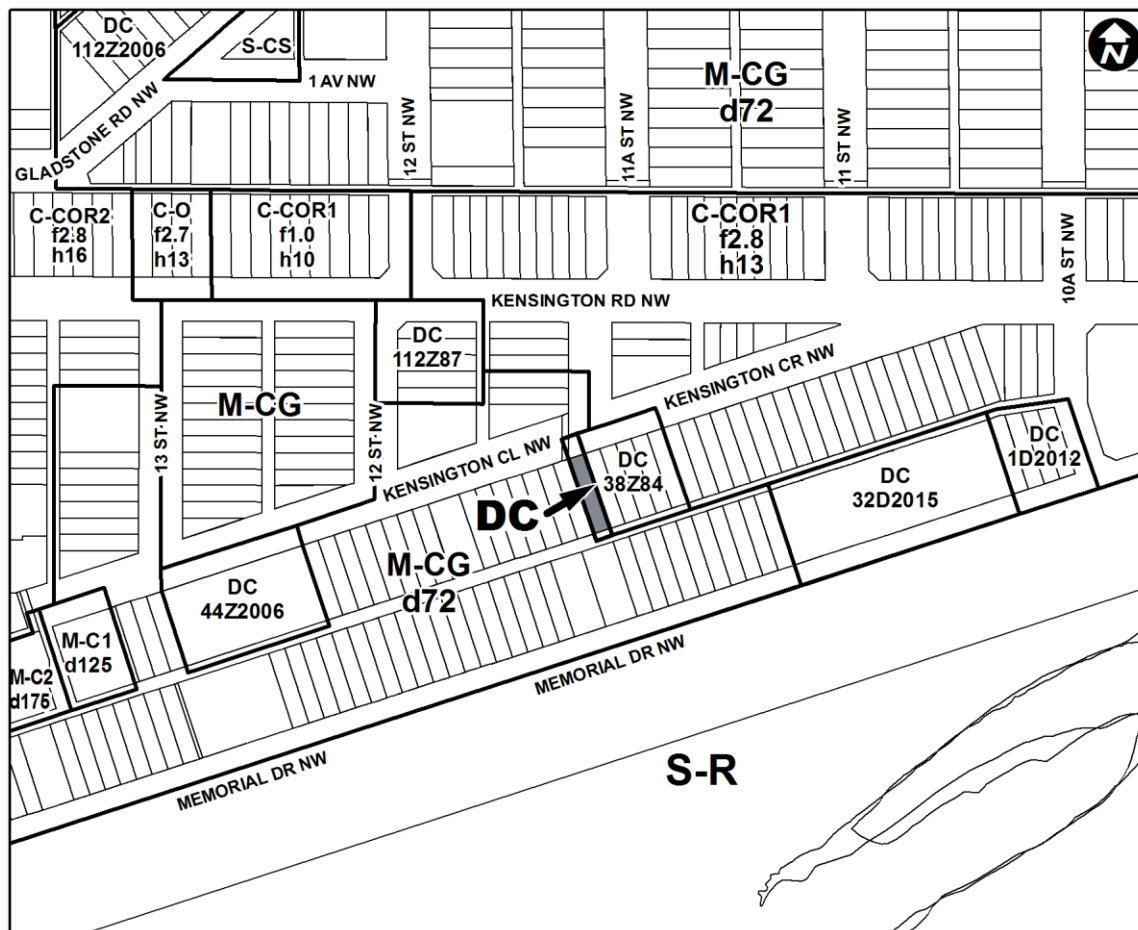
We believe the application should be supported for the following reasons:

- The application meets the intent of the MDP which identifies this area as appropriate intensification and compatibility.
- The policies of the Area Redevelopment Plan are not applicable.
- The existing single-detached can be converted until such time as redevelopment can occur in the area.
- The use of the site can revert to the M-CGd72 permitted and discretionary uses once the single-detached dwelling is demolished.

Proposed DC 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 accommodate an office use.

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.

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.

Proposed DC Direct Control District Guidelines

Permitted Uses

- 4 (1) The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **use** is an additional **permitted use** if it is located within an approved **building** existing at the time of passage of this Direct Control District Bylaw:
- (a) **Office.**

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) 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 – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 72 **units** per hectare.

Required Motor Vehicle Parking Stalls for Office

- 8 The minimum number of **motor vehicle parking stalls** for an **Office** is 2 stalls.

Relaxations

- 9 The **Development Authority** may relax the rules contained in Sections 7 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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ISC: UNRESTRICTED
CPC2019-1215

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

EXECUTIVE SUMMARY

This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Mylonas Enterprises Ltd, on 2019 June 05. This application proposes to change the designation of seven parcels from the Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Corridor 1 (C-COR1f4.0h22) District to the Mixed Use - General (MU-1f3.5h29) District to allow for:

- mixed-use buildings (e.g. apartment buildings that may have commercial storefronts);
- a maximum building height of 29 metres;
- a maximum building area of 10,710 square metres, based on a Floor Area Ratio (FAR) of 3.5; and
- the uses listed in the MU-1 District.

An amendment to the *16 Avenue North Urban Corridor Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.31 hectares ± (0.76 acres ±) located at 1011, 1013, 1015, 1019, 1021, 1025, and 1029 – 17 Avenue NW (Plan 3150P, Block 1, Lots 16 to 29) from Multi-Residential – Contextual Medium Profile (M-C1) District and Commercial – Corridor 1 f4.0h22 (C-COR1f4.0h22) District **to** Mixed Use - General (MU-1f3.5h29) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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ISC: UNRESTRICTED
CPC2019-1215

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011
to 1029 - 17 Avenue NW, LOC2019-0087**

BACKGROUND

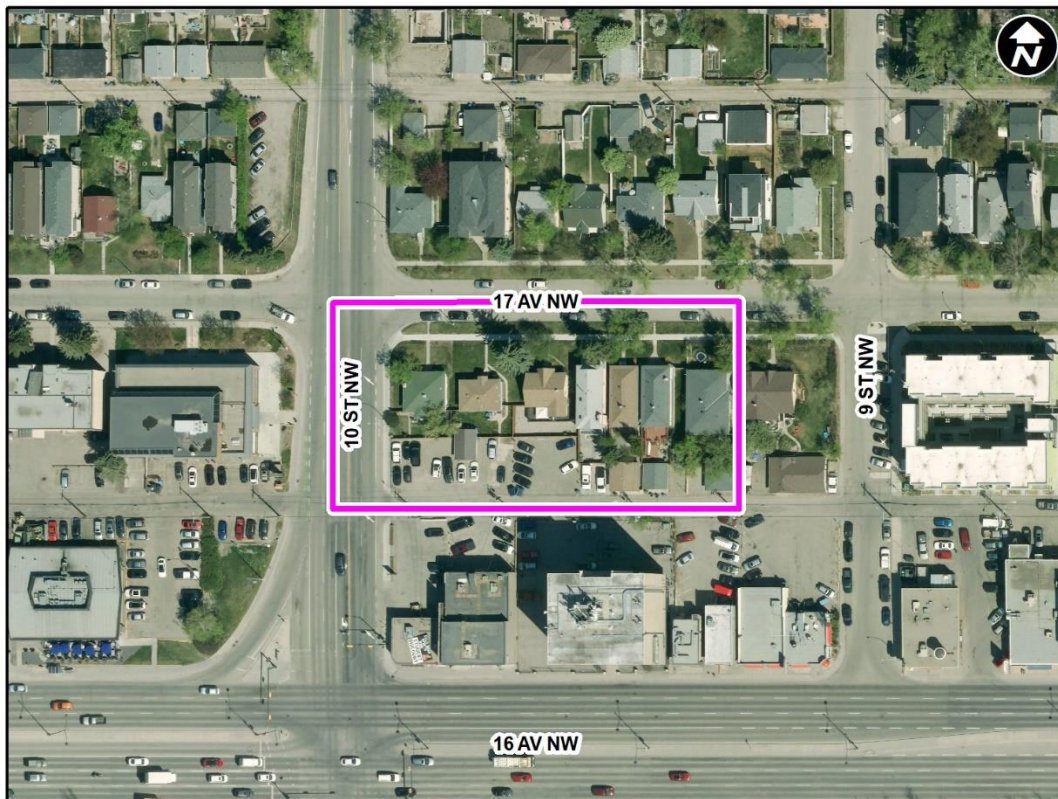
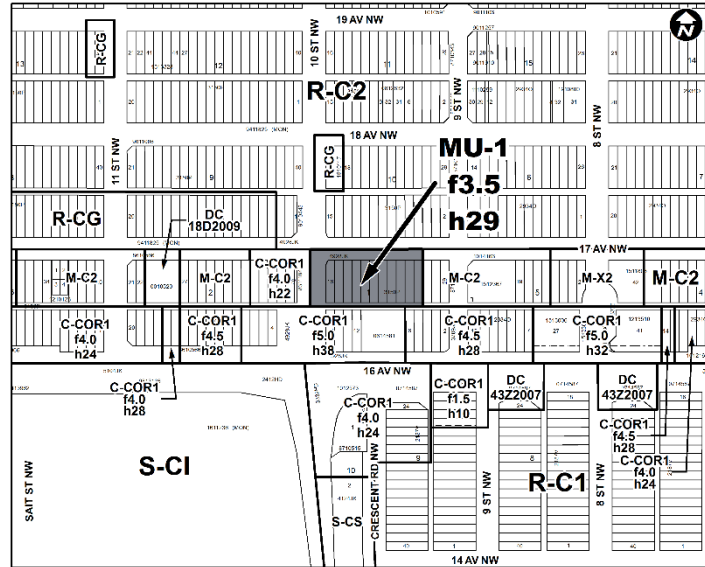
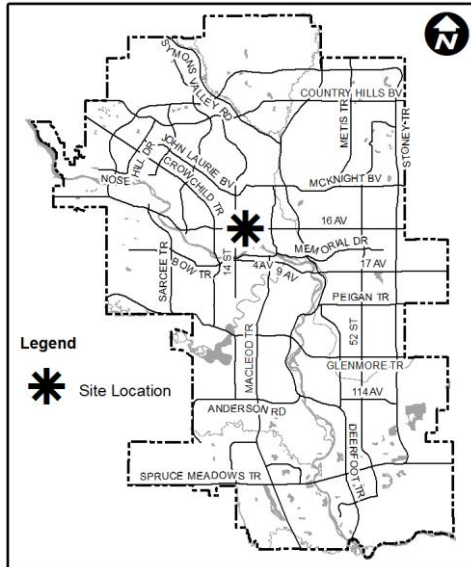
This land use redesignation application was submitted by QuantumPlace Developments on behalf of the landowners, Mylonas Enterprises Ltd, on 2019 June 05. No development permit has been submitted at this time. As indicated in the applicant submission, the applicant intends to pursue a mixed-use development on this site (Attachment 1).

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CPC2019-1215

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

Location Maps



Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

Site Context

The subject site is located in the community of Mount Pleasant on the south side of 17 Avenue NW, between 9 Street NW and 10 Street NW. The site is comprised of seven parcels totaling 0.31 hectares in size with approximate dimensions of 84 metres by 37 metres. A rear lane exists along the south end of the site. The properties are currently developed with one and two-storey single detached dwellings with some accessory residential buildings.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with commercial uses located to the west across 10 Street NW and to the south across the lane. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District to the north and Commercial – Corridor 1 (C-COR1) District along 16 Avenue N. The parcel to the east of the site is designated the Multi-Residential – Contextual Medium Profile (M-C2) District.

As identified in *Figure 1*, the community of Mount Pleasant reached peak population in 2018.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2018 Current Population	6,001
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. Subject to a minor amendment to the ARP, 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 and analysis conducted by Administration.

Land Use

The western portion of the site is currently designated Commercial – Corridor 1 f4.0h22 (C-COR1f4.0h22) District. C-COR1 is a commercial designation that allows dwelling units to be located above commercial uses, with a minimum of 20 percent of the gross floor area containing

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

commercial uses. The designation for this portion of the site includes a maximum floor area ratio (FAR) of 4.0 and a maximum building height of 22 metres.

The eastern portion of the site is currently designated Multi-Residential – Contextual Medium Profile (M-C1) District. M-C1 is a multi-residential designation in developed areas that is intended for multi-residential development in a variety of forms, with a maximum density of 148 units per hectare and a maximum building height of 14 metres.

The proposed Mixed Use – General (MU-1f3.5h29) District covers the entire site to accommodate a mixed-use building where both residential and commercial uses may be supported at grade facing the street. The proposed district includes a maximum FAR of 3.5 and a maximum building height of 29 metres, allowing for more variety in building form. Consolidating the entire site into a single district provides greater flexibility in terms of the location of uses and the height transition to neighbouring parcels.

Development and Site Design

The rules of the proposed MU-1 District will provide guidance for future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 10 Street NW frontage;
- ensuring a contextually sensitive transition to the surrounding low density residential development;
- placement of commercial uses; and
- mitigation of overlooking and shadowing concerns.

Environmental

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

Transportation

Pedestrian access to the site is available from the existing sidewalks along 10 Street NW and 17 Avenue NW. Vehicular access is provided from the rear lane. On-street permit parking is available on 17 Avenue NW.

The site is serviced by Calgary Transit with two local standard transit bus stops located within 100 metres (one-minute walking distance) west of the site along 10 Street NW. There is also the SAIT BRT Station 400 metres (four-minute walking distance) west of the site along 16 Avenue NW. The SAIT LRT Station is located 950 metres away (a twelve-minute walking distance).

A Transportation Impact Assessment was not required as part of this application.

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

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 Mount Pleasant Community Association responded to the circulation with an email stating that they do not have any concerns with the proposed amendment (Attachment 2).

Administration received five citizen responses noting concerns related to the potential height and shadowing impacts of future development. Design measures to limit potential massing and shadowing concerns are required by the *16 Avenue North Urban Corridor Area Redevelopment Plan* and will be addressed as part of the development permit review process. Citizens were also concerned about impacts to traffic and parking, and the lack of cycle tracks in the area to support added density.

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 policy amendment and 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 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. Redevelopment should

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

support the revitalization of local communities by adding population and a mix of commercial and service uses.

The subject site is located within one block of 16 Avenue NW which is identified as an Urban Main Street and is also part of the Primary Transit Network. It is within close proximity to the Southern Alberta Institute of Technology which is identified by the MDP as a Community Activity Centre.

The MDP notes that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e., Main Streets), and encourages the expansion of local commercial development in close proximity to residents at high density locations. The proposal is in keeping with relevant MDP policies.

16 Avenue North Urban Corridor Area Redevelopment Plan (Statutory – 2017)

The subject site is indicated as both the Commercial Mixed Medium – Low Density and Multi-residential Medium Density Low Minimum areas on Map 1 of the *16 Avenue North Urban Corridor Area Redevelopment Plan (ARP)*. The Commercial Mixed Medium – Low Density category has a maximum FAR of 4.0 for mixed use developments and the Multi-residential Medium Density Low Minimum category has a maximum density of 210 units per hectare.

A minor amendment to the *16 Avenue Urban Corridor ARP* (Attachment 3) is required to support the land use redesignation application. Map 1 of the ARP, which shows Land Uses, will be amended to extend the Commercial Mixed Medium – Low Density designation across the entire site.

Map 2 of the ARP, which illustrates the maximum building heights, will be amended to increase the maximum building height of the subject site from 22 meters on the west and 16 metres on the east to a maximum building height of 28 metres on the west and 22 metres on the east. This ensures an appropriate step down in height in relation to the parcel at the end of the block, which has a maximum building height of 16 metres.

These amendments support the vision and guiding principles of the ARP, which identifies this area as a node supporting higher intensity development, intended to evolve into an area of concentrated activity and act as an anchor to attract people.

The *16 Avenue Urban Corridor ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

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ISC: UNRESTRICTED
CPC2019-1215

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1011 to 1029 - 17 Avenue NW, LOC2019-0087

Social, Environmental, Economic (External)

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 amendments do 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 *16 Avenue North Urban Corridor Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed MU-1 District represents an appropriate height and intensity of use for an inner-city parcel of land near a Main Street and the Southern Alberta Institute of Technology Community Activity Centre.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Response
3. Proposed Amendment to the 16 Avenue North Urban Corridor ARP

Applicant Submission

Land Use Redesignation: From Commercial- Corridor 1 District (C-COR1 f 4.0 h.22) and Multi-Residential Medium Profile District (M-C2) to a Mixed Use 1 – General District (MU-1): 1011-1029 17 Avenue NW.

On behalf of Landstar Development Corporation, QuantumPlace Developments is pleased to submit this application to redesignate the properties from 1011 to 1029 17 Avenue NW. The subject site consists of seven individual lots with existing single-detached homes, that were built in the 1940's. When amalgamated, the parcels total 0.76 acres. This application seeks to redesignate the property to accommodate a mixed-use building with commercial uses at-grade along 10 Street NW, with residential uses along 17 Avenue.

Existing Land Use District: The subject site currently straddles two land use districts: Multi-Residential Medium Profile District (M-C2) on the east side of the site and Commercial- Corridor 1 District (C-COR1 f 4.0 h.22) on the west side of the site. Due to the subject parcel's close proximity to Primary Transit, SAIT and other amenities such as restaurants and grocery stores, this application is seeking to harmonize the two land use districts.

New Land Use District: The applicant is proposing a Mixed Use 1 – General District (MU-1) with an amendment to the local Area Redevelopment Plan (ARP) to allow for a height of 29-metres and a FAR of 3.5. The MU-1 district is for commercial and residential uses in street-oriented buildings, which requires commercial uses at street level, facing the commercial street.

The applicant is seeking an MU-1 district due to the unique context of the site. Situated along a commercial street (10 Street NW) and a residential street (17 Avenue NW) the site is adjacent to low-density residential housing to the north and to the east and a prominent corridor to the west. It is also within one block of the SAIT campus, and an easy walking distance to the Kensington district and downtown. Respecting the residential feel of the community is important to the landowner and the MU-1 district will not only ensure that the proposed redevelopment provides a sensitive interface with the adjacent parcels, but also allow for the existing C-COR1 district and MC-2 district to be harmonized into a single land use district.

The ARP amendment to increased height to 29-metres is still in alignment with City of Calgary and community goals. This amendment would still provide a transition of height and intensity from a 38-metre maximum height along 16 Avenue N. The existing FAR for the site is 4.0 for C-COR1 and 2.5 for MC-2. The MU-1 district allows for the FAR to be harmonized between the site at an average of 3.5.

Planning Rationale

Municipal Development Plan - The subject parcel is identified as "Inner-City Area" within the Municipal Development Plan (MDP). The MDP specifies that Inner-City Areas focus higher density along main streets. Mixed-use developments with at-grade retail are encouraged to provide active public realms and increased pedestrian activity. Furthermore, the MDP states that the Inner-City areas should have transit stops that are easily accessible to both residential and commercial. Consequently, the proposed land use redesignation aligns with the type of development envisioned for the Inner-City Area.

Primary Transportation Network: The MDP identifies a Primary Transit Network as a permanent network of high-frequency of transit services, regardless of mode. The subject site is in proximity to several types of Primary Transit Networks. Within 660 metres of the site is the SAIT LRT station and is approximately an 11-minute walk to the station. Pedestrian connections to

Applicant Submission

the LRT station are direct through the SAIT campus. The route is convenient, pedestrian-friendly, with limited road crossings. Furthermore, the subject site is located only 300 metres from the new MAX Orange BRT bus stop, which runs in both directions along 16 Avenue NW. In addition, the number 4, 5 and 19 bus routes that run along 10 Street NW, running into downtown.

Along 10 Street is a well-used separated bike lane, which runs into the Kensington and the downtown and connects to the Bow River regional pathway network. The proposed land use redesignation is a higher intensity of use that would likely attract an residential population who are engaged in educational programs at SAIT and would encourage the use of the nearby Primary Transportation Networks.

Area Redevelopment Plan: 16 Avenue North Urban Corridor: The subject parcel is governed by the 16 Avenue North Urban Corridor ARP. There are three main goals of the plan; build the community through supporting mixed-use commercial and celebrate unique features along 16 Avenue, create people-friendly spaces that are comfortable for pedestrians and provide a route for diverse modes of travel by promoting alternatives to personal vehicle travel that are safe and efficient. The ARP also identifies the intersection of 10 Street and 16 Avenue as a major node, with higher intensity of uses and density, that step down into the adjacent neighbourhoods. The proposed land use redesignation helps support these goals by providing a land use transition, maximizing the Primary Transit and improving the pedestrian realm along 10 Street N. The minor amendment to the land use is to allow an increase in height and density, justifiable due to the close proximity to primary transit and the intensity of activity surrounding the parcel. Specifically, the ARP amendment would see an increase to 8 -storeys on the western parcel and 6 -storeys on the eastern parcel.

Improvement and Activation of the Pedestrian Realm: Both the MDP and ARP identify the importance of the public realm as an area that should be improved to encourage pedestrian activity, specifically around at-grade commercial. The adjacent 10 Street NW is a high-frequency pedestrian route that is used by people accessing SAIT and the nearby Kensington BRZ.

Currently, there is an existing sidewalk that runs along the 10 Street portion of the site. The application presents an opportunity to facilitate improvements to the pedestrian realm along 10 Street through landscaping and other design treatments that can activate the street.

Community Engagement: Prior to submitting a formal application, the applicant undertook community engagement to learn about opportunities for the site and potential concerns of stakeholders and interested residents. Meetings were held with the Mount Pleasant Community Association on April 9 and with adjacent neighbours on May 1, 2019.

The applicant conducted a mail drop to adjacent properties to ensure all neighbours are aware of the proposed land use redesignation. Approximately 50 homes and businesses around the subject site received a pamphlet inviting them to a face-to-face meeting regarding the land use redesignation. A total of 4 adjacent residents and business owners attended the Engagement Meeting.

Comments received were generally supportive of the project, noting the high quality of the design shown in the conceptual drawings and responsible nature of the development. Neighbours enquired about the parking that would be provided to new residents and customers. Their concern was that new residents and customers of the proposed development would use 17 Avenue to park, making street parking more difficult for existing residents. The applicant

Applicant Submission

informed attendees that the current practice of the Calgary Parking Authority is to not grant access to Residential Parking permit areas to new multi-residential properties. Additionally, the site plan indicated underground parking for residents and at-grade parking for the commercial accessible off the lane, which seemed to alleviate these concerns. In addition, the landowner representative indicated that the laneway would be repaved as a result of the development, which further pleased those in attendance. A shadow study was shown to attendees and while the impacts were in alignment with the 16 Ave ARP policy, a shadow analysis from December was requested. The applicant indicated that the professional standard is to provide shadow studies from September 21 and March 21, as this represents the average of shadow impacts. Attendees enquired about construction timelines and impacts. Specifically, when construction could possibly begin, and the projects estimated duration for construction.

Residents who wanted updates on the land use process provided their emails to QuantumPlace. For more detailed information on the engagement process and neighbour feedback please refer to the What We Heard Report.

Conclusion: This application for a land use redesignation provides a unique opportunity to add further density at the 10 Street and 16 Avenue NW activity node. Over the past decade, many multi-unit residential developments have been constructed along this corridor and this application is in alignment with the evolution of the community. The unique location of the site, at the intersection of 10 Street and in close proximity to SAIT Campus, provides an ideal opportunity for further density and to activate the pedestrian realm along 10 Street in alignment with existing City investments. The animation of the at-grade commercial uses will provide a catalyst for similar high-quality developments in this central and high visibility node. On behalf of Landstar Developments, it is hoped that The City's Administration will welcome the opportunity to animate this important node consistent with The City's approved policy direction.

Community Association Response

From: Mount Pleasant Planning <ptlu@mpca.ca>
Sent: Thursday, July 25, 2019 9:18 PM
To: CPAG Circ
Cc: Cohen, Kelsey L.; CAWard7 - Dale Calkins
Subject: [EXT] LOC2019-0087 1013 17 AV NW

We have reviewed this application and met with the developer and have no concerns at this time with the proposed Land Use Amendment.

We are interested in working with the developer on the plans for the project to insure it is appropriate to the community and location, respects the neighbors and meets all requirements.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair

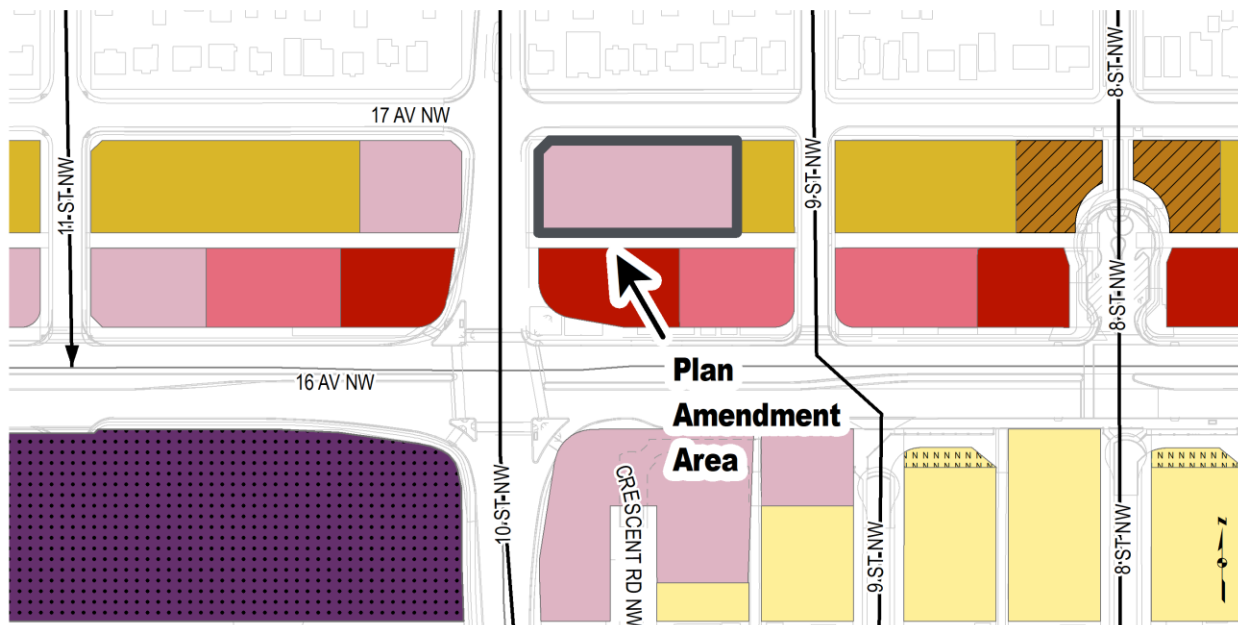
Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

1. The 16 Avenue North Urban Corridor Area Redevelopment Plan attached to and forming part of Bylaw 24P2017, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Land Uses', by changing 0.14 hectares \pm (0.34 acres \pm) located at 1011, 1013, 1015, and 1019 – 17 Avenue NW (Plan 3150P, Block 1, Lots 22 to 26) from 'Multi-residential Medium Density Low Minimum' to 'Commercial Mixed Medium – Low Density' as generally illustrated in the sketch below:

Commercial Mixed Use	Maximum Density		Residential Use	Density		
	Commercial	Mixed Use		Minimum	Maximum	
 Commercial Mixed High Density	4.0 FAR	6.0 FAR	 Multi-residential Medium Density	148 uph	210 uph*	 Character Sites
 Commercial Mixed Medium - High Density	3.0 FAR	5.0 FAR	 Multi-residential Medium Density Low Minimum	72 uph		 Open Space
 Commercial Mixed Medium Density	3.0 FAR	4.5 FAR	 Multi-residential Medium Density/Support Commercial	148 uph		 Community Boundary
 Commercial Mixed Medium - Low Density	3.0 FAR	4.0 FAR	 Single-detached Residential			 Institutional
 Auto-Oriented Overlay			 Single-detached Residential with Noise Attenuation			 Balmoral School/Open Space

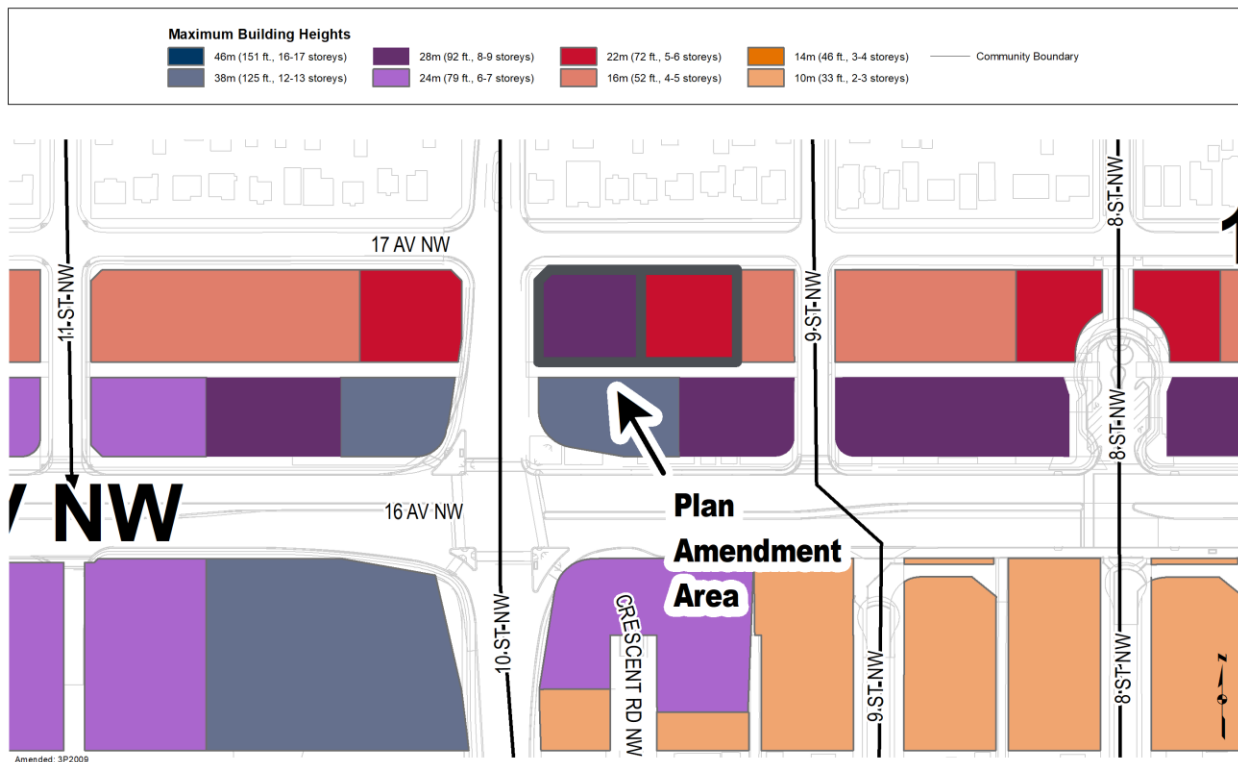
FAR = Floor Area Ratio; uph = Units Per Hectare

*Unless more units/area can be accommodated within the Land Use Bylaw FAR limits



Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan

- (b) Amend Map 2 entitled 'Maximum Building Heights', by changing 0.17 hectares \pm (0.41 acres \pm) located at 1021, 1025, and 1029 – 17 Avenue NW (Plan 3150P, Block 1, Lots 16 to 21) from '22m (72 ft., 5-6 storeys)' to '28m (92 ft., 8-9 storeys)', and changing 0.14 hectares \pm (0.34 acres \pm) located at 1011, 1013, 1015, and 1019 17 Avenue NW (Plan 3150P, Block 1, Lots 22 to 26) from '16m (52 ft., 4-5 storeys)' to '22m (72 ft., 5-6 storeys)' as generally illustrated in the sketch below:



Transportation Report to
Calgary Planning Commission
2019 October 03

ISC: UNRESTRICTED
CPC2019-1144

**Jaipur Bridge Replacement
Eau Claire Promenade and Plaza Connecting to Prince's Island Park (Ward 7)**
EXECUTIVE SUMMARY

This report presents for information, the pedestrian bridge project in the community of Eau Claire. The project entails the lifecycle replacement of the existing Jaipur pedestrian bridge connecting the Eau Claire Plaza to Prince's Island Park. The existing bridge's poor condition and design make full replacement the best option to address the current bridge's deficiencies. Replacement of the Jaipur Bridge will also allow the City to improve its flood resiliency by eliminating the pier supports in the lagoon and raising it above the forecasted 1:100 flood elevation. The new Jaipur bridge will also be designed to carry emergency vehicles to and from the island during flood events above the 1:10 return period when the causeway to the west, the primary vehicle access point to the island, is overtopped.

The Promenade, along the south river bank downtown, is a joint project between Urban Strategy, Parks and Water Resources to enhance the public realm and build flood protection for downtown above the 1:200 flood elevation. When complete the project will extend from Peace Bridge to Reconciliation Bridge. In 2018 construction of the first leg of this project was completed in West Eau Claire. The timing of the Jaipur Bridge replacement fits well with the next leg of the Promenade currently under design. Increasing the elevation of the new bridge allows the Promenade to create a higher permanent berm for protection at the Eau Claire Plaza entrance. The City is coordinating the projects to: enhance flood resiliency; implement a common aesthetic language in the area; and minimize impacts to the environment and public during construction.

The project scope includes removal of the existing bridge, as well as the design and construction of the replacement bridge including lighting, and landscaping to integrate landings with the adjacent environments. The new structure will comply with current City of Calgary standards and guidelines with respect to geometry, accessibility, public safety, Crime Prevention Through Environmental Design (CPTED) recommendations, and lighting.

Detailed design is scheduled for completion in Q4 of 2019 and construction is anticipated to commence in Q2 of 2020. Construction completion is expected in Q2 of 2021.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission receive this report for the Corporate Record.

PREVIOUS COUNCIL DIRECTION / POLICY

Council previously approved the transportation infrastructure investment plan, Investing in Mobility 2015-2024, in December 2012 and accepted the updated report in May 2014. This project is funded through the Lifecycle and Asset Management category within Investing in Mobility 2015-2024, from funding allocated for the upgrading and replacement of pedestrian bridges. The project's budget will draw from Capital Program 223, which is reserved for these purposes.

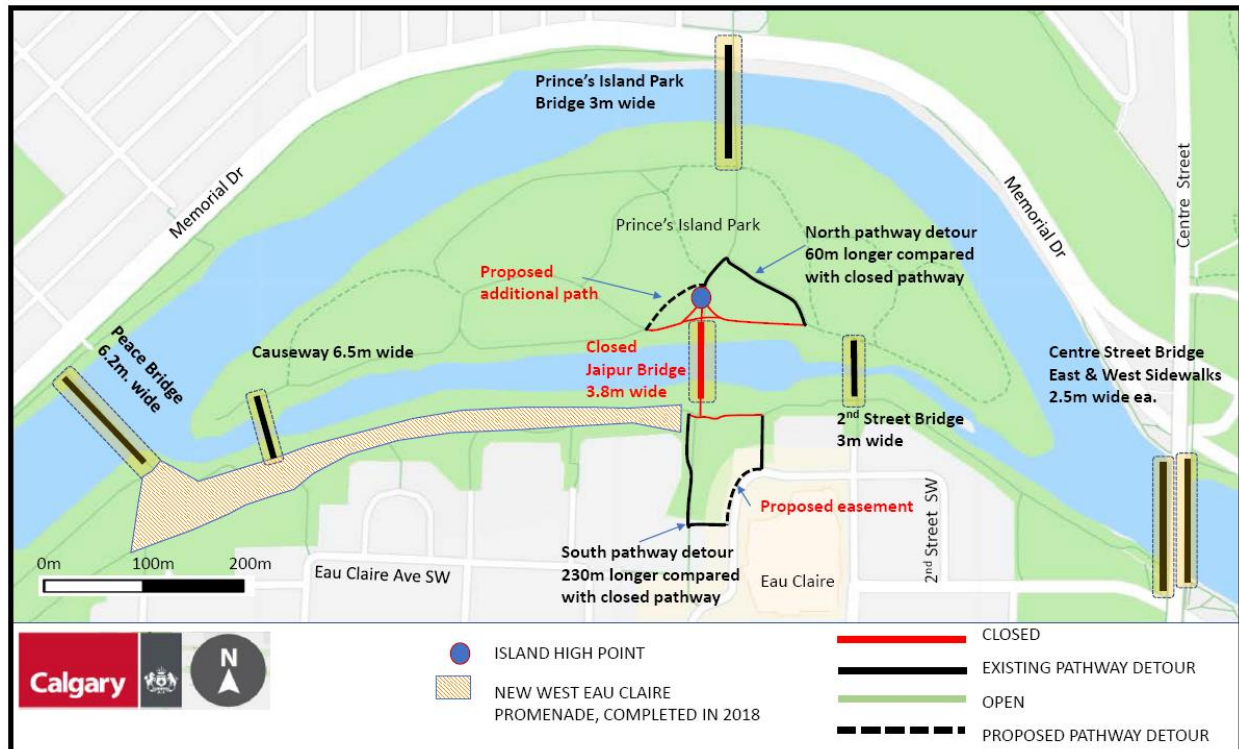
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Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince' s Island Park (Ward 7)

BACKGROUND

Location Map



Planning Analysis

The Jaipur Bridge is one of four connections to Prince's Island Park as shown in the Location Map. On the south side of the island there is the causeway to the west, Jaipur Bridge just north of the Eau Claire Plaza and the pedestrian bridge that is aligned with 2 Street SW. On the north side of the island there is Prince's Island Bridge that provides connection to the regional pathway along the north shore of the Bow River and over Memorial Drive to the Calgary Curling Club.

Prince's Island Park is one of the City's premier parks and a popular site for events such as Canada Day, Calgary Folk Music Festival, Expo Latino and Pride in the Park. These events are popular, well attended and draw over a million people to the area every year. Between 2013 and 2017 the average attendance for festivals and special events on the island was 1.25 million annually. It's estimated that on average over 2.25 million people visit the Park annually.

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Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince' s Island Park (Ward 7)

Strategic Alignment

The City of Calgary's Investing in Mobility 2015-2024 program is a 10-year strategic plan for prioritizing capital transportation infrastructure investment. The plan's evaluation criteria includes life-cycle asset management and transportation network optimization considerations. The current project aligns with the program's objectives to address structural reliability and safety deficiencies.

The new bridge integrated with the rebuilding of the Promenade will be a major enhancement to pedestrian and cycling facilities in Calgary's City Centre. It's also a great example of the collaboration within the corporation to deliver better value projects to Calgarians.

This project is in alignment with Council Priorities to increase capacity and capability to response to and effectively recover from emergencies. The new Jaipur Bridge will be built to accommodate emergency services on to the island during an emergency such as a fire, flood or violent event.

Pathway Connectivity

The alignment of the new Jaipur Bridge will be similar to the existing bridge. The bridge's location connects Eau Claire Plaza directly to a pathway node, the highest point of Prince's Island and the only portion of the island that would not be inundated in a 1:100 year flood. Jaipur Bridge will be the connection to the island for emergency services, including fire engines, in the event of such a natural disaster. Replacing the bridge on the existing alignment will require closure of the connection during construction and a robust pathway detour plan. The City is working to minimize impacts to the public and events' clients that will be affected by construction. These strategies include by constraining the construction schedule, providing notice of work over a year in advance to all clients, and supporting alternative arrangements at other downtown venues.

When the bridge and promenade construction are complete the south connection will be a mixing area for all modes where cyclists should ride slowly and cautiously as there will be a break in the dedicated bike path in the east-west direction. The speed limit in the area is signed at 10 km/hr and the intention is to maintain that limit over the bridge.

The new 6 m width of the bridge is at the upper end of the Transportation Association of Canada's recommended width for multi-modal traffic. The width will also be compatible with the new Promenade which is also approximately 6 metres in width.

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Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince' s Island Park (Ward 7)

Design Features:

Accessibility

The new Jaipur Bridge will be designed to meet the current City of Calgary accessibility design standards. Design features such as consistent accessible grades at 5 percent or less, continuous curbs at deck edges for cane detection, grab rails, covered expansion joints and contrasting colours at any vertical obstructions, will be incorporated into the design.

Bridge Structural Design & Aesthetics

Initial structure types were selected based on functional and technical requirements including accommodating emergency vehicles, improving flood resiliency, and maintaining accessible grades over the bridge. To select the most appropriate structure type, the project team developed 17 evaluation criteria which was further narrowed down to 8 during preliminary design. These evaluation criteria included aesthetics, pedestrian safety, capital cost, context sensitivity, schedule, structural resiliency to flooding, life cycle cost, and sustainability.

A tied arch bridge is the recommended bridge type for this site based on the evaluation criteria. The arch will be approximately 12 metres high and 60 metres long. Reference: Appendix I – Figure 1. The arches will have solid vertical members and be tied together at the top with crossed braces. Reference: Appendix I – Figure 2.

The tied arch bridge will allow for views of the surrounding landscaping while lending itself to customizations using banners and lights that could be tailored to events in the Park or temporary Public Art installations. During detailed design to further opportunities to enhance the user level experience on the bridge will be explored.

The bridge architect is collaborating with the architects working on the Promenade and Plaza designs to maintain a consistent design language throughout the area. The aesthetics of the bridge will be consistent with the location and its function.

Sustainability

The new Jaipur Bridge is being designed with sustainability as a key criterion. The tied arch design is the most efficient structure of those evaluated using the least amount of steel. The new structure is being designed to be low maintenance with potential features such as bioswales, LED lighting, and durable finishes. The bridge will encourage people to use active modes and enjoy the City's Regional Pathway system.

The Eau Claire Program team is looking at ways to minimize environmental and social impacts during construction: through strategic scheduling; minimizing space requirements; using well planned and signed detour routes; finding alternate venues and routes for events; and building stakeholder relationships.

Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince' s Island Park (Ward 7)

Lighting

The lighting design for the bridge will be targeting lighting levels similar in colour and brightness to those on the 2 Street Bridge and Riverwalk to the east. The lighting designer consulted internal stakeholders including Roads Street Lighting, Parks, Arts & Culture and Corporate Security on operational needs and desires, as well as the adjacent design teams.

The project is following the 2017 Calgary Parks Lighting Plan which states that lighting shall be provided on river pathways within downtown. The Plan also recognizes the inherent beauty that dark spaces can provide, and that minimal lighting allows for environmental protection and fiscal responsibility. Thus, the permanent lighting features will be focused on the pathway users' level while crossing the bridge.

Landscaping

The landscaping work to the north of the bridge in Prince's Island Park will follow the existing aesthetic design. To the northeast of the bridge the existing steps to the lagoon will be reintegrated with the new bridge. At the south end of the bridge the grading and landscaping design will be seamless with the new Promenade. The Bridge, Promenade and Plaza teams are all working together to coordinate a cohesive user experience for the public when all projects are complete.

Stakeholder Engagement, Research and Communication

Stakeholders including impacted City departments, were invited to participate in the project chartering session held in October 2018. Input into the project charter document was subsequently solicited from participants. One on one meetings were also held with key internal stakeholders on site to gather site specific input on topics such as trees, natural areas, Crime Prevention through Environmental Design, utilities and site amenities.

Public communication on the project has been delivered as part of the overall Eau Claire Program. On April 13, 2019 the City hosted an information and engagement session at the Eau Claire Market that featured multiple projects in the area and a team from City Arts and Culture department talked to event organizers about temporary accommodations during construction. The Eau Claire Program Manager and City Stakeholder Engagement specialists have been meeting regularly with stakeholder groups including Community Associations, developers, condominium boards, businesses, event organizers, and Business Improvement Associations as part of the overall stakeholder engagement strategy.

At the information session held on April 13 there were multiple remarks from the public about the name of the bridge and the Sister City Relationship it represents. Subsequently, the project team met with the President of the Calgary Jaipur Development Foundation, Mr. Omkar Channan, to learn more about the Sister City Relationship with Jaipur and enrich public communications. Details of some the activities that have occurred because of the Sister City Relationship have been included on the project website.

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Jaipur Bridge Replacement Eau Claire Promenade and Plaza Connecting to Prince' s Island Park (Ward 7)

Jaipur Bridge was officially named in 1994 to celebrate and acknowledge the Calgary Sister City Relationship with Jaipur, India. The new bridge will retain the same name as per City naming policy. The dedication plaques from 1994 will be remounted on the new bridge.

There is another information session for projects in the Eau Claire area on 2019 October 05 at the Chinese Cultural Centre.

Information on the project is currently available on the City of Calgary's website. Project updates are posted regularly, and the site will continue to be updated during construction with information for stakeholders.

REASON(S) FOR RECOMMENDATION(S):

The Jaipur Bridge was constructed in 1968 and is at the end of its service life. It is regularly inspected due to its deteriorating condition caused by infiltration of salt laden moisture. Safety concerns were raised after an inspection in March of 2017 and loose concrete was removed from the soffit of the bridge. A subsequent structural evaluation in November 2017 recommended that the superstructure be replaced.

In addition to the deteriorating condition, the existing design of the Jaipur Bridge is a safety concern. The bridge has a cantilevered corbel ledge with drop in span design which has a history of sudden failure and is not compliant with the current bridge design standard. The City's plan to mitigate this safety risk is to take the existing bridge out of service before the end of 2020.

Construction of a new bridge offers the opportunity to improve the crossing's function, including:

- increased deck width from 3.785 metres to 6 metres to meet the access needs of emergency services while allowing people to exit the area, and meeting future traffic demand;
- railings that meet current design guidelines and safety codes;
- new low maintenance lighting to improve user safety;
- elimination of the piers in the lagoon to improve hydraulic capacity of the channel; and
- increased clearance of the structure over the lagoon to improve flood resiliency of the bridge.

The existing structure is currently well used by people visiting Prince's Island Park, attending events hosted on Prince's Island Park, enjoying the regional pathway system and commuting to downtown. The new bridge will better serve users by providing a safer crossing and will encourage increased use, by all active modes

ATTACHMENT(S)

1. Appendix I
2. CPC Report Briefing Jaipur Bridge Replacement

APPENDIX 1

Figure 1: Rendering Bridge in Elevation



APPENDIX 1

Figure 2: Rendering Bridge in Section



Report Briefing

FILE NUMBER: N/A
REPORT WRITER/PRESENTER NAME:
KATHERINE HIKITA
COORDINATOR: MICHELLE PENNER
MANAGER: JADWIGA KROMAN
COMMUNITY/WARD #: EAU CLAIRE/WARD 7
ITEM # 7.3.2

Aerial photo

Jaipur Bridge Replacement

Eau Claire Promenade and Plaza Connecting to Prince's Island Park (Ward 7)



Applicant name

N/A

Community/Parcel Address:

Eau Claire / N/A

Ward/Councillor(s) for the area

Druh Farrell

Brief Description of the Report

This report presents for information, the pedestrian bridge project in the community of Eau Claire. The project entails the lifecycle replacement of the existing Jaipur pedestrian bridge connecting the Eau Claire Plaza to Prince's Island Park. The project scope includes removal of the existing bridge, as well as

Report Briefing

the design and construction of the replacement bridge including lighting, and landscaping to integrate landings with the adjacent environments. The new structure will comply with current City of Calgary standards and guidelines with respect to geometry, accessibility, public safety, Crime Prevention Through Environmental Design (CPTED) recommendations, and lighting.

Detailed design is scheduled for completion in Q4 of 2019 and construction is anticipated to commence in Q2 of 2020. Construction completion is expected in Q2 of 2021.

Major Issues

- N/A

Potential/Anticipated Questions

Is this Secondary Suite the result of a complaint?

- N/A

Is there an existing Secondary Suite on the property?

- N/A

Can the property accommodate the required parking?

- N/A

Community Support/Opposition? Does this item consist of any public sensitivity or public conflict?

- N/A

**Has the appropriate Councillors office been made aware of the item?
If no, why not?**

- Yes

Was the applicant offered the concurrent application process?

- N/A

Is there previous Council direction related to this item?

- N/A

Does this item have a situation with rules getting in the way of achieving our desired outcome?

- N/A

Does this item consist of issues that cross Multi-departments (outside of CPAG)?

- Yes

Provide a brief summary on the engagement that was completed by the City?

- Public communication on the project has been delivered as part of the overall Eau Claire Program. On April 13, 2019 the City hosted an information and engagement session at the Eau Claire Market that featured multiple projects in the area and a team from City Arts and Culture department talked to event organizers about temporary accommodations during construction. The Eau Claire Program Manager and City Stakeholder Engagement specialists have been meeting regularly with stakeholder groups including Community Associations, developers,

Report Briefing

condominium boards, businesses, event organizers, and Business Improvement Associations as part of the overall stakeholder engagement strategy.

- There is another information session for projects in the Eau Claire area on October 5, 2019 at the Chinese Cultural Centre.

Was there an issue with required internal/external timelines not being met?

- N/A

Do you have a feeling that CPC will not follow Administration's recommendations?

- No

Is the applicant aware of the CPC date?

- Yes

For files going to Council from CPC/Committee, provide a brief explanation of the discussion/questions from CPC or Committee

- N/A

Please Note:

If any action items arise as a result of the briefing meeting, please have any updates to the GM EA by noon on the business day before the meeting. The EA will circulate any amendments to Law as required.