



## AGENDA

### CALGARY PLANNING COMMISSION

December 5, 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 H. Cameron  
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 November 21
5. CONSENT AGENDA
  - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
    - 5.1.1 Deferral Request for CPC2019-1049 and CPC2019-1050 to Calgary Planning Commission by 2020 June 18, CPC2019-1452
    - 5.1.2 Procedural Request to direct Approved Report CPC2019-1079 to the 2020 February 24 Combined Meeting of Council, CPC2019-1532



5.2 BRIEFINGS  
None

5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140, CPC2019-1473

5.4 Proposed Street Names in Haskayne (Ward 1) SN2019-0008, CPC2019-1456

6. POSTPONED REPORTS  
*(including related/ supplemental reports)*

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS  
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146, CPC2019-1422

7.2.2 Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139, CPC2019-1433

7.2.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143, CPC2019-1463

7.2.4 Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284

7.2.5 Outline Plan in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1285

7.2.6 Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090, CPC2019-1462

7.2.7 Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098, CPC2019-1032

7.2.8 Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148, CPC2019-1443

7.2.9 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168, CPC2019-1454

7.2.10 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP), CPC2019-1453



7.3 MISCELLANEOUS ITEMS  
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 New Policy: Calgary–Chestermere Interface Intermunicipal Development Plan, POL2017-0012 (Ward 9), Verbal Report CPC2019-1501  
Distributions held confidential pursuant to Section 24 (advice from officials) of the *FOIP* Act.

**Review By: 2020 March 23**

9.2 URGENT BUSINESS

10. ADJOURNMENT

Members of Council may participate remotely, if required









## INDEX FOR THE 2019 DECEMBER 05 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



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

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## CONSENT AGENDA

### ITEM NO.: 5.1

#### DEFERRALS AND PROCEDURAL REQUESTS

##### ITEM NO. 5.1.1

##### **Deferral Request for CPC2019-1049 and CPC2019-1050 to Calgary Planning Commission by 2020 June 18 - CPC2019-1452**

CPC2019-1049 (DP2019-0211) and CPC2019-01050 (DP2019-0949) were referred back to Administration at the 2019 September 05 Calgary Planning Commission meeting and to return to Calgary Planning Commission no later than December 2019.

Administration requests a Deferral of CPC2019-1049 and CPC2019-1050 to the 2020 June 18 Calgary Planning Commission Meeting.

##### ITEM NO. 5.1.2

##### **Procedural Request to direct Approved Report CPC2019-1079 to the 2020 February 24 Combined Meeting of Council – CPC2019-1532**

The Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085, CPC2019-1079 was approved at the 2019 November 21 Calgary Planning Commission meeting with an expected Council Public Hearing date of 2020 January 13. This Procedural Request would change the Public Hearing date to 2020 February 24.

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### ITEM NO.: 5.2

#### BRIEFINGS



**ITEM NO.: 5.3**

Brandon Silver

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2019-0140 (CPC2019-1473)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1102 – 18 Avenue NW

**APPLICANT:**

K. Hickerson Contracting

**OWNER:**

Kim Hong Do  
Trong Quang Do

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.4**

Kristine Stephanishin

**COMMUNITY:**

Haskayne (Ward 1)

**FILE NUMBER:**

SN2019-0008 (CPC2019-1456)

**PROPOSED STREET NAMES:**

Rochester  
Rochelle  
Rochette  
Rolland  
Rodelle  
Rovington

**APPLICANT:**

B&A Planning Group

**OWNER:**

Brookfield Residential

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



## PLANNING ITEMS

### ITEM NO.: 7.2.1

Courtney Stengel

**COMMUNITY:**

Greenview Industrial Park (Ward 4)

**FILE NUMBER:**

LOC2019-0146 (CPC2019-1422)

**PROPOSED REDESIGNATION:**

From: Industrial – General (I-G) District

To: DC Direct Control District to accommodate the additional use of Vehicle Sales – Major

**MUNICIPAL ADDRESS:**

716 - 41 Avenue NE

**APPLICANT:**

Se7en DeSIGN

**OWNER:**

1996292 Alberta Inc (Mohamed Charanek)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

Kelsey Cohen

**COMMUNITY:**

Stoney 1 (Ward 3)

**FILE NUMBER:**

LOC2019-0139 (CPC2019-1433)

**PROPOSED REDESIGNATION:**

From: Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District

To: Commercial – Corridor 3 f0.5h18.5 (C-COR3 f0.5h18.5) District

**MUNICIPAL ADDRESS:**

11063 - 14 Street NE

**APPLICANT:**

IBI Group

**OWNER:**

Remington Development Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.3**

Kelsey Cohen

**COMMUNITY:**

Montgomery (Ward 7)

**FILE NUMBER:**

LOC2019-0143 (CPC2019-1463)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Montgomery Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1) District

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

**MUNICIPAL ADDRESS:**

4628 - 20 Avenue NW

**APPLICANT:**

New Century Design

**OWNER:**

Harjit Kaur Toor  
Narinder Singh Toor

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Madeleine Krizan  
(Related to Item 7.2.5)

**COMMUNITY:**

Livingston (Ward 3)

**FILE NUMBER:**

LOC2019-0094 (CPC2019-1284)

**PROPOSED REDESIGNATION:**

From: Residential – Low Density Mixed Housing (R-Gm) (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District

To: Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District

**MUNICIPAL ADDRESS:**

500 – 144 Avenue NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Carma Ltd (Brookfield)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.5**

Madeleine Krizan  
(Related to Item 7.2.4)

**COMMUNITY:**

Livingston (Ward 3)

**FILE NUMBER:**

LOC2019-0094(OP) (CPC2019-1285)

**PROPOSED OUTLINE PLAN:**

Subdivision of 3.06 hectares  $\pm$  (7.56 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

500 – 144 Avenue NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Carma Ltd (Brookfield)

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.6**

Adam Sheahan

**COMMUNITY:**

Westgate (Ward 6)

**FILE NUMBER:**

LOC2018-0090 (CPC2019-1462)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1)  
District

To: Mixed Use - General (MU-1f3.5h17) District

**MUNICIPAL ADDRESS:**

1703, 1707, 1711 – 47 Street SW

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

Fizza Rafiq  
Fizza Rafiq Professional Corporation

**ADMINISTRATION RECOMMENDATION: APPROVAL**



**ITEM NO.: 7.2.7**

Melanie Horkan

**COMMUNITY:**

Ogden (Ward 9)

**FILE NUMBER:**

LOC2019-0098 (CPC2019-1032)

**PROPOSED REDESIGNATION:**

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

To: DC Direct Control District to accommodate the  
additional use of Community Recreation Facility

**MUNICIPAL ADDRESS:**

7400 – 23 Street SE

**APPLICANT:**

Jane Wachowich

**OWNER:**

Jane Wachowich

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Breanne Harder

**COMMUNITY:**

Kingsland (Ward 11)

**FILE NUMBER:**

LOC2019-0148 (CPC2019-1443)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to accommodate  
opportunities for additional discretionary uses

**MUNICIPAL ADDRESS:**

7779 Macleod Trail SW

**APPLICANT:**

O2 Planning and Design

**OWNER:**

Trico Communities Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**ITEM NO.: 7.2.9**

Chris Wolfe  
(Related to Item 7.2.10)

**COMMUNITY:**

Legacy (Ward 14))

**FILE NUMBER:**

LOC2016-0168 (CPC2019-1454)

**PROPOSED REDESIGNATION:**

From: Multi-Residential – At Grade Housing (M-G)  
District and Residential – One Dwelling (R-1s)  
District

To: Residential – Low Density Mixed Housing (R-G)  
District

**MUNICIPAL ADDRESS:**

22200 - 28 Street SE

**APPLICANT:**

Stantec Consulting

**OWNER:**

West Pine Creek Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.10**

Chris Wolfe  
(Related to Item 7.2.9)

**COMMUNITY:**

Legacy (Ward 14)

**FILE NUMBER:**

LOC2016-0168(OP) (CPC2019-1453)

**PROPOSED OUTLINE PLAN:**

Subdivision of 3.93 hectares ± (9.70 acres ±)

**MUNICIPAL ADDRESS:**

22200 - 28 Street SE

**APPLICANT:**

Stantec Consulting

**OWNER:**

West Pine Creek Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



**CONFIDENTIAL ITEMS  
(CLOSED MEETING)**

**ITEM NO.: 9.1**

Lisette Burga-Ghera

**FILE NUMBER:**

CPC2019-1501

**PROPOSED:**

Calgary-Chestermere Interface Intermunicipal  
Development Plan

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR INFORMATION**









**MINUTES**  
**CALGARY PLANNING COMMISSION**

**November 21, 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 H. Cameron  
Commissioner P. Gedye  
Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** A/ Principal Planner M. Beck  
A/CPC Secretary J. Palaschuk

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:02 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting and introduced Heather Cameron, the newest Commissioner for the Calgary Planning Commission.

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for today's Meeting be amended by adding an Item of Urgent Business, 8.1 Reconsideration of CPC2019-1239 (LOC2019-0058), CPC2019-1495.

And further, that this item be heard immediately following Item 7.1.1, Report CPC2019-1413.

**MOTION CARRIED**

**Moved by** Director Vanderputten

That the Agenda for the 2019 November 21 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

**MOTION CARRIED**



4. CONFIRMATION OF MINUTES

**REVISED MATERIALS**

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 November 07

**Moved by** Commissioner Scott

That the Minutes of the 2019 November 07 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Schmalz

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

- 5.3 Land Use Amendment in Renfrew (Ward 9) at 639 and 641 – 12 Avenue NE, LOC2019-0125, CPC2019-1031

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Haysboro (Ward 11) at 8610 Horton Road SW, DP2019-0978, CPC2019-1413

The following speakers addressed Commission with respect to Report CPC2019-1413:

1. Audrina Lim, NORR Architects Engineers Planners
2. Courtney Clark, NORR Architects Engineers Planners
3. Kathy Kakish, Chartwell



**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1413, Attachment 1 be amended, as follows:

1. Insert new a Condition of Approval 15 to read:

“15. Amend the plans to consider the relocation of the proposed accessible motor vehicle parking stalls, on the parkade level plans, closer to the elevators, to the satisfaction of the Development Authority.”

and renumber the Conditions accordingly.

2. Insert new a Condition of Approval 16 to read:

“16. Amend the plans to incorporate a bicycle parking design that would not require individuals to lift and hang bicycles to park them.”

and renumber the Conditions accordingly.

**MOTION CARRIED**

**Moved by Commissioner Gedye**

That with respect to Report CPC2019-1413, the following be approved:

That Calgary Planning Commission Approve the proposed development permit application DP2019-0978 for New: Assisted Living, Multi-Residential Development, Sign - Class A (address signs - 4) at 8610 Horton Road SW (Plan 0213832; Block 3; Lot 4) on 0.56 hectares  $\pm$  (1.39 acres  $\pm$ ), with conditions (Attachment 1), **as amended**.

Against: Councillor Woolley

**MOTION CARRIED**

**7.2 PLANNING ITEMS**

**7.2.1** Land Use Amendment in Highland Park (Ward 4) at 3827 Centre A Street NE, LOC2019-0099, CPC2019-1129

**Moved by Councillor Chahal**

That with respect to Report CPC2019-1129, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3827 Centre A Street NE (Plan 3674S, Block 18, Lot 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (MCGd72) District; and
2. Give three readings to the proposed bylaw.



**MOTION CARRIED**

7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2019-0131, CPC2019-1376

Darlene Parañaque, CivicWorks, addressed Commission with respect to Report CPC2019-1376.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1376, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.21 hectares  $\pm$  (2.99 acres  $\pm$ ) located at 3730 108 Avenue NE (Condominium Plan 1912139) from Industrial – Business f1.0 (I-B f1.0) District to DC Direct Control District to accommodate the additional uses of Cannabis Facility and General Industrial – Light, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, CPC2019-1436

Commission, by general consent, suspended Section 78(2)(b) of the Procedure Bylaw 35M2017, as amended, in order to finish the item prior to the scheduled afternoon recess

Martin Veenhoven, Zeidler Architecture, addressed Commission with respect to Report CPC2019-1436.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1436, the following be approved:

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

1. ADOPT, by bylaw, the proposed land use redesignation of 0.50 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 6927 Rundlehorn Drive NE (Portion of Plan 1280AJ, Block 1B) from Special Purpose – Community Institution (S-CI) District to Commercial – Neighbourhood 2 (C-N2) District; and
2. Give three readings to the proposed bylaw.

Against: Director Vanderputten

**MOTION CARRIED**



Commission recessed at 3:21 p.m. and reconvened at 3:37 p.m. with Director Tita in the Chair.

7.2.4 Road Closure and Land Use Amendment in Cityscape (Ward 05) at multiple addresses, LOC2018-0249, CPC2019-1375

Item 7.2.4, Report CPC2019-1375 was heard in conjunction with Item 7.2.5, Report CPC2019-1391.

The following documents were distributed with respect to Report CPC2019-1375:

- A revised Cover Report;
- A revised Attachment 1;
- A revised Attachment 6; and
- A revised Attachment 7.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1375, the following be approved:

1. Direct this report (CPC2019-1375) to the 2019 December 16 Combined Meeting of Council to the Public Hearing portion of the Agenda;

2. Recommend that Council hold a Public Hearing; and

a) Adopt, by bylaw, the road closure to close a 0.017 hectare  $\pm$  (0.042 acre  $\pm$ ) adjacent to 5555 Country Hills Boulevard NE (Plan 1912254, Area 'A'), with conditions (Attachment 1); and

b) Give three readings to proposed closure bylaw.

c) Adopt, by bylaw, the proposed redesignation of 64.76 hectares  $\pm$  (160.03 acres  $\pm$ ) located at 10010 and 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE and the closed road (Portion of SW1/4 Section 23-25-29-4; Portion of SE1/4 Section 22-25-29-4; Portion of Plan 0712654, Lot B; Portion of NW1/4 Section 23-25-29-4; Plan 1912254, Area 'A') from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and



Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District; and

d) Give three readings to proposed bylaw.

e) Adopt, by bylaw, the proposed redesignation of 3.42 hectares  $\pm$  (8.45 acres  $\pm$ ) located at 10010 – 52 Street NE and 5555 Country Hills Boulevard NE (Portion of SW1/4 Section 23-25-29-4; Portion of NW1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, to DC Direct Control District to accommodate multi residential development, with guidelines (Attachment 2); and

e) Give three readings to proposed bylaw.

f) Adopt, by bylaw, the proposed redesignation of 6.50 hectares  $\pm$  (16.06 acres  $\pm$ ) located at 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE (Portion of SE1/4 Section 22-25-29-4; Portion of NW1/4 Section 23-25-29-4; Portion of Plan 0712654, Lot B) from Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to DC Direct Control District to accommodate low density development with Live Work, with guidelines (Attachment 3); and

g) Give three readings to proposed bylaw.

**MOTION CARRIED**

**7.2.5 Outline Plan in Cityscape (Ward 05) at multiple addresses, LOC2018-0249(OR), CPC2019-1391**

Item 7.2.5, Report CPC2019-1391 was heard in conjunction with Item 7.2.4, Report CPC2019-1375.

The following documents were distributed with respect to Report CPC2019-1391:

- A revised Cover Report;
- A revised Attachment 1;
- A revised Attachment 3;
- A revised Attachment 4; and
- A revised Attachment 5.

**Moved by Commissioner Schmalz**

That with respect to Report CPC2019-1391, the following be approved:



That Calgary Planning Commission approve the proposed outline plan located at 10010 and 10011 – 52 Street NE, 5299 and 5555 Country Hills Boulevard NE (Portion of SW1/4 Section 23-25-29-4; Portion of SE1/4 Section 22-25-29-4; Portion of Plan 0712654, Lot B; Portion of NW1/4 Section 23-25-29-4) to subdivide 74.68 hectares  $\pm$  (184.53 acres  $\pm$ ) with conditions (Attachment 1).

**MOTION CARRIED**

**7.2.6 Land Use Amendment in Crestmont (Ward 1) at multiple addresses, LOC2019-0061, CPC2019-1398**

A revised Attachment 2 was distributed with respect to Report CPC2019-1398.

**Moved by** Commissioner Scott

That with respect to Report CPC2019-1398, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 9.88 hectares  $\pm$  (24.41 acres  $\pm$ ) located at various addresses (Attachment 1) from DC Direct Control District to Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

**7.2.7 Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085, CPC2019-1079**

Item 7.2.7, Report CPC2019-1079 was heard in conjunction with Item 7.2.8, Report CPC2019-1333.

A clerical correction was noted on page 1 of the Cover Report, in the Executive Summary, third line, by deleting the words 'five contiguous' and by substituting the word 'six contiguous'.

A clerical correction was noted on page 3 of Attachment 7, third paragraph, second line, by deleting the words '135%' and substituting the word '120%'.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1079, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Springbank Hill Area Structure Plan (Attachment 5); and
2. Give three readings to the proposed bylaw.



3. Adopt, by bylaw the proposed redesignation of 10.65 hectares  $\pm$  (26.32 acres  $\pm$ ) located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW and 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) from DC Direct Control District to Mixed-Use – General (MU-1f5.0h50) District, Mixed-Use – General (MU-1f3.0h20) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate a moderate increase in residential density with guidelines (Attachment 3); and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.8 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085 (OP), CPC2019-1333

Item 7.2.8, Report CPC2019-1333 was heard in conjunction with Item 7.2.7, Report CPC2019-1079.

A clerical correction was noted on page 1 of the Cover Report, in the Executive Summary, third line, by deleting the words 'five contiguous' and by substituting the word 'six contiguous'.

A clerical correction was noted on page 3 of Attachment 7, third paragraph, second line, by deleting the words '135%' and substituting the word '120%'.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-1333, the following be approved:

That Calgary Planning Commission approve the proposed outline plan, located at 1880, 2188 and 2220 – 85 Street SW, 2027 – 81 Street SW, 8361 and 8473 – 17 Avenue SW (Plan 3056AC, Lots 26 and 27; Plan 2747HB; Blocks 28, 30, 32 and 33) to subdivide the 10.65 hectares  $\pm$  (26.32 acres  $\pm$ ), with conditions (Attachment 1).

**MOTION CARRIED**

7.2.9 Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2016-0088, CPC2019-0695

Commissioner Cameron declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0695.

Commissioner Cameron left the Council Chamber at 4:44 p.m. and did not return as this was the last item on the agenda.

Committee, by general consent, recessed at 4:45 p.m. and resumed at 4:51 p.m. with Director Tita in the Chair.



Councillor Woolley rose on a Point of Order to get clarification on the intent of the proposed bylaw for this Report.

Commission, by general consent, suspended Section 78(2)(c), of the Procedure Bylaw 35M2017, in order to complete the item prior to the schedule dinner recess.

Phil Dack addressed Commission with respect to Report CPC2019-0695.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0695, the following be approved:

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

1. Refuse the proposed amendments to the Ramsay Area Redevelopment Plan (Attachment 1); and
2. Refuse the proposed redesignation of 0.95 hectares  $\pm$  (2.35 acres  $\pm$ ) located at 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1121, 1123, 1125, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145 and 1147 – 8 Street SE, 803 and 805 - 11 Avenue SE and 1110 and 1120 Maggie Street SE (Plan A2, Block 17, Lots 4 to 13, 15 to 22, and 25 to 27; Plan 8310686, Block 17, Lots 28 to 30) from Residential Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a broad range of residential development including multi-residential buildings, with guidelines (Attachment 2) and abandon the proposed Bylaw.

ROLL CALL VOTE:

For: (4): Director Tita, Director Vanderputten, Councillor Woolley, and Commissioner Sch

Against: (3): Councillor Chahal, Commissioner Gedye, and Commissioner Scott

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

8.1 Reconsideration of CPC2019-1239 (LOC2019-0058), CPC2019-1495

The following documents were distributed with respect to Report CPC2019-1495:

- Cover Report;
- Attachment 1; and
- Attachment 2.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-1495, the following be approved:



That the Calgary Planning Commission:

1. Reconsider its decision with respect to Report CPC2019-1293.
2. Receive Revised Attachment 2 associated with CPC2019-1293 for the Corporate Record;
3. Direct Report CPC2019-1293 with the Revised Attachment 2 to the 2019 December 16 Combined Meeting of Council to the Public Hearing portion of the Agenda;
4. Recommend that Council hold a Public Hearing; and
  - a. **ADOPT**, by bylaw, the proposed amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Revised Attachment 4); and
  - b. Give three readings to the proposed bylaw.
  - c. **ADOPT**, by bylaw the proposed redesignation of 0.21 hectares  $\pm$  (0.52 acres  $\pm$ ) located at 211, 217, 219 and 221 – 14 Street NW (Plan 6219L, Block 3, Lots 4 to 10) from Commercial – Corridor 2 f2.8h16 (C-COR2 f2.8h16) District to DC Direct Control District to accommodate mixed use development with density bonus, with guidelines (Revised Attachment 2); and
  - d. Give three readings to the proposed bylaw.

**MOTION CARRIED**

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

That this Meeting adjourn at 6:24 p.m.

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 DECEMBER 16 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Road Closure and Land Use Amendment in Cityscape (Ward 5) at multiple addresses, LOC2018-0249, CPC2019-1375

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 JANUARY 13 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Renfrew (Ward 9) at 639 and 641 - 12 Avenue NE, LOC2019-0125, CPC2019-1031



- Land Use Amendment in Highland Park (Ward 4) at 3827 Centre A Street NE, LOC2019-0099, CPC2019-1129
- Land Use Amendment in Stoney 3 (Ward 5) at 3730 - 108 Avenue NE, LOC2019-0131, CPC2019-1376
- Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, CPC2019-1436
- Land Use Amendment in Crestmont (Ward 1) at multiple addresses, LOC2019-0061, CPC2019-1398
- Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0085, CPC2019-1079
- Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2016-0088, CPC2019-0695

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2019 December 05 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

ACTING CPC SECRETARY







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1473

## Land Use Amendment in Capitol Hill (Ward 7) at 1102 – 18 Avenue NW, LOC2019-0140

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### EXECUTIVE SUMMARY

This application was submitted by K. Hickerson Contracting on behalf of the landowner Kim Hong Do and Trong Quang Do on 2019 September 09. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, 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.

The proposal conforms to the relevant policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment 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 0.06 hectares ± (0.14 acres ±) located at 1102 – 18 Avenue NW (Plan 3150P, Block 12, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by K. Hickerson Contracting on behalf of the landowner Kim Hong Do and Trong Quang Do on 2019 September 09. As indicated in the Applicant Submission (Attachment 1), the applicant proposes to increase the density on the lot to allow for a four-unit rowhouse under the proposed R-CG District. No development permit has been submitted at this time.

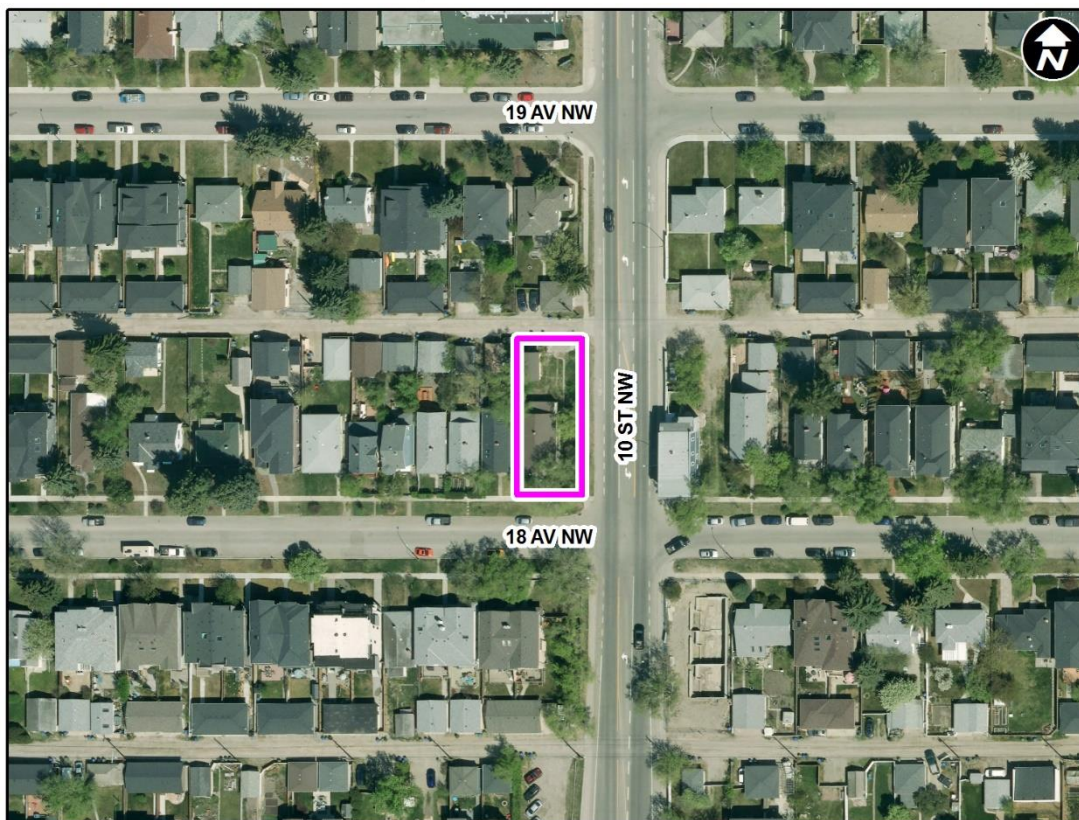
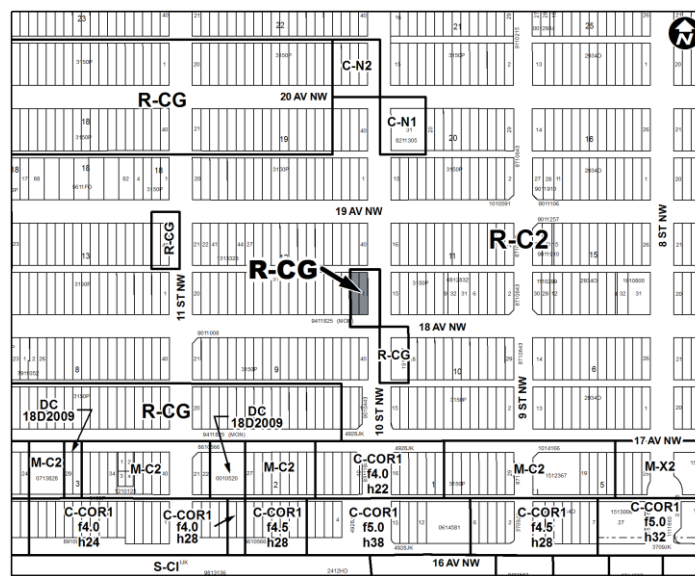
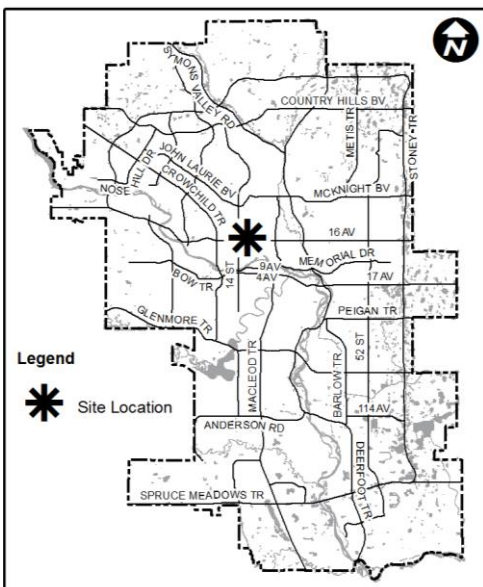


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**ISC: UNRESTRICTED**  
**CPC2019-1473**

## Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140

## Location Maps

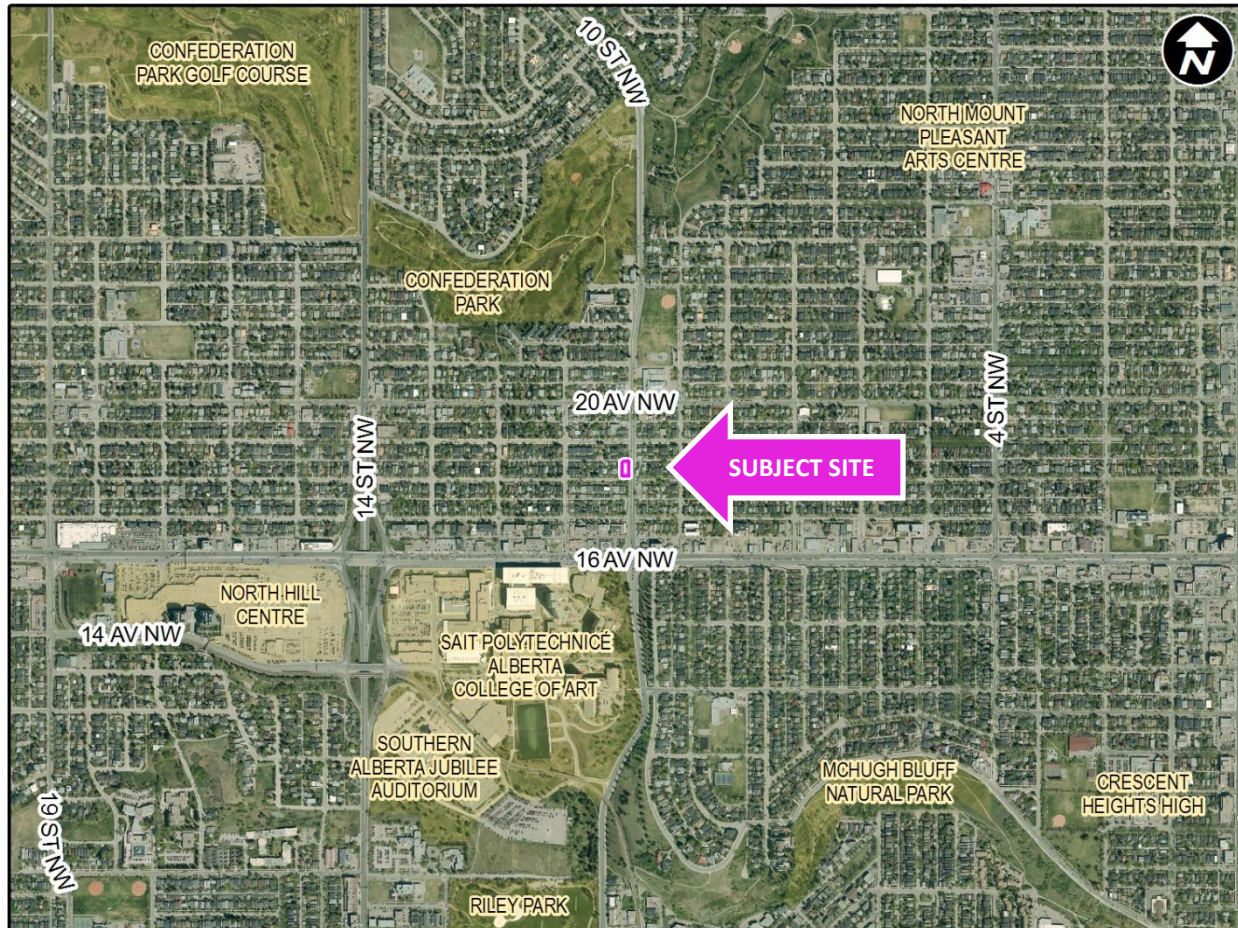




ISC: UNRESTRICTED  
CPC2019-1473

Calgary Planning Commission  
2019 December 05

Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140



### Site Context

The subject site is located in the community of Capitol Hill at the northwest corner of 10 Street NW and 18 Avenue NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 37 metres long. The corner parcel is currently developed with a single detached dwelling and has a rear detached garage and parking pad accessed off 10 Street NW. There is a rear lane located north of the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The context also includes commercial buildings along 10 Street NW designated as Commercial – Neighbourhood 1 (C-N1) and a parcel designated as R-CG located directly southeast of the subject site. King George Elementary School and the associated playfield is approximately 600 metres north of the site. 16 Avenue NW is located 650 metres to the south of the site.



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**Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140**

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

*Figure 1: Community Peak Population*

<b>Capitol Hill</b>	
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**

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area and allows for a range of residential building forms that respect the scale and character of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Planning Considerations**

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

#### ***Land Use***

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. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum building height) rowhouse developments 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 enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The R-CG District is a low-density district and intended to be located adjacent to other low-density districts. The proposal will accommodate a modest density increase within neighbourhoods, while being sensitive to the adjacent homes. The design compatibility will be reviewed at the development permit stage, as well as parking requirements for the chosen housing form. This will assist in



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**Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140**

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managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be completed when a development permit is submitted.

***Development and Site Design***

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, 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 both the 18 Avenue NW and 10 Street NW frontages;
- Improving pedestrian connections along 10 Street NW by ensuring vehicle access to the site is off the rear lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

***Environmental***

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

***Transportation***

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 10 Street NW and 18 Avenue NW. While there is street parking available along 18 Avenue NW, direct vehicular access for new development would be from the rear lane. There is no parking available along 10 Street NW. The site is serviced by Calgary Transit with bus stops located approximately 100 metres away on 10 Street NW and 650 metres away on 16 Avenue NW. There is a bus stop located approximately 100 metres away on 10 street NW.

***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 Capitol Hill Community Association was circulated as part of this application and no comments were received.



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**Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140**

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Administration received one public response for the application stating general opposition. The concerns from the opposed focused on parking congestion. Administration reviewed the comments received during the notice posting and circulation period and has determined the proposed R-CG District to be appropriate, as all required parking can be provided on the parcel and accessed via the rear lane.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Strategic Alignment**

***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

***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 of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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

***North Hill Area Redevelopment Plan (Statutory – 2000)***

The parcel is located within the Medium Density Low Rise category of the *North Hill Area Redevelopment Plan* (ARP). Medium Density Low Rise areas are 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. The ARP also encourages availability of a variety of housing types within the community including townhouses, apartments, and live/work units. The proposal is in alignment with the current ARP in place.



ISC: UNRESTRICTED  
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**Land Use Amendment in Capitol Hill (Ward 7) at 1102 - 18 Avenue NW, LOC2019-0140**

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The *North Hill ARP* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by end of Q1 2020.

**Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of low-density 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. Further, the ability to develop up to four rowhouse units, or a mix of units with suites, will make more efficient use of existing infrastructure and services.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*. The proposed R-CG District is low-density and was designed to be implemented in proximity to or directly adjacent to other low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT**

1. Applicant's Submission







## **Applicant's Submission**

Date: September 09, 2019

This R-C2 lot at 1102 1st Avenue NW is well suited for an R-CG rowhouse configuration. It sits along 10th Street NW which is relatively busy and is a main artery in and out of downtown. 1102 18th Ave NW is also only 2 blocks from the SAIT main campus, so multiple dwellings on this site would be ideal for students or instructors looking to be able to walk to the campus.

For the adjacent neighbours, currently there is a single house buffering them from the busyness of 10th St NW; a rowhouse structure (and detached garage structure) would function as a larger, more effective buffer and act like a transition from busy commercial (the street) to residential across the 50' width of the property.

There are quite a few lots of this orientation in the area that have undergone the redesignation process so a precedent has been established. It is understood that each case is handled individually, however it can be helpful for communities to be able to see changes that have already happened to see the potential benefits.

Most importantly, it is well known that The City has "Densification" set as a priority for Calgary. When a remarkable property, in a such a prime location is redeveloped at double what it would be at its current density, it benefits the city and the land owner.







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1456

## **Proposed Street Names in Haskayne (Ward 1) SN2019-0008**

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### **EXECUTIVE SUMMARY**

The application for additional proposed street names for the community of Haskayne was submitted by B&A Planning Group, on behalf of Brookfield Residential.

The community of Haskayne is located north of the Bow River and west of Twelve Mile Coulee Road NW.

The developer, Brookfield Residential, intends to market the area as “Rowan Park” within the community of Haskayne. The following street names are proposed for use in the area: Rochester, Rochelle, Rochette, Rolland, Rodelle, and Rovington.

#### **ADMINISTRATION RECOMMENDATION:**

1. **ADOPT**, by Resolution, the proposed street names: Rochester, Rochelle, Rochette, Rolland, Rodelle, and Rovington.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

The community name of Haskayne was approved by Council on 2019 January 14.

The following street names were approved by Council on 2019 January 14: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

### **BACKGROUND**

The application for additional proposed street names was submitted by B&A Planning Group, on behalf of Brookfield Residential. A summary of the applicant’s proposal can be found in their submission (Attachment 1).

The proposed street names comply with the recommendations of the *Municipal Naming, Sponsorship and Naming Rights Policy*, except for policy requirements 2.1.3 and 2.2.2. The Policy Steward’s Compliance Report can be found in Attachment 2.

Policy requirement 2.1.3 states that residential roadways should meet one of the following naming requirements:

- a) Follow a theme, preferable connected to the Community name;
- b) Reflect local geographic feature(s), including flora and fauna;
- c) Reflect Community/Calgary Heritage; or
- d) Be words using the first several letters of the Community name.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1456

### **Proposed Street Names in Haskayne (Ward 1) SN2019-0008**

The compliance report states that the proposed street names do not comply with this requirement, as the approved name for this community is Haskayne. However, administration is recommending approval as the proposed street names are consistent with and similar to the street names previously approved: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

Policy requirement 2.2.2 states that proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary and that similar sounding roadway names shall be avoided. Although the compliance report states that the proposed street names are non-compliant with this policy requirement, it also states that the proposed names can be acceptable as long as the similar sounding roadway is avoided. These similar sounding roadways are stated in the "Investigation" section and the applicant has agreed to avoid using these as shown in their submission (Attachment 1). Administration is recommending approval of the proposed street names as the similar sounding roadways will be avoided.

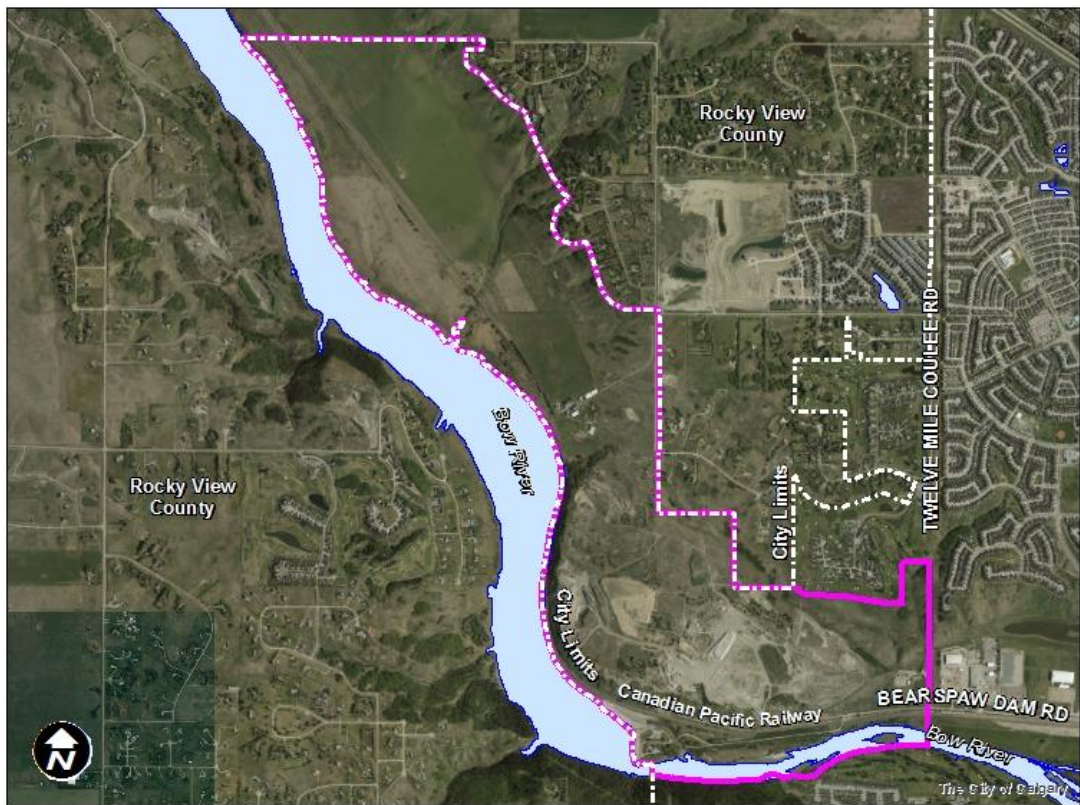
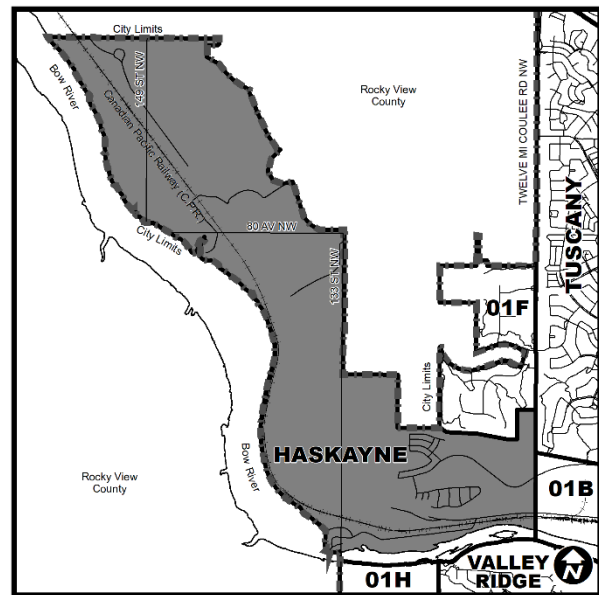
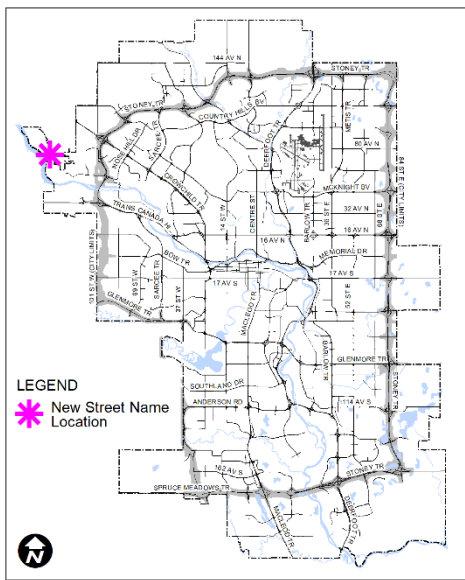


Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1456

**Proposed Street Names in Haskayne (Ward 1) SN2019-0008**

**Location Maps**





## **Proposed Street Names in Haskayne (Ward 1) SN2019-0008**

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### **Site Context**

The subject land is located north of the Bow River and west of Twelve Mile Coulee Road NW. The northerly portion of the proposed Haskayne community abuts the northwest City Limits and Rockyview County. The south and west limits of the site overlook the Bow River and Bears paw Reservoir.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

A number of potential street names were submitted for review. The list of names submitted in this report is the final result of several submissions.

There was a concern about the following names:

- I. The name Rodelle may sound similar to Riddell, which is located within the community of Albert Park/ Radisson Heights (Riddell Place SE). It is recommended that the developer not name any streets within the proposed development “Rodelle Place”.
- II. The name Rochester may sound similar to Chester, which is located within the community of Collingwood (Chester Place NW). It may also sound similar to Dorchester, which is located in the community of Upper Mount Royal (Dorchester Avenue SW). It is recommended that the developer not name any streets within the proposed development “Rochester Place” or “Rochester Avenue”.
- III. The name Rolland may sound similar to Rowland, which is located in the Town of Okotoks (Rowland Lane). It is recommended that the developer not name any streets within the proposed development “Rolland Lane”.
- IV. The name Rovington may sound similar to Covington, which is located within the community of Coventry Hills (Covington Bay NE, Covington Close NE, Covington Court NE, Covington Mews NE, Covington Place NE, Covington Road NE, and Covington Rise NE). It is recommended that the developer not name any streets within the proposed development “Rovington Bay”, “Rovington Close”, “Rovington Court”, “Rovington Mews”, “Rovington Place”, “Rovington Road”, or “Rovington Rise”.

The applicant has agreed to all of the exceptions stated above as shown in their submission (Attachment 1).

### **Stakeholder Engagement, Research and Communication**

The proposed street names were circulated to various City business units, related agencies and Rocky View County. The names are supported, with the conditions noted in the “Investigation” section above.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1456

## **Proposed Street Names in Haskayne (Ward 1) SN2019-0008**

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### **Strategic Alignment**

The proposed street names comply with the recommendations of the *Municipal Naming, Sponsorship and Naming Rights Policy*, except for policy requirements 2.1.3 and 2.2.2. The Policy Steward's Compliance Report can be found in Attachment 2.

### **Social, Environmental, Economic (External)**

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

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

### **REASON(S) FOR RECOMMENDATION(S):**

Administration recommends approval of the proposed street names as they comply with the *Municipal Naming, Sponsorship and Naming Rights Policy* and no objections were received, with the exception of not using the street type Place or Avenue with the street name Rochester, not using the street type Lane with the street name Rolland, not using the street type Place with the street name Rodelle, and not using the street types Bay, Close, Court, Mews, Place, Road or Rise with the street name Rovington.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. Policy Steward's Compliance Report







## Applicant's Submission



**Kathy Oberg**  
*Managing Partner*  
BEDES, MEDES, RPP, MCIP

d | 403 692 4532  
c | 403 616 7024  
koberg@bapg.ca

November 6, 2019

City of Calgary  
Corporate Planning Applications Group  
800 Macleod Trail SE  
Calgary AB T2P 2M5

**Attention:** Ms. Kristine Stephanishin  
**Re:** ROWAN PARK – Community of Haskayne  
STREET NAME APPLICATION

On behalf of Brookfield, we would like to submit additional street names for approval within the Community of Haskayne.

The following names were approved by Council on January 14, 2019: Haskayne, Rowan, Rowanbrook, Rowanwood, Rowdale, Rowanstone, Royston, Rowley, Royce, Rowden, Rowich, Rowell, Rowmont, Rowloch, and Rowarton.

In addition to the above names we would also like to pursue the approval of the following street names (with the exception of a few street types due to similarities within the region):

Rochester (with the exception of Rochester Place and Rochester Avenue)  
Rochelle  
Rochette  
Rolland (with the exception of Rolland Lane)  
Rodelle (with the exception of Rodelle Place)  
Rovington (with the exception of Bay, Close, Court, Mews, Place, Road and Rise)

Should you have any further questions, please feel free to contact me by phone at 403-692-4532 or email at koberg@bapg.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Oberg', written over a light blue horizontal line.

Kathy Oberg







## Policy Steward's Compliance Report



SN2019-0008 Policy Steward's Compliance Report  
Proposed Public Residential Roadway(s) Naming in the Community of Haskayne  
July 17, 2019

**Proposed Roadway Name(s):** Rochester, Rolland, Rodelle, Rovington, Rochelle, Rochette

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:  
Schedule 1 Requirements for Municipal Naming of Communities and Roadways  
Section 2 Municipal Naming of Public Roadways

Policy Requirement	Compliant (Y/N)	Comments
2.1.3 Residential roadways within a Community shall either be numbered or named. Roadway names should meet at least one of the following naming requirements: a. Follow a theme, preferably connected to the Community name; b. Reflect local geographic feature(s), including flora and fauna; c. Reflect Community/Calgary Heritage; or d. Be words using the first several letters of the Community name.	N	
2.2.2 Proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary. Similar sounding roadway names shall be avoided due to confusion it may create for citizens or emergency services. Duplicated or similar sounding roadway names within the boundaries of deployment of regional emergency services shall be avoided.	N	<p>These proposed names can be acceptable, as long as the roadway type used by the similar sounding roadway is avoided.</p> <ul style="list-style-type: none"> <li>• Rochester, except Rochester Place &amp; Rochester Avenue</li> <li>• Rolland except Rolland Lane</li> <li>• Rodelle, except Rodelle Place</li> <li>• Rovington, except Bay, Close, Court, Mews, Place, Road and Rise – We propose to use Hill, Gate, Drive, View, Street, Crescent, Lane &amp; Common</li> </ul>
2.2.4 Proposed roadway names that are offensive, misleading or otherwise deemed ineffective/unacceptable will not be permitted.	Y	
2.2.5 When naming roadways after individuals: a. The practice shall be to use names of individuals who are retired (and therefore no longer active in their field of expertise) or deceased; and b. Where appropriate, a written consent from the individual or his/her estate shall be obtained.	N/A	



## Policy Steward's Compliance Report



SN2019-0008 Policy Steward's Compliance Report  
Proposed Public Residential Roadway(s) Naming in the Community of Haskayne  
July 17, 2019

2.2.6 Prefixes within roadway names are generally not permitted, unless integral for theme naming.	Y	
2.2.7 Abbreviations within roadway names are not permitted.	Y	
2.2.8 Names containing special characters (non-alphabetic and non-numeric characters), with the exception of a hyphen, are not permitted.	Y	
2.2.9 Roadway names (not including a roadway type or quadrant identifier) shall not exceed 14 characters in length. Every number, letter, hyphen or space used in a roadway name shall be counted as one character in the 14-characters limit (e.g., 100 Lake Erie Place (13 characters), 16A Street SE (3 characters), Beny-Sur-Mer Road (12 characters)).	Y	
2.2.11 Roadway names consisting of only alphabetic designations are not permitted (e.g., "A Street", "M Street", etc.).	Y	
2.2.16 Naming of roadways using a defined theme shall be permitted if the proposed names meet the following requirements: a. Themes must be simple and commonly understood, unless reflecting a theme of national or local significance; b. When there are many names in use throughout Calgary that could be associated with a proposed theme the proposed theme naming shall not be permitted; and c. Where words used within a theme are not easily recognized as being associated with the theme, prefixes may be used (e.g., Lake Bonavista, Lake Lucerne, Lake Tahoe, Lake Wasa, etc.).	N/A	
2.2.20 Words used as roadway types (e.g., "Green", "Park", "View", etc.) shall not be permitted for use in compound names selected as roadway names (e.g., Coventry Park Drive, Skyview View).	Y	

Prepared by: *Robin Signorini*

Business Services, Leader: *R. Lewis*

Policy Steward: *Jim Dugan*

*J. Dugan*



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1422

## Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 – 41 Avenue NE, LOC2019-0146

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Se7en DeSIGN on behalf of landowner 1996292 Alberta Inc (Mohamed Charanek) on 2019 September 18. This application proposes to change the designation of the subject site from Industrial – General (I-G) District to a DC Direct Control District based on the Industrial – General (I-G) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices); and
- the uses listed in the Industrial – General (I-G) District with an additional use of Vehicle Sales – Major.

The proposed land use amendment is supported by Administration as it aligns with the applicable policies of the *Municipal Development Plan* and is compatible with adjacent land uses.

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 0.23 hectares ± (0.56 acres ±) located at 716 - 41 Avenue NE (Plan 453AD, Block 1, Lots 3 to 6) from Industrial – General (I-G) District to DC Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 4); and
2. Give three readings to the proposed Bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by Se7en DeSIGN on behalf of landowner 1996292 Alberta Inc (Mohamed Charanek) on 2019 September 18. No development permit has been submitted at this time. Auto Service – Minor and Vehicle Storage – Passenger uses are currently operating on the site, approved under DP2010-4460. The proposed DC Direct Control District would allow for the expansion of the existing auto oriented uses already operating on the site as outlined in the Applicant Submission (Attachment 1).

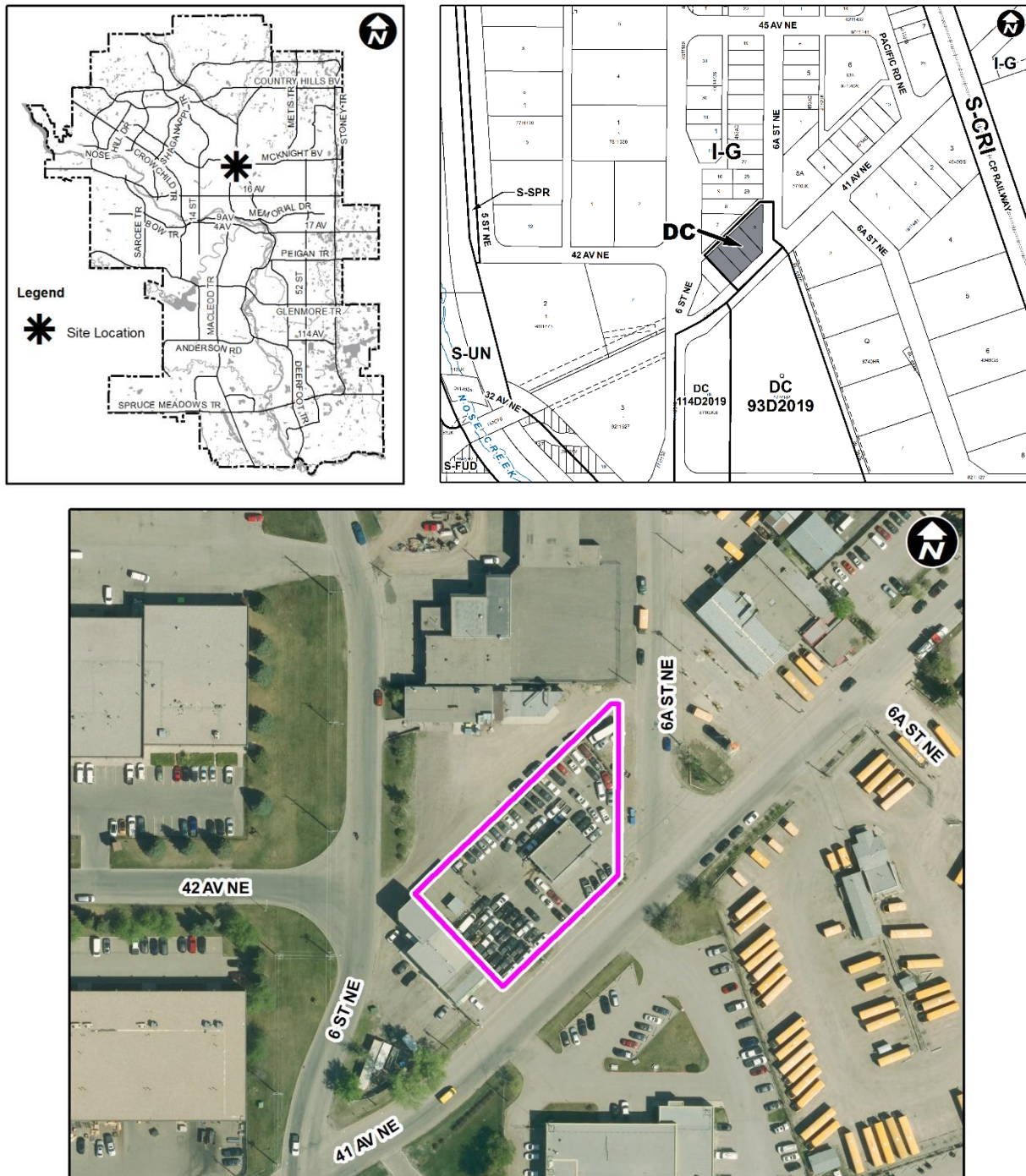


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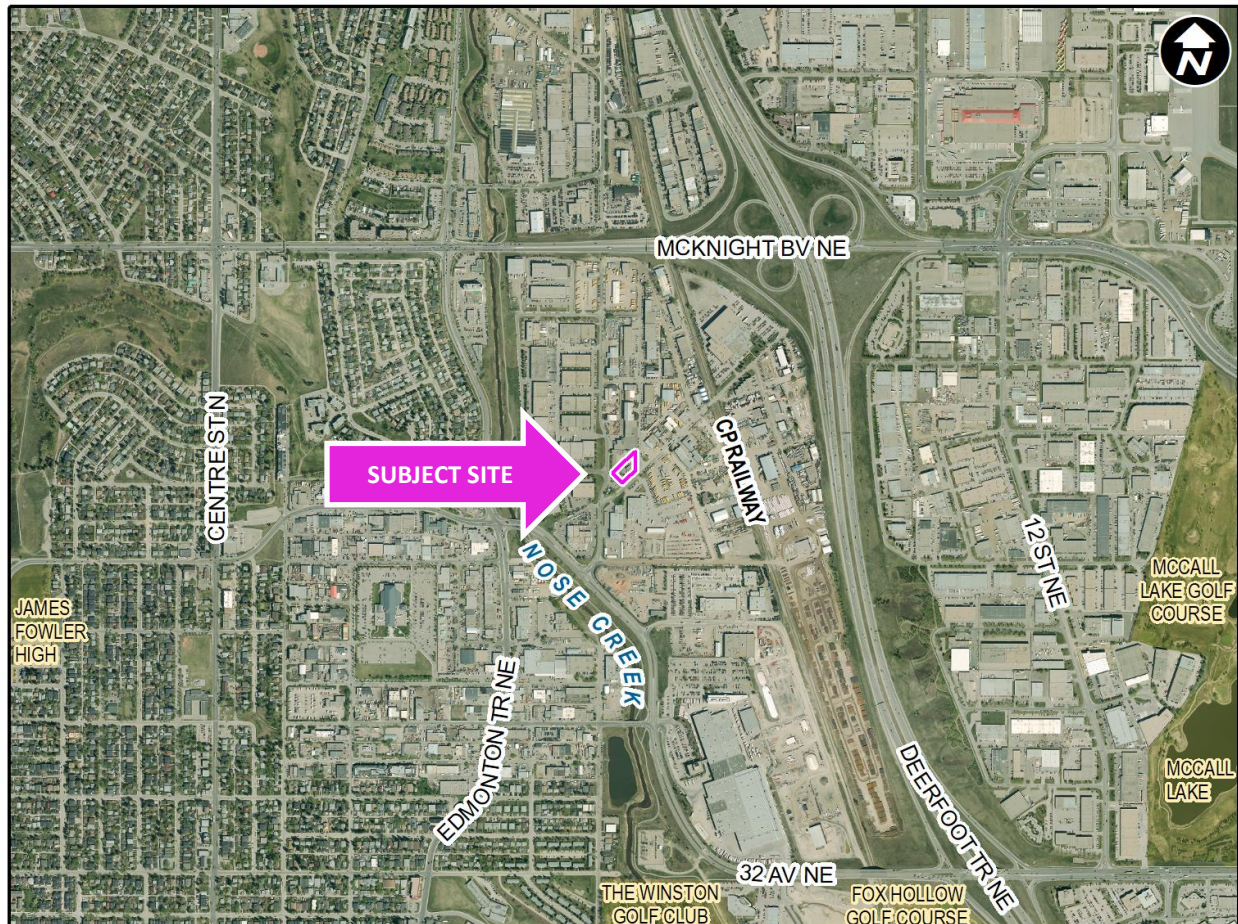
Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue  
NE, LOC2019-0146

Location Maps





**Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue NE, LOC2019-0146**



**Site Context**

The subject site is located at the northwest corner of the intersection of 41 Avenue NE and 6A Street NE in Greenview Industrial Park. The site is approximately 37 metres by 61 metres and is 0.23 hectares in area. It is occupied by two buildings, one in the northwest corner, and the other more centrally located with a small parking lot in front that is accessed off of 6A Street NE. Vehicles can access the interior parking spaces off of 41 Avenue NE, or off of the entrance to the parking area in front of the building off of 6A Street NE. The parcel is fenced along the rear property line, blocking access off of the lane directly to the parcel.

The majority of surrounding parcels are designated as the Industrial – General (I-G) District, allowing for a range of industrial and commercial uses. Surrounding businesses include restaurants, bus rental and storage, manufacturing, and breweries. There are also two DC Direct Control Districts to the south across 41 Avenue NE, based on the Industrial – Commercial (I-C) and Industrial – General (I-G) Districts, allowing a mix of commercial and industrial uses as well. The other DC Direct Control District was created to accommodate an existing place of



## **Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue NE, LOC2019-0146**

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worship, which would otherwise have become non-conforming. The adjacent DC Direct Control District is similar to this application, and lists Vehicle Sales – Major in addition to the uses in the stock Industrial – General (I-G) District. Other vehicle sales businesses are operating nearby including PRO-AM Motorsports, Ryder Truck Rental, and Cycle Works.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for the protection of industrial lands while providing the current business the opportunity to intensify and expand their activities to include auto sales of six or more vehicles on the site.

#### **Planning Considerations**

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

#### ***Land Use***

The existing Industrial – General (I-G) District is an industrial designation that allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The Industrial – General (I-G) District allows for a maximum building height of 16 metres and a maximum floor area ratio of 1.0.

The proposed DC Direct Control District allows the current rules to remain and proposes adding Vehicle Sales – Major to the suite of listed uses. This use is typically found in commercial districts and allows for the sale of six or more vehicles on the site. The proposed additional use is compatible with the vehicle repair and storage uses already approved and operating. It is also compatible with other automotive uses available within the Industrial – General (I-G) District such as auto body shops, car washes, fleet services, and vehicle auctions.

#### ***Development and Site Design***

The rules of the Industrial – General (I-G) District, which the proposed DC Direct Control District is based on, will provide basic guidance for future site development including landscaping, parking and access. The site is currently built out with two buildings and provides parking for the vehicle repair and vehicle storage activities approved under DP2010-4460. A development permit would be required to approve a business for the Vehicle Sales – Major use if this land use amendment is approved.

#### ***Environmental***

No environmental issues have been identified through the consideration of this application. An Environmental Site Assessment was not required for this application.



## **Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue NE, LOC2019-0146**

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### ***Transportation***

Vehicular access to the site is available from 41 Avenue NE and 6A Street NE. An existing fence with no gate prohibits access from the rear lane. The area is served by Calgary Transit bus service (Route 38) with stops located approximately 300 metres walking distance on 32 Avenue NE providing service to the Brentwood LRT Station and the Whitehorn LRT Station. There are no sidewalks in the area, limiting pedestrian connectivity. 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.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's 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. Both the Highland Park and Thorncliffe Greenview Community Associations were circulated.

In response to the notifications, Administration received no comments in support or opposition from neighbouring businesses or land owners. A letter of support from the Thorncliffe Greenview Community Association was received as part of the submission from the applicant (Attachment 2). The Highland Park Community Association also submitted a letter of support after receiving the circulations completed by Administration, and notes that they have had ongoing conversations with the applicant (Attachment 3).

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.



## **Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue NE, LOC2019-0146**

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### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Industrial – Employee Intensive typology as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP notes that Industrial Areas should be predominantly industrial in nature and seeks to protect industrial land from encroachment of non-industrial uses. The MDP also supports complimentary commercial uses that support the function of the local businesses and support the day-to-day needs of the businesses and their employees. The proposed DC Direct Control District maintains the industrial character of the existing Industrial – General (I-G) District, while allowing for intensification of the site's activities in alignment with the existing auto-focused business, in order to expand their business operations.

Currently there is no local area plan affecting the parcel and the community of Greenview Industrial Park. Administration is currently undertaking the North Hill Communities Local Growth Planning initiative which includes Greenview Industrial Park. The multi-community planning process does not prohibit applications from being submitted. The local area plan is anticipated by Q1 2020.

### ***Calgary International Airport Vicinity Protection Area Regulation (Statutory – 2009)***

The subject site is located within the 25-30 Noise Exposure Forecast contour of the *Airport Vicinity Protection Area* (AVPA) land use regulations. The proposed Vehicle Sales - Major use is generally allowable within the higher noise exposure of 35-40 NEF contour area. Future development permits would be circulated to the Airport and reviewed against the applicable regulations to ensure alignment and compliance.

### **Social, Environmental, Economic (External)**

The proposed DC Direct Control allows for the industrial character of the area to be maintained, while promoting compatible commercial activities that support businesses and investment in the area, and encourage local growth.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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



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Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
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**Land Use Amendment in Greenview Industrial Park (Ward 4) at 716 - 41 Avenue  
NE, LOC2019-0146**

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***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*. The proposed DC Direct Control District maintains the industrial nature of the area, and the proposed additional Vehicle Sales – Major use is compatible with and complementary to the existing uses in the area.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter – Thorncliffe Greenview
3. Community Association Letter – Highland Park
4. Proposed DC Direct Control District







## **Applicant Submission**

2019 October 31

To Whom It May Concern,

The landowner of 716 41 Avenue N.E. wishes to rezone their parcel of land from I-G (Industrial General) to DC/I-G (Direct Control/Industrial General).

To provide you site context and history on this parcel of land. My client has owned the property since 2007 and took over ownership from the original building owner who had owned it since the 1960's. My client has made a substantial investment in the purchase of the land as well as incurring additional expenses in renovating the building to its current state from that of the 1960's. My client also has an excellent relationship with the adjacent business and land owners and supports the local businesses by using many of the service providers in the area.

Trucksport Inc has outgrown its current business model. In order to continue thriving in the current economic uncertainty this business is required to evolve. The current I-G zoning only allows for "Vehicle Sales - Minor", which is not sufficient based on the anticipated volume of vehicle sales. The land use re-designation that we are requesting keeps the current zoning of I-G as the base district, with the additional use of "Vehicle Sales – Major", resulting in a DC/I-G (Direct Control/Industrial General). The additional use of "Vehicle Sales – Major" which can be accommodated by a DC/I-G (Direct Control/Industrial General) will allow this family owned business to continue operating for many years to come.

We feel our proposed use is beneficial to the area and complimentary to the existing types of businesses located in the Greenview Industrial area. The immediate businesses located North, East, South and West of the site include Image Line Painting to the North, First Student Charter to the East, Telus Communications Inc. to the South and Sam's Bistro to the West.

The proposed rezoning of this parcel to DC/I-G (Direct Control/Industrial General) would be in strategic alignment with the following policies:

- 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)  
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.

Should you or your office require any further clarification on the plans please feel free to contact me.







**Community Association Letter – Thorncliffe Greenview**

2019 September 13

**Re: 716 41 Avenue N.E. (Intent to Re-Zone from I-G to DC)**

Hello Edward

Thorncliffe Greenview Community Association will support the land use rezone for [716 41 Ave NE](#) from I-G to DC/I-G (Direct Control/Industrial General).

TGCA supports business within the community, The Trucksport Inc proposed development/rezoning will be a good fit and will benefit the community moving forward.

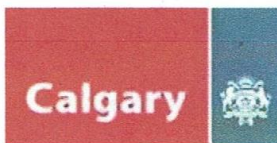
Patrick Saunders  
Planning Representative  
Thorncliffe Greenview Community Association  
[5600 Centre Street N](#)







## Community Association Letter – Highland Park



### APPLICATION NOTICE LOC2019-0146

October 01, 2019

A new Land Use Amendment to accommodate a Direct Control based on I-G is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

#### Application Details

**File Number:** LOC2019-0146

**File Manager:** COURTNEY STENGEL    **Phone:** (403) 268-5708    **eMail:** Courtney.Stengel@calgary.ca

**Address:** 716 41 AV NE    453AD;1;3-6

**Community:** GREENVIEW INDUSTRIAL PARK    **Ward:** 04    **Map Section:** 35C

**Application Description:** Land Use Amendment to accommodate a DC based on I-G.

**Existing Use:** I-G

**Proposed Use:** DC/I-G

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
**eMail:** [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

Please check the corresponding box below and forward any comments to the above sender.

☒ No Objection

☐ Comments Attached below

**Name:** Dyane Kimber

**Date:** Oct. 9, 2019

**Organization:** Highland Park  
(if representing an organization) Community Association

**Comments Due By:** **October 20, 2019**

The applicants architect (Seven Design Ltd.) reached out to the Highland Park Community Association. We exchanged emails and had an informative phone conversation. Our community association is supportive of businesses close to our community that can thrive, and provide employment opportunities to both local residents and those living farther away.

Dyane Kimber







## Proposed DC Direct Control District

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

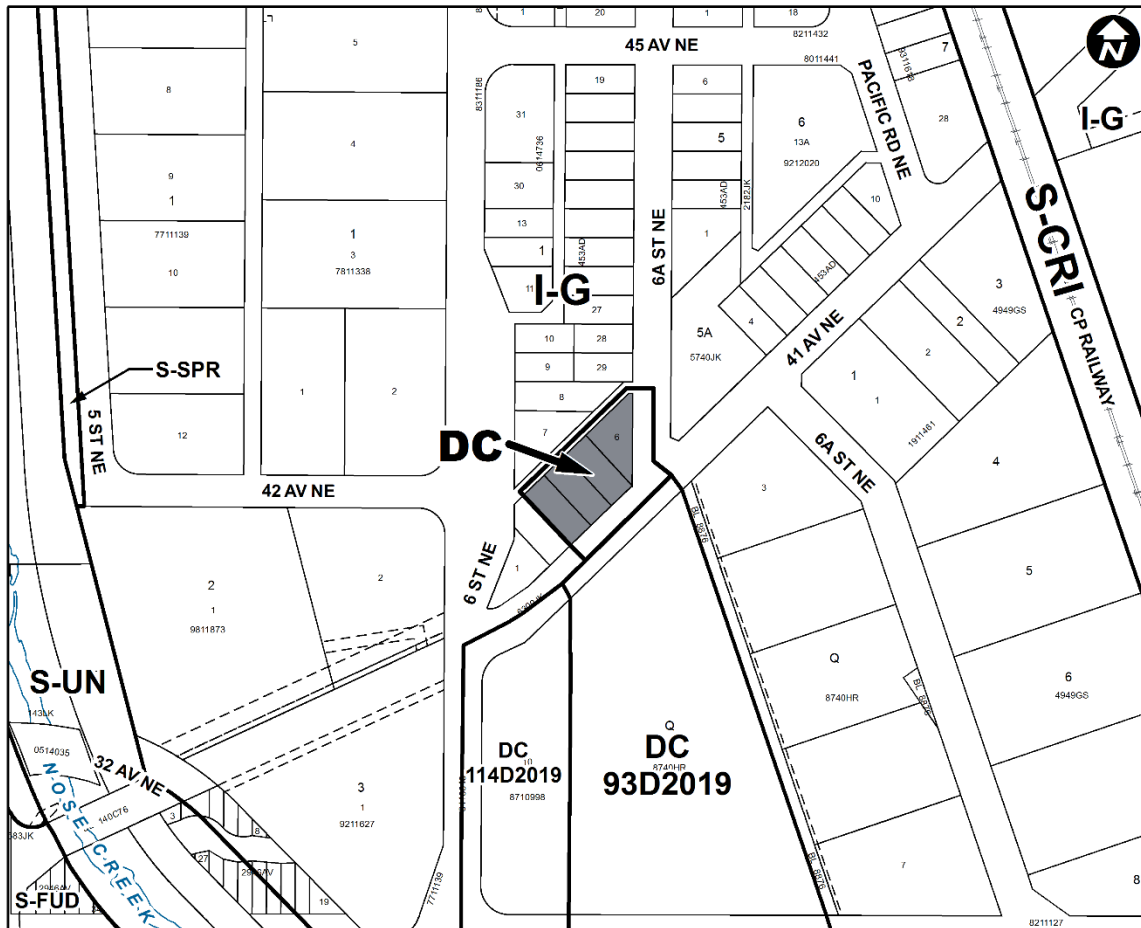
### SCHEDULE A





## Proposed DC Direct Control District

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of vehicle sales – major.

#### 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.

#### Permitted Uses

- 4 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.



## Proposed DC Direct Control District

### Discretionary Uses

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

- (a) **Vehicle Sales – Major.**

### Bylaw 1P2007 District Rules

6 The rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

TEXT FOR DISCUSSION ONLY







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1433

**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by IBI Group on behalf of the landowner, Remington Development Corporation on 2019 September 06. This application proposes to amend the height and floor area ratio (FAR) modifiers of an existing Commercial – Corridor 3 (C-COR3) District to allow for:

- mid to large-scale commercial developments in industrial areas;
- a maximum building height of 18.5 metres (an increase from the current maximum of 8.5 metres);
- a maximum floor area ratio of 0.50 (an increase from the current maximum of 0.23); and
- the uses listed in the C-COR3 District.

The proposal conforms with the *Stoney Industrial Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. A development permit application has been submitted and is under review.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.21 acres ±) located at 11063 - 14 Street NE (Plan 1711019, Block 4, Lot 13) from Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District to Commercial – Corridor 3 f0.5h18.5 (C-COR3 f0.5h18.5) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

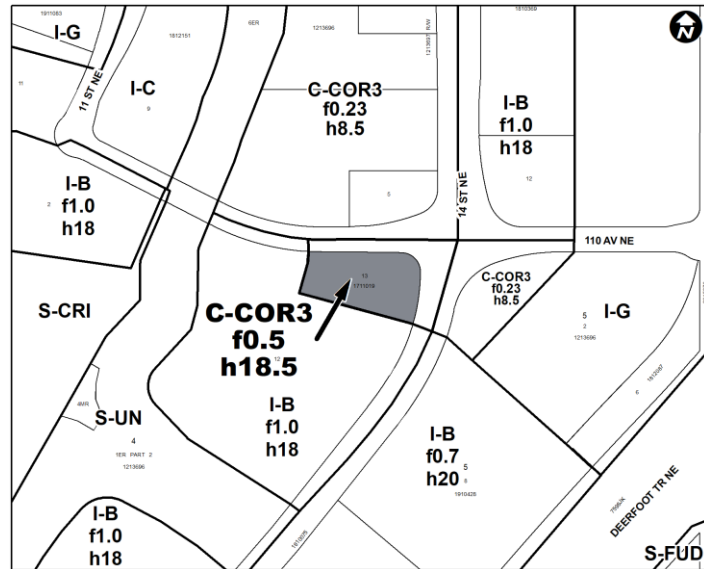
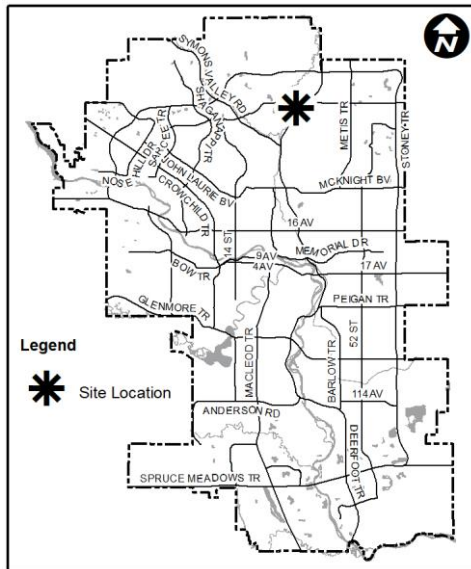
**BACKGROUND**

This land use redesignation application was submitted by IBI Group on behalf of the landowner, Remington Development Corporation on 2019 September 06. Their proposal is outlined in the Applicant's Submission (Attachment 1). A development permit application (DP2019-5375) was submitted on 2019 October 16, for a 4-storey office building with retail on the main floor. See Attachment 2 for a summary.



**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

## Location Maps

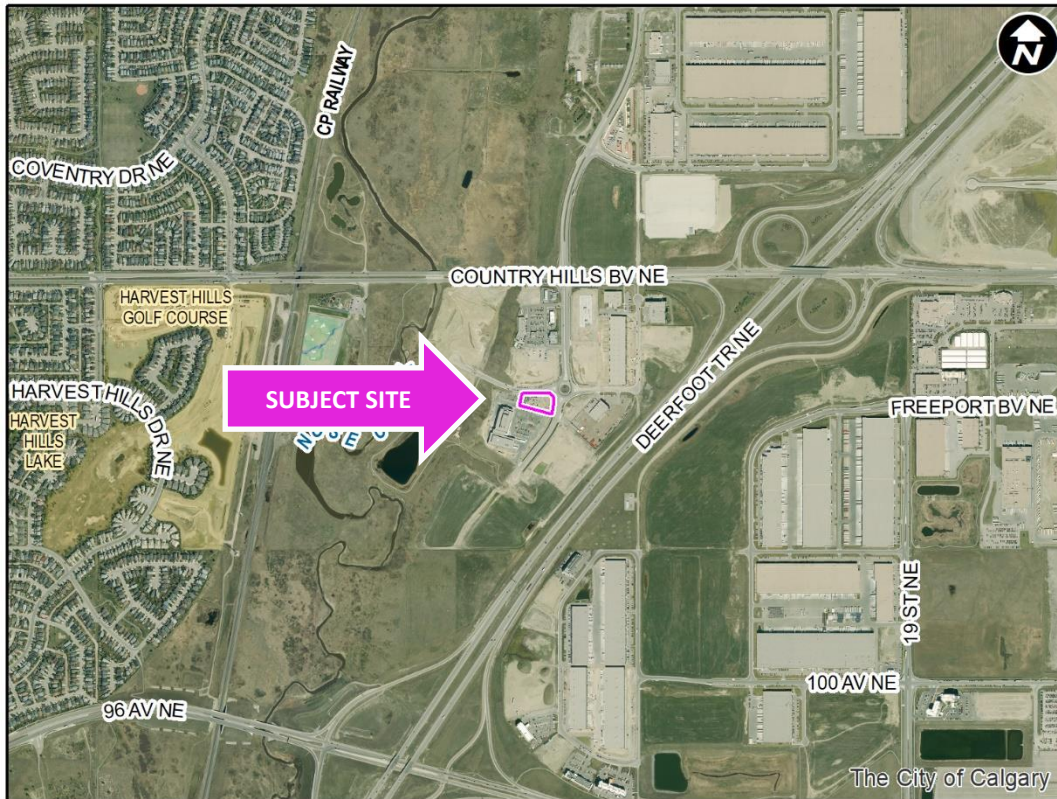




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2019 December 05

ISC: UNRESTRICTED  
CPC2019-1433

**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**



### Site Context

The subject site is located in the community of Stoney 1 on the south side of 110 Avenue NE, west of 14 Street NE. The site is approximately 0.49 hectares (1.21 acres) in size, with approximate dimensions of 100 metres in length and 50 metres in width. The site is currently vacant.

The surrounding area is characterized by predominantly industrial and support commercial uses with maximum building heights ranging from 8.5 metres to 20 metres. The parcel immediately to the south and west of the site is designated Industrial – Business f1.0h18 (I-B f1.0h18) District and contains Office and Specialized Industrial uses in a three-storey building. Sites located across 110 Avenue NE and 14 Street NE are designated as Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will further facilitate the development of the subject site in a way that is contextually appropriate. This will contribute to the growth of this developing industrial area, as envisioned by the *Municipal Development Plan* and the *Stoney Industrial Area Structure Plan*.



**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

**Planning Considerations**

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

***Land Use***

The subject site is currently designated as the Commercial – Corridor 3 f0.23h8.5 (C-COR3 f0.23h8.5) District. C-COR3 is intended to be characterized by mid to large-scale commercial developments in industrial areas.

The proposed change to the modifiers would maintain the existing C-COR3 District while increasing the maximum Floor Area Ratio (FAR) to 0.5 and the maximum allowable building height to 18.5 metres, to allow for the construction of a four-storey building. This is in keeping with much of the surrounded land use.

***Development and Site Design***

The rules of the proposed C-COR3 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, future development permit evaluation will focus on creating an engaging interface with the corner of 110 Avenue NE and 14 Street NE.

***Environmental***

No significant environmental issues were identified. An Environmental Site Assessment was not required.

***Transportation***

Pedestrian access to the site is available from sidewalks along 110 Avenue NE and 14 Street NE. Vehicular access is available from access points on both 110 Avenue NE and 14 Street NE, with the main driveway intended to be located on 14 Street NE. Both driveways are shared with the neighbouring parcel.

***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.



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ISC: UNRESTRICTED  
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## **Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

### **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.

No responses from the public were received, and there is no Community Association for this area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The 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 efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP notes that uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees may be supported.

#### ***Stoney Industrial Area Structure Plan (Statutory – 2006)***

The site is located within Planning Cell E of the *Stoney Industrial Area Structure Plan* (ASP). It is indicated as 'Business/Industrial Area' on the land use map. The purpose of this area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed.

The proposed FAR is compatible with the ASP's recommended density limits for office uses. The ASP does not make any specific recommendations for this site regarding building height.



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ISC: UNRESTRICTED  
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**Land Use Amendment in Stoney 1 (Ward 3) at 11063 - 14 Street NE, LOC2019-0139**

**Social, Environmental, Economic (External)**

Increasing the maximum FAR and building height will allow the developer additional flexibility in site layout and design, while also increasing density to use the existing infrastructure more efficiently.

**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 *Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*. The proposal represents a modest increase in the commercial area of a planned industrial business park which will be compatible with the surrounding buildings and land uses.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Development Permit (DP2019-5375) Summary



## **Applicant's Submission**

September 6, 2019

The subject site is located at 11063 – 14 Street NE and is legally described as Lot 13, Block 4, Plan 1711019. The site is located within “The District” in northeast Calgary, in the Community of Stoney 1 and is to the southwest of the Deerfoot Trail and Country Hills Boulevard interchange. The subject site is approximately 0.49 hectares (1.210 acres).

This Land Use Amendment is being submitted on behalf of Remington Development Corporation to adjust the modifier on the existing land use of Commercial – Corridor 3 District (C-COR3 f0.23 h8.5) to C-COR3 f0.5 h18.5 to accommodate a 4 storey office building. The proposed building is intended for the imminent expansion needs of the adjacent tenant / landowner, who currently own the office building immediately to the southwest.

Currently a development permit (DP2019-0835) is in circulation at the City for a 2 storey restaurant / office building on this site. The proposed land use will facilitate a 4 storey building that would be based on the same design and floor plate of the current DP with the only difference being the number of storeys and overall use mix. The proposed new design will not include a restaurant and is intended for office uses only with a potential show room on the main floor to feature the adjacent tenants products. The intention is to continue moving forward to complete the submitted DP while the land use redesignation is being processed. Then a new DP would be submitted to add the additional 2 storeys. Contingent on the timing of the overall process, the new DP may run concurrent with the latter part of the land use amendment.

The anticipated parking requirements are significantly less for the proposed 4 storey office than for the 2 storey restaurant & office blend. The parking requirements for the new proposal can be readily met within the current site plan.

The site is within the Stoney Industrial Area Structure Plan (ASP) policy area. The ASP states that “The purpose of this [Business/Industrial Area] area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed.” Policy 8.1.2 states that light industrial uses shall be the predominant use and that office uses may be allowed where determined to be compatible and appropriate. The proposed office is an appropriate use within the business industrial area because it is immediately adjacent to other office and commercial sites and fits well within the surrounding building heights and context, as well as its “gateway” location. Furthermore, the land use designation is not intended to change the permitted uses, but rather to increase the density within the same land use district, providing a more sustainable compact urban form and better optimization of existing infrastructure capacity.

The site is also within the Noise Exposure Forecast (NEF) 30-35 contour area identified in the Calgary International Airport Vicinity Protection Area (AVPA) Policies. This area carries restrictions on residential uses, schools, medical care facilities, and campgrounds, but not offices. The proposed maximum height of 18.5 m is similar to the surrounding context and is not anticipated to interfere with Airport regulations or airspace requirements.

In conclusion, the proposed land use redesignation aligns well with the ASP policies and NEF provisions; and provides for a more compact urban form at the gateway of the District.







### **Development Permit (DP2019-5375 ) Summary**

A development permit application (DP2019-5375) has been submitted by IBI Group on 2019 October 16. The development permit application is for a four-storey office and retail development. The following excerpts (Figure 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 (View from southwest corner of site)









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CPC2019-1463

## Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LOC2019-0143

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### EXECUTIVE SUMMARY

This application was submitted by New Century Design on 2019 September 11 on behalf of the landowners, Harjit Kaur Toor and Narinder Singh Toor. The application proposes to redesignate the subject lands from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition to single detached homes and secondary suites that are already allowed;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

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

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 Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4628 - 20 Avenue NW (Plan 4994GI, Block 41, Lot 7) from the Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-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 Montgomery (Ward 7) at 4628 -  
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**BACKGROUND**

This application was submitted by New Century Design on 2019 September 11 on behalf of the landowners, Harjit Kaur Toor and Narinder Singh Toor. While no development permit has been submitted at this time, the applicant has indicated their intent to develop a semi-detached dwelling (Attachment 2).

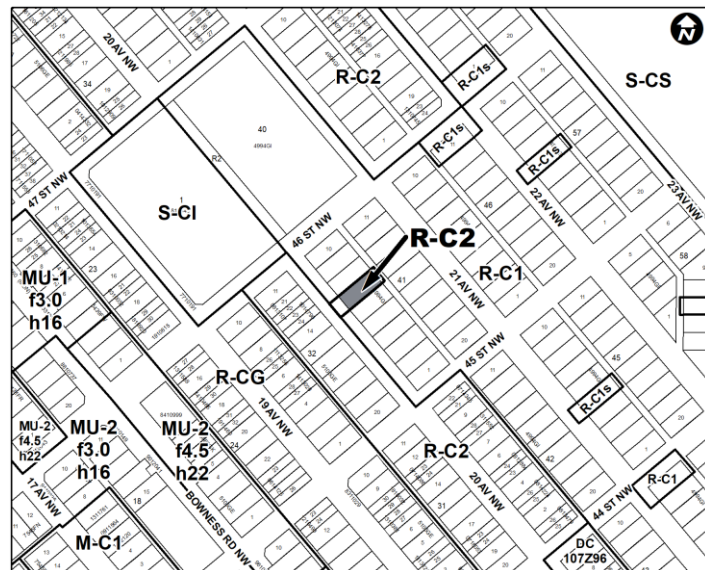
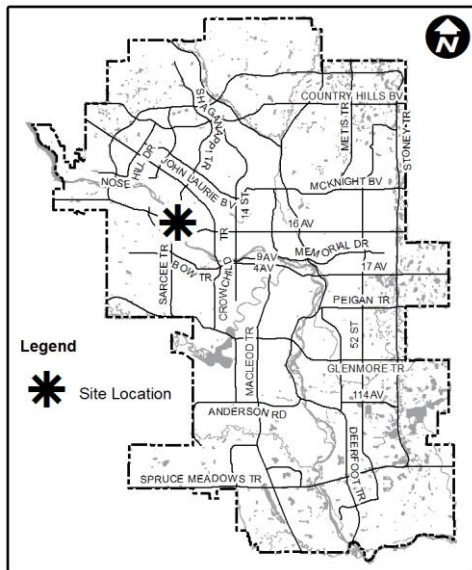


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Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 -  
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Location Maps





**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 - 20 Avenue NW, LOC2019-0143**



### Site Context

The subject parcel is located on 20 Avenue NW between 45 and 46 Street NW in the community of Montgomery. The subject parcel is approximately 0.06 hectares (0.14 acres) with approximate dimensions of 36.7 by 15.2 metres. The parcel is surrounded by low density residential development in the form of single and semi-detached dwellings in all directions. The parcel abuts a lane along the north side and there is a one-storey single detached dwelling and an accessory residential building that exists on the parcel. The parcel is located two blocks northeast of Bowness Road NW and one block southeast of Terrace Road Elementary School.

As identified in *Figure 1*, the community of Montgomery has observed a decrease in population with its peak population in 1969.

*Figure 1: Community Peak Population*

<b>Montgomery</b>	
Peak Population	5,287
2018 Current Population	4,467
Difference in Population (Number)	-820
Difference in Population (Percent)	15.5%

Source: The City of Calgary 2018 Civic Census

Approval(s): T. Goldstein concurs with this report. Author: K. Cohen



## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 - 20 Avenue NW, LOC2019-0143**

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

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application was submitted to redesignate the parcel to the Residential – Contextual One / Two Dwelling (R-C2) District to facilitate a wider variety of low density residential uses. Subject to the minor policy amendment to the ARP, also included in this report, the proposal generally 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 Administration.

##### ***Land Use***

The existing Residential – Contextual One Dwelling (R-C1) District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are intended uses for this District.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of 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 Residential – Contextual One / Two Dwelling (R-C2) District will provide guidance for future site development including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments;
- providing the minimum number of motor vehicle parking for all dwelling units; and
- ensuring direct vehicle access from the rear lane.

##### ***Environmental***

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



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### ***Transportation***

Vehicular access to the parcel is available from the rear lane. Motor vehicle street parking on 20 Avenue NW requires a parking permit from 8:00 to 16:00 on weekdays. Vehicular access and parking will be reviewed during the development permit application process to ensure the parcel is adequate to accommodate future redevelopment of the site.

The subject site is located approximately 300 metres from the Bowness Road Primary Transit Network.

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.

### **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.

The application was circulated to the Montgomery Community Association and they oppose the amendments. They do not support the proposed land use or policy amendment, as they consider it to not be in alignment with the ARP. Concerns are detailed in their response letter (Attachment 3).

Administration received seven letters of opposition to this application. Reasons stated for opposition are summarized as follows:

- shadowing and the loss of views from surrounding properties;
- increase of density;
- provision 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 is considered low-density and a very moderate density increase. Compatibility of discretionary uses with respect to the surrounding neighbourhood, design and parking requirements will be reviewed at the development permit stage.



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## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 - 20 Avenue NW, LOC2019-0143**

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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.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land and 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 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 aligning with the rules of the R-C2 District, which provides for a modest increase in density that is sensitive to the existing residential development in terms of height, built-form.

The subject parcel is located two blocks northeast of the Bowness Road Neighbourhood Main Street. Neighbourhood Main Streets intend to provide high levels of residential and employment intensification.

#### ***Montgomery Area Redevelopment Plan (Statutory – 2005)***

The parcel is also subject to the Residential policies of the *Montgomery Area Redevelopment Plan* (ARP). The ARP itself anticipates a planning timeframe of 10-15 years and it is now 14 years old. The ARP was created and implemented before the current MDP or Land Use Bylaw. These policies are designed to preserve Montgomery's small-town character by ensuring residential development contributes to preserving its predominantly low-density land use. R-C2 is a low-density district with a built form very similar to the existing R-C1 District.

Figure 1.3 of the Montgomery ARP identifies this site as Low Density Residential. The Low Density Residential Area policies generally discourage redesignation of residential parcels to



## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 - 20 Avenue NW, LOC2019-0143**

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higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s. A minor amendment to the ARP is required to accommodate this land use amendment (Attachment 1).

### **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 encourage creating housing diversity and housing options for the citizens of Calgary, close to a Main Street and good transit connections.

### **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 *Montgomery Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposal represents a low-density building form and modest increase for an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

### **ATTACHMENT(S)**

1. Proposed Amendment to the Montgomery Area Plan
2. Applicant's Submission
3. Community Association Response



**Proposed Amendment to the Montgomery Area Redevelopment Plan**

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) For Policy R4, at the end of the sentence, add the following: “, with the exception of the site at 4628 - 20 Avenue NW”.
  - (b) For Policy R5, at the end of the sentence, add the following: “, with the exception of the site at 4628 - 20 Avenue NW”.

TEXT FOR DISCUSSION ONLY







## **Applicant's Submission**

September 11, 2019

This is a proposal for a Land-Use Redesignation from an existing R-C1 lot to an R-C2 lot to support the future development of semi-detached housing. Located at 4628 20 Ave NW just east of the intersection of 46 St W & 20 Ave N the property currently has a single family home and a small shed which would be removed to allow for future development.

The community has many close business centres and places of employment. The University of Calgary is 2km away, Market Mall is 1.5 km away, the Children's Hospital is 2 km away and the Foothills Hospital is 2.5 km away. Calgary's core is a short transit ride away with regular service and a 6.5 km distance.

Montgomery is a great community with access to multiple schools, a community centre and athletic fields all within walking distance. This community has many new developments in R-C2, R-CG, M-C1 and MU-1 and we feel that this address is a great location for R-C2 based on the aforementioned amenities in the community.

The primary goal for the change in zoning is to allow for more people to live in desirable neighbourhoods that have some of the amenities mentioned above. With the entire southern side of 20 Ave being R-C2, there is reasonable precedent for this development, and it is our hope to gain this same zoning.







## Community Association Response

October 17, 2019

Dear Kelsey

**RE: LOC2019-00143 4628 20AV NW**  
Land Use Amendment from R-C1 to R-C2

The Planning Committee reviewed the above-noted application for spot rezoning.

We do not support this application for the following reasons:

- It is not supported by the Montgomery ARP, a statutory document that involved significant volunteer hours to prepare, and that has been complimented on by several City planners as being a very robust document;
- There are sufficient R-C2 properties in the area available for redevelopment;
- To spot-rezone to R-C1 properties would significantly affect the balance of single family homes and higher density properties;
- The ARP recently went through an amendment that increased the densities of many properties in a planned and considered manner, and again, involved significant engagement with the community;
- There are no bus routes that pass by this property

Regards,

Janice Mackett

Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Executive Assistant Ward 7  
President | MCA  
Members of the MCA Planning Committee







Planning & Development Report to  
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ISC: UNRESTRICTED  
CPC2019-1284

## Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094

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### EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2019 June 12 on behalf of the landowner, Carma Ltd (Brookfield). The application proposes a land use redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) in the community of Livingston from Residential – Low Density Mixed Housing (R-Gm) (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Special Purpose – School, Park and Community (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District. The proposed land use redesignation will allow for:

- an anticipated 53 single detached homes, but may include side-by-side, cottage housing clusters and rowhouse development, all of which may include secondary suites.

This application is accompanied by an outline plan application (CPC2019-1285) for 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) that proposes minor amendments to the previously approved subdivision layout for a portion of the neighbourhood of Livingston. The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) located at 500 – 144 Avenue NW (Portion of SE1/4 Section 4-26-1-5) from Residential – Low Density Mixed Housing (R-Gm) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 December 15 at the Regular Meeting of Council, Report C2014-0963 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 31P2014, removing portions of the Keystone Hills Growth Management Overlay that affected the eastern portion of the subject lands.

On 2015 July 27 at the Regular Meeting of Council, Report C2015-0526 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 31P2014, removing

Approval(s): **T. Goldstein** concurs with this report. Author: **M. Krizan**



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## **Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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portions of the Keystone Hills Growth Management Overlay that affected the western portion of the subject lands.

### **BACKGROUND**

B&A Planning Group, on behalf of the landowner Carma Ltd (Brookfield), submitted the subject application to The City on 2019 June 12 and provided a summary of their proposal in the Applicant's Submission (Attachment 1).

Outline plan LOC2014-0117 (Attachment 2), was approved in 2015 for a 55.31 hectare  $\pm$  (136.67 acre  $\pm$ ) portion of Livingston, and includes the area that is subject to this proposed application.

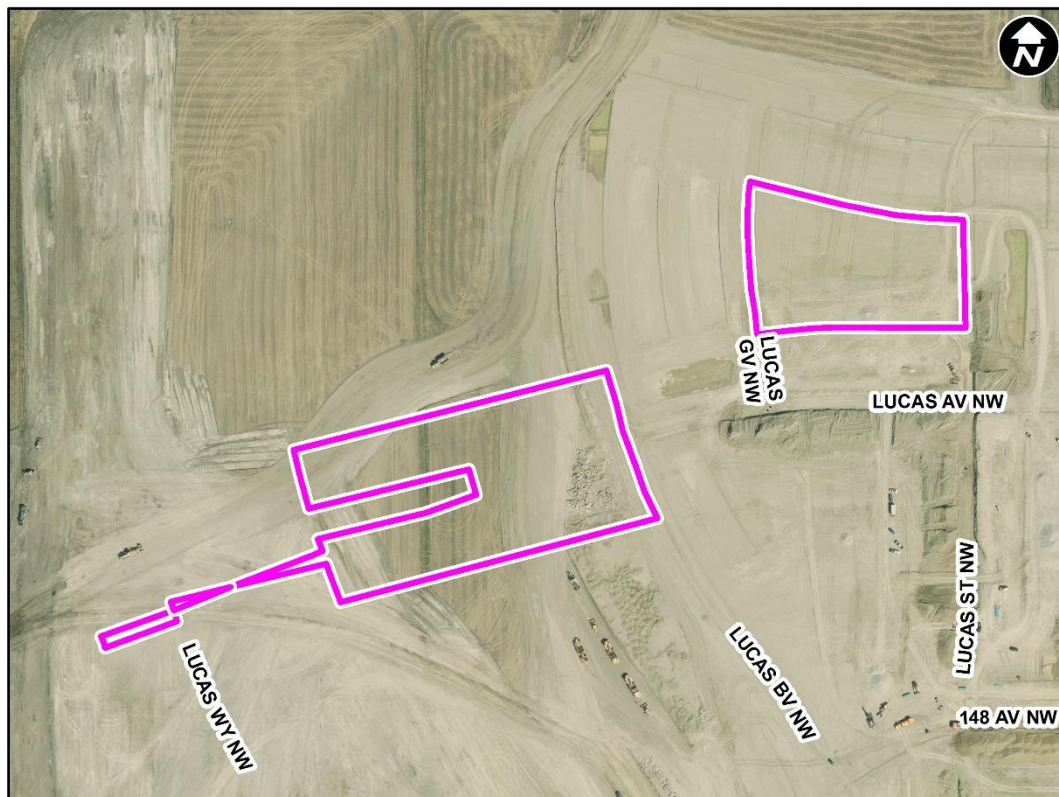
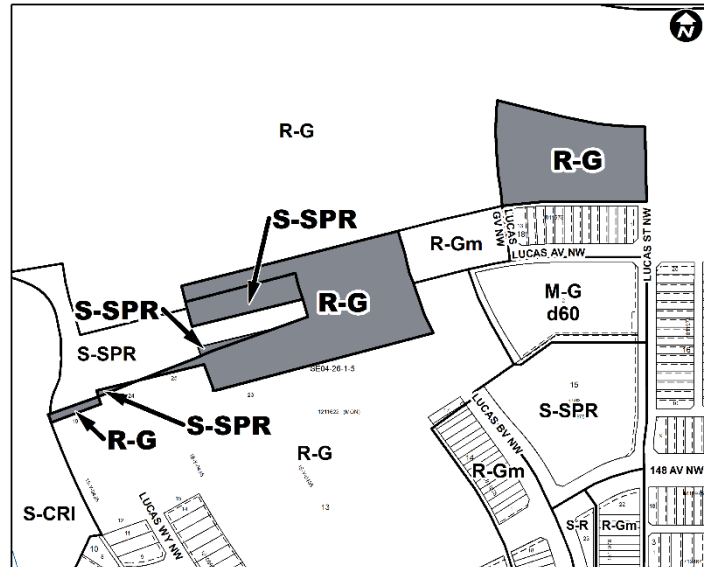
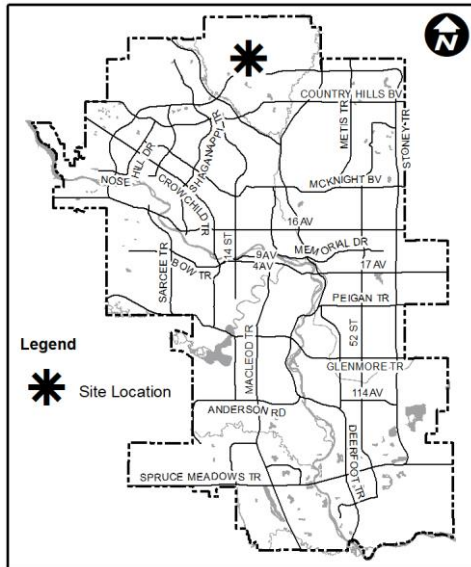


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Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094

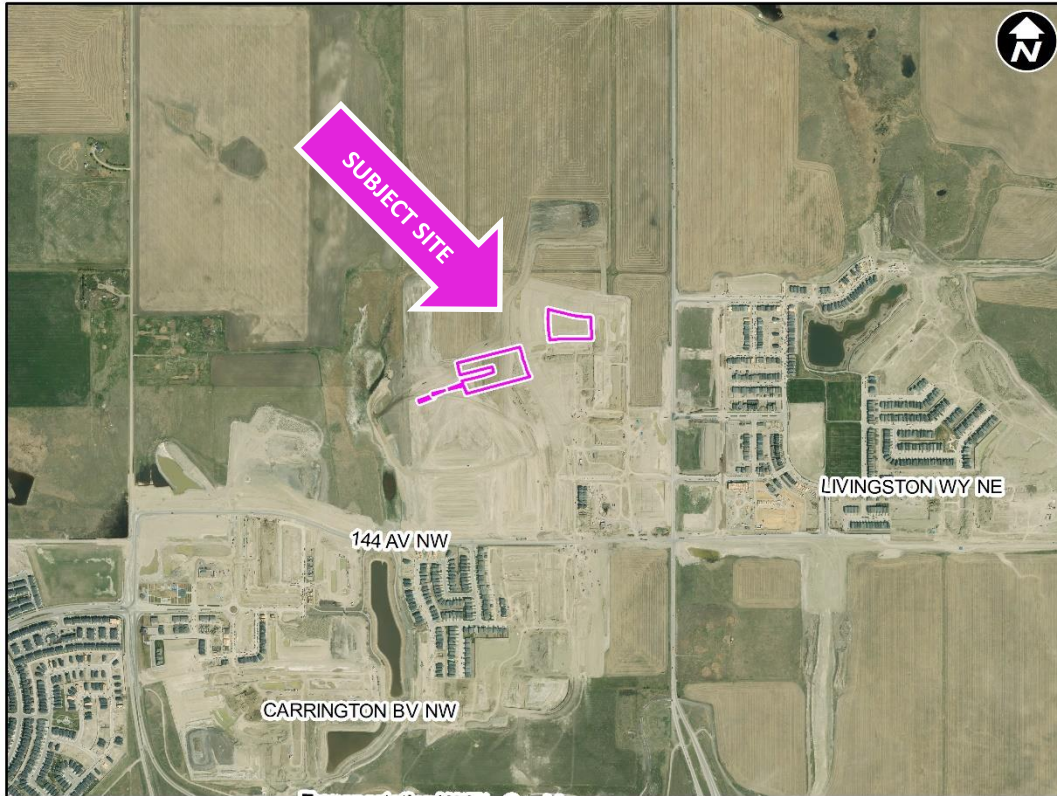
Location Maps





## Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094

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### Site Context

The subject site comprises 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) within a larger 31.34 hectare  $\pm$  (77.44 acre  $\pm$ ) parcel of undeveloped land that has been partially stripped and graded in the community of Livingston. The subject site is just west of Centre Street NW and north of 144 Avenue NW.

Lands to the north of the site remain in an agricultural and/or natural state but are identified for future development at urban densities under the *Keystone Hills ASP*. Lands to the east, south and west are in the first phases of construction as part of the development of the Livingston and Carrington neighbourhoods.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework, along with the associated outline plan (Attachment 3) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Livingston. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.



## **Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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

#### ***Subdivision Design***

The accompanying outline plan allows for a minor reconfiguration of the street network and Municipal Reserve parcels in order to accommodate 53 single detached homes. Previously identified garden lot rowhouse development will be replaced with single detached homes oriented to the street and provided with rear lanes in alignment with the previously approved subdivision layout under the 2015 outline plan. The previously identified Residential – Low Density Multiple Dwelling (R-2M) District parcel will accommodate a short street intersecting with a lane to accommodate single detached homes on slightly shorter lots than what is typical for the area.

The park within this outline plan revision retains the same Municipal Reserve area as previously provided for in the 2015 outline plan. However, the park space has been reconfigured into one larger parcel that still maintains the pedestrian connection to the undeveloped regional pathway to the west. A portion of this park space is already designated Special Purpose – School, Park and Community Reserve (S-SPR) District, resulting in the land use redesignation area of this application of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) being slightly less than the accompanying outline plan area of 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ), which includes the area already designated S-SPR. A comparison of the approved and proposed land uses and street network subject to this application can be found in Attachment 4.

#### ***Land Use***

The existing R-2M District is a residential designation intended to primarily accommodate comprehensively designed low density residential development in the form of duplex dwellings, semi-detached homes, rowhouses and townhouses, and excludes single detached homes as a listed permitted use.

The existing Residential – Low Density Mixed Housing (R-Gm) District is a residential designation that is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, and rowhouses.

The proposed Residential – Low Density Mixed Housing (R-G) District is a residential designation that is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, and rowhouses. The proposed R-G District allows for single detached homes as a permitted use, whereas in the R-Gm district it is a discretionary use and only intended to be accommodated in limited circumstances.



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## **Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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The existing and proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve.

### ***Density***

The application provides for development that still achieves the minimum overall residential density target of 20 units per hectare (eight units per acre) of both the MDP and the *Keystone Hills ASP* when taken in consideration of the entire area under the outline plan approved in 2015.

The proposed outline plan in isolation of the larger outline plan anticipates 53 low density residential dwelling units, resulting in a density of 17.3 units per hectare (7.0 units per acre) for the subject site.

The outline plan approved in 2015 achieved an anticipated density of 21.3 units per hectare (8.6 units per acre). Although the proposed outline plan would lower that overall density to 20.7 units per hectare (8.4 units per acre), it is a small decrease which still meets the MDP and the *Keystone Hills ASP* residential density target of 20 units per hectare (eight units per acre).

### ***Environmental***

Environmental concerns for the subject lands were considered during the review of the approved outline plan in 2015, and no further reports or investigations are required for this application. No environmental issues were identified for the subject site.

### ***Transportation***

The associated outline plan proposes minor amendments to the street network. The location of collector and arterial roads approved under the outline plan in 2015 will remain as is. Where a rear lane is available, direct vehicular access shall be taken from that lane only. Calgary Transit bus service will be available near the intersection of Lucas Boulevard NW and Lucas Avenue NW.

### ***Utilities and Servicing***

Site servicing was reviewed and approved under the previous outline plan.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Administration received no comments in relation to the application. Currently, there is no community association for the area.



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## **Land Use Amendment in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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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 directions of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the MDP. The MDP defers to the local area plan in place.

#### ***Keystone Hills Area Structure Plan (Statutory – 2012)***

The subject site is located within the Neighbourhood Area as identified on Map 5: Land Use Concept in the *Keystone Hills ASP*. The Neighbourhood Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. Specific housing diversity policies encourage a minimum of 30 percent of housing units within an area be non-single detached, which can include semi-detached dwellings and rowhouses. The application still allows this target to be achieved, with 32 percent of housing in the area being non-single detached.

### **Social, Environmental, Economic (External)**

Changes to the approved outline plan and existing land uses represent a reduction in housing diversity and density. However, when taken in consideration with the previous outline plan approval area, minimum densities are still met. The proposed land uses are intended to facilitate single detached homes, some of which are on slightly shorter lots than what is typical for the area, providing some variety and choice within that housing segment.



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### 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 *Keystone Hills Area Structure Plan* and the greater neighbourhood area still achieves minimum residential density targets. The proposed land uses will allow for low density residential that has the potential to accommodate the housing needs of various demographics by providing some variation in lot sizing.

#### **ATTACHMENT(S)**

1. Applicant Submission
2. Previously Approved Outline Plan (LOC2014-0117)
3. Proposed Outline Plan
4. Comparison of Approved and Proposed Outline Plan



## Applicant Submission

Received 2019 June 12

### Introduction

500 144 AV NW is located in the northwest Calgary community of Livingston. This property was part of an outline plan that received approval in 2015 to guide the area for future community development. A 2.3 hectare (5.7 acre) portion of the property is currently designated Residential - Low Density Multiple Dwelling (R-2M), Residential - Low Density Mixed Housing (R-G and R-Gm) and Special Purpose - School, Park and Community Reserve (S-SPR). This land use application proposes to modify the land use districts and outline plan to accommodate Residential - Low Density Mixed Housing (R-G) and Special Purpose - School, Park and Community Reserve (S-SPR).

### Purpose of Redesignation

The original outline plan for this area was approved in 2015. The R-2M semi-detached condominium parcel and the R-Gm garden lots originally intended for the subject site have fallen out of demand. In consideration, the subject site is proposed to be realigned to accommodate approximately 53 single-detached R-G dwellings. This reconfiguration will still retain appropriate access, provide the required 10% Municipal Reserve and ensure a minimum density of 20 units per hectare (8 units per acre) for the original 2015 outline plan area.

### Policy Considerations

The subject site falls under the Keystone Hills Area Structure Plan and this plan identifies the subject site to be within the Neighbourhood Area. The Neighbourhood Area is intended to provide a wide range of housing forms and affordability levels, with a minimum average residential density of 20 units per hectare (8 units per acre). Housing may include single-detached, semi-detached, townhouses, rowhouses, ground-oriented multi-residential development and secondary suites. These areas should be a pedestrian-oriented environment, with a block-based transportation pattern that offers multiple routing options for residents.

### Summary

The envisioned development for the subject site anticipates the construction of 53 single-detached lots. To allow for this development and to meet the required Municipal Reserve requirement for the neighbourhood, it is proposed that the subject site be redesignated to R-G and S-SPR. The resulting housing form and density aligns with the requirements of the Keystone Hills Area Structure Plan. In this regard, we respectfully request the City of Calgary's support for this application.







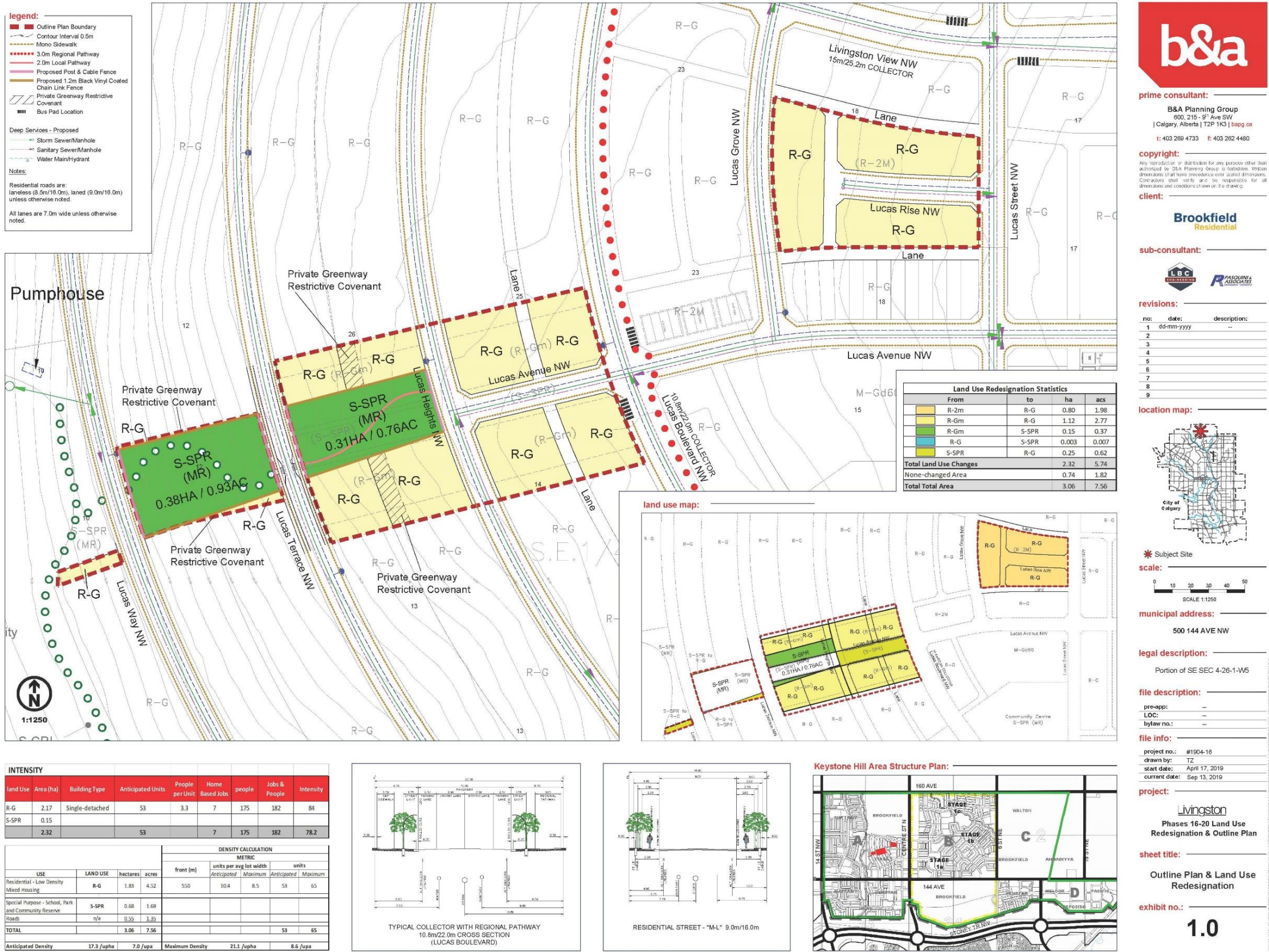








Proposed Outline Plan



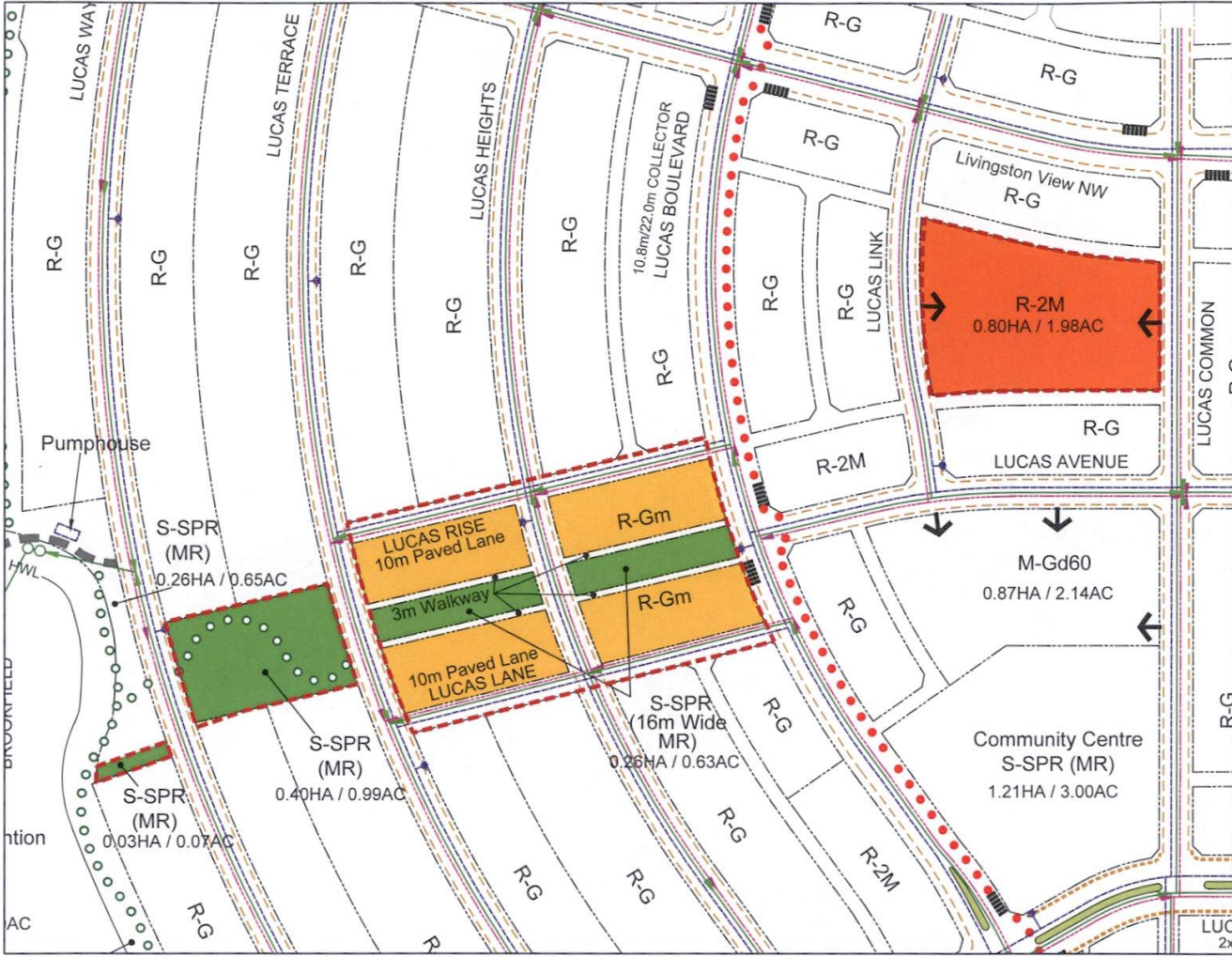




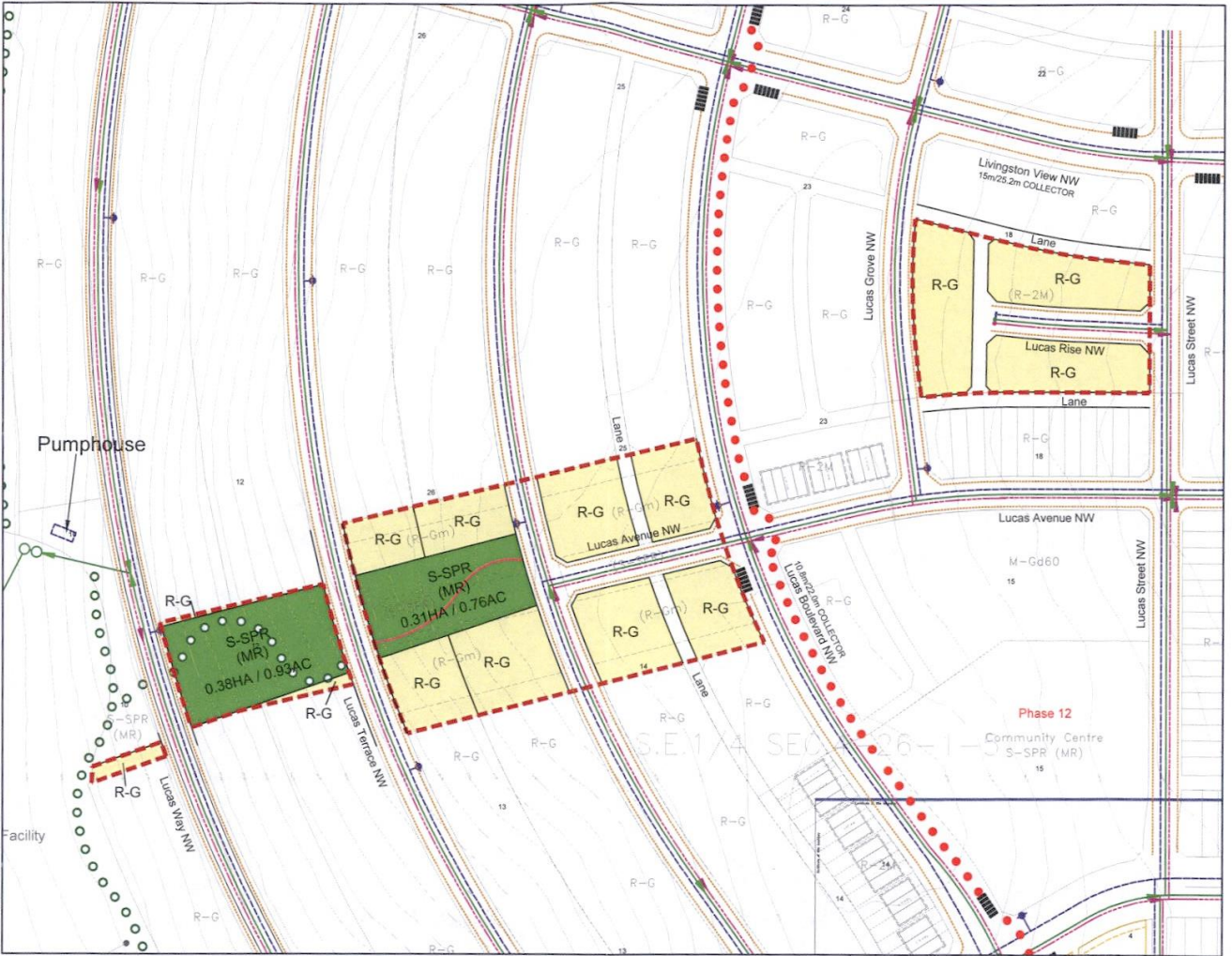


Comparison of Approved and Proposed Outline Plan

APPROVED LAND USE PLAN



PROPOSED LAND USE PLAN



Legend

- Outline Plan Boundary
- S-SPR (MR)
  - R-G
  - R-Gm
  - R-2M

Approved Outline Plan			Proposed Outline Plan		
Land Use	ha	acs	Land Use	ha	acs
R-G	0.003	0.007	R-G	1.83	4.52
R-Gm	0.99	2.44	R-Gm		n/a
R-2M	0.80	1.98	R-2M		n/a
S-SPR	0.68	1.69	S-SPR	0.68	1.69
Roads & Lanes	0.58	1.44	Roads & Lanes	0.55	1.35
Total	3.06	7.56	Total	3.06	7.56

location map:

city file:

pre-app or LOC # etc

municipal address:

500 144 AVE NW

legal description:

Portion of SE SEC 4-26-1-W5

revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		



\* Subject Site







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1285

## **Outline Plan in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094**

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### **EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on 2019 June 12 on behalf of the landowner, Carma Limited (Brookfield). The application proposes minor amendments to an approximately 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) portion of an approved outline plan within the community of Livingston. This application provides for:

- an anticipated 53 single detached homes which may include secondary suites; and
- minor amendments to the road network and block layouts.

Together with the proposed land use redesignation application (CPC2019-1284), this revised outline plan implements the objectives of the *Keystone Hills Area Structure Plan* (ASP) and *Municipal Development Plan* (MDP), and meets minimum density targets when taken in consideration with the previously approved outline plan area.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 500 – 144 Avenue NW (Portion of SE 1/4 4-26-1-5) to subdivide 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) with conditions (Attachment 1).

### **PREVIOUS COUNCIL DIRECTION / POLICY**

On 2014 December 15 at the Regular Meeting of Council, Report C2014-0963 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 31P2014, removing portions of the Keystone Hills Growth Management Overlay that affected the eastern portion of the subject lands.

On 2015 July 27 at the Regular Meeting of Council, Report C2015-0526 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 31P2014, removing portions of the Keystone Hills Growth Management Overlay that affected the western portion of the subject lands.

### **BACKGROUND**

B&A Planning Group, on behalf of the landowner Carma Limited, submitted the subject application to The City on 2019 June 12 and provided a summary of their proposal in the Applicant's Submission (Attachment 2).

Outline plan LOC2014-0117 (Attachment 3), was approved in 2015 for a 55.31 hectare  $\pm$  (136.67 acre  $\pm$ ) portion of Livingston and includes the area that is subject to this proposed application.

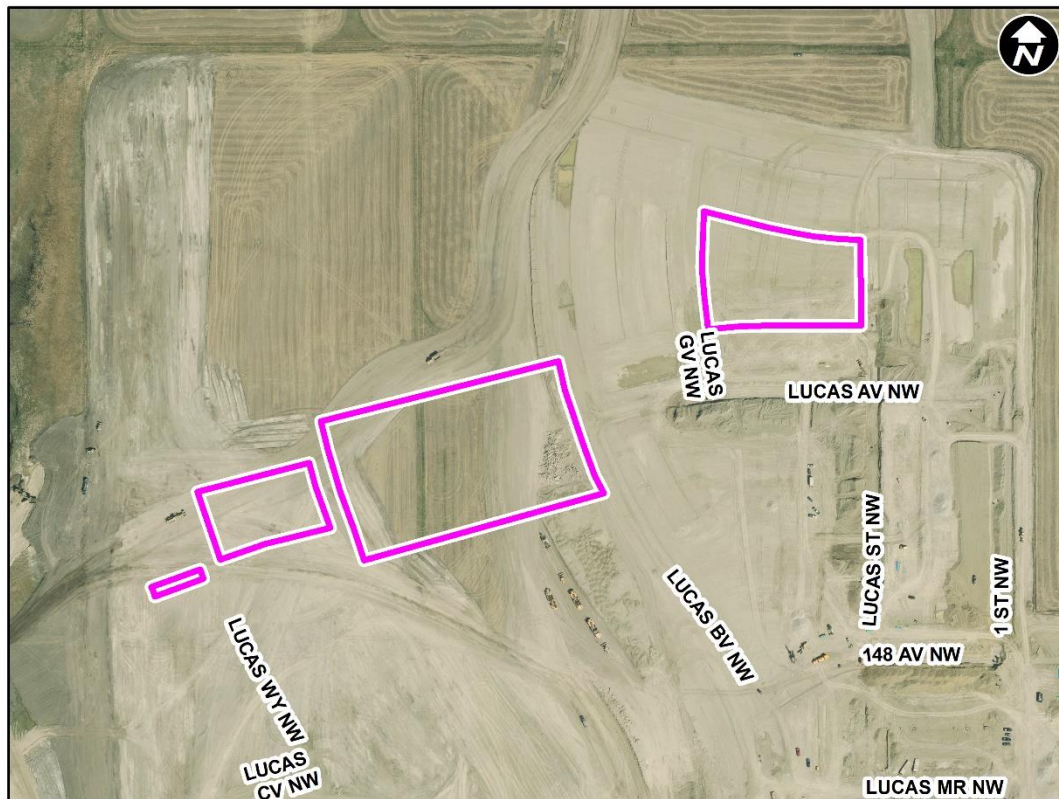
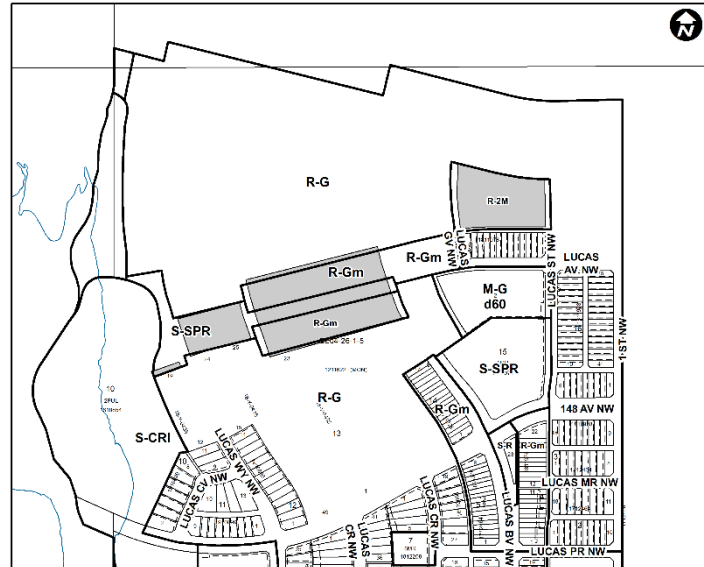
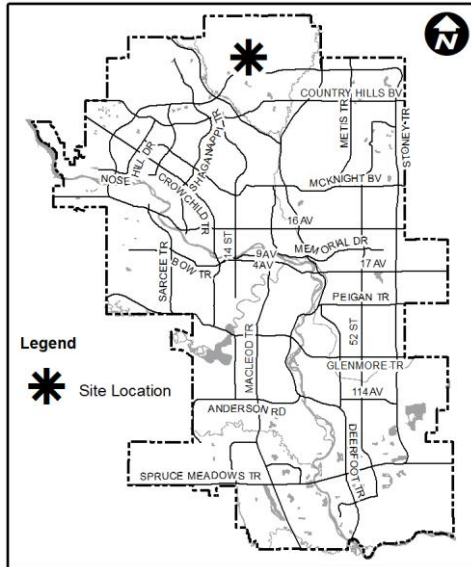


Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1285

Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094

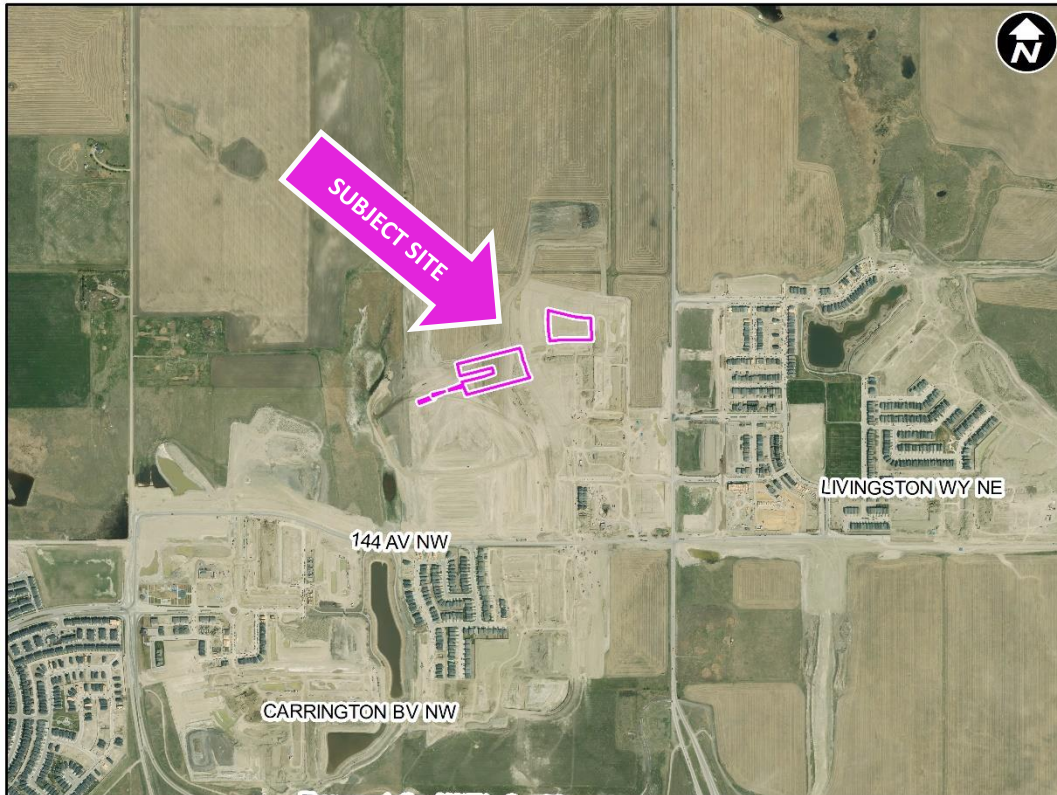
Location Maps





**Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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**Site Context**

The subject site comprises 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) within a larger 31.34 hectare  $\pm$  (77.44 acre  $\pm$ ) parcel of undeveloped land that has been partially stripped and graded in the community of Livingston. The subject site is just west of Centre Street NW and north of 144 Avenue NW.

Lands to the north of the site remain in an agricultural and/or natural state but are identified for future development at urban densities under the *Keystone Hills ASP*. Lands to the east, south and west are in the first phases of construction as part of the development of the Livingston and Carrington neighbourhoods.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed outline plan (Attachment 4), along with the associated land use amendment (Attachment 5) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Livingston. Minor amendments to the road network and Municipal Reserve parcels will facilitate the necessary changes to block layout and orientation to accommodate the proposed housing product. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.



## **Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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

### ***Subdivision Design***

The proposed outline plan allows for a minor reconfiguration of the street network and Municipal Reserve parcels in order to accommodate 53 single detached homes. Previously identified garden lot rowhouse development will be replaced with single detached homes oriented to the street and provided with rear lanes in alignment with the previously approved subdivision layout under the 2015 outline plan. Lots without a rear lane will have a private greenway registered along the back of the property due to grades, to align with the previous approval. This private greenway is intended to ensure that slope adaptive design will be used, and protects against the altering of grades and landscape treatment by homeowners in the future. The previously identified Residential – Low Density Multiple Dwelling (R-2M) District parcel will accommodate a short street intersecting with a lane to accommodate single detached homes on slightly shorter lots than what is typical for the area.

The park within this outline plan revision retains the same Municipal Reserve area as previously provided for in the 2015 outline plan. However, the park space has been reconfigured into one larger parcel that still maintains the pedestrian connection to the undeveloped regional pathway to the west. A portion of this park space is already designated Special Purpose – School, Park and Community Reserve (S-SPR) District, resulting in the area of the accompanying land use redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) being slightly less than the outline plan area of 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ), which includes the area already designated S-SPR. A comparison of the approved and proposed land uses and street network subject to this application can be found in Attachment 6.

### ***Land Use***

Concurrent with the outline plan is a land use amendment application that proposes to redesignate the subject lands from S-SPR, R-2M, Residential – Low Density Mixed Housing (R-G) (R-Gm) District to the following districts:

- S-SPR
- R-G

The proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve.



### **Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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The proposed R-G District is a residential designation that is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes.

#### ***Density***

The application provides for development that still achieves the minimum overall residential density target of 20 units per hectare (eight units per acre) of both the MDP and the *Keystone Hills ASP* when taken in consideration of the entire area under the outline plan approved in 2015. A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 7).

The proposed outline plan in isolation of the larger 2015 outline plan anticipates 53 low density residential dwelling units, resulting in a density of 17.3 units per hectare (7.0 units per acre) for the subject site.

The outline plan approved in 2015 achieved an anticipated density of 21.3 units per hectare (8.6 units per acre). Although the proposed outline plan would lower that overall density to 20.7 units per hectare (8.4 units per acre), it is a small decrease which still meets the MDP and the *Keystone Hills ASP* residential density target of 20 units per hectare (eight units per acre).

#### ***Environmental***

Environmental concerns for the subject lands were considered during the review of the approved outline plan in 2015, and no further reports or investigations are required for this application. No environmental issues were identified for the subject site.

#### ***Transportation***

The outline plan proposes minor amendments to the street network. The location of collector and arterial roads approved under the outline plan in 2015 will remain as is. Where a rear lane is available, direct vehicular access shall be taken from that lane only. Calgary Transit bus service will be available near the intersection of Lucas Boulevard NW and Lucas Avenue NW.

#### ***Utilities and Servicing***

Site servicing was reviewed and approved under the previous outline plan.

#### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Administration received no comments in relation to the application. Currently, there is no community association for the area.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1285

### **Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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Following Calgary Planning Commission, notifications for Public Hearing of Council, for the accompanying land use amendment, 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 directions of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes efficient use of land.

##### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

##### ***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the MDP. The MDP defers to the local area plan in place.

##### ***Keystone Hills Area Structure Plan (Statutory – 2012)***

The subject site is located within the Neighbourhood Area as identified on Map 5: Land Use Concept in the *Keystone Hills ASP*. The Neighbourhood Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. Specific housing diversity policies encourage a minimum of 30 percent of housing units within an area be non-single detached, which can include semi-detached dwellings and rowhouses. The application still allows this target to be achieved, with 32 percent of housing in the area being non-single detached.

#### **Social, Environmental, Economic (External)**

Changes to the approved outline plan and existing land uses represent a reduction in housing diversity and density. However, when taken in consideration with the previous outline plan approval area, minimum densities are still met. The proposed land uses are intended to facilitate single detached homes, some of which are on slightly shorter lots than what is typical for the area, providing some variety and choice within that housing segment.



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CPC2019-1285

## **Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**

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### **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 *Keystone Hills Area Structure Plan* and the greater neighbourhood area still achieves minimum residential density targets. The application represents a minor amendment to an existing outline plans and will allow for low density residential that has the potential to accommodate the housing needs of various demographics by providing some variation in lot sizing.

### **ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2014-0117)
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Comparison of Approved and Proposed Outline Plan
7. Subdivision Data Sheet







## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. A uniform screening fence compatible with other fences on the adjacent lands and with individual gates where required, of high quality materials requiring minimum maintenance, shall be provided at the developer's expense inside the property line of the residential parcels where required, the design of such fence shall be to the satisfaction of the Subdivision Authority. An easement for maintenance purposes, shall be required to be registered over affected parcels.
2. The developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Keystone Hills Area Structure Plan.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. A Restrictive Covenant shall be registered against the lands prohibiting the altering of the grades and landscape treatment within the lands identified as 'Private Greenway' concurrent with the affected subdivision.
5. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
6. If the total area for Roads or Public Utility Lots, is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
7. The relocation of any electrical and telecommunications installations shall be at the developer's expense to the appropriate standards.

### Development Engineering:

8. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Geotechnical Report, prepared by McIntosh Lalani (File No ML6219), dated September 2013.
9. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
10. The developer, at its expense but subject to normal oversize, endeavor to assist and boundary cost recoveries, will be required to:
  - a. Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area.



## Conditions of Approval

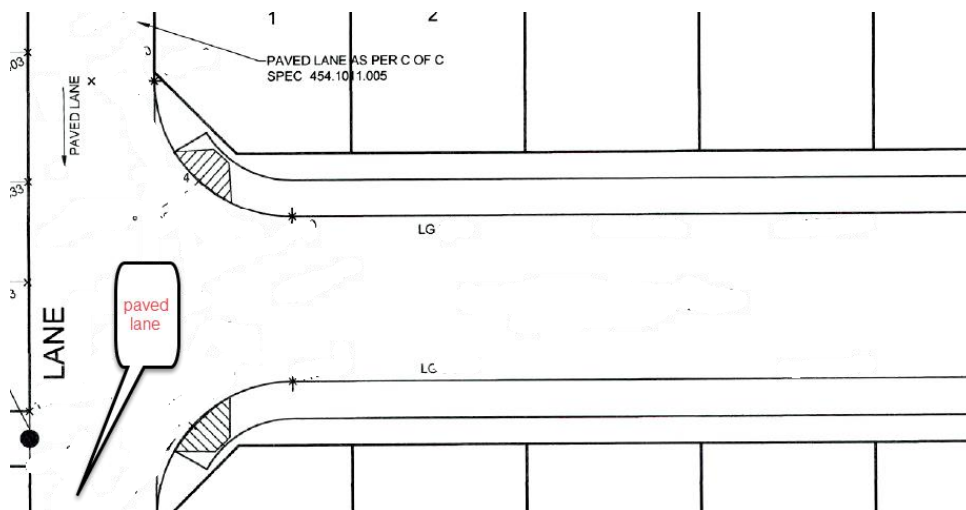
The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b. Construct all roadways within and along the boundaries of the plan area.

### Transportation:

11. No direct vehicular access shall be permitted to or from the sides of Lucas Boulevard NW that contain a regional or multi-use pathway within the boulevard. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
12. The pathway adjacent to Lucas Heights NW will be located, designed and constructed to align with the north pedestrian crossing of Lucas Avenue NW to the satisfaction of Transportation Planning.
13. At-grade mid-block crossings / curb extensions at Lucas Terrace NW, and Lucas Way NW will be located, designed and constructed to the satisfaction of the Director, Transportation Planning. In conjunction with the above noted, there shall be crosswalks in all instances where regional, local or multi-use pathways intersect with the street, and shall be to the satisfaction of the Transportation Planning.
14. The residential street standard with a 9 metre / 16 metre carriage is to be applied to any new or proposed roadway within the plan area (i.e. Lucas Rise NW, Lucas Avenue NW).
15. Sidewalks shall be provided on both sides of the residential street connecting from Lucas Street NW westward to the lanes. The configuration will be generally constructed as illustrated below and approved through coordinating construction drawings.

With the reconfiguration of Lucas Rise NW, the adjacent and connecting lanes will be paved in their entirety.





### Conditions of Approval

16. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and / or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

#### Parks:

17. **Prior to endorsement of the affected tentative plan**, the developer shall submit Landscape Construction Drawings for all of the Municipal Reserve parcels to Parks for review.
18. The developer is responsible for constructing all Municipal Reserve parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version).
19. Any damage to Municipal Reserve lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
20. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
21. Any damage to Environmental Reserve lands as a result of this development from drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
22. If any disturbance occurs to Environmental Reserve lands, the developer shall include a detailed Habitat Restoration Plan to be submitted as part of the Landscape Construction Drawings for review to the satisfaction of the Manager, Urban Conservation.
23. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
24. Any damage to the existing regional pathways as a result of this development shall be repaired at the developer's expense, to the satisfaction of Parks.
25. All landscape construction and rehabilitation on Parks' land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
26. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version), including applicable setback requirements, to the satisfaction of the Director, Parks.
27. Plant all public trees in compliance with the approved Public Landscaping Plan.



### **Conditions of Approval**

28. Drainage from the development site into reserve lands is not permitted, unless otherwise authorized by Parks in writing.
29. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
30. A 1.2 m fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development.
31. Construction access through Environmental Reserve lands is not permitted.
32. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted.
33. Retaining walls placed within adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.
34. Site grading of the development site shall match the grades of adjacent reserve lands with all grading confined to private property, unless otherwise authorized by Parks in writing.
35. Backsloping from the development site into adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.



## Applicant Submission

Received 2019 June 12

### Introduction

500 144 AV NW is located in the northwest Calgary community of Livingston. This property was part of an outline plan that received approval in 2015 to guide the area for future community development. A 2.3 hectare (5.7 acre) portion of the property is currently designated Residential - Low Density Multiple Dwelling (R-2M), Residential - Low Density Mixed Housing (R-G and R-Gm) and Special Purpose - School, Park and Community Reserve (S-SPR). This land use application proposes to modify the land use districts and outline plan to accommodate Residential - Low Density Mixed Housing (R-G) and Special Purpose - School, Park and Community Reserve (S-SPR).

### Purpose of Redesignation

The original outline plan for this area was approved in 2015. The R-2M semi-detached condominium parcel and the R-Gm garden lots originally intended for the subject site have fallen out of demand. In consideration, the subject site is proposed to be realigned to accommodate approximately 53 single-detached R-G dwellings. This reconfiguration will still retain appropriate access, provide the required 10% Municipal Reserve and ensure a minimum density of 20 units per hectare (8 units per acre) for the original 2015 outline plan area.

### Policy Considerations

The subject site falls under the Keystone Hills Area Structure Plan and this plan identifies the subject site to be within the Neighbourhood Area. The Neighbourhood Area is intended to provide a wide range of housing forms and affordability levels, with a minimum average residential density of 20 units per hectare (8 units per acre). Housing may include single-detached, semi-detached, townhouses, rowhouses, ground-oriented multi-residential development and secondary suites. These areas should be a pedestrian-oriented environment, with a block-based transportation pattern that offers multiple routing options for residents.

### Summary

The envisioned development for the subject site anticipates the construction of 53 single-detached lots. To allow for this development and to meet the required Municipal Reserve requirement for the neighbourhood, it is proposed that the subject site be redesignated to R-G and S-SPR. The resulting housing form and density aligns with the requirements of the Keystone Hills Area Structure Plan. In this regard, we respectfully request the City of Calgary's support for this application.







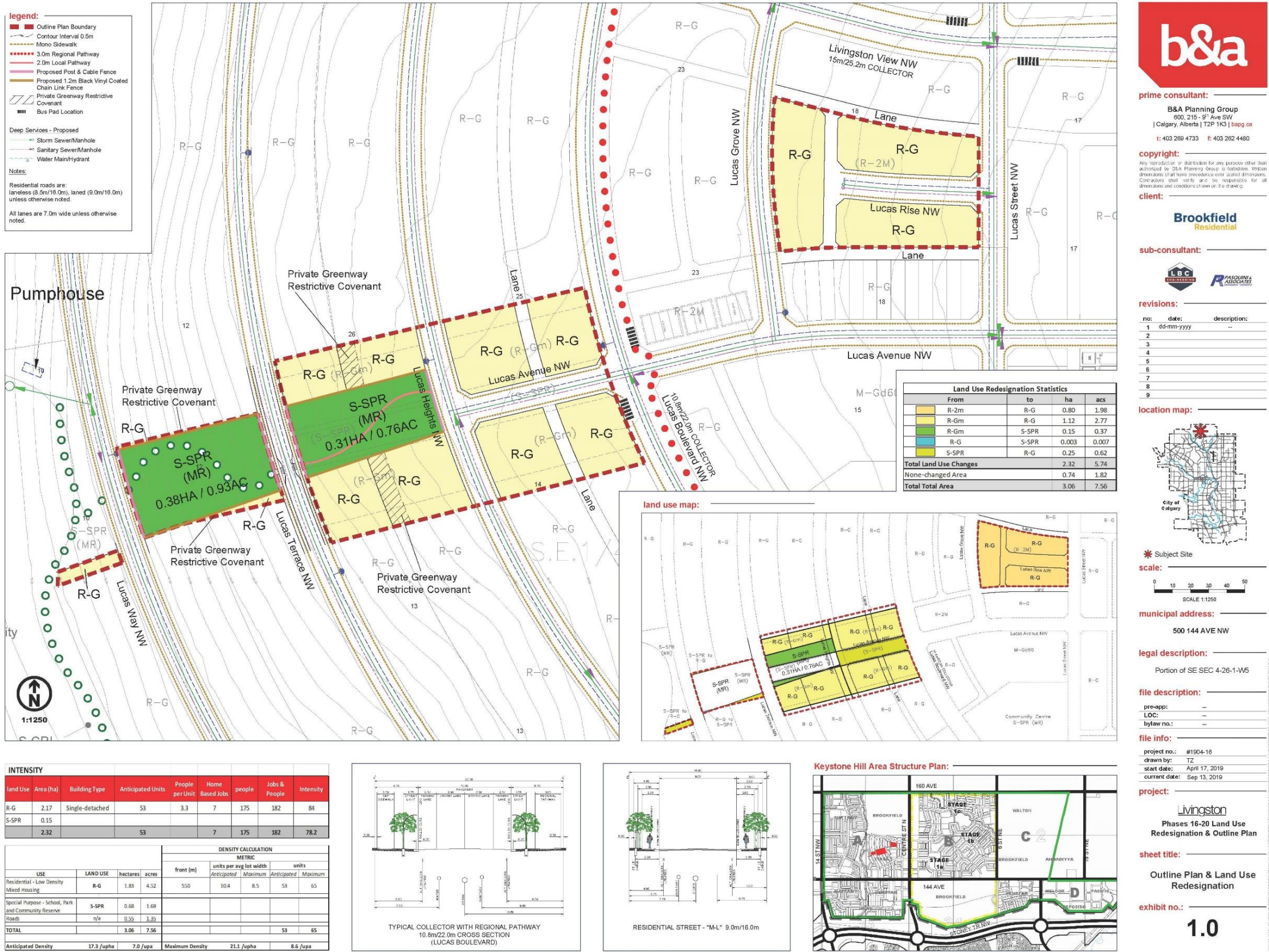








Proposed Outline Plan

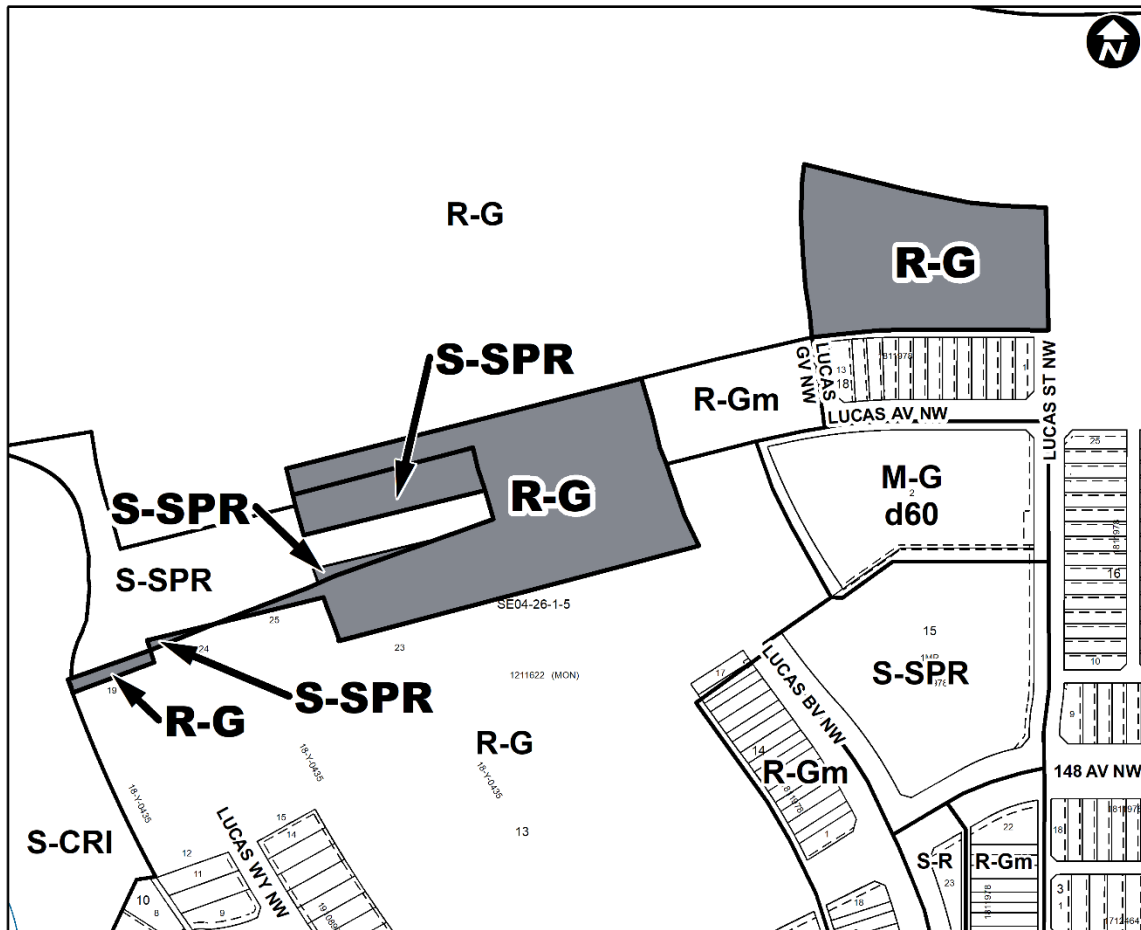








## Proposed Land Use District Map



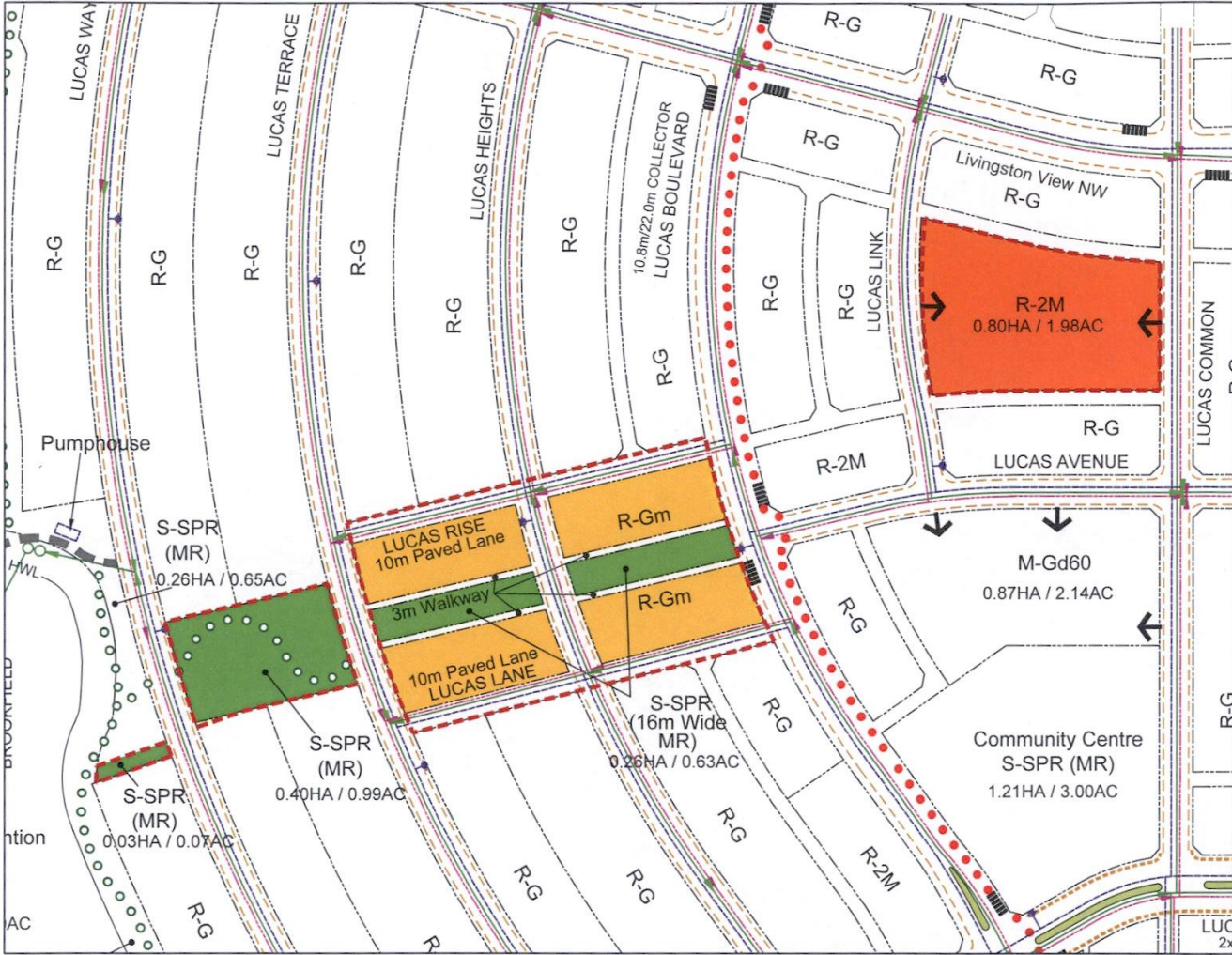




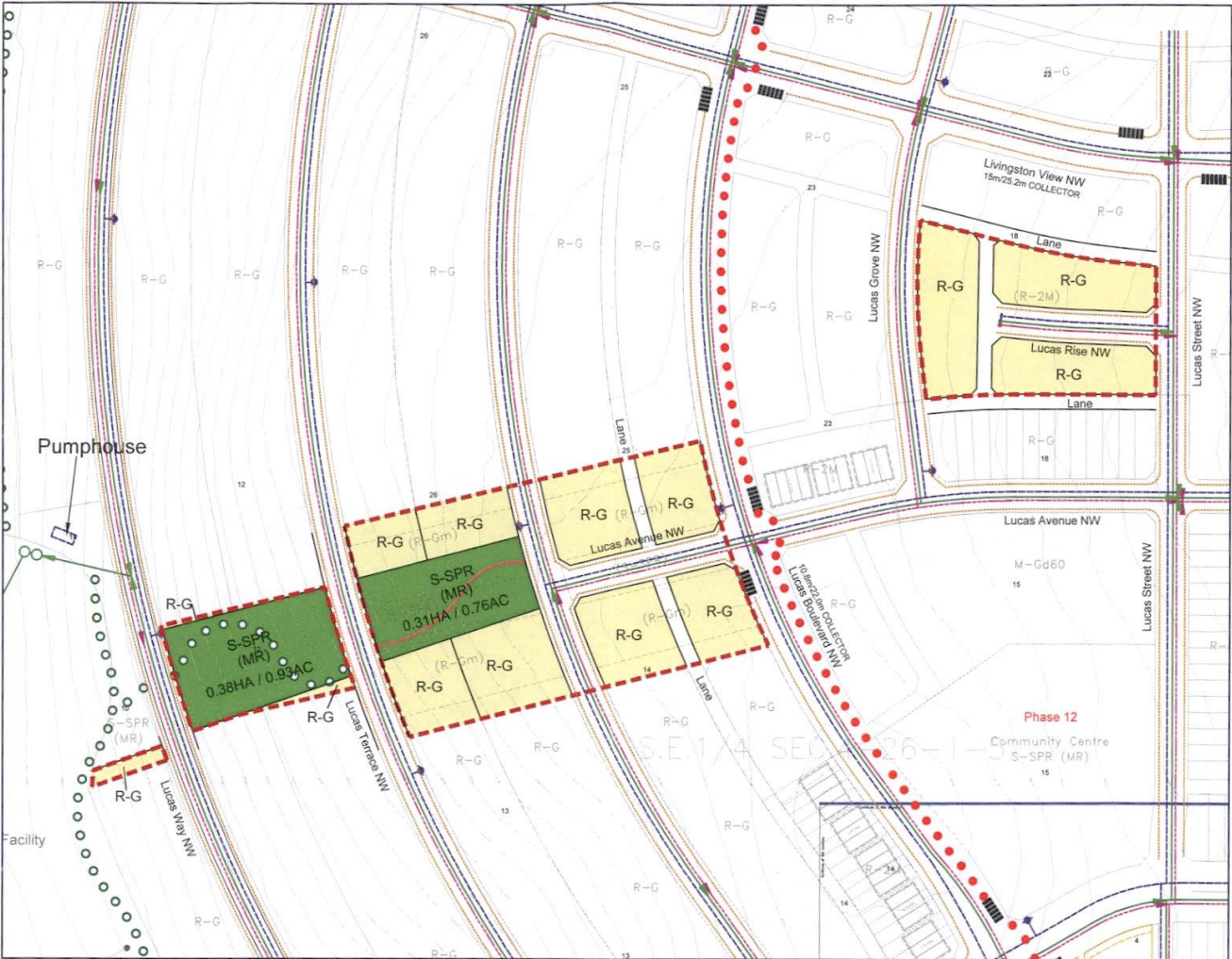


Comparison of Approved and Proposed Outline Plan

APPROVED LAND USE PLAN



PROPOSED LAND USE PLAN



Legend

Outline Plan Boundary

- S-SPR (MR)
- R-G
- R-Gm
- R-2M

Approved Outline Plan			Proposed Outline Plan		
Land Use	ha	acs	Land Use	ha	acs
R-G	0.003	0.007	R-G	1.83	4.52
R-Gm	0.99	2.44	R-Gm		n/a
R-2M	0.80	1.98	R-2M		n/a
S-SPR	0.68	1.69	S-SPR	0.68	1.69
Roads & Lanes	0.58	1.44	Roads & Lanes	0.55	1.35
Total	3.06	7.56	Total	3.06	7.56

location map:

city file:

pre-app or LOC # etc

municipal address:

500 144 AVE NW

legal description:

Portion of SE SEC 4-26-1-W5

revisions:

no:	date:	description:
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Subject Site







### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	3.06	7.56
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	3.06	7.56

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	1.83	4.52	53	
Total Residential			53	
(Non-Residential)				

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.55	1.36	18
PUBLIC UTILITY LOT			

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.68	1.68	22
MSR			
MR (NON-CREDIT)			







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1462

## Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 – 47 Street SW, LOC2018-0090

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Rick Balbi Architect on behalf of the landowner, Fizza Rafiq and Fizza Rafiq Professional Corporation, on 2018 April 03. This application proposes to change the designation of three adjacent parcels from the Residential – Contextual One Dwelling (R-C1) District to the Mixed Use - General (MU-1f3.5h17) District to allow for:

- a mixed-use building (e.g. apartment building that may have commercial storefronts);
- a maximum building height of 17 metres or 4 storeys (an increase from the current maximum of 10 metres or 3 storeys);
- a maximum building area of 5,505 square metres, based on a floor area ratio (FAR) of 3.5; and
- the uses listed in the MU-1 District.

This proposal is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and the *West LRT Land Use Study*, and meets many of the *Location Criteria for Multi-Residential Infill*.

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 0.16 hectares  $\pm$  (0.39 acres  $\pm$ ) located at 1703, 1707, 1711 – 47 Street SW (Plan 411IB, Block A, Lots 1 and 2; and Plan 1411289, Block A, Lot 23) from Residential – Residential – Contextual One Dwelling (R-C1) District **to** Mixed Use - General (MU-1f3.5h17) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Fizza Rafiq and Fizza Rafiq Professional Corporation, on 2018 April 03. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 1), the applicant intends to pursue a four-storey mixed-use development in the future.

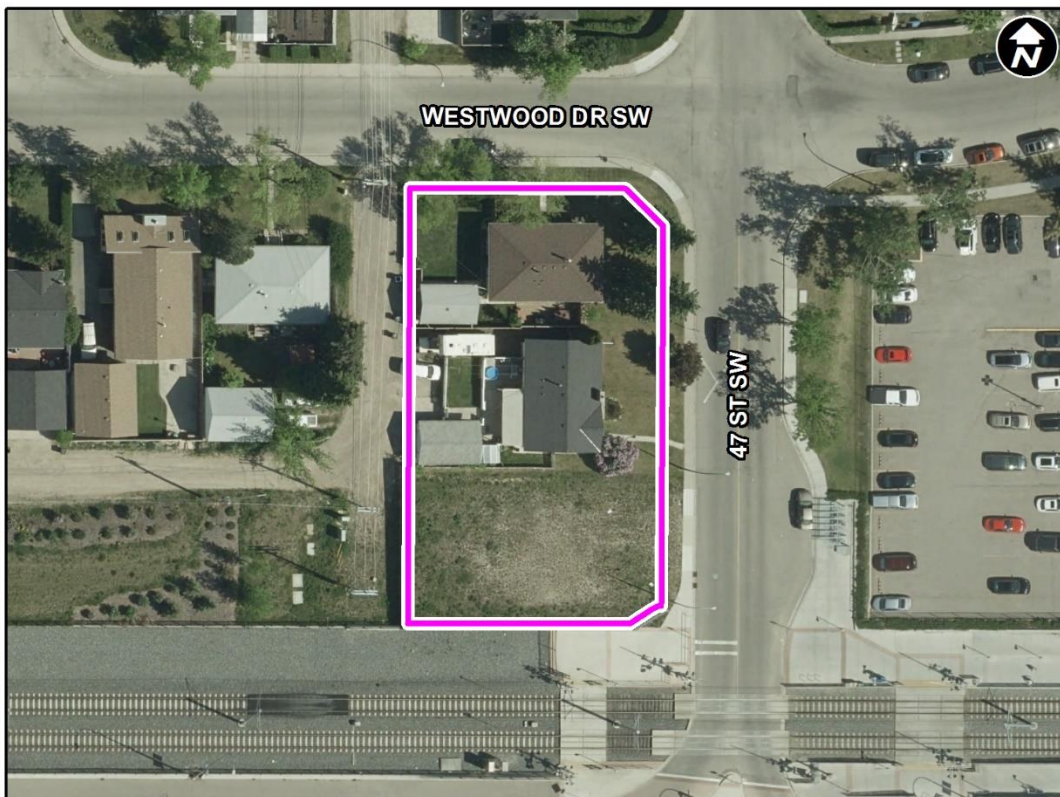
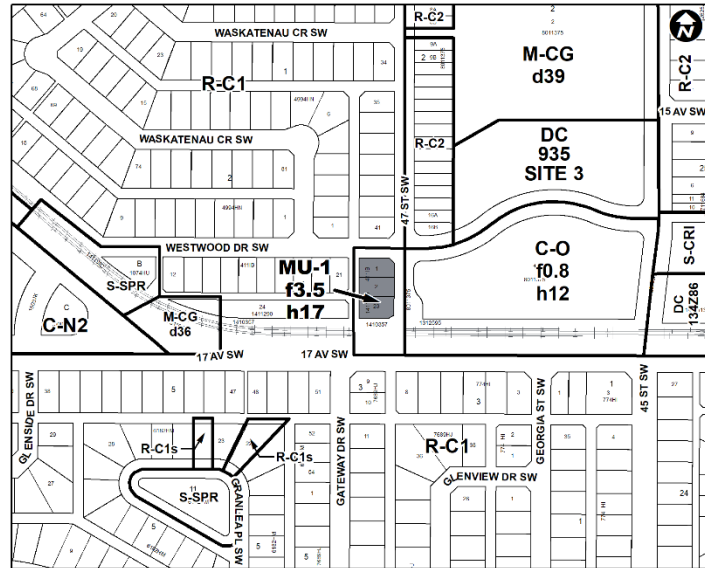
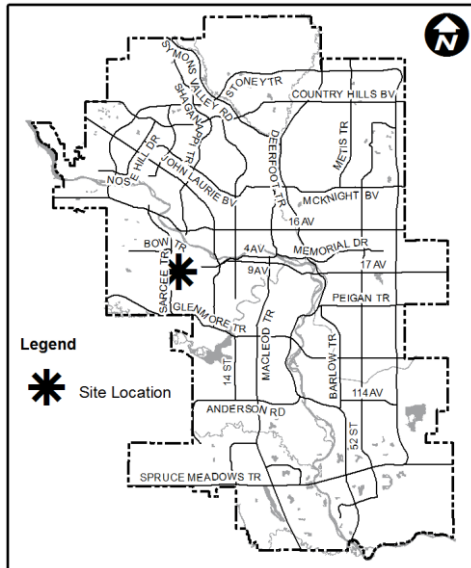


Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1462

Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street  
SW, LOC2018-0090

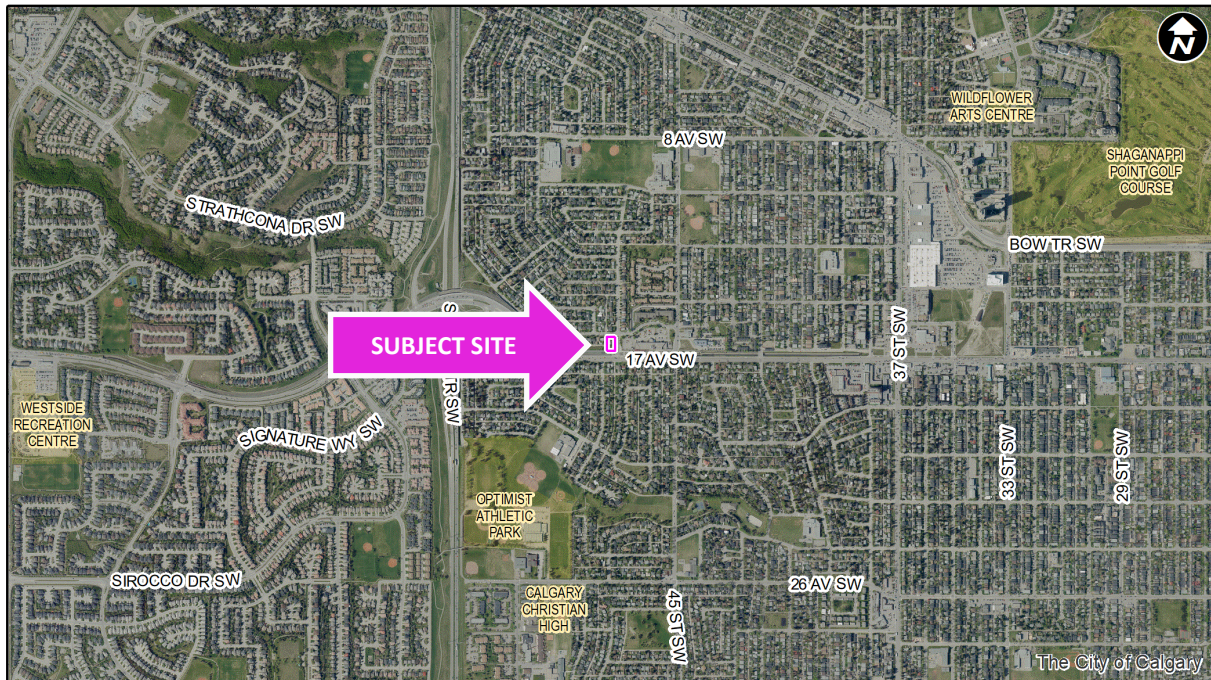
Location Maps





**Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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### Site Context

The subject site is located in the community of Westgate on the southwest corner of Westwood Drive SW and 47 Street SW. The site is immediately west of the 45 Street LRT station (50 metres west) and north of the LRT line that runs parallel to 17 Avenue SW. The site is comprised of three parcels approximately 0.16 hectares (0.39 acres) in size and approximately 52 metres by 30 metres. The site is currently developed with two single detached homes on the two northern parcels and the southern parcel is vacant. A rear lane exists along the west side of the site.

To the south and northwest of the site, the predominant land use is the Residential – Contextual One Dwelling (R-C1) District and is developed with single detached homes. To the east of the site, immediately north of the 45 Street LRT station, is a parcel designated Commercial – Office (C-O) District, which is developed with a two-storey office building operated by Alberta Motor Association (AMA). To the northeast of the site, the area is designated to accommodate multi-residential and is developed with apartment and townhouse housing.



## Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090

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As identified in *Figure 1*, the community of Westgate has experienced a population decline since its population peak in 1969.

*Figure 1: Community Peak Population*

<b>Westgate</b>	
Peak Population Year	1969
Peak Population	4,252
2018 Current Population	3,171
Difference in Population (Number)	-1,081
Difference in Population (Percent)	-25.4%

Source: The City of Calgary 2018 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building forms and uses that are compatible with the established building form of the existing neighbourhood, and generally meet 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 Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached homes. Single detached homes may include a secondary suite or a backyard suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit (three units on the subject lands).

The initial proposal was to redesignate the site to the Mixed Use - General (MU-1) District with a 20.0 metre height modifier and a floor area ratio modifier of 4.0, which would accommodate a six-storey mixed-use development with a maximum building area of approximately 6,300 square metres and optional commercial uses.

Based on community feedback gathered through applicant lead engagement during the review process, the application was amended by the applicant to reduce the floor area ratio modifier from 4.0 to 3.5 and reduce the height modifier from 20 metres to 17 metres. The reduced modifiers accommodate a four-storey mixed-use development, which aligns with the applicant's future development intentions.



## **Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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### ***Development and Site Design***

If the application is approved by City Council, the rules of the MU-1f3.5h17 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.

### ***Environmental***

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

### ***Transportation***

Pedestrian and vehicular access to the site is available from Westwood Drive SW, 47 Street SW and the rear lane.

The 45 Street SW LRT Station (Blue Line) is located directly across the street from the site. Bus Route 2 is located approximately 50 metres away, connecting the site to downtown and through to Huntington Hills. Bus Route 93 is located approximately 200 metres to the east, providing connections from Westbrook Mall to Coach Hill through the West Hills Town Centre / Signal Hill Centre shopping area.

Cycling connectivity is provided via a pathway along 17 Avenue and via on-street bike lanes on 45 Street SW and 47 Street SW.

On-street parking adjacent to the site is restricted.

No Transportation Impact Assessment (TIA) was required for this application. However, the applicant voluntarily provided a TIA in support of the proposed redesignation. The nearby streets and intersections continue to operate within acceptable levels of service with minimal impact from the proposed land use and future development.

### ***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 Administration's standard practices, the initial application (MU-1f4h20) was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.



## **Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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Administration received a letter of non-support from the Westgate Community Association to the initial application for the following reasons:

- absence of policy to guide development around the 45th Street LRT Station;
- piecemeal rezoning;
- height and shadowing;
- increased demand for on-street parking;
- increased traffic congestion and community access; and
- increased pedestrian vehicle conflicts.

After the applicant undertook engagement and amended the application from MU-1f4h20 to MU-1f3.5h17, the Westgate Community Association provided a letter of support citing the applicant's consideration of community feedback by reducing the overall scale and height of the development and corresponding height and floor area ratio modifiers in the proposed land use (Attachment 2).

Administration received 70 letters in opposition and 3 letters in support of the initial application. Reasons stated for opposition are summarized below:

- increase in height, density, and lot coverage;
- increase in traffic, noise and parking issues;
- decrease in property values;
- apartment and commercial uses will erode neighbourhood identity and single-family home character;
- reduced privacy on neighbouring property;
- increase in crime; and
- inadequate public consultation and engagement.

Applicant-led outreach was undertaken as part of this application and consisted of meetings with the Westgate Community Association on 2018 April 23, 2018 July 03, and 2019 October 22, a community engagement open house on 2018 September 19, and an information session on 2019 November 05. A timeline and summary of the applicant-led engagement process is contained in Attachment 3.

On 2018 September 19, the community open house engagement session was hosted by the applicant with approximately 100 residents in attendance. Opportunities to gather and provide feedback included information panels, a share your thoughts panel and additional comment forms. Open house presentation materials and a What We Heard report are contained in Attachment 4. A summary of the What We Heard responses are listed below:

- concern about increased traffic and vehicular congestion;
- concern that additional development would add parking demand;
- concern about potential commercial uses;
- concern about building height, scale and shadows;



## **Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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- local area planning policy required before redesignation; and
- desire to see more owner-occupied housing rather than rental tenure.

Based on community feedback from the 2018 September 19 community open house, the application was amended to reduce the floor area ratio modifier from 4.0 to 3.5 and reduce the height modifier from 20.0 metres to 17 metres. The reduced modifiers are intended to address community feedback regarding height, scale, shadowing, uses, traffic and parking, while still accommodating a four-storey mixed-use development, which aligns with the applicant's future development intentions.

On 2019 November 05, a community information session was hosted by the applicant with approximately 40 residents in attendance. The applicant presented the modifier land use and a conceptual development scheme along with a What Has Changed summary. The open house information session was used by the applicant as an opportunity to show the community how their earlier feedback was used and influenced the proposed land use. The open house presentation materials and What Has Changed summary are contained in Attachment 5.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed 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 (Statutory – 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.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable policies encourage modest redevelopment that incorporates appropriate densities, a mix of land uses and a pedestrian-friendly environment that supports the Primary Transit Network. The MDP also supports transit-supportive land uses, including higher density residential and employment developments in proximity to Primary Transit Network



## **Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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The proposal is in keeping with relevant MDP policies as the MU-1 District provides for a increased density in a development form that is sensitive to surrounding development, creates a pedestrian-friendly environment and supports the adjacent Primary Transit Network.

### ***West LRT Land Use Study (Non-statutory – 2009)***

The application aligns with the policies in the *West LRT Land Use Study*. In particular, the proposed land use amendment enables development that would accommodate a wider variety of housing, promote a mixture of uses, avoid land uses that are not compatible with transit, and enhance 17 Avenue SW, as called for in Section 3.2. In addition, the proposal supports compact development that could encourage walking and transit supportive land use.

The subject site is identified as Medium Density – Stacked Townhouses/Low Rise (4-6 storeys) on Map 4: Density Areas in the *West LRT Land Use Study* and is consistent with that category.

The proposed land use amendment aligns with the community values captured in Section 4 of the *West LRT Land Use Study*, which call for small scale mixed-use with higher density next to the 45 Street LRT Station, including residential, office, and main floor retail.

In terms of implementation, Section 5 of the *West LRT Land Use Study* does not propose a formal station area plan or area redevelopment plan for the 45 Street SW LRT Station, but encourages some opportunities for land use redesignations and redevelopment to higher density where appropriate.

### ***Transit Oriented Development Guidelines (Non-statutory – 2005)***

The subject site is 50 metres west of the 45 Street LRT Station and is considered part of a station planning area. This land use proposal is consistent with guidelines on Transit Supportive Land Uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context. The guidelines were incorporated into the *West LRT Land Use Study*.

### ***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

The *Location Criteria for Multi-Residential Infill* are generally intended to apply to pure multi-residential infill up to four to six storeys in scale. However, as the criteria are a broad set of best-practices for where intensification is most appropriate, and the proposed land use accommodates the future development of a mixed-use or pure multi-residential development. Administration considered the criteria in the context of the proposed land use.

The subject parcel meets approximately half of the guideline criteria for consideration of multi-residential infill. The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.



## **Land Use Amendment in Westgate (Ward 6) at 1703, 1707 and 1711 - 47 Street SW, LOC2018-0090**

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The site satisfies multiple criteria including:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of a primary transit stop;
- adjacent to non-residential development;
- in close proximity to an activity centre; and
- direct lane access.

### **Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of uses and housing types than the existing R-C1 District and as such, the proposed change 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 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 aligns with applicable policies identified in the *Municipal Development Plan*, the *West LRT Land Use Study*, the *Transit Orientated Design Policy Guidelines* and the *Location Criteria for Multi-Residential Infill*. The proposal is transit-supportive and provides for a moderate increase in residential density within a form that respects the surrounding low-density residential development.

#### **ATTACHMENT(S)**

1. Applicant Submission
2. Westgate Community Association Comments
3. Applicant Lead Outreach Summary
4. Community Open House Summary – 2018 September 19
5. Community Open House Summary – 2019 November 05







## **Applicant Submission**

Resubmitted November 15, 2019

This application is for a proposed Land Use Redesignation in the Community of Westgate, from Residential – Contextual One Dwelling (R-C1) to Mixed Use – General (MU-1f3.5h17) to accommodate a four-storey mixed use development.

The site is located at 1703, 1707 and 1711 – 47 Street SW and has a total area of approximately 0.39 acres. Two of the three parcels are currently occupied by single-family homes, and the third is vacant. The subject site is located directly West across 47 Street SW from the 45th Street LRT station and the Alberta Motor Association. The LRT tracks are immediately adjacent to the South, and development to the North and West is primarily low density residential, with pockets of multi-residential, commercial and special-purpose designations further to the West and Northeast.

While there is currently no local-level planning policy in place, the parcels are identified within the Municipal Development Plan as within the Developed Established area. They are further identified within the 45 Street LRT Station Area in the West LRT Land Use Study within an area of medium density. While the 45 Street LRT station is not earmarked for major Transit Oriented Development, and no station area plan exists, the study concludes that four to six storeys of mixed-use development including residential, office and main floor retail is appropriate in the station area. These sites are ideally located to provide reasonable density, with the subject parcels located on a corner in direct proximity to the LRT station and near the 17 Avenue SW Neighbourhood Corridor.

The intent of this application is to accommodate a four-storey mixed use development, with local commercial at grade and medical and residential above.

Given that the intended development supports the goals of the Municipal Development Plan, is in alignment with the West LRT Land Use Study and is ideally located to support the existing LRT station and its patrons, we would respectfully request your support of this application.







**Westgate Community Association Comments**

**WESTGATE COMMUNITY ASSOCIATION  
4943 – 8 AVENUE SW, CALGARY**

Good morning April,

Thank you for hosting two information meetings with Westgate residents.

After hearing residents feedback the plans were modified to accommodate most concerns.

The new proposal reduced the number of floors to 4 and added 2 underground parking floors.

Understandably not all residents will be pleased with change in the community.

Residents expressed the following areas of concern:

- Parking
- Traffic & Community Access
- Height & Shadowing
- Building Use
- Design/Development, Construction Traffic

These concerns were heard by the applicant and addressed where possible.

Should you have any questions please contact myself.

Regards,

Pat Guillemaud

Director, Westgate Community Association.







## **Applicant Lead Outreach Summary**



**Rick Balbi Architect Ltd.**  
5917 1<sup>st</sup> Avenue SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

### **WESTGATE ENGAGEMENT SUMMARY REPORT LOC2018-0090**

**April 23, 2018**

#### **Community Association Meeting #1**

- Held at Westgate Community Association with Westgate Community Association representatives to outline the land use redesignation proposal and development concept
- Rick Balbi (RBA)/Westgate Community Association (Pat Guillemaud, Glenn Webber)
- Note LOC application made April 23, 2018

**July 3, 2018**

#### **Community Association Meeting #2**

- Held at Westgate Community Association
- Further discussion of land use redesignation proposal, clarifications
- Rick Balbi, April Kojima (RBA)/Westgate Community Association (Pat Guillemaud, Glenn Webber)

**September 19, 2018**

#### **Community Open House #1 – Public**

- Held at Westgate Community Association to discuss land use redesignation and proposed development concept (MU-1f4.0h20, 5 storey mixed-use).
- Attendance ±100

**October 22, 2019**

#### **Community Association Meeting #3**

- Held at Westgate Community Association
- Discussion re changes to application, traffic study, upcoming open house
- Rick Balbi, April Kojima (RBA), Pat Guillemaud, Glenn Webber (Westgate CA), Lori Olijnyk (Rosscarrock CA), Grant MacArthur (Glendale CA)

**November 5, 2019**

#### **Community Open House #2 - Public**

- Held at Westgate Community Association to discuss changes to land use redesignation and proposed development concept (MU-1f3.5h17, 4 storey mixed-use).
- Attendance ±40
- Pdf copies of information panels emailed on request to residents unable to attend



## **Applicant Lead Outreach Summary**

Outreach consisted of multiple meetings with the Westgate Community Association, starting in April of 2018, and two open houses – one in September of 2018 and one in November of 2019. We worked closely with the Westgate Community Association to plan these events, and to keep them informed of key decisions. Discussion with both this Community Association and nearby residents has been invaluable, and has certainly influenced the course of this application.

At the first open house, we presented a five-storey mixed use development concept with zoning to accommodate it (MU-1f4.0h20), and requested feedback. A summary of the feedback received is attached along with the initial presentation. While there were several residents supportive of this type of redevelopment, most had concerns and several themes were repetitive. These could mostly be summarized as follows:

- five stories is too high
- traffic and parking are considered a major issue both currently and in relation to new development
- shadow impact is a concern
- upset over lack of existing local policy to guide development
- concerns surrounding specific uses
- potential exacerbation of perceived impact of LRT station

We reviewed all of the received comments along with verbal comments we received and spent approximately a full year redesigning our concept and learning as much as we could about the Westgate and surrounding communities and their future vision. We met with representatives of the Westgate, Glendale and Rosscarrock Community Associations together in late October of 2019 to discuss how we had addressed what we had heard, and to discuss a second open house to share these changes. On November 5, 2019, we closed out our engagement by sharing our new proposal with nearby residents at the Westgate Community hall.

As a result of the initial community discussions, we have revised the proposal to MU-1f3.5h17 from MU-1f4.0h20 to support a four-storey mixed use development concept.

While we believe 20m is a very modest height in this location, the community in general seemed able to accept no more than four storeys. At risk of underdevelopment, but without the benefit of a comprehensive policy framework or precedent in the area, we felt that on balance this was a fair request, and we adjusted the proposal accordingly. While a development permit has not been submitted, our development concept is an accurate representation of the ultimate intention, and we intend to move forward with a development permit should this land use be approved.

While not required by the City of Calgary, the expressed traffic concerns led us to commission a traffic impact study (TIA) to analyze the operation of nearby intersections and the impact of the anticipated development in general. The TIA, a copy of which has been provided to the City of Calgary, indicates operational sufficiency pre- and post-development, and it appears that the development has limited impact on existing intersection operations. We note that in terms of active modes, a crosswalk is suggested and can be considered during subsequent development review.

Shadow impact has been further reduced by reducing the overall height of the development, and has a limited impact to the two nearest properties to the west.



### **Applicant Lead Outreach Summary**

A lack of specific local level policy has proven problematic on this stretch of 17<sup>th</sup> Avenue. It should be noted that the Westgate, Rosscarrock and Glendale communities have recently engaged with the University of Calgary in a visioning exercise, and it has recently been announced that local area planning is now in its very early stages. While we are working without the benefit of this policy being finalized, we believe that this proposal is a balanced approach to the potential outcome of future policy planning, present community expectations and sound planning principles.

We have discussed in detail with our client specific uses in the building, and have indicated to the community the desired tenant mix. The main floor commercial cannot be guaranteed as it relies on tenants, but every effort will be made to provide the uses discussed as these local commercial uses will be the most supportive of residents and commuters.

There is a perception that LRT stations increase undesirable behaviours and visitors to communities. Whether this can be supported or not, our belief is that street-oriented redevelopment encourages a pleasant environment with increased activity and eyes on the street – a benefit in any circumstance.

Copies of both open house presentations and notification materials are attached for your information.







Community Open House Summary - 2018 September 19

# OPEN HOUSE

**WHEN: SEPTEMBER 19, 2018 AT 7:00PM**

**WHERE: WESTGATE COMMUNITY HALL  
4943 - 8 AVENUE SW**

**PROPOSED REDESIGNATION OF  
1703, 1707 & 1711 - 47 STREET SW**



Rick Balbi Architect Ltd.  
5917 1<sup>st</sup> Avenue SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

## OPEN HOUSE

**PLEASE JOIN US ON SEPTEMBER 19, 2018 AT 7:00PM  
AT THE WESTGATE COMMUNITY HALL AT 4943 - 8 AVENUE SW  
TO SHARE YOUR THOUGHTS WITH US ON  
THE PROPOSED REDESIGNATION OF  
1703, 1707 & 1711 - 47 STREET SW**





## Community Open House Summary - 2018 September 19

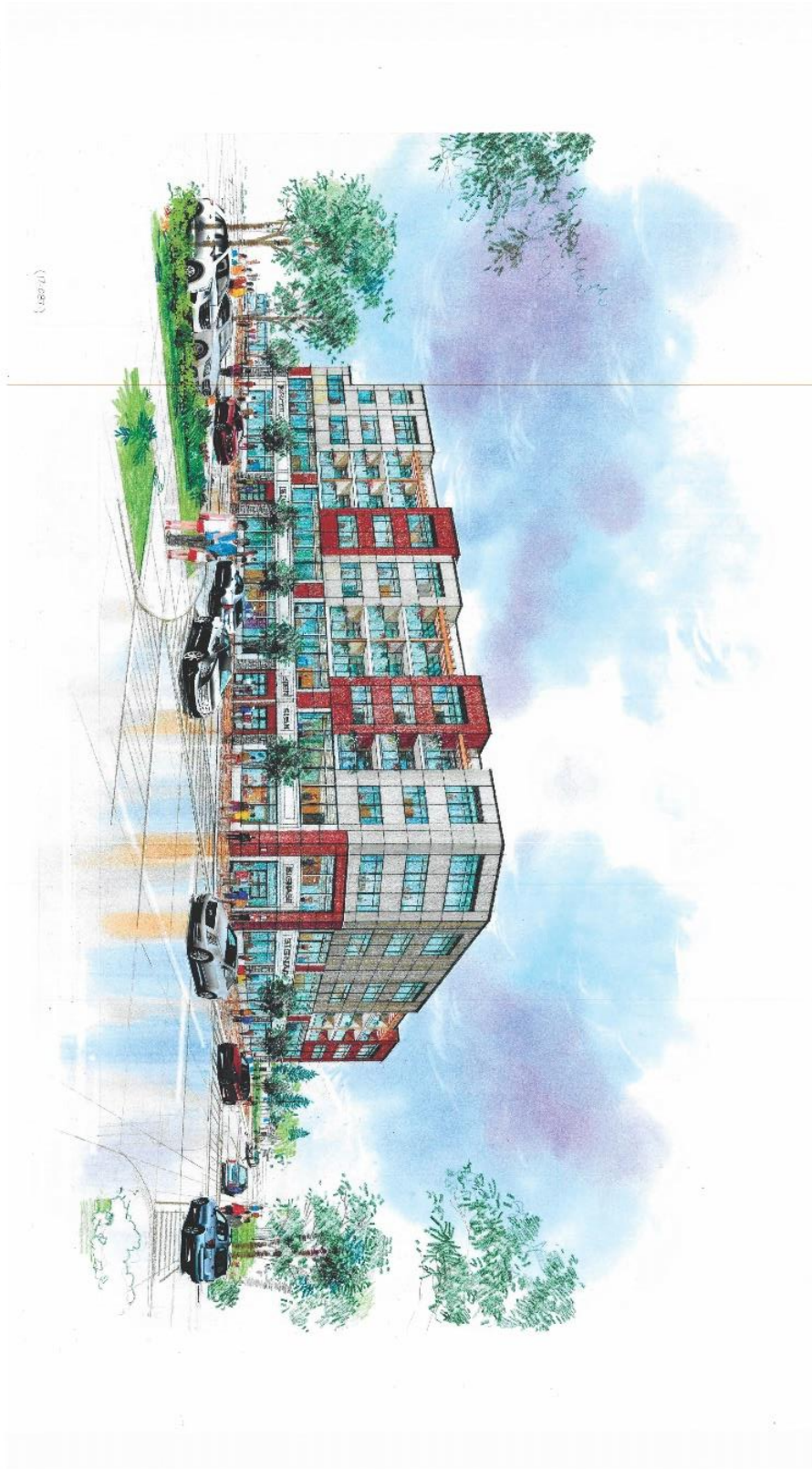




## Community Open House Summary - 2018 September 19



Rick Balbi Architect Ltd.  
5917 17<sup>th</sup> Avenue SW  
Calgary, Alberta, T2H 0K4  
403 253 2853, 403 253 3078 Fax



1703, 1707 & 1711 - 47 STREET SW

CONCEPT RENDERING

PROPOSED MIXED-USE DEVELOPMENT

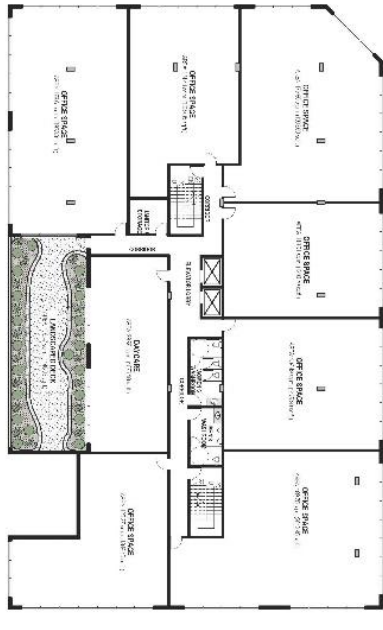
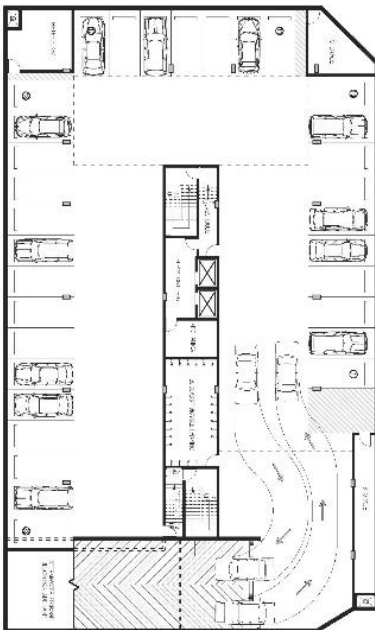
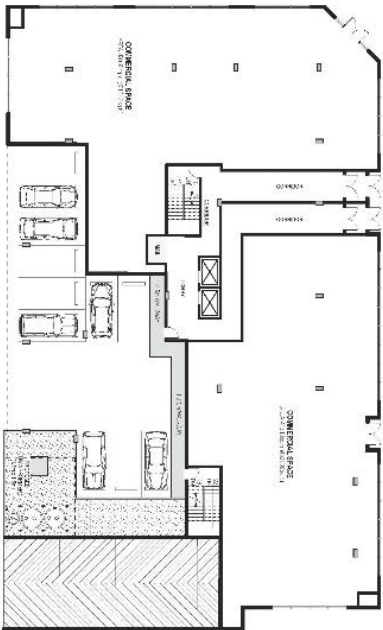


Community Open House Summary - 2018 September 19

1703, 1707 & 1711 - 47 STREET SW

FLOOR PLANS - PARKADE, MAIN AND SECOND FLOOR

OVERALL BUILDING INFORMATION			
STREET LEVEL GFA:	10,591.3 sq. ft.	(988 sq. m.)	
SECOND LEVEL GFA:	10,484.1 sq. ft.	(1,071.8 sq. m.)	
RESIDENTIAL LEVELS GFA:	47,883.1 sq. ft.	(5,962.9 sq. m.)	
TOTAL GFA:	68,958.5 sq. ft.	(8,022.7 sq. m.)	
TOTAL RESIDENTIAL UNITS:	33		



PROPOSED MIXED-USE DEVELOPMENT

  
Rick Balbi Architect Ltd.  
5917 17<sup>th</sup> Street SW  
Calgary, Alberta, T2H 0K4  
403 253 2853, 403 253 3078 Fax

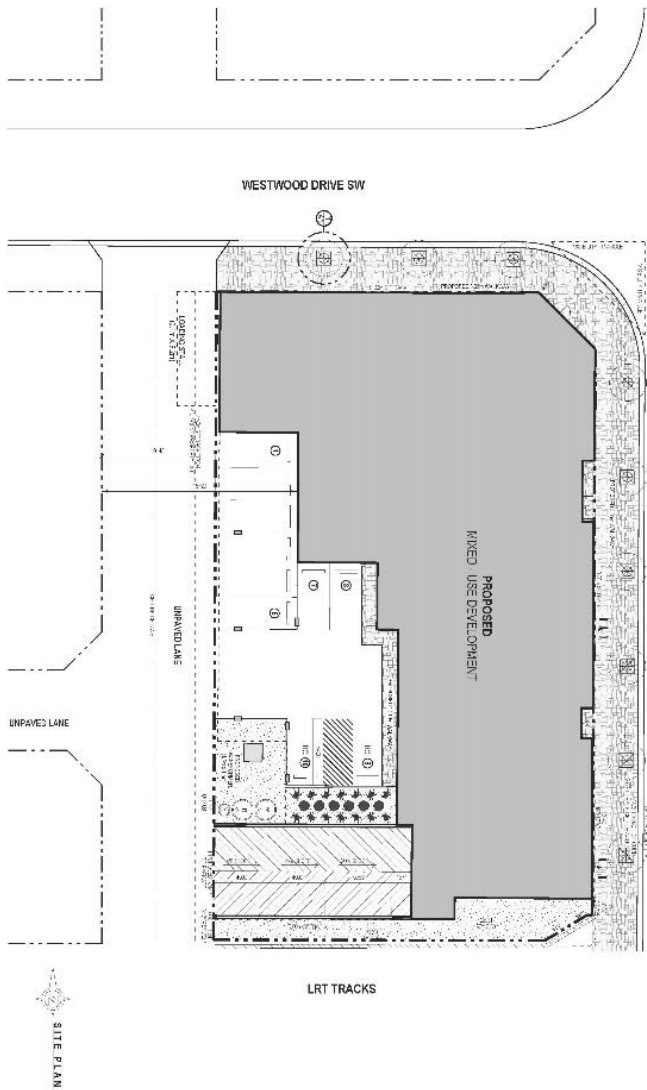


Community Open House Summary - 2018 September 19



Rick Balbi Architect Ltd.  
5917 T.A. Street SW  
Calgary, Alberta, T2H 0K4  
403 253 2853, 403 253 3078 Fax

SITE INFORMATION			
PROPOSED LAND USE:	MU 140 (2,500 sq. ft.) (3 N 140)		
SITE AREA:	16,800 sq. ft.	17,500 sq. ft.	
TOTAL GFA:	68,000 sq. ft.	16,800 sq. ft.	
TOTAL RESIDENTIAL UNITS:	30		
PARKING SPACES:	RESERVED: 3	2007 DED: 2	
PROPOSED FAR:	4.0		



1703, 1707 & 1711 - 47 STREET SW

SITE PLAN

PROPOSED MIXED-USE DEVELOPMENT



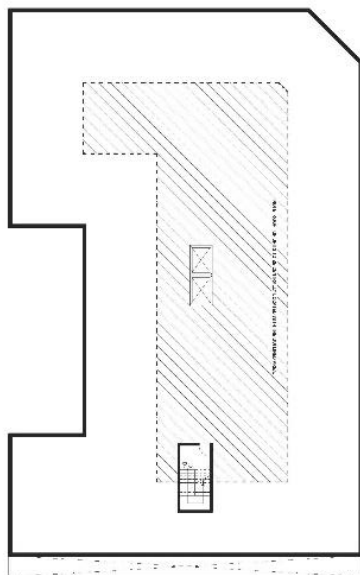
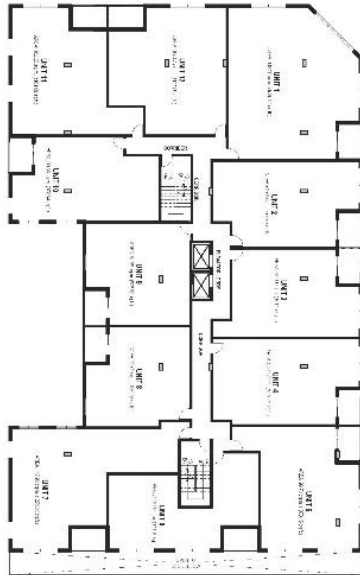
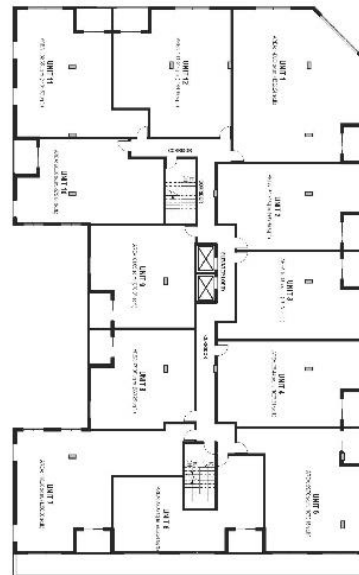
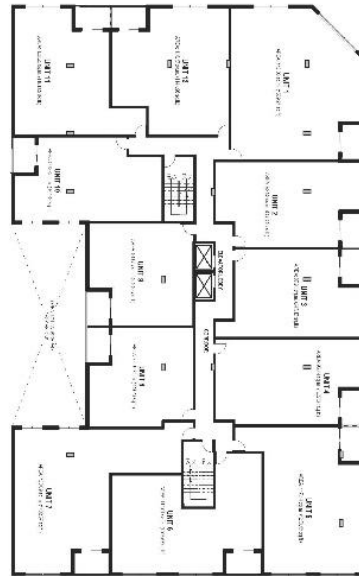
**Community Open House Summary - 2018 September 19**



# Community Open House Summary - 2018 September 19

1703, 1707 & 1711 - 47 STREET SW

FLOOR PLANS - THIRD, FOURTH, FIFTH AND ROOF PLANS



Rick Balbi Architect Ltd.  
5917 17<sup>th</sup> Ave. Street SW  
Calgary, Alberta, T2H 0K4  
403 253 2853, 403 253 3078 Fax

PROPOSED MIXED-USE DEVELOPMENT











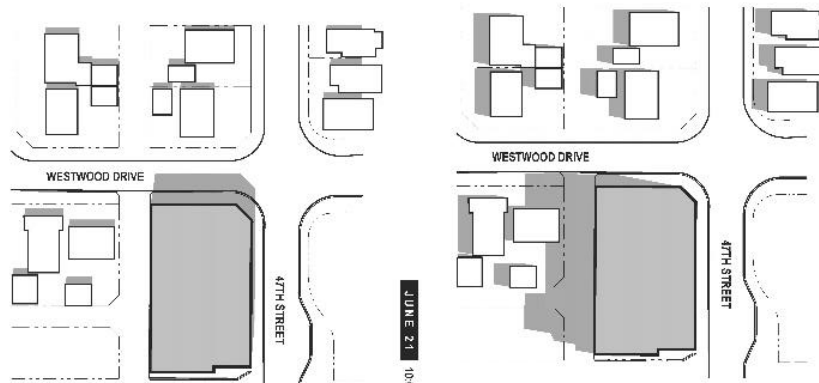
## Community Open House Summary - 2018 September 19

### 1703, 1707 & 1711 - 47 STREET SW

#### SHADOW STUDY



MARCH 21 10:00 AM



JUNE 21 10:00 AM



SEPTEMBER 21 10:00 AM

MARCH 21 2:00 PM

JUNE 21 2:00 PM

SEPTEMBER 21 2:00 PM



Rick Balby Architect Ltd.  
5917 17<sup>th</sup> Avenue SW  
Calgary, Alberta, T2H 0K4  
403 253 2853, 403 253 3078 Fax

### PROPOSED MIXED-USE DEVELOPMENT



## Community Open House Summary - 2018 September 19

### 1703, 1707 & 1711 - 47 STREET SW

#### WHY WESTGATE?



- IT'S A SENSIBLE LOCATION WITH GREAT ACCESS TO THE 45 STREET LRT STATION

IT WILL PROVIDE CONVENIENT LOCAL-SCALE COMMERCIAL TO THE WESTGATE COMMUNITY THAT IS

- INTENDED TO INCLUDE USES SUCH AS MEDICAL CLINICS, PERSONAL SERVICES, COFFEE SHOPS/SMALL EATERIES AND RETAIL.

HAS GOOD NATURAL SEPARATION FROM

- SURROUNDING HOMES BY THE WEST LANE, SOUTH LRT TRACKS, 47 STREET SW AND WESTWOOD DRIVE SW

WILL PROVIDE REASONABLE

- DENSIFICATION WITH MINIMAL IMPACT IN A TRANSIT-ORIENTED DEVELOPMENT AREA, WHICH CONTRIBUTES TO CALGARY'S GROWTH STRATEGY

- PROVIDES ADDITIONAL HOUSING OPTIONS

NEW DEVELOPMENT ADDS VIBRANCY

- AND PROMOTES LONG TERM VIABILITY FOR COMMUNITIES



1703, 1707 & 1711 - 47 STREET SW



LANE FROM WESTWOOD DRIVE SW



45TH STREET LRT STATION - 47TH STREET ACCESS



Rick Balbi Architect Ltd.  
5917 1<sup>st</sup> A Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

#### PROPOSED MIXED-USE DEVELOPMENT



## Community Open House Summary - 2018 September 19

**1703, 1707 & 1711 - 47 STREET SW**

SO PLEASE LEAVE YOUR THOUGHTS AND IDEAS HERE!



Rick Balbi Architect Ltd.  
5917 1<sup>st</sup> Avenue SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

**PROPOSED MIXED-USE DEVELOPMENT**



## Community Open House Summary - 2018 September 19

### WESTGATE MIXED USE DEVELOPMENT OPEN HOUSE - SEPTEMBER 19, 2018, 7PM

#### SUMMARY OF POSTED COMMENTS, VERBATIM

"Parking & traffic flow need to be examined further"
"Access into that area is too limited as-is. Improving <u>car</u> access would be a good point to touch on"
"TRAFFIC CONGESTION It's unrealistic to think that 36 units plus retail & commercial will be able to access this property"
"How are they going to address the heavier traffic flow, cannot turn left onto 17th Ave. & 44th St. is already backed up in the morning. The other main road 10th Ave is busy with the 3 schools."
"Daycares have high traffic times and require parking for parents to pick-up drop-off. The lane way is not the place for that."
"Need clear driveway/road to accommodate traffic and reduce increase traffic in comm."
"Traffic & parking will be an issue with this higher density"
"47th Street has no traffic control & is needed for access to 3 schools + residential (it was never intended as a connector road like 45th & 37th Streets)."
"With community access limited do not need additional parking/traffic issues"
"Access and parking are poor"
"- Not enough parking - what about garbage"
"I live directly across street at Sandhurst Condos. Area is too "small" to support any condo development in that tight corner! Traffic volume doubled with LRT built and transit buses back/forth"
"45 St lights are already congested at best of times. That's only way in off 17th from West. Fire hall trucks & ambulance will be affected"
"Only access at 45th St light - already overused, no proper light or lanes to accommodate increase in traffic for such a BIG development. This is insane too big no access"
"Concerns - parking - access - shadows from buildings (height). Pros: - would support businesses like coffee shops, butchers, daycares etc."
"Higher density than R1 is appropriate however mixed use without off street parking for commercial is lunacy"
"-Parking is an issue - Traffic is an issue - Density for this site at an important entry to our neighbourhood is not appropriate"
"Employee parking? Comm. Spaces will need both employee & customer parking"
"Parking for shoppers. Parking for every unit"
"Parking - one access in one access out - No Good!!"
"This site is too small for a multi use development. There is limited space on this street for vehicle traffic."
"with the train crossing at 47th St, the only way to go east on 17th Ave is to go to the lights at 45th St. An intersection that can't handle the current traffic, let alone the volume the mixed use development would add."



## Community Open House Summary - 2018 September 19

"Where do commercial staff and visitors park?"
"I trust you will be able to sort out the parking access later in design."
"NO Parking NOW!"
" <u>PARKING</u> As neighbours to the site, it's already an issue now that the two houses are rental properties"
"Parking is a huge concern and access - how will this be handled?"
"My concern would be the parking and the access in & out. With the LRT above ground at 47th the traffic up Westwood would increase dramatically. I believe it would negatively impact our Community. Traffic congestion would be awful."
"I'm in favour of this building if there is enough parking. One more level."
"This would be nice on a main road with access - but proposed location runs traffic on 45 St from west thru neighborhood to no parking + bad density - Relocate Please"
"Access on Westwood by AMA is very dangerous & congested as it is. (on Westwood)"
"Max 4 floors no offices 100% parking off road - restrictions on type of retail"
"No commercial please"
"Community would like to see lower density, but multi family - not 5-6 stories"
"How about 1 or 2 4-plexes instead? (more appropriate for the area)"
"Zoning request needs to be less than MU"
"High end concrete/steel condo development residential only would be more appropriate"
"Retail suggestion w/2 story (coffee/drycleaner)"
"5 storey building doesn't fit in our community * suggest two w/commercial/retail"
"The footprint proposed is far too large. The building needs to be set back from the property line as every other building in the community is."
"2 storey residential no commercial & plenty of underground parking"
"No office; who are you leasing this to? (25% office vacancy DT)"
"actually, it's (DT office vacancy) over 30%. Good point."
"Set back for residential floors. Create 'Store front' retail."
"Proposed building <u>too</u> large. Retail not appropriate due to limited access."
"Mixed Residential is not viable. Parking is already an issue. 3 Story Residential only would be fine with underground parking."
"Love the retail - no office - 3 floors of res."
"We feel a 3 storey building would be appropriate. Higher would create long shadows in winter months (Why was DEC. 21 not shown in shadow study)."
"General design is pleasing, but looks like we're trying to fit the biggest bldg possible. How about some breathing room? Green space?"
"Zone for 4 storeys only!!! 100% parking!!!"
"No office building"
"Residential housing no commercial office"
"We'd like to see condo not rented apartments"
"Keep this community more family orientated. Don't build 5 story small units - do 3 story larger family units"
"Residential only Please! Need retail, take the train!"
"Make it housing only. 3 storey."
"How about a row of townhomes?"



## Community Open House Summary - 2018 September 19

"Zoning w/little or no parking/traffic increase would be more appropriate"
"West LRT Land Use Study for 45th St Station stated that development should be sensitive to the existing community. The footprint & scale of what's proposed is NOT sensitive to the community."
"4 story - commercial 3 story res. West side stepback."
"Commercial or business <u>not</u> BOTH"
"I think mixed use spaces are great! This area needs a good diner/café."
"Good concept."
"This is a waste of time - the City process needs to be completed."
"Crime rates go up in areas with commercial buildings in residential areas"
"3+ storeys of combustible materials are very risky."
"This type of units are not family friendly - very small. Therefore this type of development will be rentals (lower income)"
"No rental! 90% of rental properties are not taken care of. Go look at Forest Lawn and Bowness (not riverfront)"
"I'm not opposed to higher density <u>BUT</u> the <u>City of Calgary</u> needs to finish the Land Use Development Plan that was promised when LRT was planned. Their lack of process is negligent."
"I feel we (residents) paid a higher \$\$ to live here. Little traffic and not much rental, retail ect. Please look elsewhere"
QUESTIONS
"42 spots - "relaxed parking" what is "non-relaxed"?"
"How about affordable housing like in Wildwood"
"Has there been any consideration around increased crime where retail stores and the LRT are side-by-side?"
"If the "R rating" changes it will allow others to build multi use buildings"
"What will the noise levels be from the LRT?"
"How have you determined "minimal impact" as per "Why Westgate?" poster?"
"There is already densification from Westwinds Terrace. Why not build by Walmart?"
"This looks to big. How many lots are you taking?"
"Dec 21 shadow?"
"How do you plan to handle/control traffic of construction vehicles & worker/trades traffic."







## Community Open House Summary – 2019 November 05



Rick Balbi Architect Ltd.  
5917 1<sup>st</sup> A<sup>ve</sup> Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

# OPEN HOUSE

**PLEASE JOIN US ON TUESDAY, NOVEMBER 5, 2019 AT 7:00PM  
AT THE WESTGATE COMMUNITY HALL AT 4943 - 8 AVENUE SW  
TO LEARN MORE ABOUT CHANGES TO THE LAND USE PROPOSED FOR**

**1703, 1707 & 1711 - 47 STREET SW**

**CAN'T MAKE IT? CONTACT US AT [CONNECT@RBALBI.CA](mailto:CONNECT@RBALBI.CA) TO REQUEST INFORMATION.**



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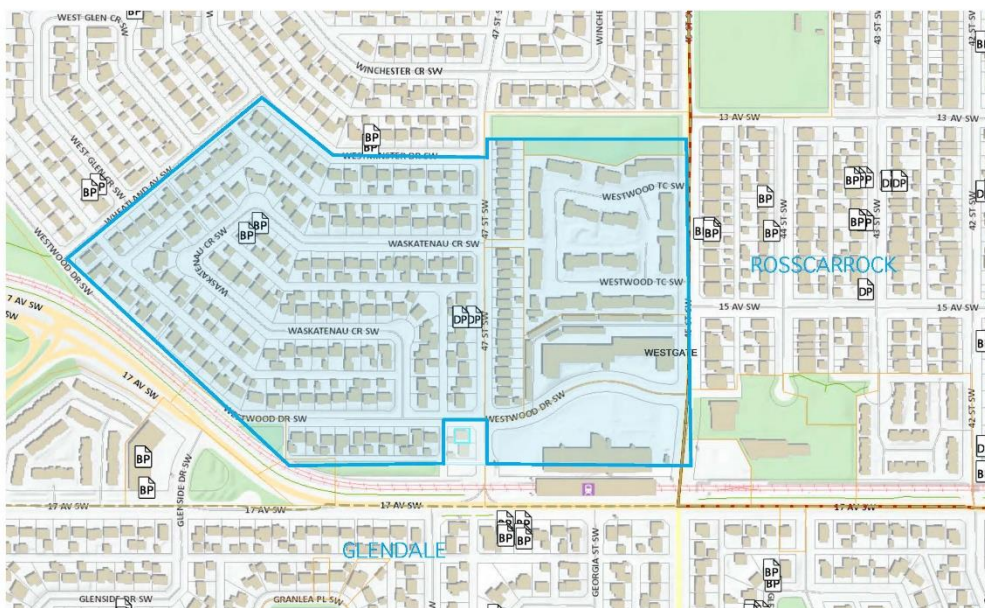
Community Open House Summary – 2019 November 05

# OPEN HOUSE

**WHEN: NOVEMBER 5, 2019 AT 7:00PM**

**WHERE: WESTGATE COMMUNITY HALL  
4943 - 8 AVENUE SW**

**PROPOSED REDESIGNATION OF  
1703, 1707 & 1711 - 47 STREET SW**





## Community Open House Summary – 2019 November 05

**1703, 1707 & 1711 - 47 STREET SW**

CONCEPT RENDERING



Rick Balbi Architect Ltd.  
5917 17<sup>th</sup> Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

**PROPOSED MIXED-USE DEVELOPMENT**



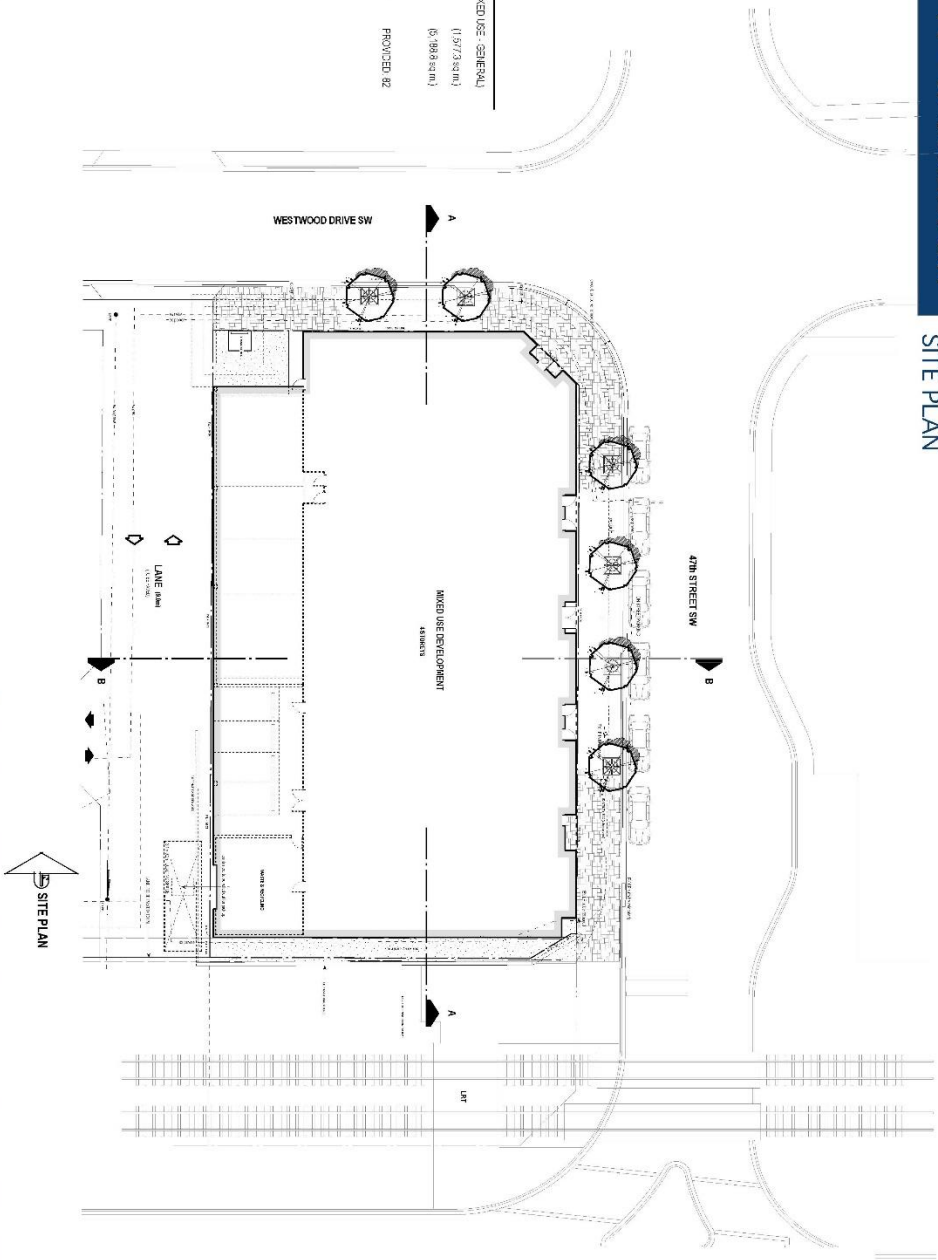
Community Open House Summary – 2019 November 05



Rick Babl Architect Ltd.  
5917 1<sup>st</sup> A Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

SITE INFORMATION			
PROPOSED LAND USE:	ML-13 (M17) MIXED USE - COMERCIAL		
SITE AREA:	15,979.5 sq.ft.	(1,577.3 sq.m.)	
TOTAL GFA:	55,892.9 sq.ft.	(5,198.8 sq.m.)	
TOTAL RESIDENTIAL UNITS:	24		
PARKING SPACES:	REQUIRED 40	PROVIDED 82	
PROPOSED FAR:	3.5		
PROPOSED HEIGHT (MAX):	17 metres		

1703, 1707 & 1711 - 47 STREET SW  
SITE PLAN



PROPOSED MIXED-USE DEVELOPMENT



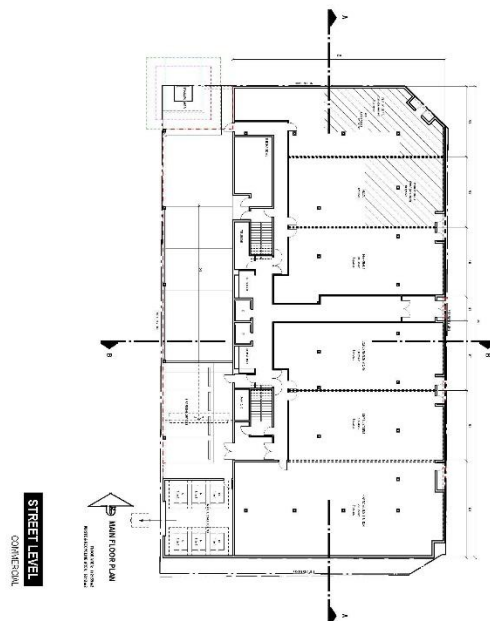
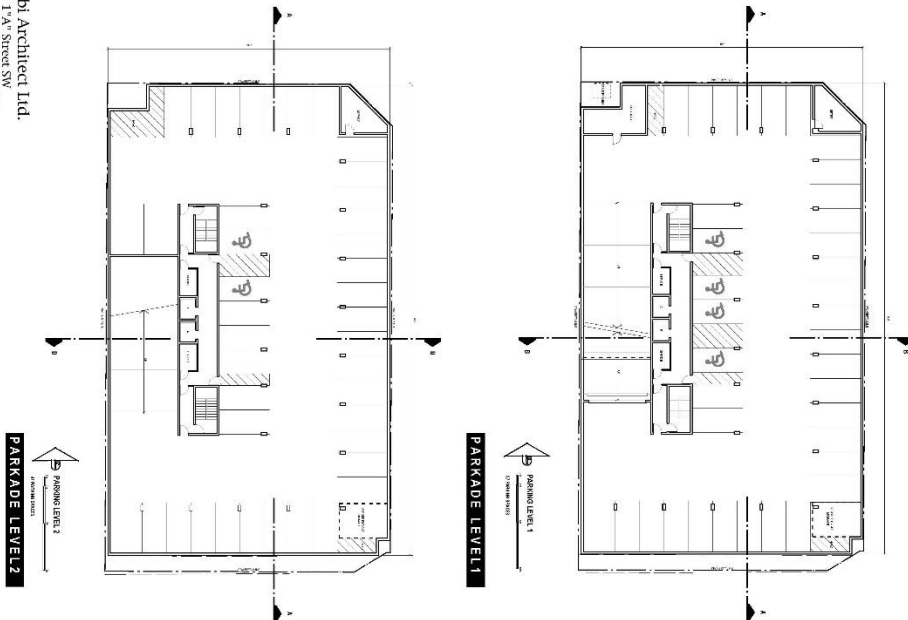
## Community Open House Summary – 2019 November 05

### 1703, 1707 & 1711 - 47 STREET SW

#### FLOOR PLANS - PARKADE LEVELS I AND II, MAIN FLOOR



Rick Balbi Architect Ltd.  
5917 T.A. Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax



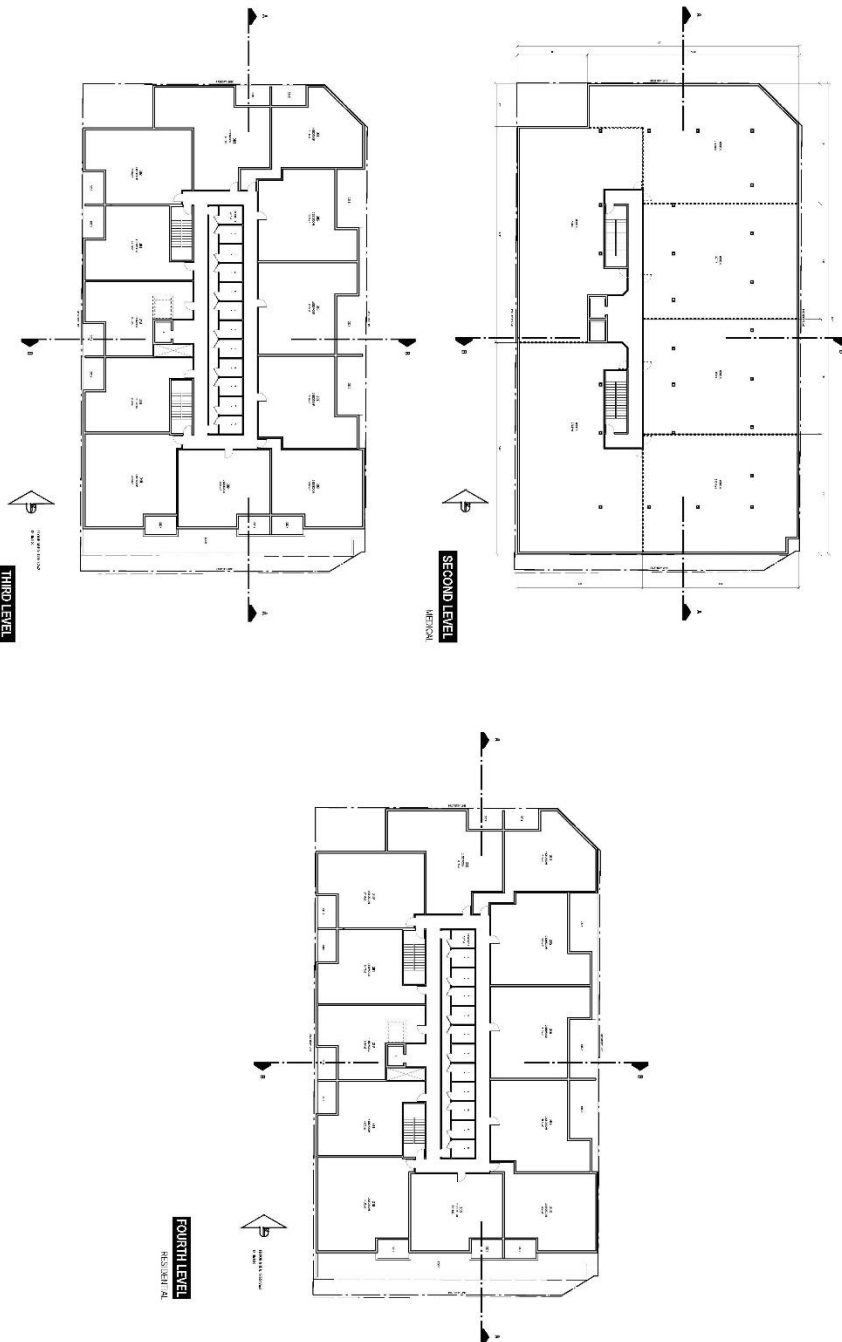
### PROPOSED MIXED-USE DEVELOPMENT



## Community Open House Summary – 2019 November 05

**1703, 1707 & 1711 - 47 STREET SW**

FLOOR PLANS - SECOND, THIRD AND FOURTH FLOOR PLANS



Rick Bahi Architect Ltd.  
5917 17<sup>th</sup> Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

**PROPOSED MIXED-USE DEVELOPMENT**



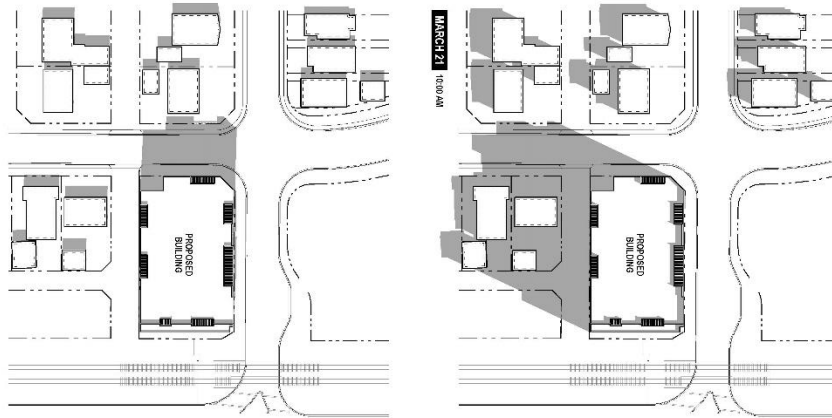




## Community Open House Summary – 2019 November 05

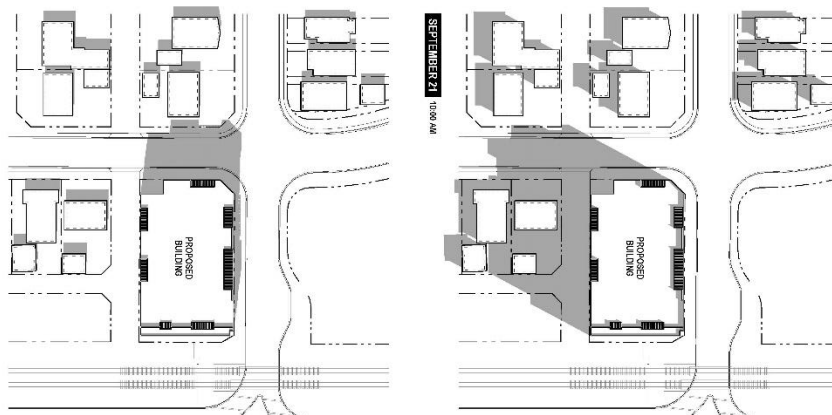
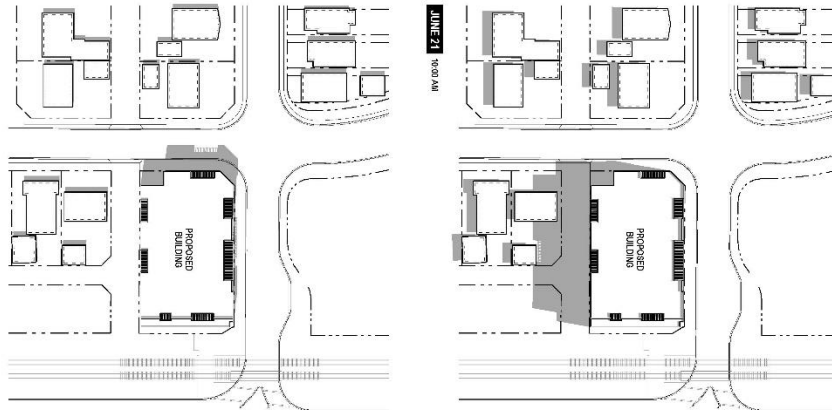


Rick Balbi Architect Ltd.  
5017 17A Street SW  
Calgary, Alberta, T2H 0G4  
403.253.2853, 403.253.3078 Fax



1703, 1707 & 1711 - 47 STREET SW

SHADOW STUDY



PROPOSED MIXED-USE DEVELOPMENT



## Community Open House Summary – 2019 November 05

### 1703, 1707 & 1711 - 47 STREET SW

#### WHAT HAS CHANGED?

IN 2018, WE VISITED THE WESTGATE COMMUNITY TO HEAR REACTION AND GATHER FEEDBACK ON A LAND USE PROPOSAL THAT WOULD SUPPORT A FIVE STOREY MIXED-USE DEVELOPMENT ON THESE PROPERTIES. FEEDBACK WAS MIXED, AND OPINIONS VARIED ON WHAT MIGHT BE WELCOMED, BUT MOST OF THE COMMENTS WE RECEIVED TELL UNDER THE GENERAL TOPICS BELOW. WE HAVE TAKEN THIS IMPORTANT INPUT AND MADE CHANGES TO THE LAND USE PROPOSAL AND OUR ULTIMATE DEVELOPMENT CONCEPT WHERE POSSIBLE. THE CHART BELOW INDICATES THESE GENERAL TOPICS AND OUR RESPONSES.

THE LAND USE DISTRICT PROPOSED HAS BEEN REDUCED TO **MU-1f3.5h17** from **MU-1f4.0h20** TO REFLECT A REDUCTION IN MAXIMUM FLOOR AREA AND HEIGHT

#### WHAT WE HEARD

**PARKING**  
CONCERN THAT ADEQUATE OFF-STREET (ON-SITE) PARKING CAN BE PROVIDED

**TRAFFIC AND COMMUNITY ACCESS**  
CONCERN WITH GENERAL TRAFFIC WITHIN THE COMMUNITY AND SPECIFIC CONCERNS WITH THE 45TH STREET INTERSECTION

**HEIGHT AND SHADOWING**  
CONCERNS ABOUT HEIGHT, NUMBER OF STOREYS AND SHADOW/SUNLIGHT IMPACT

**BUILDING USE**  
RESIDENTIAL/COMMERCIAL PREFERENCES VARIED. SUGGESTIONS WERE RECEIVED WITH RESPECT TO OFFICE AND COMMERCIAL USES.

**DESIGN AND DEVELOPMENT CONCERNS**  
SEVERAL DESIGN-RELATED SUGGESTIONS AND CONCERNS WERE RECEIVED RELATED TO SETBACKS, STEPBACKS AND BUILDING CONSTRUCTION.

#### WHAT WE DID

- AN ADDITIONAL PARKADE LEVEL WILL BE PROVIDED.
- ALL BYLAW-REQUIRED PARKING WILL BE PROVIDED ON SITE, INCLUDING RESIDENTIAL, VISITOR (RESIDENTIAL AND COMMERCIAL) AND EMPLOYEE PARKING
- A TRAFFIC IMPACT ASSESSMENT HAS BEEN COMMISSIONED AND COMPLETED BY A QUALIFIED TRANSPORTATION ENGINEERING FIRM
- THE STUDY FOUND TRAFFIC TO CURRENTLY OPERATE WITHIN PRESCRIBED LEVELS. PROPOSED DEVELOPMENT WILL NOT HAVE SIGNIFICANT IMPACT AND INTERSECTIONS ARE PROJECTED TO CONTINUE TO OPERATE ACCEPTABLY
- A CROSSWALK IS RECOMMENDED ON THE SOUTH SIDE OF WESTWOOD DRIVE AT 47TH STREET
- CONCEPT HAS BEEN REVISED TO FOUR STOREYS (INSTEAD OF FIVE)
- MAXIMUM HEIGHT REDUCED TO 17M FROM 20M
- SHADOW STUDY UPDATED WITH FURTHER DETAIL AND TO REFLECT REDUCED HEIGHT OF DEVELOPMENT
- OFFICE HAS BEEN REMOVED FROM THE DEVELOPMENT CONCEPT
- DESIRED COMMERCIAL TENANT MIX FOR DEVELOPMENT CONCEPT INCLUDES SMALL CONVENIENCE USES, SUCH AS DRY CLEANING, PHARMACY, RETAIL, FOOD SERVICE AND FINANCIAL
- SECOND FLOOR CONCEPT ENTIRELY MEDICAL
- RESIDENTIAL UNITS REDUCED TO 24 FROM 36 UNITS
- BUILDING DESIGN IS NOT 100% FINALIZED, AND IS SUBJECT TO REVIEW BY THE CITY OF CALGARY AT DEVELOPMENT PERMIT AND BUILDING PERMIT STAGES, BUT CONCEPT PLANS REFLECT THE INTENT OF THE INTENDED DEVELOPMENT PERMIT APPLICATION
- ALL DEVELOPMENT CONDITIONS SUCH AS SETBACKS AND STEPBACKS WILL BE REVIEWED BY THE CITY OF CALGARY AT THE DEVELOPMENT PERMIT STAGE
- STREET-ORIENTED BUILDINGS TEND TO ENCOURAGE VIBRANCY AND ACTIVITY AT THE STREET AS A FUNCTION OF DESIGN
- ULTIMATE DEVELOPMENT PERMIT PLANS WILL BE CIRCULATED BACK TO THE WESTGATE COMMUNITY ASSOCIATION FOR REVIEW AND COMMENT

### PROPOSED MIXED-USE DEVELOPMENT



Rick Balbi Architect Ltd.  
5917 17A Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax



## Community Open House Summary – 2019 November 05



Rick Balbi Architect Ltd.

#15, 5917 - 1A Street SW  
Calgary AB T2H 0G4  
P: 403-253-2853  
F: 403-253-3078

### THANK YOU for being here!

We truly appreciate your time and feedback. It has been invaluable in helping to shape and define this proposal moving forward to the next steps in the process of land use redesignation.

#### What's next in the land use redesignation process?

The City of Calgary will schedule a hearing and present its recommendation to the Calgary Planning Commission, which is a committee appointed by City Council to, along with other duties, provide City Council with recommendations on matters of land use redesignation. While anyone may attend a Planning Commission hearing, it is not a public hearing and the presentation will be made solely by the City of Calgary for technical review. More information on Calgary Planning Commission hearings can be found at <https://www.calgary.ca/PDA/pd/Pages/Public-notice/Calgary-Planning-Commission-agenda.aspx>.

Following completion of a Calgary Planning Commission hearing, a Council Public Hearing will be scheduled. A Public Hearing is open to all, and everyone will be given an opportunity to speak or present with respect to specific applications. More information about Council Public Hearings can be found at <https://www.calgary.ca/citycouncil/Pages/CityCouncil.aspx>.

#### Keep in touch!

If you would like to leave us comments or request a summary copy of the information presented today, please feel free to contact us any time at [connect@rbalbi.ca](mailto:connect@rbalbi.ca).



1703, 1707, 1711 - 47 STREET SW  
PROPOSED LAND USE: MU-1f3.5h17 (Mixed Use - General)



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1032

## **Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

### **EXECUTIVE SUMMARY**

This application was submitted by the landowner, Jane Wachowich, on 2019 June 21 on behalf of the Youth Centres of Calgary. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District to allow for:

- the additional use of Community Recreation Facility;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of two dwelling units (no change from the current maximum); and
- the uses listed in the R-C2 District.

The proposal is in alignment with the applicable policies of the *Millican-Ogden Area Redevelopment Plan (ARP)* and the *Municipal Development Plan (MDP)*.

A development permit application has not yet been submitted.

### **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 ± (0.07 acres ± located at 7400 – 23 Street SE (Plan 0913839, Block 1, Lot 50) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Community Recreation Facility (Attachment 1); and
2. Give three readings to the proposed Bylaw.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

This application was submitted on behalf of the Youth Centres of Calgary by the landowner, Jane Wachowich, on 2019 June 21. Youth Centres of Calgary is an organization focused on creating safe, nurturing after-school drop-in programs for Calgary's vulnerable youth (ages 11 to 15). More information on the organization and their intentions is identified in the Applicant's Submission in Attachment 2.

On 2019 March 25, a development permit application (DP2019-0674) for a temporary use: Home Occupation – Class 2 (youth after school centre – 1 year) was approved on the subject site. The applicant was advised by Administration to submit this development permit application in order for a 'trial' of the operations, before formalizing the use through the required land use



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
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**Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

amendment application. The youth centre has been operating since the summer of 2019, with no complaints received.

Should this application be approved by Council, a change of use development permit application for a Community Recreation Facility will be required to allow the facility to operate after 2020 March 25.

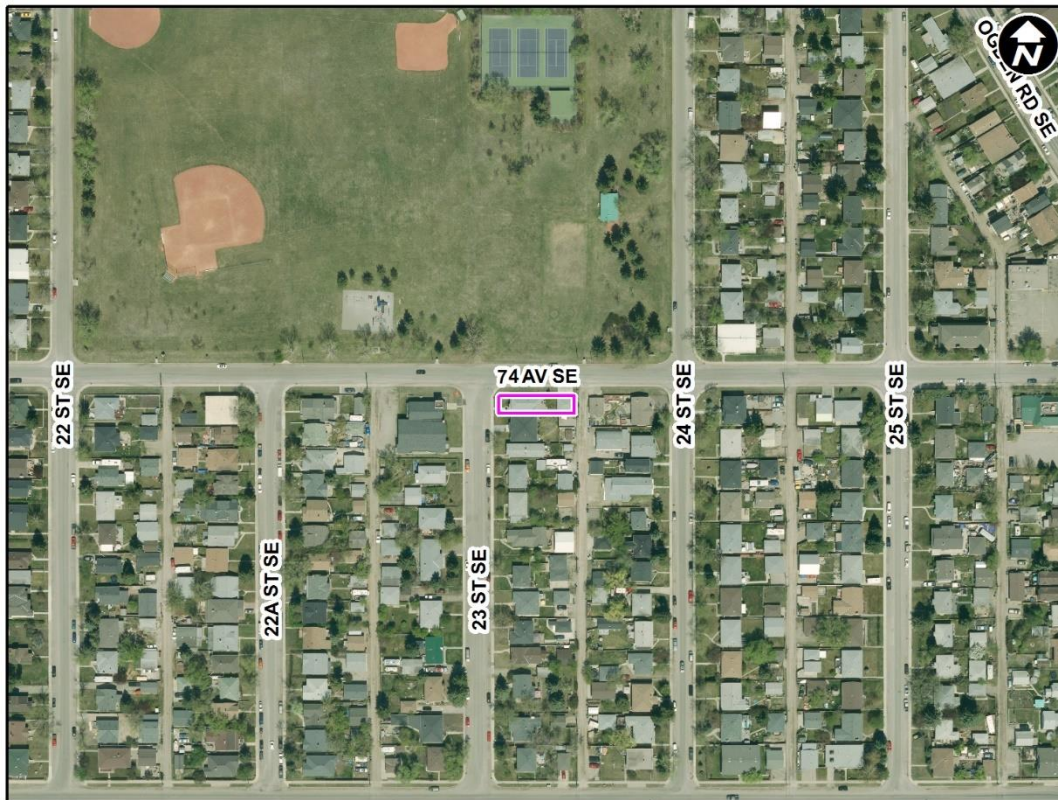
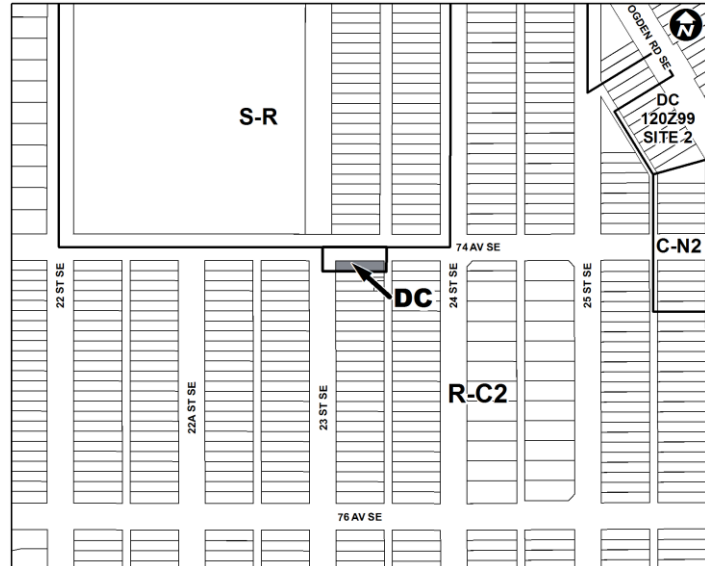
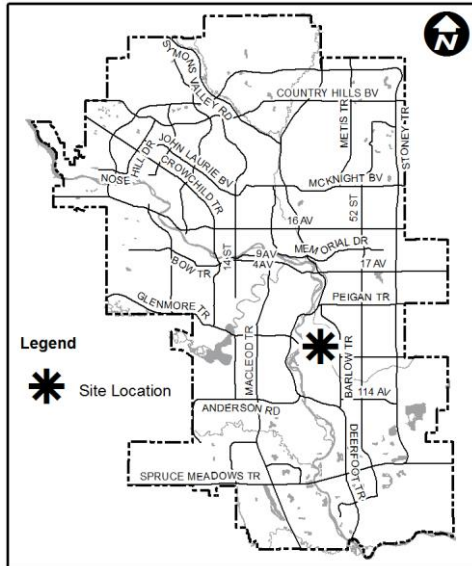


Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1032

**Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

**Location Maps**





**Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**



**Site Context**

The site is located in the southeast community of Ogden, at the junction of 23 Street SE and 74 Avenue SE. The subject site is approximately 0.07 acres (0.03 hectares) in size, approximately 8 metres wide by 36 metres deep, and is developed with a two-storey residential dwelling and a detached double garage accessed via 74 Avenue SE.

Parcels surrounding the site are designated Residential – Contextual One / Two Dwelling R-C2 District, apart from the George Moss Park to the north, which is designated Special Purpose – Recreation (S-R) District. Approximately three blocks to the east are a variety of retail units along Ogden Road SE, as is the future site of the Ogden Green Line LRT Station.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for the continued residential use of the site, whilst allowing the addition of a discretionary Community Recreation Facility use, which is compatible with and complimentary to established uses in the area. As the youth centre is presently approved under a development



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Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1032

### **Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

permit for home occupation, Administration was able to consider adjacent landowners experiences of the day-to-day operations in the determination of this application.

#### ***Planning Considerations***

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

#### ***Land Use***

The site is currently designated as an Residential – Contextual One / Two Dwelling (R-C2) District, which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings in the developed area. The R-C2 District allows for a range of complementary uses including home based child care for up to ten children, home based businesses with up to five vehicle visits per day, residential care and assisted living.

The proposed land use is a DC Direct Control District based on the R-C2 District, with the additional discretionary use of Community Recreation Facility. This proposal will ensure that the existing residential dwelling is retained, whilst allowing for the development aspirations of the applicants. Specific details of the proposed youth centre can be conditioned at the development permit stage in order to ensure that the development will fit into the surrounding residential context.

#### ***Development and Site Design***

At the time of writing this report, a development permit has not been submitted for a Community Recreation Facility. The merits of the proposed use, including the number of youth aged 11 to 15, staff numbers, parking and other site planning considerations will be evaluated at the time of a development permit application.

#### ***Environmental***

There are no known concerns associated with the lands or proposal.

#### ***Transportation Networks***

A Transportation Impact Assessment (TIA) and parking study were not required for this land use amendment application. Public transit with bus stops is available within 230 metres for route 43, and 550 metres for routes 36 and 41. There are currently no parking restrictions for this block, and lots of street parking is available along 23 Street SE and 74 Avenue SE. The future Ogden Green Line LRT station will be located within 500 metres of the site.

#### ***Utilities and Servicing***

Water, sanitary and storm deep utilities are available for development servicing. Servicing requirements will be determined at the time of future redevelopment.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

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CPC2019-1032

## **Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

### **Stakeholder Engagement, Research and Communication**

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

The applicants held two open houses in 2018 December and 2019 June. Approximately 35-50 community members attended each of the events and comments were overwhelmingly positive and supportive.

Administration received one letter citing concerns that include: perceived loss of quiet enjoyment that will result; rental homes remaining vacant and not attracting families to the area; lack of parking for staff; increase in noise and vandalism; that the premises will attract non-associated youths that will cause problems, and loss of property value.

Administration circulated the application to the Millican-Ogden Community Association, who stated that they had 'no real objection from a planning perspective' to the proposed land use amendment application in a letter provided 2019 August 19 (Attachment 3).

A letter has been received in support of the proposal from Calgary Police Service (CPS), stating that CPS has worked with 'Youth Centres of Calgary' for many years and that their initiatives have been instrumental in reducing crime and gang activities in local neighbourhoods.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Calgary Planning Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1032

## **Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the 'Residential Developed Inner City Area' on Map 1: Urban Structure of the *Municipal Development Plan* (MDP).

Sites within the Residential Developed Inner City Areas may intensify, or maintain and expand local commercial development that provides retail and service uses in close proximity to local residents. The MDP also has policies to encourage/provide for a full range of community services and facilities, including areas for public engagement, personal growth, health and learning. The proposal is in keeping with relevant MDP policies.

### ***Millican-Ogden Area Redevelopment Plan (Statutory – 1999)***

The subject site is located within the 'Low Density Conservation' land use area as identified on Map 5 of the Area Redevelopment Plan. One of the residential objectives of this plan is to 'preserve Millican-Ogden as a viable, safe and liveable residential community'.

A new local growth plan for the area including the Ogden community is currently being prepared by Administration to guide development and growth in the community and station area near the new Green Line LRT. This planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by Q2 2020.

The proposed land use amendment complies with the overall intent of the ARP.

### **Social, Environmental, Economic (External)**

The proposed DC Direct Control District will allow for the continued residential use of the parcel, while contributing to Ogden's community services by providing a free after school facility for youths aged 11 to 15 in an emotionally and physically nurturing environment.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

There are no known impacts to the current and future operating budget 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 and operational and/or land use risks will be managed at the time of the development permit application.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1032

**Land Use Amendment in Ogden (Ward 9) at 7400 - 23 Street SE, LOC2019-0098**

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use amendment will allow for a community service to be located in the community of Ogden, creating the opportunity for a youth centre to provide a safe, nurturing environment for young adults, thereby advancing the objectives of the *Millican-Ogden ARP* and *Municipal Development Plan*.

**ATTACHMENT(S)**

1. Proposed DC Direct Control District
2. Applicant's Submission
3. Community Association Letter

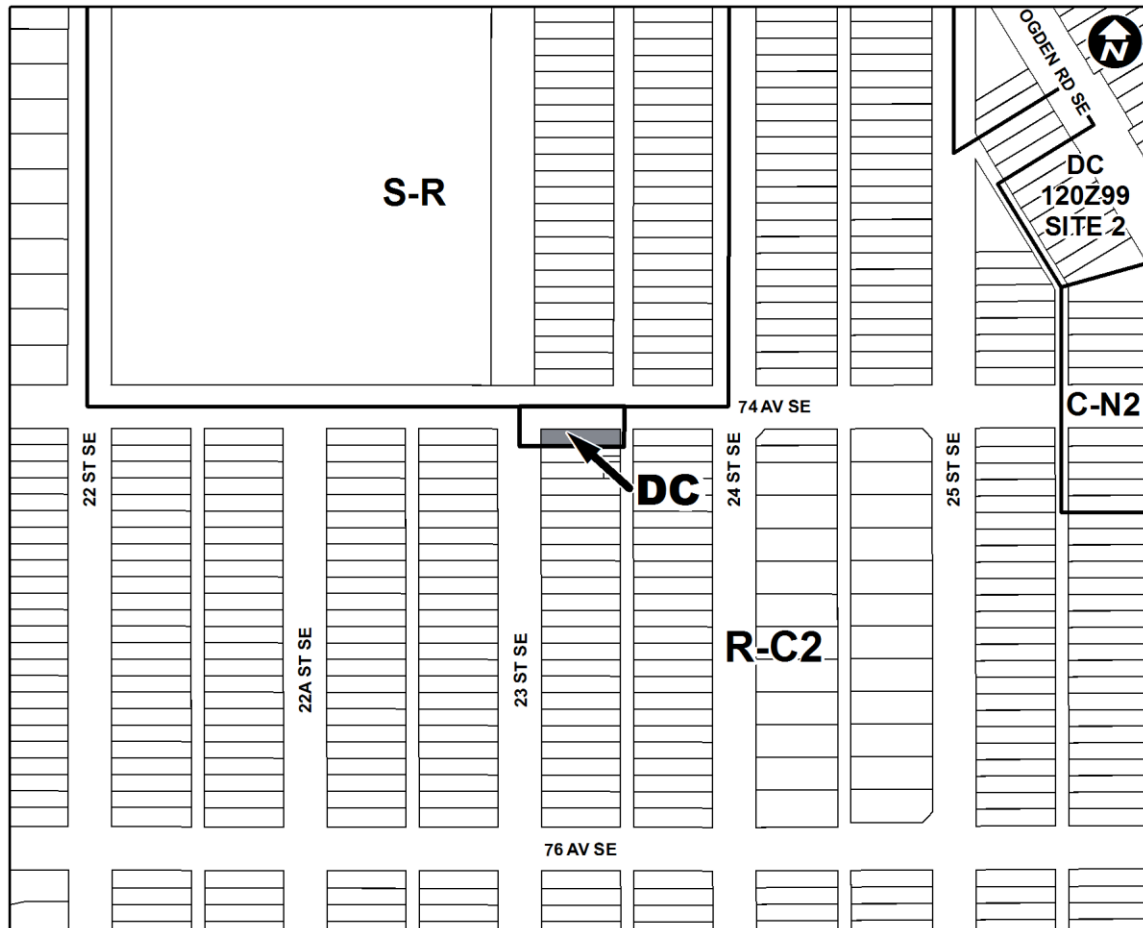


**Proposed DC Direct Control District**

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

**SCHEDULE A**



**Proposed DC Direct Control District****SCHEDULE B****DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to allow for the additional *use* of a community recreation facility.

**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.

**Permitted Uses**



### Proposed DC Direct Control District

- 4 The ***permitted uses*** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

#### Discretionary Uses

- 5 The ***discretionary uses*** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Community Recreation Facility.**

#### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

#### Required Motor Vehicle Parking Stalls

- 7 A **Community Recreation Facility** does not require the provision of ***motor vehicle parking stalls***.







## **Applicant's Submission**

June 26, 2019

To the City of Calgary and the Community of Ogden and partners.

Who we are:

I am Jane Wachowich, the Executive Director and founder of Youth Centres of Calgary – an organization focused on creating safe, nurturing after-school drop-in programs for Calgary's vulnerable youth (ages 11-15). Our model is to create a home-like environment for youth in Calgary's more vulnerable communities; we have initiated our efforts in Ogden, in the city's southeast.

While my background is in law and business turnarounds, throughout my entire career I have worked in the non-profit sector with at-risk youth. Many years ago I worked as a mentor in the inner city projects of Chicago. There, I learned that in order to truly thrive, kids need access to good food, an opportunity to learn, and they need to have a respectful, reliable relationship with at least one healthy adult.

In 2013, I sat on the board of a failing youth centre where I got a first-hand look at the significant challenges some youth in our city face. I came to understand that, as I witnessed in Chicago, many youth in our city don't have access to emotionally or physically nurturing environments; many don't even have access to safety. I took over the operations of that youth centre in 2014 and, with the help of numerous donors and qualified volunteers, went on to create a successful thriving centre where at-risk kids in the city's northeast came every day after school for homework help, sports, mentorship, music lessons, healthy snacks and food and games. Together we developed a simple and successful template that is easily replicated in other areas of Calgary. Replicating this model is our intention.

Youth Centres of Calgary aims to provide free programming every day after school, to that kids who need it the most so they thrive – so they can have fun, learn, and ultimately become capable, strong and resilient members of the community. Our model entails operating out of a converted home from 3:00 pm to 7:00 pm daily. Kids will come from school and will be within walking distance or a short bus ride from their homes. We started our efforts in Ogden as a result of a 2018 urban study that helped identify neighbourhoods that would benefit most from a youth centre. There is a clear need after school in Ogden that we intend to meet.

We have gathered together a Board of strong, experienced members and together we've incorporated Youth Centres of Calgary. We have bought a house (7400-23 St. SE), and found a tenant to oversee the home until we begin operations. Through our connections and past work, we've amassed a solid list of donors and excellent volunteers who are waiting for the opportunity to create this after-school opportunity for youth in Ogden. We have two families ready to provide sports equipment and turn the



### **Applicant's Submission**

garage into a sport court. We have another group ready to create and furnish a music room in the basement. We're prepared to provide healthy food and excellent, qualified supervision five days a week.

Several months ago we began to engage the schools and the CPS as well as Ogden's community members and leadership to ensure we understand their needs and can address whatever concerns they might have. We're dedicated to ensuring that the execution of our project involves safety, enrichment and security for the kids and the community, that the supervision is constant. We consider it an imperative that the kids understand their responsibility to the community and that they behave respectfully towards each other, the neighbours and the Centre itself. We have been delighted by the enthusiasm we've encountered so far in response to our door knocking and December Open House. Because youth will access the Centre, there will be very limited parking needs. We have also been allowed to use the parking space at the Ogden United Church, across the street during hours of operation. We have met with MOCA intend to remain engaged with the community so that we can foster a relationship that will help us provide the best opportunities for community and the kids of Ogden.

This is an exciting and wonderful project and I look forward to opening the doors in the coming months.

I would be pleased to speak with you anytime should you have any questions in relation to this application.

Sincerely,

Jane Wachowich B.Com. LLB  
[jane@youthcentresofcalgary.com](mailto:jane@youthcentresofcalgary.com)





## Community Association Letter



**MILlican-OGDEN**  
**COMMUNITY ASSOCIATION**

Aug 19 2019

Melanie Horkan, (BA Hons), Dip TP  
Planner 2, South Team  
Community Planning  
Planning & Development  
The City of Calgary

Dear Ms Horkan

**RE: Application Notice LOC2019-0098**

The comments from Millican Ogden Community Association are as follows:

The property was approved recently for a Development Permit for a Home Occupation Temporary Use (Youth After School Centre). We appreciate that the owner is anxious to move forward, but because this was a "temporary" approval and there has been very little passage of time to see how the Youth Centre will actual work, it seems premature to allow a change in Land Use Designation which would obviously allow the Youth Centre Use on a permanent basis. We have no real objection from a planning perspective, but we do have a couple of questions

- As stated above, the Development Permit was approved for a temporary use and very little time has passed to determine if the neighbours have any objections to the actual use. Would it not be better to defer the Land use change until after at least one year has passed under the temporary Development Permit?
- The property was built as a residence and located in a residential area. If the Land use change was to be approved and then the use as a Home Occupation Youth After School Centre was to terminate, how would the new DC Land use designation impact a new owner who was simply interested in a residential home ?

Regards

Bob Haslam  
for Millican Ogden Community Association  
Civic Affairs







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1443

## Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by O2 Planning and Design on 2019 September 20 on behalf of Trico Communities Inc. The application proposes to redesignate the site from DC Direct Control District to a DC Direct Control District to allow for the additional discretionary uses of Medical Clinic and Sign – Class G.

The proposed DC Direct Control District will continue to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have office and/or commercial);
- a maximum building height of 26.0 metres; and
- a maximum building floor area ratio of 4.0.

The proposal is in alignment with applicable policies of the *Municipal Development Plan* (MDP).

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.27 hectares  $\pm$  (3.15 acres  $\pm$ ) located at 7779 Macleod Trail SW (Plan 1911547, Block A, Lot 2) DC Direct Control District **to** DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to accommodate opportunities for additional discretionary uses (Attachment 1); and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use is intended to accommodate the addition of two discretionary uses: Medical Clinic, and Sign – Class G to the subject site.

A DC Direct Control District ([230D2018](#)) was approved in 2018 to accommodate a comprehensive redevelopment on the site that will integrate with a new City park. The applicant has indicated in the Applicant Submission (Attachment 1) that they wish to accommodate additional discretionary use of Medical Clinic for additional flexibility. The request for the Sign – Class G use is to continue the use of an existing Digital Sign, which has a temporary development permit that will expire in August 2020. As such, the use is required as part of the Direct Control.

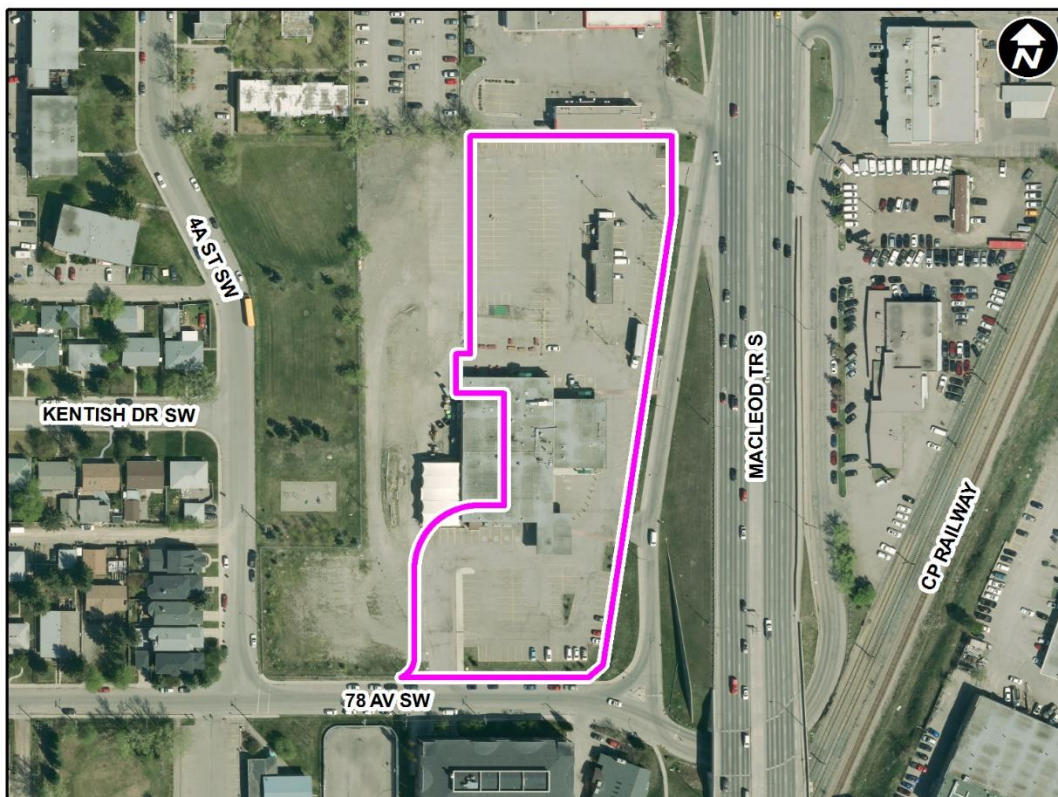
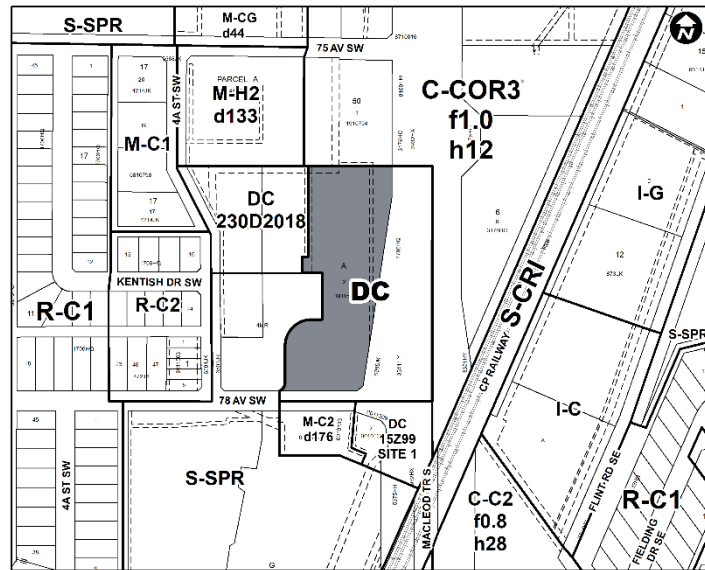
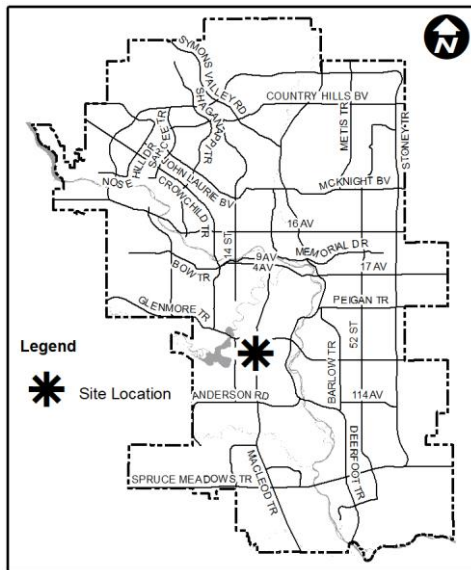


Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
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Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,  
LOC2019-0148

Location Maps





Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1443

**Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,  
LOC2019-0148**

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### Site Context

The application is located in the community of Kingsland, west of Macleod Trail S and north of 78 Avenue SW.

The Kingsland Community Association and a four-storey multi-residential building are located to the south. A gas station and a two-storey multi-residential development as well as a 14 storey multi-residential building are located to the north of the application. The site is adjacent to the Macleod Trail right-of-way to the east.

In 2019, a comprehensive redevelopment was approved for the site by Calgary Planning Commission (DP2018-2692) consisting of three, six storey buildings: one residential building, one building with at-grade commercial and five storeys of residential and one building with two storeys of office and four storeys of residential.

The new comprehensive development will overlook and integrate with a new adjacent City park space to be developed by the applicant through a land swap with The City of Calgary that occurred as part of a 2018 land use amendment.



**Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,  
LOC2019-0148**

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*Figure 1: Community Peak Population*

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	- 696
Difference in Population (Percent)	-13.0%

Source: The City of Calgary 2018 Civic Census

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of uses that are compatible with and complement existing uses in the area. The proposal is consistent with 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**

In 2018 Council approved the redesignation of this site to a DC Direct Control District based on the Multi-Residential – High Density Low Rise (M-H1) District to allow for a range of multi-residential, commercial and office uses.

The DC ([Bylaw 230D2018](#)) incorporated additional discretionary uses to provide a greater mix of amenities for future residents of the site and community including food and liquor service, restaurants, markets, specialty food store, financial institution, instructional facility and drinking establishments.

The existing DC District allows for a maximum building height of 26 metres and a floor area ratio (FAR) of 4.0 which is consistent with the M-H1 district. As part of this land use amendment, Municipal Reserve (MR) dedication was required. A portion of the MR was provided in the form of land and the remainder will be collected as cash-in-lieu. Land provided through the MR dedication will be incorporated into the City park.

The applicant is proposing to allow for two additional discretionary uses of Medical Clinic and Sign – Class G as part of a new DC Direct Control District that will mimic the existing DC Direct Control District.



Planning & Development Report to  
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CPC2019-1443

## **Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW, LOC2019-0148**

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### ***Development and Site Design***

The intent of this application is to allow for additional flexibility of allowable uses.

### ***Environmental***

An Environmental Site Assessment was not required for this application.

### ***Transportation***

The applicant submitted a Transportation Impact Assessment (TIA) in support of the previous land use amendment (LOC2018-0045) and development permit application (DP2018-2692). Macleod Trail S, located to the east of the subject site, is classified as an Urban Boulevard and is identified as part of the Primary Transit Network in the Calgary Transportation Plan.

Access to the site will be provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Access to the site will be provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Bus route 81 runs adjacent to the site along Macleod Trail S with a bus stop approximately 180 metres from the site. The closest LRT station, Heritage LRT Station, is located approximately a 700 metre walk from the site. The site is connected to the pathway system along Heritage Drive SW. On-street parking adjacent to the site is unregulated.

### ***Utilities and Servicing***

Sanitary sewers, watermains and storm sewers are available to service the development.

### **Stakeholder Engagement, Research and Communication**

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

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.

The Kingsland Community Association was circulated and provided a letter indicating that the Community Association does not support a Cannabis Store at this location and are opposed to the sign being moved to another location on the site, but does support a medical clinic, provided it does not include a safe injection site. (Attachment 3). The applicant chose to remove Cannabis Store from the DC Direct Control following that letter.

No letters of support or objection were received in relation to the proposal.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1443

**Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,  
LOC2019-0148**

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is compatible with respect to the surrounding neighbourhood and City policy.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)***

This site is located adjacent to Macleod Trail S, which is designated as an Urban Main Street in the *Municipal Development Plan* (MDP). Urban Main Streets are intended to provide compact, mixed-use, high quality urban development, and concentrate jobs and people in areas well-served by primary transit service, located close to transit station and stops. A range of housing services are supported in terms of type, tenure, unit size and affordability and development should create an urban environment and streets that promote walkability.

This proposal is in keeping with relevant MDP policies as it could accommodate additional health care uses to support adjacent residential development.

***Heritage Communities Local Growth Plan***

The area is currently under review by Administration as part of the Heritage Communities Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by the end of 2020.

**Social, Environmental, Economic (External)**

The proposal has the potential to increase the mix of uses in Kingsland, provide local amenities for community residents.



Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1443

**Land Use Amendment in Kingsland (Ward 11) at 7799 Macleod Trail SW,  
LOC2019-0148**

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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

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

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use redesignation is aligned with applicable policies in the *Municipal Development Plan*.

**ATTACHMENT(S)**

1. Proposed DC Direct Control District
2. Applicant's Submission
3. Community Association Letter



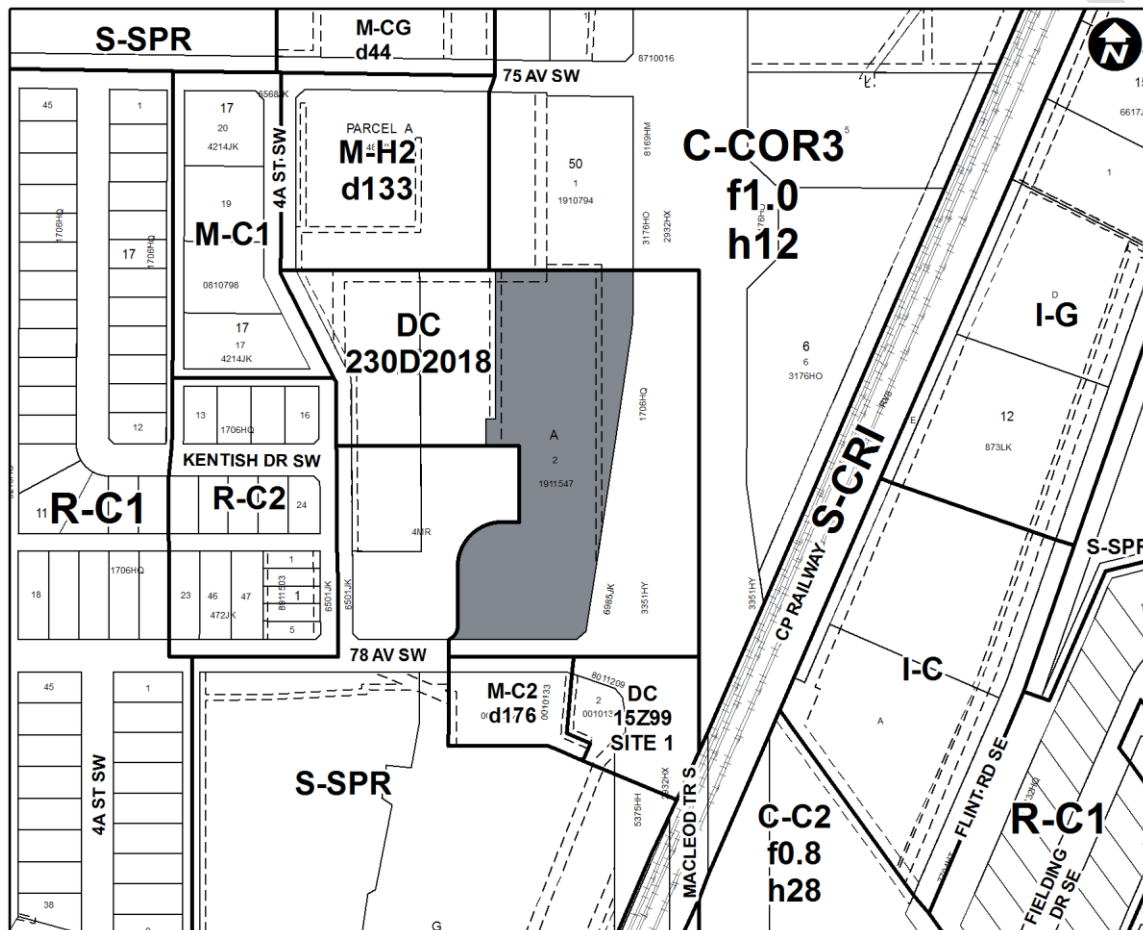




## Proposed DC Direct Control District

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

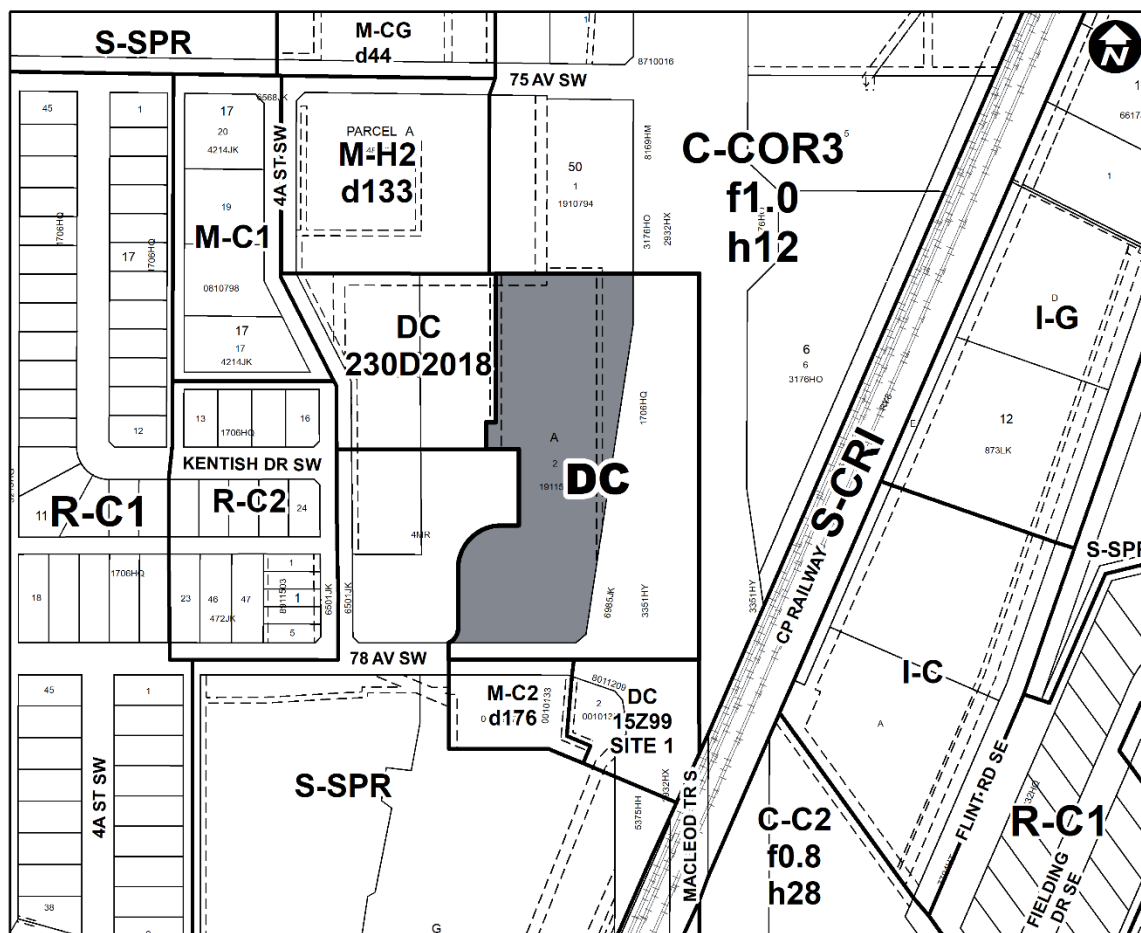
### SCHEDULE A





## Proposed DC Direct Control District

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to accommodate opportunities for mixed-use multi-residential development with commercial and office uses.

#### 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.

#### General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**support commercial multi-residential uses**” means **commercial multi-residential uses** and any one or more of the following additional **uses**:



### Proposed DC Direct Control District

- (i) **Accessory Food Service;**
- (ii) **Accessory Liquor Service;**
- (iii) **Drinking Establishment Medium;**
- (iv) **Financial Institution;**
- (v) **Fitness Centre;**
- (vi) **Instructional Facility;**
- (vii) **Market;**
- (viii) **Medical Clinic;** and
- (ix) **Restaurant: Licensed – Medium.**

#### Permitted Uses

- 5** The ***permitted uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

#### Discretionary Uses

- 6** The ***discretionary uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** of this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Drinking Establishment Medium;**
- (d) **Drinking Establishment Small;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Instructional Facility;**
- (h) **Market;**
- (i) **Medical Clinic;**
- (j) **Restaurant: Licensed – Medium;**
- (k) **Restaurant: Licensed – Small; and**



## Proposed DC Direct Control District

### (I) Sign – Class G.

#### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply to this Direct Control District.

#### Floor Area Ratio

- 8 The maximum **floor area ratio** is 4.0.

#### Density

- 9 (1) The minimum **density** is 150 **units** per hectare.
- (2) There is no maximum **density**.

#### Setback Area

- 10 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in section 11.

#### Building Setbacks

- 11 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a west **property line** shared with a **street** is 4.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.

#### Building Height

- 12 (1) Unless otherwise specified in subsections (2), (3), (4), and (5) the maximum **building height** is 26.0 metres.
- (2) Unless otherwise referenced in subsection (3), where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-H2 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (3) Along the 78 Avenue SW **property line**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial or special purpose district**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.



## Proposed DC Direct Control District

### Rules for Support Commercial Multi-Residential Uses

13 (1) “***Support commercial multi-residential uses***” must:

- (a) only be located on the two floors closest to ***grade*** of a ***main residential building***;
- (b) only be contained completely within the ***building***;
- (c) not be located above any **Dwelling Unit**;
- (d) not share an internal hallway with **Dwelling Units**; and
- (e) have a separate exterior entrance from that of the **Dwelling Units**.

(2) Parking areas for “***support commercial multi-residential uses***” must:

- (a) be separated from residential parking areas;
- (b) provide pedestrian access to the “***support commercial multi-residential uses***”; and
- (c) be located a minimum distance of 5.0 metres from a ***parcel*** designated as a ***low density residential district***, in the case of a surface parking area.

### Relaxations of this Direct Control District

14 (1) The ***Development Authority*** may consider a relaxation of the required ***building setback*** in section 11 of this Direct Control District Bylaw provided that the relaxation test of Bylaw 1P2007 is met.

(2) The ***Development Authority*** may consider a relaxation of the required ***building height*** in section 12 subsections (2), (3), (4) and (5) of this Direct Control District Bylaw provided that the relaxation test of Bylaw 1P2007 is met.

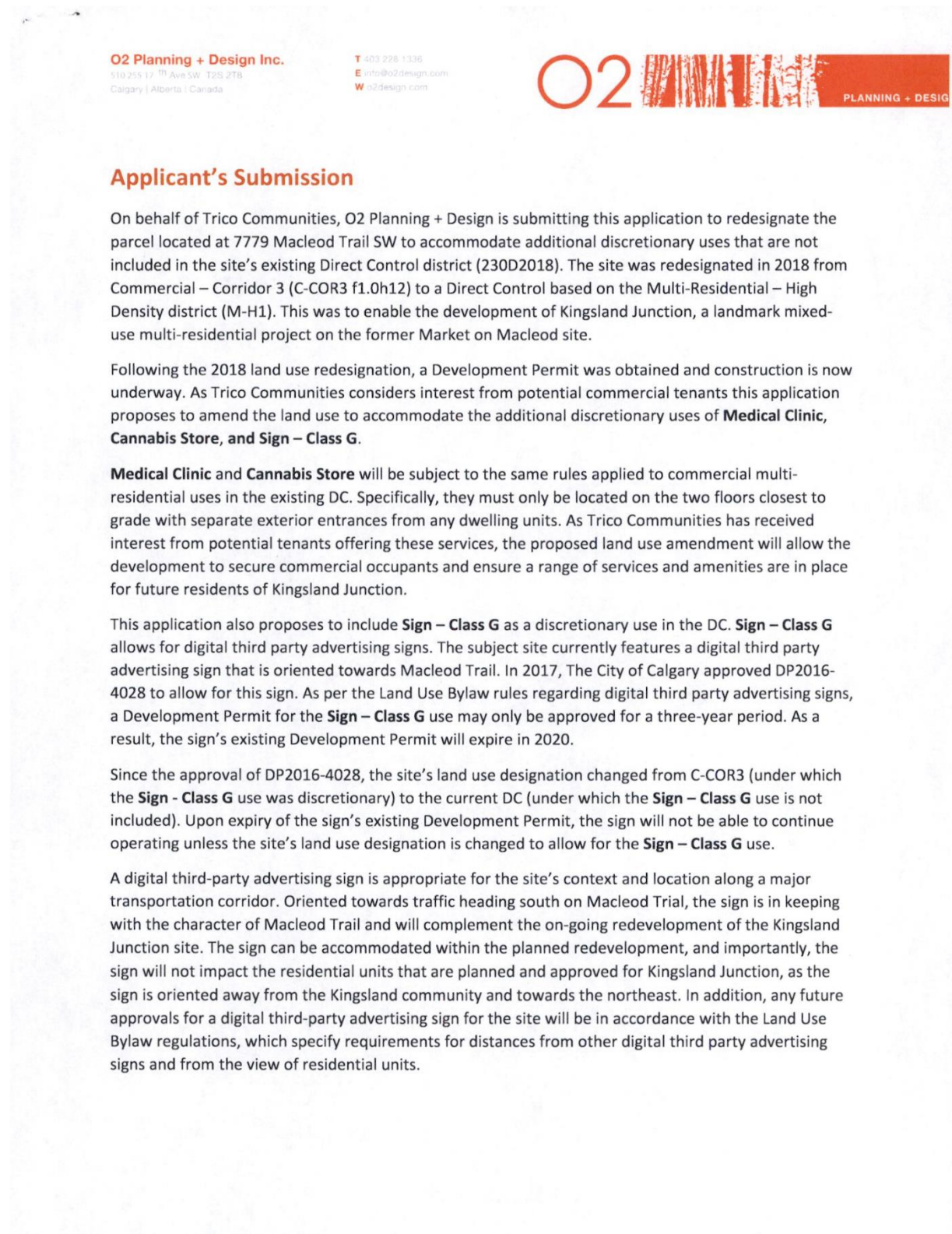






## Applicant's Submission

September 20, 2019





## **Applicant's Submission**

In summary, the proposed land use amendment will enable Kingsland Junction to include a broader mix of uses that are consistent with development along Macleod Trail while maintaining the vision and intent for Kingsland Junction.

Throughout the application process, Trico Communities, along with O2 Planning + Design, will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of Kingsland.



## Community Association Letter



505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email: [admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

24<sup>th</sup> October 2019

Breanne Harder,  
City of Calgary

LOC2019 - 0148 - Circulation Package – Trico Development in Kingsland.

Hi Breanne,

Further to our telephone conversations here are our comments on this application to add discretionary uses to the existing DP for this site.

**Cannibis Store:** We would ask that The City look at the proximity of the potential store with the one already opened at 75<sup>th</sup> Avenue S.W,. We would not like to see a Cannibis Store at the Trico location and feel that the City guidelines for distance should be prioritized in this instance.

**Digital Sign:** Although there is an existing sign which we have no objection to at this time, future residences might prove to be too close to the sign for a further 3 year approval. Again we ask that City guidelines for distance regarding light intrusion be taken into consideration. We would be OPPOSED to the sign being moved to another location on the site. We have a proliferation of signs in our Community.

**Medical Clinic:** We have no objection to having this use on site providing there is sufficient parking reserved and that there would be no inclusion of a "Safe Injection Site" within the Clinic.

Ann Clarke  
Planning Committee- Kingsland.







Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1454

**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

**EXECUTIVE SUMMARY**

This application was submitted by Stantec Consulting on behalf of the landowner, West Pine Creek Developments Ltd, on 2016 June 23. The subject site is 4.06 hectares (10.04 acres) of undeveloped greenfield area in the southeast community of Legacy. This application proposes to change the land use of the subject site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District. This application provides for:

- 69 anticipated housing units (R-G); and
- the location of future roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing for the future development of the Residential – Low Density Mixed Housing (R-G) District on the subject site.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.06 hectares  $\pm$  (10.04 acres  $\pm$ ) located at 22200 - 28 Street SE (a portion of W 1/2 Section 8-22-29-4) site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This application was submitted by Stantec Consulting on 2016 June 23, on behalf of the landowner West Pine Creek Developments Ltd, and the subject site is located in the southeast community of Legacy. The applicant has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The original outline plan and land use amendment for Legacy was approved in 2013 (LOC2012-0012, CPC2013-075), prior to the Residential – Low Density Mixed Housing (R-G) District being added to the Land Use Bylaw. This application amends a portion of a previously approved outline plan to include this land use district.

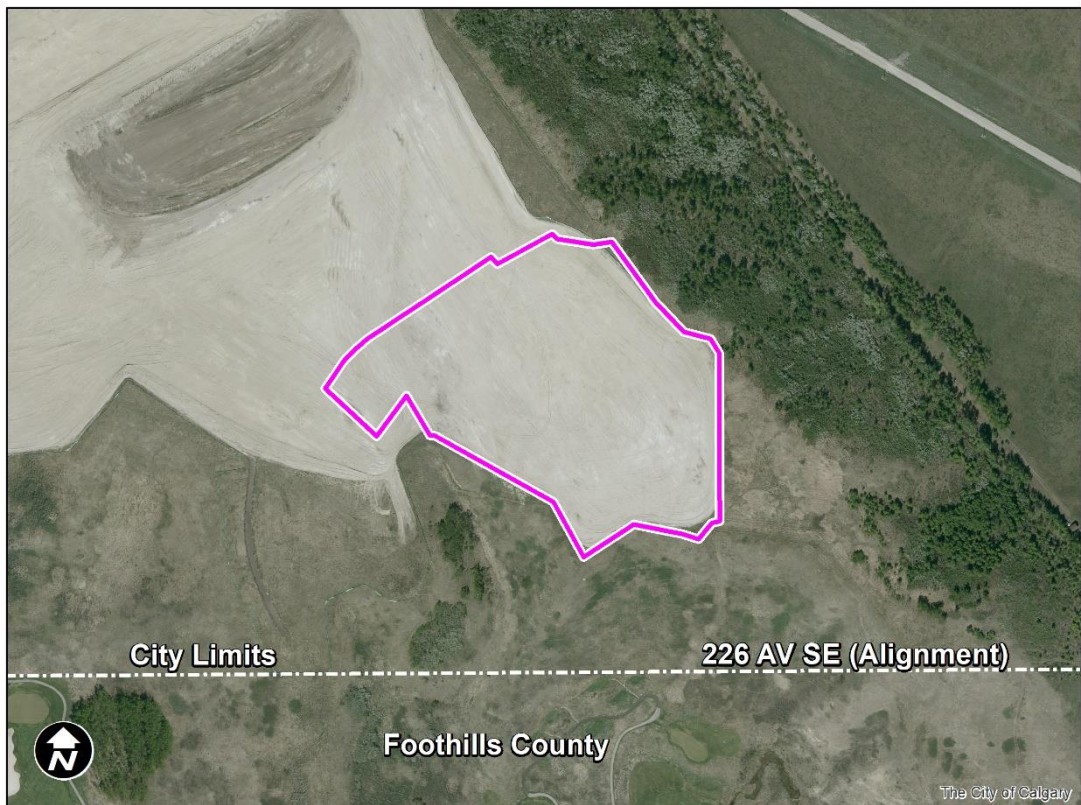
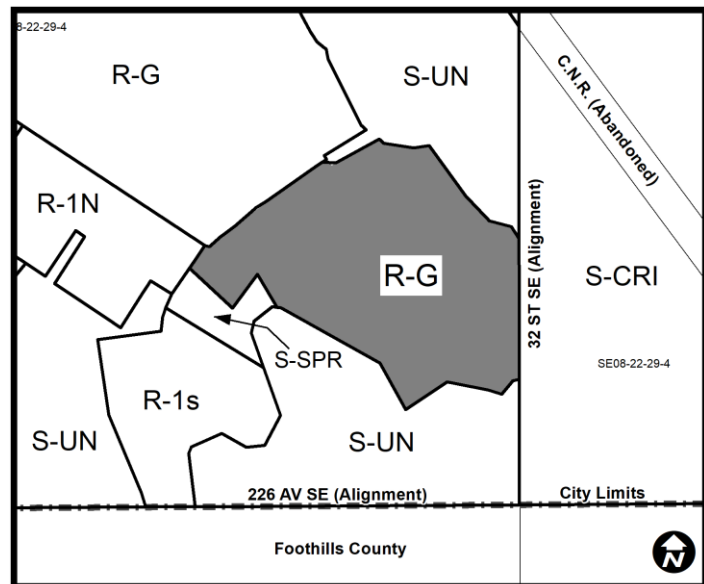
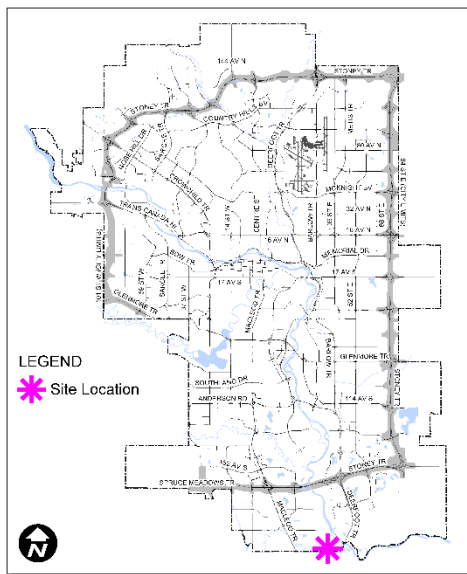


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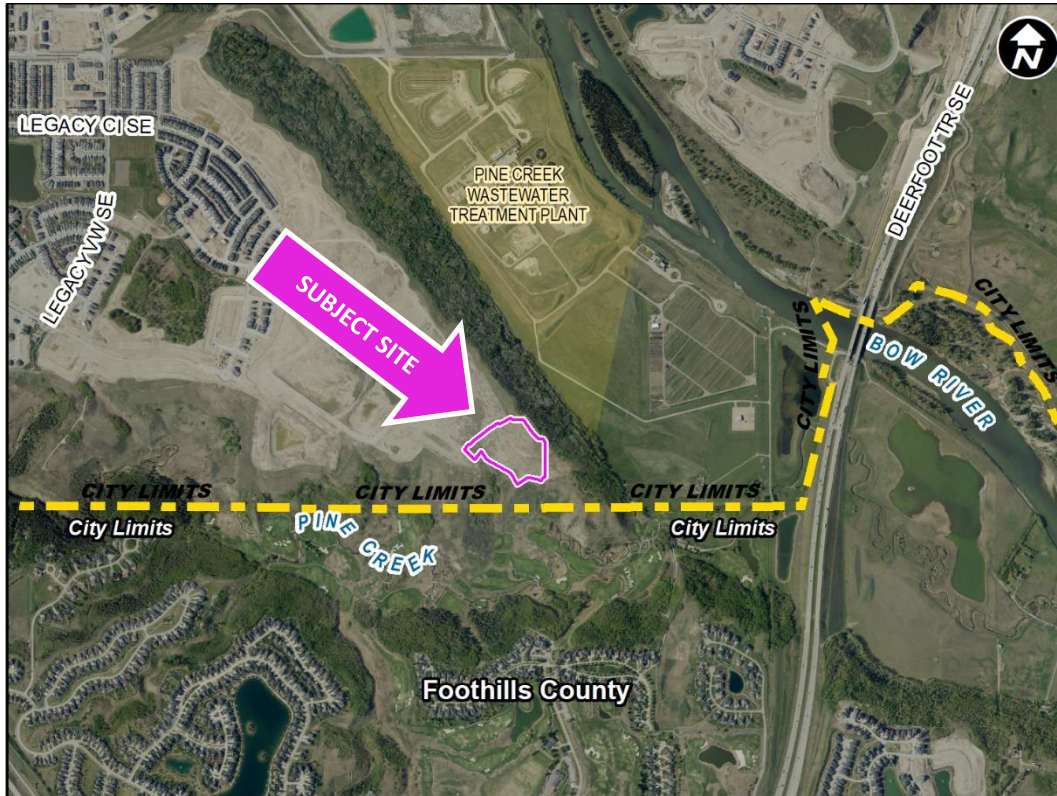
Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168

Location Maps





**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**



**Site Context**

The subject site is situated in the southeast community of Legacy. The lands are currently vacant and were formerly cultivated for agricultural use. Escarpments exist on the south, west and east portions of the subject site. The site has been graded and is being prepared for development subject to the approved outline plan and corresponding land use amendment.

The site is bounded by Foothills County to the south, and is adjacent to the community of Heritage Pointe and the Heritage Pointe Golf Course. The Bow River escarpment and Pine Creek Wastewater Treatment Plant are to the east of the site and other portions of Legacy are to the north and west. Adjacent development to the north includes newly constructed single detached homes as well as homes under construction.

Due to the proximity of the Pine Creek Waste Water Treatment Plant, a 300 metre development setback has been applied to ensure compliance with Section 12 of the Government of Alberta's Subdivision & Development Regulation (as shown in Attachment 2: Proposed Outline Plan, the dashed magenta line at the back of lots along the escarpment). The 300 metre setback would restrict the development of residential land uses (amongst others that are not applicable).



**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

As identified in *Figure 1*, the community of Legacy reached peak population in 2018, with 5,304 residents.

*Figure 1: Community Peak Population*

<b>Legacy</b>	
Peak Population Year	2018
Peak Population	5304
2018 Current Population	5304
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 [Legacy](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment, along with the Proposed Outline Plan (Attachment 2) amendment application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Legacy community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *East Macleod Area Structure Plan* (ASP).

**Planning Considerations**

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

***Subdivision Design***

This application proposes to change the subdivision layout and land use designation for a portion of the area which was previously approved through outline plan (LOC2012-0012, CPC2013-075). The changes being proposed by this application, from a layout point of view, are the addition of streets to better support the redesignation to R-G.

***Land Use***

This application includes a land use amendment from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District. The redesignation allows for the flexibility to develop the lands as single detached, semi-detached, duplex and rowhouse dwellings, whereas the M-G District primarily accommodates for multi-residential buildings.



**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

***Density***

The anticipated density for all of Legacy (both Stage I and Stage II) is 22.23 units per hectare  $\pm$  (9 units per acre  $\pm$ ). This exceeds the MDP requirement of 20 units per hectare (8 units per gross developable acre) and the *East Macleod* ASP requirement of 17.3 units per gross developable hectare (7 units per gross developable acre). This application would amend land uses on an approximately 4.06 hectare site within Stage II and have a density of 17.6 units per hectare.

There is a 23.1 hectare  $\pm$  site to the north, which is also owned by West Pine Creek Developments, that was recently redesignated to increase density (passed by City Council on 2019 September 30, CPC2019-0889). The proposed R-G District on that other site is anticipated to accommodate 408 housing units; resulting in a net increase of 130 units on that site.

This application proposes a lower projected density for the site than was originally proposed by decreasing the number of housing units by approximately 51. Developing the site as M-G was anticipated to result in 120 units. This application is expected to yield 69 units. However, considering the two applications together, there would be an anticipated increase of 79 dwelling units to the original Legacy Stage II outline plan.

***Environmental***

The environmental impacts of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

***Transportation***

Regional access to the plan area is via 210 Avenue SE to the north and via Legacy Point Avenue SE to the rest of the community. Transit service is planned on Legacy Circle SE, with bus stops on this collector roadway. Transportation analysis was completed in the original outline plan, the area network is anticipated to be able to accommodate the proposed density.

***Utilities and Servicing***

The overall utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density, and layout, does not significantly impact the proposed services for the area which have capacity to service the proposed development. The servicing plans will be updated to match the new design for this portion of the site.



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## **Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

### **Stakeholder Engagement, Research and Communication**

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

There is no community association in this area. No letters of objection or support from adjacent landowners or the general public were received by Administration. No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

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 proposal is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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)***

Map 1: Urban Structure of the MDP identifies the subject site as being within the Developing Residential Area, which includes communities that have an approved ASP. The community is referenced as a Planned Greenfield Community in the MDP with an approved ASP.

The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures (Section 2.3.1). The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application proposes a range of low density housing types, which aligns with the intent of the MDP.



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## **Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

### ***East Macleod Area Structure Plan (Statutory – 2007)***

The subject site is identified as a Residential Area in the *East Macleod* ASP on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and secondary suites. (Section 8.1.2). The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (7 units per gross developable acre) and this site and the wider area exceed that requirement. The proposed outline plan and land use redesignation are consistent with the policies of the ASP.

### **Social, Environmental, Economic (External)**

The proposed outline plan amendment and land use redesignation provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

### **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 further 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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**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

**REASON(S) FOR RECOMMENDATION(S):**

This proposal aligns with the applicable policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*. The changes proposed are minor in nature and are part of a set of changes that will result in an overall increase to the build-out density of the community.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan



## **Applicant's Submission**

February 7, 2019

The Legacy Stage II Phase 38 Outline Plan (OP) and Land Use Redesignation (LUR) applications pertain to a 3.93 ha± (9.70 ac±) portion of Phase 38 in the southeast corner of the approved Legacy Stage II Outline Plan. The lands are bordered on three sides by an escarpment overlooking Heritage Point Golf course, Pine Creek and a tree nursery. Under the existing Residential – One Dwelling (R-1s) District and the Multi-Residential – At Grade Housing (M-G) District, the original intent was for a condo development of approximately 120 dwellings (28 units per hectare). As these lands have limited access due the escarpment, this application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) District in order to build freehold housing while maintaining the low density residential character of the area.

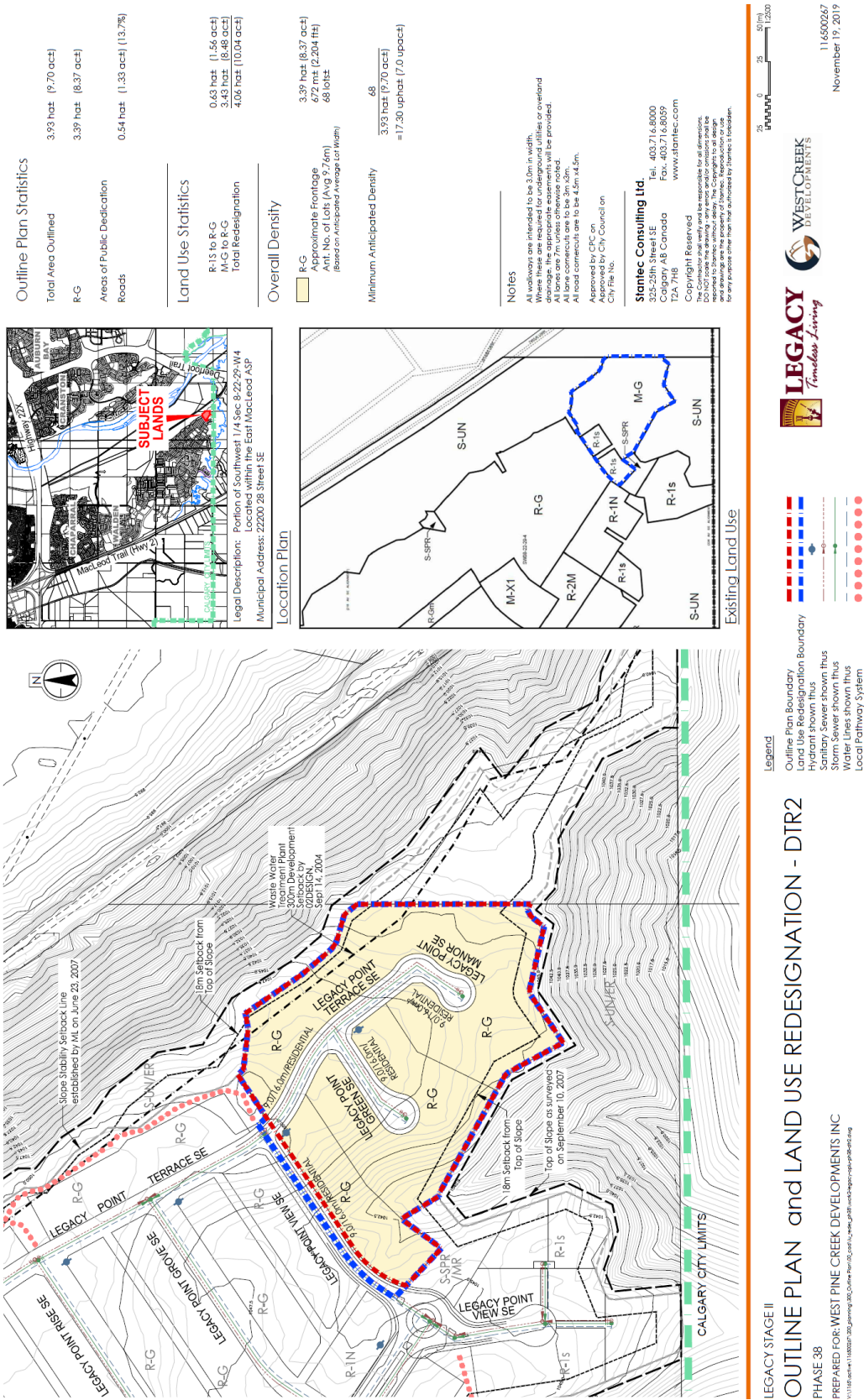
Should this proposal be approved by City Council, the R-G district is anticipated to accommodate 68 housing units (17.3 units per hectare), a decrease of 52 units. However, a separate LUR application regarding adjacent lands in Legacy proposes to accommodate an additional 130 housing units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 units as compared to the original Legacy Stage II and better distribute the density over a larger area of the community that has superior access/egress.







Proposed Outline Plan









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## Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)

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### EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of the landowner, West Pine Creek Developments Ltd, on 2016 June 23. The application proposes to amend a portion of the previously approved outline plan (CPC2013-075) for the subdivision of approximately 3.93 hectares (9.70 acres) in the southeast community of Legacy to provide for:

- 68 anticipated housing units (R-G); and
- the location of future roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing a framework for the future subdivision of the Residential – Low Density Mixed Housing (R-G) District as recommended in the associated land use application (CPC2019-1454).

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 22200 – 28 Street SE (a portion of W 1/2 Section 8-22-29-4) to subdivide 3.93 hectares ± (9.70 acres ±) with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This application was submitted by Stantec Consulting on 2016 June 23, on behalf of the landowner West Pine Creek Developments Ltd, and the subject site is located in the southeast community of Legacy. The applicant has provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The original outline plan and land use amendment for Legacy was approved in 2013 (LOC2012-0012, CPC2013-075), prior to the Residential – Low Density Mixed Housing (R-G) District being added to the Land Use Bylaw. This application proposes to amend a portion of a previously approved outline plan to include this land use district.



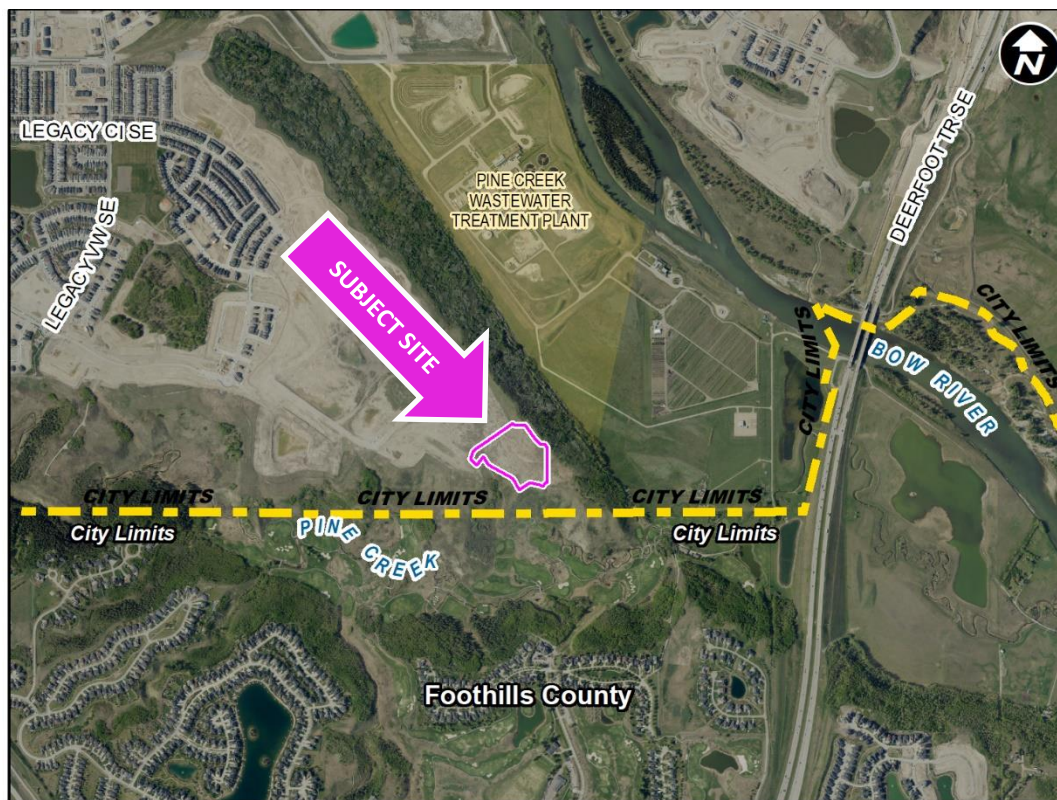




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**Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)**



### Site Context

The subject site is situated in the southeast community of Legacy. The lands are currently vacant and were formerly cultivated for agricultural use. Escarpments exist on the south, west and east portions of the subject site. The site has been graded and is being prepared for development subject to the approved outline plan and corresponding land use amendment.

The site is bounded by Foothills County to the south, and is adjacent to the community of Heritage Pointe and the Heritage Pointe Golf Course. The Bow River escarpment and Pine Creek Wastewater Treatment Plant are to the east of the site and other portions of Legacy are to the north and west. Adjacent development to the north includes newly constructed single detached homes as well as homes under construction.

Due to the proximity of the Pine Creek Waste Water Treatment Plant, a 300 metre development setback has been applied to ensure compliance with Section 12 of the Government of Alberta's Subdivision & Development Regulation (as shown in Attachment 4: Proposed Outline Plan, the dashed magenta line at the back of lots along the escarpment). The 300 metre setback would restrict the development of residential land uses (amongst others that are not applicable).



## Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)

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As identified in *Figure 1*, the community of Legacy reached peak population in 2018, with 5,304 residents.

*Figure 1: Community Peak Population*

Legacy	
Peak Population Year	2018
Peak Population	5304
2018 Current Population	5304
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 [Legacy](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 4), along with the associated land use amendment application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Legacy community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *East Macleod Area Structure Plan* (ASP).

### Planning Considerations

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

#### ***Subdivision Design***

This application proposes to change the subdivision layout and land use designation for a portion of the area which was previously approved through outline plan (LOC2012-0012), as shown in Attachment 3. The changes being proposed by this application, from a layout point of view, are the addition of streets to better support the redesignation to the Residential – Low Density Mixed Housing (R-G) District. The proposed outline plan is included in Attachment 4 and the conditions of approval are included in Attachment 1.

#### ***Land Use***

This application includes a land use amendment from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District (see Attachment 5: Proposed Land Use District Map). The redesignation allows for the flexibility to develop the lands as single detached, semi-detached, duplex and rowhouse dwellings, whereas the M-G District primarily accommodates multi-residential buildings.



## Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)

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### ***Density***

The anticipated density for all of Legacy (both Stage I and Stage II) is 22.23 units per hectare  $\pm$  (9 units per acre  $\pm$ ). This exceeds the MDP requirement of 20 units per hectare (8 units per gross developable acre) and the *East Macleod* ASP requirement of 17.3 units per gross developable hectare (7 units per gross developable acre). This application would amend land uses on an approximately 3.93 hectare site within Stage II and have a density of 17.3 units per hectare.

There is a 23.1 hectare  $\pm$  site to the north, which is also owned by West Pine Creek Developments, that was recently redesignated to increase density (passed by City Council on 2019 September 30, LOC2016-0161, CPC2019-0889). The proposed R-G District on that other site is anticipated to accommodate 408 housing units; resulting in a net increase of 130 units on that site.

This application proposes a lower projected density for the subject site than was originally proposed by decreasing the number of housing units by approximately 52. Developing the site as M-G was anticipated to result in 120 units. This application is expected to yield 68 units. However, considering these two applications together, there would be an anticipated increase of 78 dwelling units to the original Legacy Stage II outline plan (see Attachment 6: Subdivision Data Sheet).

### ***Environmental***

The environmental impacts of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

### ***Transportation***

Regional access to the plan area is via 210 Avenue SE to the north and via Legacy Point Avenue SE to the rest of the community. Transit service is planned on Legacy Circle SE, with bus stops on this collector roadway. Transportation analysis was completed in the original outline plan, and the area network is anticipated to be able to accommodate the proposed density.

### ***Utilities and Servicing***

The overall utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density, and layout, does not significantly impact the proposed services for the area which have capacity to service the proposed development. The servicing plans will be updated to match the new design for this portion of Legacy.



## **Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)**

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### **Stakeholder Engagement, Research and Communication**

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

There is no community association in this area. No letters of objection or support from adjacent landowners or the general public were received by Administration. No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The proposal is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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)***

Map 1: Urban Structure of the MDP identifies the subject site as being within the Developing Residential Area, which includes communities that have an approved ASP. The community is referenced as a Planned Greenfield Community in the MDP with an approved ASP.

The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures (Section 2.3.1). The mix of housing types can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application proposes a range of low density housing types, which aligns with the intent of the MDP.



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## Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)

---

### ***East Macleod Area Structure Plan (Statutory - 2007)***

The subject site is identified as a Residential Area in the *East Macleod* ASP on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and secondary suites. (Section 8.1.2). The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (7 units per gross developable acre) and this site and the wider area meet or exceed that requirement. The proposed outline plan and land use redesignation are consistent with the policies of the ASP.

### **Social, Environmental, Economic (External)**

The proposed outline plan amendment and land use redesignation provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

### **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 further 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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**Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168 (OP)**

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**REASON(S) FOR RECOMMENDATION(S):**

This proposal aligns with the applicable policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*. The changes proposed are minor in nature and are part of a set of changes that will result in an overall increase to the build-out density of the community.

**ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant's Submission
3. Approved Outline Plan, LOC2012-0012
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Subdivision Data Sheet



## Conditions of Approval

The following conditions shall apply:

### Planning:

1. All conditions of the Legacy Stage II Outline Plan (LOC2012-0012) shall be applied to this plan area, where applicable.

### Development Engineering:

2. **Prior to approval of the first Tentative Plan**, submit an electronic version of the updated Slope Stability Reports to the Development Engineering Generalist, for review and acceptance, prepared by a qualified Geotechnical Engineer **under seal and permit to practice stamp** to the satisfaction of the Geotechnical Engineer, Roads. The updated reports ("Post Development Stability Review" - Dec 20, 2018; McIntosh – Lalani Engineering Ltd. and "Slope Stability Assessment – West Pine Creek Stage 2" - January 2008; McIntosh – Lalani Engineering Ltd.) shall incorporate, within the relevant sections, all responses related to these reports outlined in the April 04, 2019 letter from McIntosh – Lalani Engineering Ltd.

All parcels shall be developed in accordance with the development restriction recommendations outlined in the final versions of the above noted reports.

3. **Prior to approval of all affected Tentative Plans** (located adjacent to the escarpment), submit a geotechnical letter confirming that the previous slope stability analysis is still valid based on the current information for the proposed subdivision and final building locations, and that the previous slope stability analysis and results still comply with the current requirements of the City of Calgary guidelines for slope stability. The letter is to be prepared by a qualified Geotechnical Engineer **under seal and permit to practice stamp** to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Geotechnical Report.

4. **Prior to approval of any affected Tentative Plan**, provide a conceptual site plan for any lots that are located within 300m of the working area of the Pine Creek Wastewater Treatment Plant. The concept plan must demonstrate that each affected lot is sized appropriately to be developable for the intended use while respecting the requirements of the above setback and the Land Use Bylaw.
5. A portion of the plan area is within 300m of the working area of an operating wastewater treatment plant. No schools, hospitals, food establishments, or residences are permitted within 300m of the working area of an operating wastewater treatment plant as per Section 12 of the *Subdivision and Development Regulation (AR/2002)*.

**Concurrent with the registration of the final instrument** of any affected Subdivision Application (or prior to release of an affected Development Permit) execute and register on all affected titles a restrictive covenant by way of caveat prohibiting the development of the restricted uses within 300m of the working area of the wastewater treatment plant. The agreement and associated right of way plan shall be approved by the Manager,



## Conditions of Approval

Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument.** A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
7. Prior to the endorsement of any Tentative Plan and/or prior to release of a Development Permit, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)
8. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to:
  - a. Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b. Construct the underground utilities and surface improvements within and along the boundary of the plan area.
  - c. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d. Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
9. This development is adjacent to the Bow River and Pine Creek Escarpments. No overland drainage from private lots will be permitted to discharge directly onto the escarpment / ER lands.

### Transportation:

10. **Prior to Tentative Plan approval**, the design and right-of-way requirements for roundabouts shall be approved to the satisfaction of the Director, Transportation Planning. The design requirements shall include, but not be limited to:
  - a) Bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;
  - b) A fastest path analysis;



### **Conditions of Approval**

- c) A sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.
- d) All roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts.

### **Parks:**

- 11. All relevant Parks' conditions for LOC2012-0012 (Legacy stage II outline plan) remain applicable to this application regarding the interface with the escarpment (including setbacks, grading, slope stability, drainage, pathway, ER damage rehabilitation, etc.)







## **Applicant's Submission**

February 7, 2019

The Legacy Stage II Phase 38 Outline Plan (OP) and Land Use Redesignation (LUR) applications pertain to a 3.93 ha± (9.70 ac±) portion of Phase 38 in the southeast corner of the approved Legacy Stage II Outline Plan. The lands are bordered on three sides by an escarpment overlooking Heritage Point Golf course, Pine Creek and a tree nursery. Under the existing Residential – One Dwelling (R-1s) District and the Multi-Residential – At Grade Housing (M-G) District, the original intent was for a condo development of approximately 120 dwellings (28 units per hectare). As these lands have limited access due the escarpment, this application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) District in order to build freehold housing while maintaining the low density residential character of the area.

Should this proposal be approved by City Council, the R-G district is anticipated to accommodate 68 housing units (17.3 units per hectare), a decrease of 52 units. However, a separate LUR application regarding adjacent lands in Legacy proposes to accommodate an additional 130 housing units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 units as compared to the original Legacy Stage II and better distribute the density over a larger area of the community that has superior access/egress.







**Approved Outline Plan, LOC2012-0012**

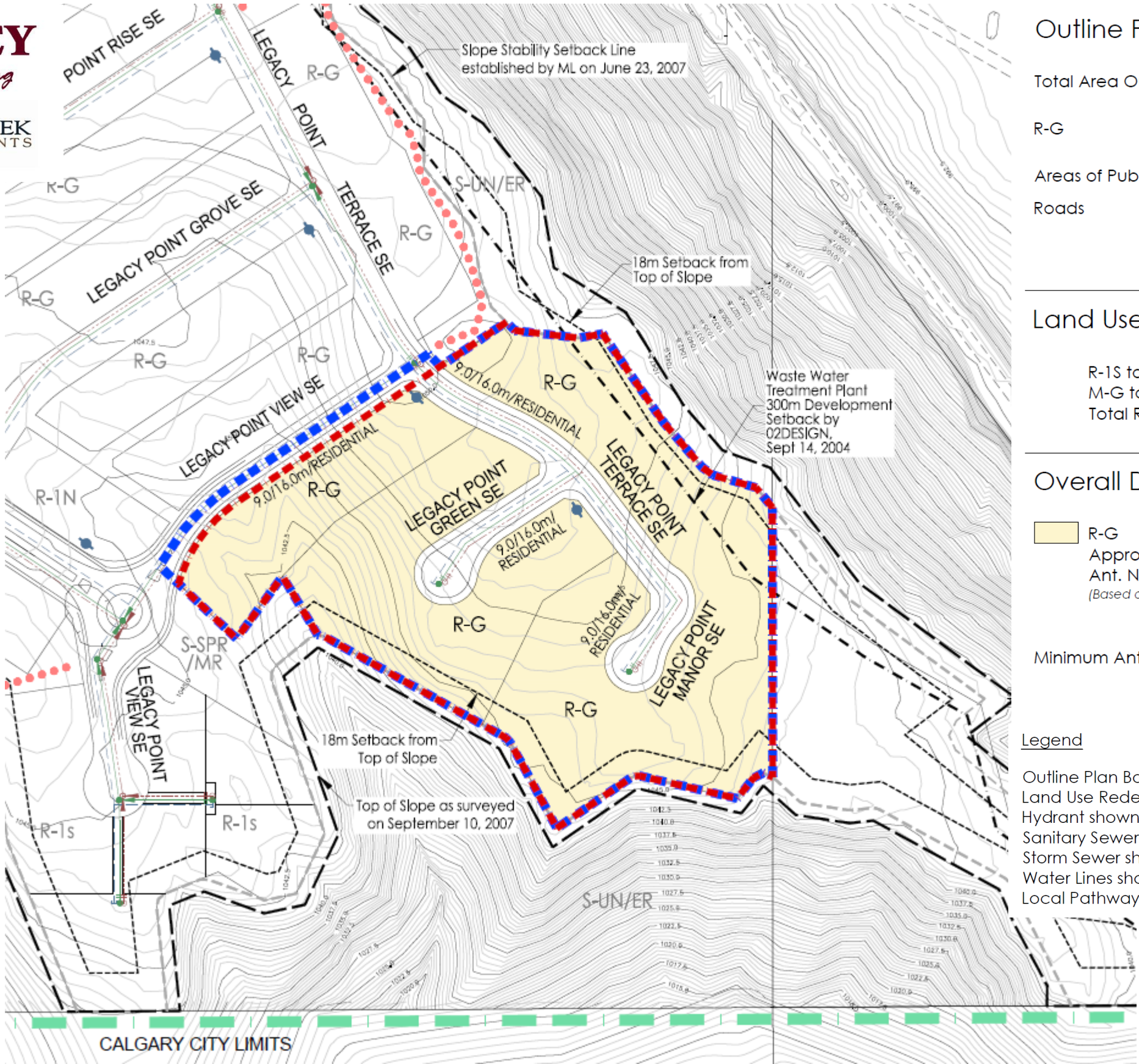








Proposed Outline Plan



Outline Plan Statistics

Total Area Outlined	3.93 ha± (9.70 ac±)
R-G	3.39 ha± (8.37 ac±)
Areas of Public Dedication	
Roads	0.54 ha± (1.33 ac±) (13.7%)

Land Use Statistics

R-1S to R-G	0.63 ha± (1.56 ac±)
M-G to R-G	3.43 ha± (8.48 ac±)
Total Redesignation	4.06 ha± (10.04 ac±)

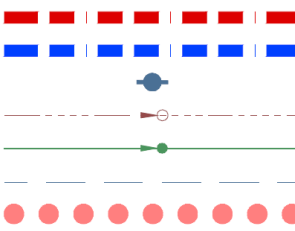
Overall Density

R-G	3.39 ha± (8.37 ac±)
Approximate Frontage	672 m± (2,204 ft±)
Ant. No. of Lots (Avg 9.76m)	68 lots±
(Based on Anticipated Average Lot Width)	

Minimum Anticipated Density	68
	3.93 ha± (9.70 ac±)
	=17.30 upha± (7.0 upac±)

Legend

Outline Plan Boundary  
Land Use Redesignation Boundary  
Hydrant shown thus  
Sanitary Sewer shown thus  
Storm Sewer shown thus  
Water Lines shown thus  
Local Pathway System

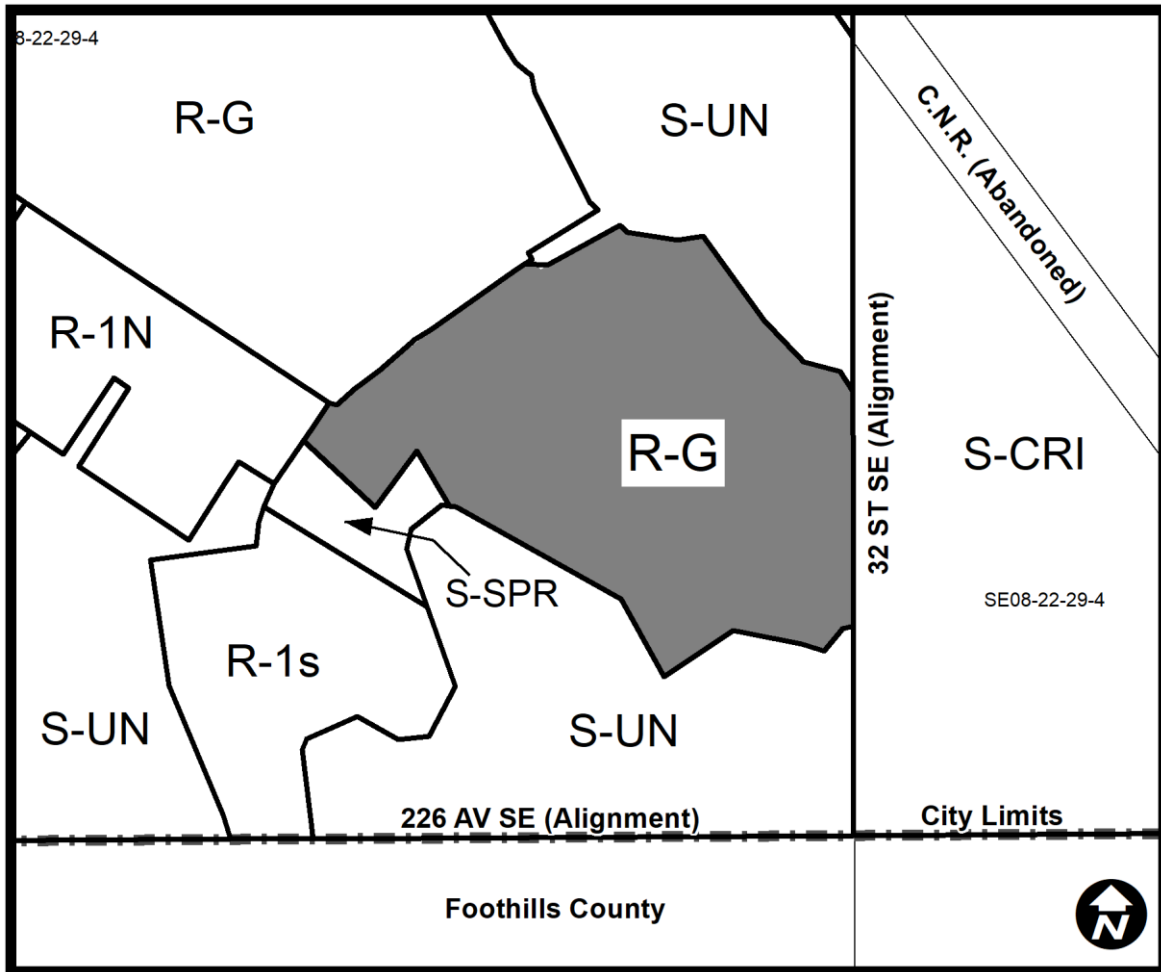








Proposed Land Use District Map









### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	3.93	9.70
LESS: ENVIRONMENTAL RESERVE	0	0
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	3.93	9.70

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	3.93	9.70	69	69
Total Residential	3.93	9.70	69	69

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.54	1.32	13.7
MUNICIPAL RESERVES	0	0	0