

### **REVISED AGENDA**

## **COMBINED MEETING OF COUNCIL**

# February 3, 2020, 9:30 AM IN THE COUNCIL CHAMBER

- 1. CALL TO ORDER
- 2. OPENING REMARKS
- 3. RECOGNITIONS

  Boards, Commission and Committee Recognition Lunch

Time Specific: 12:00 p.m.- 1:30 p.m. on Monday, February 3

- 4. QUESTION PERIOD
- 5. CONFIRMATION OF AGENDA
- 6. CONFIRMATION OF MINUTES
  - 6.1 Minutes of the Combined Meeting of Council, 2020 January 13
    - **NEW MATERIALS**
  - 6.2 Minutes of the Strategic Meeting of Council, 2020 January 27

# 7. CONSENT AGENDA

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7.1.1 Calgary Aboriginal Urban Affairs Committee Representative Appointment to the Social Wellbeing Advisory Committee, C2020-0176
Attachment held confidential pursuant to Section 17 (Disclosure of personal information) of the *Freedom of Information and Protection of Privacy Act*.

Release Attachment as a public document after Council rises and reports on the matter.

- 7.1.2 Deferral Potential Annexation from Foothills County to 2020 June 18 IGA2020-0049
- 7.1.3 Deferral Regional Strategy Report to 2020 June 18 IGA2020-0048
- 7.2 BRIEFINGS None
- 7.3 City Planning & Policy 2020 Workplan, PUD2020-0016
- 7.4 Industry/City Work Plan 2019 Year-End Report, PUD2020-0020
- 7.5 Civic Census Review, PFC2020-0094
- 7.6 Beltline and Inglewood Facilities Rates and Fees, PFC2020-0028
- 7.7 2019 City Manager's Risk Report, AC2020-0011
- 7.8 Integrated Risk Management Policy Review, AC2020-0022
- 7.9 External Auditor 2018 Management Letter, AC2020-0065
- 7.10 Audit Committee 2020 Work Plan, AC2020-0079
- 7.11 City Auditor's Office 4th Quarter 2019 Report, AC2020-0118
- 7.12 2020 Non-Residential Property Tax Relief Options, PFC2020-0015 Attachment 8 held confidential pursuant to Section 27 (Privileged information) of the Freedom of Information and Protection of Privacy Act.

Review by 2035 January 21

7.13 Summary of Current Proceedings, GPT2020-0044
Report and Attachment held confidential pursuant to Section 23 (Local public body confidences) and Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review by 2023 January 16

### 8. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any public hearing matter on this Agenda, may pre-register by contacting the City Clerk's Office at <a href="mailto:PublicSubmissions@Calgary.ca">PublicSubmissions@Calgary.ca</a> or by calling 403-268-5861.

### 8.1 CALGARY PLANNING COMMISSION REPORTS

- 8.1.1 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 22 Avenue NW, LOC2019-0136, CPC2019-1567
  Proposed Bylaws 3P2020 and 17D2020
  R-CG
- 8.1.2 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 18 Street SW, LOC2019-0158, CPC2019-1477
  Proposed Bylaws 4P2020 and 18D2020
  R-CG
- 8.1.3 Land Use Amendment in Shaganappi (Ward 8) at 1704 27 Street SW, LOC2019-0159, CPC2019-1560
  Proposed Bylaw 16D2020
  R-CG
- 8.1.4 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 33 Street SW LOC2019-0145, CPC2019-1545 Proposed Bylaws 9P2020 and 25D2020
- 8.1.5 Policy and Land Use Amendment in Bankview (Ward 8) at 1867 17 Avenue SW, LOC2019-0051, CPC2019-1521 Proposed Bylaws 8P2020 and 24D2020
- 8.1.6 Land Use Amendment in West Hillhurst (Ward 7) at 119 19 Street NW, LOC2019-0126, CPC2019-1559
  Proposed Bylaw 19D2020
- 8.1.7 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 24 Avenue NW, LOC2019-0080, CPC2019-1507 Proposed Bylaws 5P2020 and 20D2020
- 8.1.8 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 24 Avenue NW, LOC2019-0081, CPC2019-1508
  Proposed Bylaws 6P2020 and 21D2020
- 8.1.9 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 23 Street NW, LOC2019-0079, CPC2019-1509 Proposed Bylaws 7P2020 and 22D2020
- 8.1.10 Land Use Amendment in Foothills Industrial (Ward 9) at 5210 76 Avenue SE, LOC2019-0059, CPC2019-1517 Proposed Bylaw 26D2020

- 8.1.11 Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019, CPC2019-1544 Proposed Bylaw 23D2020
- 8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING (including non-statutory)

None

### 9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

- 9.1 CALGARY PLANNING COMMISSION REPORTS
  - 9.1.1 Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011, CPC2019-1547
  - 9.1.2 Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012, CPC2019-1546
  - 9.1.3 Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw 4D2020, C2020-0167
- 9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING None
- 9.3 BYLAW TABULATIONS (related to planning matters)

None

### 10. POSTPONED REPORTS

(including related/supplemental reports)

## **NEW MATERIALS**

10.1 Re-Balancing The City's Capital Portfolio, C2020-0040

Note: Members of the Public wishing to provide written feedback on Re-Balancing the City's Capital Portfolio matters may do so by visiting <a href="https://www.calgary.ca/publicsubmissions">www.calgary.ca/publicsubmissions</a>.

Time Specific: 1:00 p.m. on Tuesday, February 4

### 11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE
- 11.2 OFFICER OF COUNCIL REPORTS
  None

### 11.3 ADMINISTRATION REPORTS

### **REVISED MATERIALS**

11.3.1 Business Improvement Areas and Business Revitalization Zones – Board Appointments, C2020-0101
Attachments held confidential pursuant to Section 17 (Disclosure to personal privacy) of the Freedom of Information and Protection of Privacy Act.

Release Attachment 1 as a public document after Council rises and reports on the matter.

Do not release Attachment 2 Letter 1g.

### 11.4 COMMITTEE REPORTS

- 11.4.1 Notice of Motion Bylaw Setback Reform, PFC2020-0106 Councillor Farrell
- 11.4.2 Notice of Motion Banning Conversion Therapy, PFC2020-0116 Councillors Woolley, Farrell, Carra, Gondek, Demong, and Mayor Nenshi
- 11.4.3 Notice of Motion Public Safety Task Force, PFC2020-0120 Councillor Chahal and Mayor Nenshi
- 11.4.4 Notice of Motion Identifying a Funding Source for Public Realm Improvements in Established Areas, PFC2020-0131 Councillor Gondek and Farrell
- 11.4.5 2020 Business Improvement Area Budgets and Enabling Bylaws, PFC2020-0012 Proposed Bylaw 2M2020
- 11.4.6 2020 Business Improvement Area Tax Bylaw, PFC2020-0009 Proposed Bylaw 3M2020

### 12. ITEMS DIRECTLY TO COUNCIL

- 12.1 BYLAW TABULATIONS
  None
- 12.2 MISCELLANEOUS BUSINESS None

### 13. URGENT BUSINESS

13.1 Advocate for Creation of a Provincial Task Force on Property Tax Assessment Reform, C2020-0163

Councillors Davison, Sutherland, Demong, Gondek, Colley-Urquhart, Chu, Magliocca, and Keating

Proposed Urgent Business, requires two thirds vote.

### **NEW MATERIALS**

13.2 Carshare Parking Policy Update, TT2020-0027 Proposed Urgent Business.

### 14. CONFIDENTIAL ITEMS

- 14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE
- 14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
  - 14.2.1 Police Commission Update (Verbal), C2020-0174
    Held confidential pursuant to Section 17 (Disclosure to personal privacy) of the Freedom of Information and Protection of Privacy Act.

**Time Specific:** 1:30 p.m. Monday, February 3.

14.2.2 City Manager Performance Development Plan (Verbal), C2020-0184
Held confidential pursuant to Section 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

### 14.3 URGENT BUSINESS

### **NEW MATERIALS**

Amendment to Purchase and Sale, Option to Repurchase and Housing Agreements - 3500 17 AV SW, UCS2020-0119

Recommendations, Report and Attachments held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act.

Review By: 2030 January 31

Proposed Urgent Business.

### **NEW MATERIALS**

14.3.2 Proposed Sale (Bridgeland-Riverside) – Ward 09 (634 McDougall RD NE, UCS2020-0122

Recommendations, Report and Attachments held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act.

Review By: 2030 January 31, except for Attachments 4 and 5b which shall remain confidential

Proposed Urgent Business.

### 15. ADMINISTRATIVE INQUIRIES

15.1 Response to Councillor Keating's Administrative Inquiry Re: Non-Profit Property Tax Exemptions, Al2020-0001

# 16. <u>ADJOURNMENT</u>

Members of Council may participate remotely, if required.



### **MINUTES**

### **COMBINED MEETING OF COUNCIL**

January 13, 2020, 9:30 AM IN THE COUNCIL CHAMBER PRESENT: Mayor N. Nenshi Councillor G-C. Carra Councillor G. Chahal Councillor S. Chu Councillor D. Colley-Urquhart/ Councillor J. Davison Councillor P. Demong Councillor J. Farkas Councillor D. Farrell Councillor J. Gondek Councillor R. Jones Councillor S. Keating (Remote Participation) Councillor J. Maglioeca (Remote Participation) Councillor W. Sutherland Councillor E. Woolley ABSENT: (Personal) City Manager D. Duckworth ALSO PRESENT: A/Chief Financial Officer J. Bradley A/City Solicitor and General Counsel J. Floen Assistant City \$olicitor D. Jakal A/General Manager C. Arthurs A/General Manager K. Black A/General Manager C. Collier General Manager S. Dalgleish A/General Manager D. Morgan Deputy City Clerk T. Mowrey A/City Clerk S. Muscoby

### 1. CALL TO ORDER

Mayor Nenshi called today's Meeting to order at 9:35 a.m.

Legislative Advisor D. Williams Legislative Advisor L. Gibb

### 2. OPENING REMARKS

Mayor Nenshi provided opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgement.

Mayor Nenshi, requested a moment of silence to remember the lives lost on Iran plane crash (UIA flight PS752) and offered condolences to the family members.

### 3. RECOGNITIONS

None

### 4. QUESTION PERIOD

1. Councillor Chu

Topic: Confirmation of the effective date of the Retirement Allowance for Exempt and Union Employees.

2. Councillor Farkas

Topic: Availability of public city facilities for struggling citizens during these current times of cold weather.

3. Councillor Farrell

Topic: Reduction or elimination of convenience fees follow income transit users.

5. CONFIRMATION OF AGENDA

Moved by Councillor Jones
Seconded by Councillor Farrely

That the Agenda for the 2019 January 13 Combined Meeting of the Council be confirmed.

MOTION CARRIED

# 6. <u>CONFIRMATION OF MINUTES</u>

6.1 Minutes of the Combined Meeting of Council, 2019 December 16 and 17

Moved by Councillor Farkas
Seconded by Councillor Jones

That the Minutes of the 2019 December 16 and 17 Combined Meeting of the Council be confirmed.

**MOTION CARRIED** 

# 7. <u>CONSENT AGENDA</u>

**Moved by** Councillor Colley-Urquhart **Seconded by** Councillor Gondek

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

## 7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

### 7.2 BRIEFINGS

- 7.2.1 Summary of Legal Advice Retirement Allowance
- 7.8 Corporate Land Strategy Guiding Document, UCS2019-1579
- 7.9 Calgary Pathway and Bikeway Plan Update, TT2019-1431
- 7.11 Parking Requirements Review Scoping Report, TT2019-1554
- 7.13 Summary of Green Line Real Property Transactions for the Third Quarter 2019, UCS2019-1580

Report and Attachments held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of FOIP.

Review Date: 2029 February 12

MOTION CARRIED

Council considered Items 7.3, 7.4, 7.6, 7.10 and 7.12 under Item 17.1 of the meeting.

7.3 Pest Management Policy, CPS2019-1518

Moved by Councillor Carra
Seconded by Councillor Colley-Urguhart

That with respect to Report CP\$2019-1518, the following be adopted:

That Council:

- 1. Adopt the proposed Pest Management Policy (Attachment 1); and
- 2. Rescind the Integrated Rest Management Plan Policy (CSPS017) (Attachment 3).

Against: Councillor Farkas

**MOTION CARRIED** 

City Charter Update, IGA2019-1571

Moved by Councillor Carra
Seconded by Councillor Demong

That with respect to Report IGA2019-1571, the following be adopted:

That Council:

- 1. Receive this report as an update on the implementation of existing City Charter authorities; and
- 2. Direct Administration to continue ongoing provincial advocacy to create new authorities within the City Charter, such as the needed reforms to the taxation and assessment system.

**MOTION CARRIED** 

7.5 City of Calgary Water Security, UCS2019-1539

Moved by Councillor Carra Seconded by Councillor Farkas

That with respect to Report UCS2019-1539, the following be adopted:

That Council direct Administration to:

- 1. Report on water security annually as part of the Water Utility update to the Standing Policy Committee on Utilities and Corporate Services, and
- 2. Report on the Source Water Protection Plan and Policy by end of Q2 2020.

MQTION CARRIED

7.6 Plan for Piloting Variable Set-Out for the Black Cart Program, UC\$2019-1142

**Moved by** Councillor Sutherland **Seconded by** Councillor Demong

That with respect to Report UCS2019-1142, the following be adopted:

That Council direct Administration to.

- 1. Explore customer behaviour in 2020 to develop a detailed plan for piloting variable set-out; and
- 2. Report back to the SPC on UCS no later than Q2 2021 with results from the review of customer behaviour and a detailed pilot plan including proposed pilot communities, rates that will be piloted, a detailed cost estimate, and a plan for funding the pilot.

Against: Councillor Farkas

**MOTION CARRIED** 

Waste Management Storage Site Operational Practices, UCS2019-1502

Moved by Councillor Colley-Urquhart Seconded by Councillor Carra

That with respect to Report UCS2019-1502, the following be adopted:

That Council direct Administration to:

- 1 Mitigate waste management storage sites risks by focusing The City's efforts on better utilizing existing controls exercised through the Alberta Fire Code and Land Use Bylaw 1P2007; and
- 2. Control the location of new waste management storage sites by ensuring Land Use Bylaw 1P2007 is consistently applied.

**MOTION CARRIED** 

7.10 Safer Mobility Plan Annual Report 2019, TT2019-1549

ISC: UNRESTRICTED

Unconfirmed Minutes 2020 January 13

# Moved by Councillor Davison Seconded by Councillor Keating

That with respect to Report TT2019-1549, the following be adopted:

That Council:

Direct Administration to report back to the Standing Policy Committee on Transportation and Transit on the Safer Mobility Annual Report 2020 by Q4 2020.

**MOTION CARRIED** 

7.12 Guiding Principles for Green Line Committee, GC2019-1/59

> Moved by Councillor Carra Seconded by Councillor Farrell

That with respect to Report GC2019-1591, the Appendix (Attachment 1) be amended on page 1 of 1 in Section "Green Line Project Vision" by adding the words "city-shaping" prior to the words "transit service that improves mobility."

Against: Councillor Gondek

**MOTION CARRIED** 

Moved by Councillor Carra Seconded by Councillor, Facrell

That with respect to Report GC2019-1591, the Appendix (Attachment 1) be amended on page 1 of 1, Section Vutcomes for Calgarians "by beginning the section with "A transit Service that", and adding "s" to the verbs, as follows:

"Outcomes for Calgarians

### A transit service that:

- Improves mobility by providing a frequent, reliable, and affordable service.
- Contributes to an efficient transportation network that promotes transportation choice and reduces congestion, travel times and greenhouse gases.
- Enhances connectivity between people and places including connections to the broader transit network.
- Creates a positive transportation experience safe, accessible, comfortable and convenient.
- 5. Contributes positively to urban realm, community development and revitalization.
- 6. Contributes to the vitality of business in the community.
- 7. Protects the environment by enhancing City's environmental stewardship."

Against: Councillor Gondek

### **MOTION CARRIED**

Moved by Councillor Carra Seconded by Councillor Keating

That with respect to Report GC2019-1591, Recommendation 2 be added as follows:

That Council:

2. Amend the Green Line Committee Terms of Reference to add the following after Section 8 Meetings:

# "8.1 Public Participation

The Chair of the Green Line Committee will determine, prior to the publication of the Agenda, which items, it any, require public participation. This will be noted in the public Agenda.

The Committee may, by majority vote, require an item to have public participation at the following Committee meeting:"

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chabal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Sutherland

Against: (3): Councillor Chu, Councillor Farkas, and Councillor Gondek

**MOTION CARRIED** 

Moved by Councillor Keating Seconded by Councillor Davison

That with respect to Report GC2019-1591, the following be adopted, as amended, as follows:

That Council:

Approve and include the amended Green Line Committee Terms of Reference
 Guiding Principles as an appendix as amended, as follows:

On page 1 of 1 under Section Green Line Project Vision:

A **city-shaping** transit service that improves mobility in communities in north and southeast Calgary, connecting people and places and enhancing the quality of life in the city.

**Outcomes for Calgarians** 

A transit service that:

- 1. Improve**s** mobility by providing a frequent, reliable, and affordable service.
- Contributes to an efficient transportation network that promotes transportation choice and reduces congestion, travel times and greenhouse gases.
- 3. Enhance**s** connectivity between people and places including connections to the broader transit network.
- 4. Creates a positive transportation experience safe, acsessible, comfortable and convenient.
- Contributes positively to urban realm, community development and revitalization.
- Contributes to the vitality of business in the community.
- 7. Protects the environment by enhancing City's environmental stewardship.
- 2. Amend the Green Line Committee Terms of Reference to add the following after Section 8 Meetings:
  - "8.1 Public Participation

The Chair of the Green Line Committee will determine, prior to the publication of the Agenda, which items, if any, require public participation. This will be noted in the public Agenda.

The Committee may, by majority vote, require an item to have public participation at the following Committee meeting.

And further, a clerical correction is required to the Terms of Reference, under the section 2. Mandate, by deleting the fourth bullet in its entirety."

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Sutherland

Against: (3); Councillor Chu, Councillor Farkas, and Councillor Gondek

**MOTION CARRIED** 

- 8. RLANNING MATTERS FOR PUBLIC HEARING
  - 8.1 CALGARY PLANNING COMMISSION REPORTS
    - 8.1.1 Land Use Amendment in Renfrew (Ward 9) at 639 and 641 12 Avenue NE, LOC2019-0125, CPC2019-1031

The Public Hearing was called and Ryan Cairns addressed Council with respect to Bylaw 1D2020.

Moved by Councillor Carra Seconded by Councillor Farrell

That with respect to Report CPC2019-1031, the following be adopted:

That Council hold a Public Hearing; and:

Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 639 and 641 – 12 Avenue NE (Plan 470P, Block 54, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and

2. Give three readings to Proposed Bylaw 1D2020.

MOTION CARRIED

That Bylaw 1D2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 1D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 1D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 1D2020 be read a third time.

MOTION CARRIED

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

The Public Hearing was called and Kelvin Hickerson addressed Council with respect to Bylaw 7D2020.

Moved by Councillor Farrell Seconded by Councillor Chahal

That with respect to Report CPC2019-1473, the following be adopted:

That Council hold a Public Hearing; and:

- 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 Proposed Bylaw 7D2020.

**MOTION CARRIED** 

That Bylaw 7D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 7D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 7D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 7D2020 be read a third time.

MOTION CARRIED

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

The Public Hearing was called and Trient Letwiniuk, Inertia, addressed Council with respect to Bylaw XD2020.

Moved by Councillor Chu

Seconded by Councillor Chanal

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

That Council hold a Public Hearing; and:

- 1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 ackes ±) 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
- Give three readings to Proposed Bylaw 2D2020.

**MOTION CARRIED** 

That Bylaw 2D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 2D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 2D2020 a third time.

**MOTION CARRIED UNANIMOUSLY** 

That Bylaw 2D2020 be read a third time.

### **MOTION CARRIED**

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

The Public Hearing was called, however no one addressed Council with respect to Bylaw 8D2020.

Moved by Councillor Chu Seconded by Councillor Chahal

That with respect to Report CPC2019-1422, the following be adopted:

That Council hold a Public Hearing; and:

- ADOPT, by bylaw, the proposed redesignation of 0.23 hectares ±
   (0.56 acres ±) located at 716 41 Avenue NE (Plan 458AD, Block 1,
   Lots 3 to 6) from Industrial General (PG) 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 Proposed Bylaw 802020.

**MOTION CARRIED** 

That Bylaw 8D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 8D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 8D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 8D2020 be read a third time.

**MOTION CARRIED** 

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

The Public Hearing was called and the following people addressed Council with respect to Bylaw 4D2020:

- 1. Evan Whelbourn
- 2. Martin Veenhoven, Zeidler Architecture.

**Moved by** Councillor Jones **Seconded by** Councillor Colley-Urquhart

That Council postpone Item 8.1.5, CPC2019-1436 to be dealt with as the first new item of business following the lunch break.

Against: Councillor Gondek

### **MOTION CARRIED**

Councillor Jones introduced a group of grade 5 and 6 students from Rundle School in Ward 10, accompanied by their teacher, Cathleen McNeil.

**Moved by** Councillor Jones **Seconded by** Councillor Farkas

That with respect to Report CPC2019-1436, the following Recommendations 1 and 2 be adopted:

That Council hold a Public Hearing; and

- Adopt, by bylaw, the proposed land use redesignation of 0.50 hectares ± (1.23 acres ±) located at 6927 Rundlehorn Drive NE (Portion of Plan 1280A). Block 1B) from Special Purpose Community Institution (S-CI) District to Commercial Neighbourhood 2 (C-N2) District, and
- 2. Give first reading to Proposed Bylaw 4D2020.

ROLL CALL VOTE

For: (8): Councillor Carra, Councillor Chanal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Jones, Councillor Keating, and Councillor Sutherland Against: (3): Mayor Nenshi, Councillor Farkell, and Councillor Gondek

**MOTION CARRIED** 

That Bylaw 4D2020 be introduced and read a first time.

ROLL CALL VOTE:

For: (8): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Jones, Councillor Keating, and Councillor Sutherland Against: (3): Mayor Nenshi, Councillor Farrell, and Councillor Gondek

**MOTION CARRIED** 

That with respect to Report CPC2019-1436, the following Recommendation 3, be adopted:

That Council:

3. Refer second and third reading for Administration and the Applicant to consider a direct control district that addresses the setbacks and potential restriction of auto-oriented uses

to return directly to the 2020 February 3 Combined meeting of Council.

#### **ROLL CALL VOTE:**

For: (8): Mayor Nenshi, Councillor Carra, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Sutherland Against: (3): Councillor Chahal, Councillor Chu, and Councillor Gondek

### **MOTION CARRIED**

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

The Public Hearing was called and Darlege Paranague, CivicWorks + Planning, addressed Council with respect to Bylaw 3D2020.

Moved by Councillor Chahal Seconded by Councillor Chu

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

That Council hold a Public Hearing; and:

- 1. Adopt, by bylaw, the proposed redesignation of 1.21 hectares ± (2.99 acres ±) located at 3730 108 Avenue NE (Condominium Plan 1912139) from Industrial - Business 1.0 (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
- Give three readings to Proposed Bylaw 3D2020.

**MOTION CARRIED** 

That Bylaw 3D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 3D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 3D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 3D2020 be read a third time.

**MOTION CARRIED** 

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

The Public Hearing was called and Amanda Polini, IBI Group, addressed Council with respect to Bylaw 9D2020.

Moved by Councillor Gondek Seconded by Councillor Chahal

That with respect to Report CPC2019-1433, the following be adopted:

That Council hold a Public Hearing; and:

- 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 f0.5h19.0 (C-COR3 f0.5h19.0) District; and
- 2. Give three readings to Proposed Bylaw 9D2020

MOTION CARRIED

That Bylaw 9D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 9D2020 be read a second time

**MOTION CARRIED** 

That authorization now be given to read Bylaw 9D2020 a third time.

**MOTION CARRIED UNANIMOUSLY** 

That Bylaw 9D2020 be read a third time.

**MOTION CARRIED** 

8 1.8 Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094, CPC2019-1284

The Public Hearing was called and the following people addressed Council with respect to Bylaw 11D2020:

- 1. Patrick Wetter, B&A Planning Group
- Kathy Oberg, B&A Planning Group
- 3. Brendan McCashin, Brookfield.

Moved by Councillor Gondek Seconded by Councillor Magliocca

That with respect to Report CPC2019-1284, the following be adopted:

That Council hold a Public Hearing; and:

ADOPT, by bylaw, the proposed redesignation of 2.32 hectares ± (5.74 acres ±) 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 Proposed Bylaw 11D2020.

MOTION CARRIED

That Bylaw 11D2020 be introduced and read a first time

MOTION CARRIED

That Bylaw 11D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 11D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 11D2020 be read a third time.

**MOTION CARRIED** 

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

The Public Hearing was called and Clarie Woodside, Stantec Consulting, addressed Council with respect to Bylaw 5D2020.

Moved by Councillor Sutherland Seconded by Councillor Chu

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

That Council hold a Public Hearing; and:

- Adopt, by bylaw, the proposed redesignation of 9.88 hectares ±
   (24.41 acres ±) located at various addresses (Attachment 1) from DC
   Direct Control District to Residential One Dwelling (R-1) District; and
- 2. Give three readings to Proposed Bylaw 5D2020.

Against: Councillor Farrell

**MOTION CARRIED** 

That Bylaw 5D2020 be introduced and read a first time.

Against: Councillor Farrell

**MOTION CARRIED** 

That Bylaw 5D2020 be read a second time.

Against: Councillor Farrell

**MOTION CARRIED** 

That authorization now be given to read Bylaw 5)2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 5D2020 be read a third time

Against: Councillor Farrell

**MOTION CARRIED** 

8.1.10 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4628 – 20 Avenue NW, LQC2019-0143, CPC2019-1463

The Public Hearing was called and Shawn Jensen, New Century Design, addressed Council with respect to Bylaws 2P2020 and 10D2020.

Moved by Councillor Fairell Seconded by Councillor Chahal

That with respect to Report CPC2019-1463, the following be adopted:

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 Proposed Bylaw 2P2020.
- 3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ±
  (0.14 acres ±) 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 Proposed Bylaw 10D2020.

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That Bylaw 2P2020 be introduced and read a first time.

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That Bylaw 2P2020 be read a second time.

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That authorization now be given to read Bylaw 2) 2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 2P2020 be read a third time

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That Bylaw 10D2020 be introduced and read a first time.

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That Bylaw 1002020 be read a second time.

Against: Councillor Demong and Councillor Farkas

**MOTION CARRIED** 

That authorization now be given to read Bylaw 10D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 10D2020 be read a third time.

Against: Councillor Demong and Councillor Farkas

MOTION CARRIED

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

The Public Hearing was called and the following people addressed Council with respect to Bylaw 12D2020:

1. Rick Groll

- 2. April Kojima, Rick Balbi Architect Ltd.
- 3. Grant MacArthur
- 4. Pat Guillemaud, Westgate Community Association
- 5. Glenn Webber, Westgate Community Association

**Moved by** Councillor Davison **Seconded by** Councillor Sutherland

That with respect to Report CPC2019-1462, the following be adopted:

That Council hold a Public Hearing; and:

- ADOPT, by bylaw, the proposed redesignation of 0.18 hectales ± (0.39 acres ±) 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-13.5h17) District; and
- 2. Give three readings to Proposed Bylaw 12D2020

**MOTION CARRIED** 

That Bylaw 12D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 12D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 12D2020 a third time.

**MOTION CARRIED UNANIMOUSLY** 

That Bylaw 12D2020 be read a third time.

**MOTION CARRIED** 

Souncil recessed at 11:55 a.m. and reconvened at 1:12 p.m. with Mayor Nenshi in the Chair.

8.1/.12 Policy Amendment and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2016-0088, CPC2019-0695

The following documents were distributed with respect to Report CPC2019-0695:

- A letter from Darren Zacher; and
- A letter from Phil Dack, dated 2020 January 7.

The Public Hearing was called and the following people addressed Council with respect to Bylaws 1P2020 and 6D2020

- 1. Brian Blais
- 2. Phil Dack
- 3. David Winkler
- 4. David Campbell
- 5. Stephen Carruthers
- 6. Johnathan Ilgert
- 7. Robin Turner
- 8. Jessica Barrett

Council recessed at 3:15 p.m. and resolvened at 3:50 p.m. with Mayor Nenshi in the Chair.

By general consent and pursuant to Section 90(2) of Procedure Bylaw 35M2017, as amended, Council recalled the Applicant, Mr. Dack, in order to ask additional questions of clarification.

Moved by Councillor Carra
Seconded by Councillor Demong

That Council, table Report CPC2019>0695 to the call of the Chair.

MOTION CARRIED

Report CPC2019-0695 was lifted from the table.

Moved by Councillor Carra
Seconded by Councillor Keating

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

That Council hold a Public Hearing; and

Adopt the proposed amendments to the Ramsay Area
 Redevelopment Plan and Proposed Bylaw 1P2020 (Attachment 1);
and

. Give three readings to Proposed Bylaw 1P2020.

3. Adopt, by bylaw, the proposed redesignation of 0.95 hectares ± (2.35 acres ±) 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

- 4. Give first reading to Proposed Bylaw 6D2020.
- 5. Withhold second and third readings on the LOC until the next meeting of Council in order to prepare:
  - amendments to the LOC for introduction at 2nd reading to introduce restrictions to the district from the proponent-proposed DC to the amended DC with administration's heritage bonusing mechanism;
  - policy so that the heritage bonusing is only enasted in conjunction with the adoption of an ARP applying to the community of Ramsay; and,
  - policy so that any discrepancies between this LOC's heritage bonusing mechanism and the community wide heritage bonusing mechanism are rectified;
- 6. And return to Council no later than 2020 February 24 Combined Meeting of Council.

**MOTION CARRIED** 

That Bylaw 1P2020 be introduced and read a first time.

Against: Councillor Gondek

**MOTION CARRIED** 

That Bylaw 1P20Q0 be read a second time.

Against: Councillor Gondek

**MOTION CARRIED** 

That authorization now be given to read Bylaw 1P2020 a third time.

**MOTION CARRIED UNANIMOUSLY** 

That Bylaw 1P2020 be read a third time.

Against: Councillor Gondek

**MOTION CARRIED** 

That Bylaw 6D2020 be introduced and read a first time.

Against: Councillor Gondek

**MOTION CARRIED** 

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

The following documents were distributed with respect to Report CPC2019-1032:

- A letter from Reverend Bill Weaver, Ogden United Church;
- · A letter from Debbie Proud; and

 A letter from Pat Dube, Tenant Liaison, Calgary Housing - South District Office.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 13D2020:

- 1. Jane Wachowich
- 2. Debbie Proud
- 3. Doug Schroeder
- 4. Susan Mullie
- 5. James Logan
- 6. Liz Bean
- 7. Jane Virtue

Moved by Councillor Carra
Seconded by Councillor Farkas

That with respect to Report CPC2019-1032, the following be adopted:

That Councilhold a Public Hearing; and:

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

Give three readings to Proposed Bylaw 13D2020.

**MOTION CARRIED** 

That Bylaw 13D2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 13D2020 be read a second time.

**MOTION CARRIED** 

That authorization now be given to read Bylaw 13D2020 a third time.

### **MOTION CARRIED UNANIMOUSLY**

That Bylaw 13D2020 be read a third time.

#### **MOTION CARRIED**

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

The Public Hearing was called and Brian Horton addressed Council with respect to Bylaw 14D2020.

**Moved by** Councillor Farkas **Seconded by** Councillor Demong

That with respect to Report CPC2019-1443, the following be adopted:

That Council hold a Public Hearing; and:

- 1. ADOPT, by bylaw, the proposed redesignation of 1.27 hectares ± (3.15 acres ±) 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 Proposed Bylaw 14D2020.

**MOTION CARRIED** 

That Bylaw 1402020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 14D2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 14D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 14D2020 be read a third time.

**MOTION CARRIED** 

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

The Public Hearing was called and Claire Woodside, Stantec addressed Council with respect to Bylaw 15D2020.

ISC: UNRESTRICTED

Unconfirmed Minutes 2020 January 13

**Moved by** Councillor Demong **Seconded by** Councillor Colley-Urquhart

That with respect to Report CPC2019-1454, the following be adopted:

That Council hold a Public Hearing; and:

ADOPT, by bylaw, the proposed redesignation of 4.06 hectares ± (10.04 acres ±) 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 Proposed Bylaw 15D2020.

MOTION CARRIED

That Bylaw 15D2020 be introduced and read a first time.

MÓTION CARRIED

That Bylaw 15D2020 be read a second time

**MOTION CARRIED** 

That authorization now be given to read Bylaw 15D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 1502020 be read a third time.

**MOTION CARRIED** 

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

Mobile

# PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

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

**Moved by** Councillor Sutherland **Seconded by** Councillor Davison

That with respect to Report CPC2019-1456, the following be adopted:

That Council:

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

### **MOTION CARRIED**

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC **HEARING** 

None

9.3 BYLAW TABULATIONS

None

10. POSTPONED REPORTS

None

- ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES 11.
  - CONSENT AGENDA ITEMS SELECTED FOR DEBATE

Council considered pulled Consent Agenda Items  $\sqrt{2.6}$ , 7.1/0 and 7.12under this section of the meeting.

Moved by Councillor Carra Seconded by Councillor Davison

That Council suspended Section 78(1)(c) of the Procedure Bylaw 35M2017, as amended, in order to complete the pulled Consent Agenda items prior to the scheduled dinner recess

Against: Councillor Chu

**MOTION CARRIED** 

11.2 OFFICER OF COUNCIL REPORTS

None

ADMINISTRATION REPORTS

None

COMMITTEE REPORTS

Shared e-Bike and e-Scooter Mid-Pilot Report, TT2019-1374

**Moved by** Councillor Davison Seconded by Councillor Gondek

That with respect to Report TT2019-1374, the following be adopted:

That Council:

- 1. Give three readings to the Proposed Bylaw 1M2020 to amend the Calgary Traffic Bylaw 26M96 (Attachment 3); and
- 2. Develop and implement for the next phase (Spring 2020 –Fall 2020) of the e-scooter pilot, a dynamic fleet cap based on Trips per Vehicle

per Day (TVD) and/or an Incentive Fleet Cap based on defined City goals.

### **MOTION CARRIED**

That Bylaw 1M2020 be introduced and read a first time.

**MOTION CARRIED** 

That Bylaw 1M2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 1M2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 1M2020 be read a third time

**MOTION CARRIED** 

- 12. ITEMS DIRECTLY TO COUNCIL
  - 12.1 BYLAW TABULATIONS

None

12.2 MISCELLANEOUS BUSINESS

None

13. URGENT BUSINES

None

14. <u>CONFIDENTIAL ITEMS</u>

Council recessed at 6:45 p.m. and reconvened at 7:28 p.m. with Mayor Nenshi in the Chair.

14.1√ CÒNSENT AGENDA ITEMS SELECTED FOR DEBATE

)Noክe

14.2 LITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

**Moved by** Councillor Demong **Seconded by** Councillor Chahal

That pursuant to Sections 24 (Advice from officials) and 27 (Privileged Information) of the Freedom of Information and Protection of Privacy Act, Council now move into Closed Meeting at 7:30 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 14.2.1 City Manager Update (Verbal), C2020-0096
- 14.3.1 Personnel Item (Verbal), C2020-0111

### **ROLL CALL VOTE:**

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Sutherland

**MOTION CARRIED** 

Council reconvened in Public Meeting at 8:05 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Gondek **Seconded by** Councillor Davison

That Council rise and report.

MOTION CARRIED

14.2.1 City Manager Update (Verbal), C2020-0096

Administration in attendance during the Closed Meeting discussions with respect to C2020-0096.

Clerk: L. Kennedy. Law: J. Floen. Advice: D. Duckworth.

Moved by Councillor Colley-Urquhart Seconded by Councillor Jones

That with respect to Verbal Report C2020-0096, the following be adopted:

That Council direct that the Closed Meeting discussions remain confidential pursuant of Sections 24 (Advice from officials) and 27 (Privileged Information) of the Freedom of Information and Protection of Privacy Act.

MOTION CARRIED

14.3 VRGENT BUSINESS

14.3.1 Rersonnel Item (Verbal), C2020-0111

Administration in attendance during the Closed Meeting discussions with respect to C2020-0111:

Clerk: L. Kennedy. Advice: D. Duckworth.

Moved by Councillor Farkas Seconded by Councillor Gondek

That with respect to Verbal Report C2020-0111, the following be adopted:

That Council direct that the Closed Meeting discussions remain confidential pursuant to Sections 17 (Disclosure to personal privacy) and

24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

### **MOTION CARRIED**

## 15. ADMINISTRATIVE INQUIRIES

None

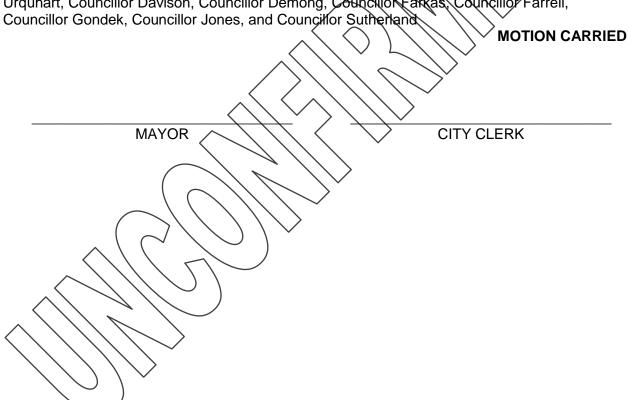
# 16. <u>ADJOURNMENT</u>

**Moved by** Councillor Jones **Seconded by** Councillor Colley-Urquhart

That this Council adjourn at 8:12 p.m..

**ROLL CALL VOTE:** 

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell,





### **MINUTES**

### STRATEGIC MEETING OF COUNCIL

January 27, 2020, 9:30 AM IN THE COUNCIL CHAMBER

PRESENT: Mayor N. Nenshi

Councillor G-C. Carra Councillor G. Chahal Councillor S. Chu

Councillor D. Colley-Urguhart,

Councillor J. Davison Councillor P. Demong Councillor J. Farkas Councillor D. Farrell

Councillor J. Gondek

Councillor R. Jones
Councillor S. Keating, Remote Participation

Councillor J. Magliocca Councillor W. Sutherland Courcillor E. Woolley

ALSO PRESENT:

City Manager D. Duckworth

A/City Solicitor and General Counsel J. Floen

A/General Manager C. Arthurs A/General Manager K. Black General Manager S. Dalgleish A/General Manager D. Limacher A/ General Manager D. Morgan

City Clerk L. Kennedy

Legislative Advisor G. Chaudhary

1. CALL TO ORDER

Mayor Negshi called today's Meeting to order at 9:33 a.m.

2. OPENING REMARKS

Mayor Nenshi provided opening remarks and called for a moment of quiet contemplation.

QUESTION PERIOD

No questions were asked.

4. CONFIRMATION OF AGENDA

# Moved by Councillor Jones Seconded by Councillor Farrell

That the Agenda for the 2020 January 27 Regular Meeting of the Strategic Meeting of Council be confirmed, as amended, as follows:

- 1. That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Section 78(1) of the Procedure Bylaw be suspended to allow Council to reconvene at 1:45 p.m. in order that Council may attend the Holocaust Memorial Service, and
- 2. That Item 5.2. Re-Balancing The City's Capital Portfolio, Report C2020-0039 and Item 5.3. City of Calgary Citizen Privacy Data Practices, Report PFC2020-0110 be dealt with following item 6.1.1. Restoring and Strengthening Rublic Trust (Verbal), Report C2020-0145.

MOTION CARRIED

# 5. <u>ITEMS FROM OFFICERS AND COMMITTEES</u>

5.1 Re-Balancing The City's Capital Fortfolio, C2020-0040

A presentation entitled "Re-balancing The City's Capital Portfolio", dated 2020 January 27, was distributed with respect to Report C2020-0040.

Councillor Farkas introduced a group of grade five students from Louis Riel School, along with their teacher Dan Grunebaum.

By general consent, Council suspended Sections 107 and 109 of the Procedure Bylaw 35M2017, as amended, to allow multiple questions without a time limit with respect to Report 62020 0040.

Moved by Councillor Chu Seconded by Councillor Farkas

That with respect to Report C2020-0040, the following be adopted:

## That Council:

- 1. Postpone Report C2020-0040 to the 2020 February 3 Combined Meeting of Council to be heard on 2020 February 04.
- 2. Pursuant to Sections 31(3) and 31(4) of the Procedure Bylaw 35M2017, as amended, that Council hear from Members of the Public, in panels if required, with respect to Report C2020-0040 on Tuesday, 2020 February 04.
- Request the following service owners be available to address questions on 2020 February 04 with respect to Report C2020-0040:
  - a. Citizen Engagement and Insights regarding Budget ID 788-001
  - b. Fire and Emergency Response regarding Budget ID 041-171
  - Emergency Management and Business Continuity regarding Budget ID 049-004
  - d. Records Management, Access and Privacy regarding Budget ID 796-001

- e. Sidewalks and Pathways regarding Budget ID 481-400
- f. Affordable Housing regarding Budget ID 489-013

#### **MOTION CARRIED**

#### Moved by Councillor Chu Seconded by Councillor Farkas

That Council recess at 11:30 a.m. to reconvene at the call of the Chair.

MOTION CARRIED

Council reconvened at 1:15 p.m. with Mayor Nenshi in the Chair,

5.2 City of Calgary Citizen Privacy Data Practices, ©2020-0039

Council, by general consent, suspended Section 78(1)(c) of the Procedure Bylaw 35M2017, as amended, in order to complete this item and Item 5.3, Report PFC2020-0110 prior to adjournment

A presentation entitled "City of Calgary Citizen Privacy Data Practices, C2020-0039", dated 2020 January 27 was distributed with respect to Report C2020-0039.

Moved by Councillor Colley-Urquhart Seconded by Councillor Chahal

That with respect to Report C2020-0039, the following be adopted:

That Council:

- 1. Approve the Privacy Framework 2019-2021 Workplan (Attachment 1); and
- 2. Direct the City Clerk/FOIP Head to provide an annual report to the Priorities and Einance Committee on The City's Privacy Management Program.

**MOTION CARRIED** 

Council Innevation Fund Application – City of Calgary Citizen Privacy Data Practices, RFC2020-0110

Moved by Councillor Colley-Urquhart Seconded by Councillor Chahal

That with respect to Report PFC2020-0110, the following be adopted:

That Council:

- 1. Approve the Application for Council Innovation Fund in the amount of \$75,000; and
- 2. Direct Administration to report back on the outcomes as part of the Privacy Framework 2019-2021 Workplan no later than Q1 2021.

**MOTION CARRIED** 

Unconfirmed Minutes 2020 January 27 ISC: UNRESTRICTED

#### 6. <u>CONFIDENTIAL ITEMS</u>

**Moved by** Councillor Gondek **Seconded by** Councillor Davison

That Council move into Closed Meeting at 1:18 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report C2020-0145, pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**ROLL CALL VOTE** 

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, and

Councillor Sutherland

Against: (1): Councillor Farkas

MOTION CARRIED

Council recessed at 3:15 p.m. and reconvened in Closed Meeting at 3:50 p.m.

Council reconvened in Public Meeting at 5:48 p.m. with Mayor Nenshi in the Chair.

Moved by Councillor Gondek
Seconded by Councillor Sutherland

That Council rise without reporting.

**MOTION CARRIED** 

#### 6.1 ITEMS FROM OFFICERS AND COMMITTEES

6.1.1 Restoring and Strengthening Public Trust (Verbal) - C2020-0145

Administration in attendance during the Closed Meeting discussions with respect to Report \$2020-0145:

City Clerk: L. Kennedy. Advice: D. Duckworth, Dr. E. Laidlaw, Ethics Advisor, S. LoVecchio, Integrity Commissioner. External Advice: M. E. Bench, StrategyCorp Toronto, K. Braid, IPSOS Vancouver.

Moved by Councillor Colley-Urquhart
Seconded by Councillor Farrell

That with respect to Report C2020-0145, the following be adopted:

That the confidential discussions with respect to Report C2020-0145 be held confidential pursuant to Section 24 of the Freedom of Information and Protection of Privacy Act.

**MOTION CARRIED** 

#### 7. ADJOURNMENT

**Moved by** Councillor Colley-Urquhart **Seconded by** Councillor Farrell

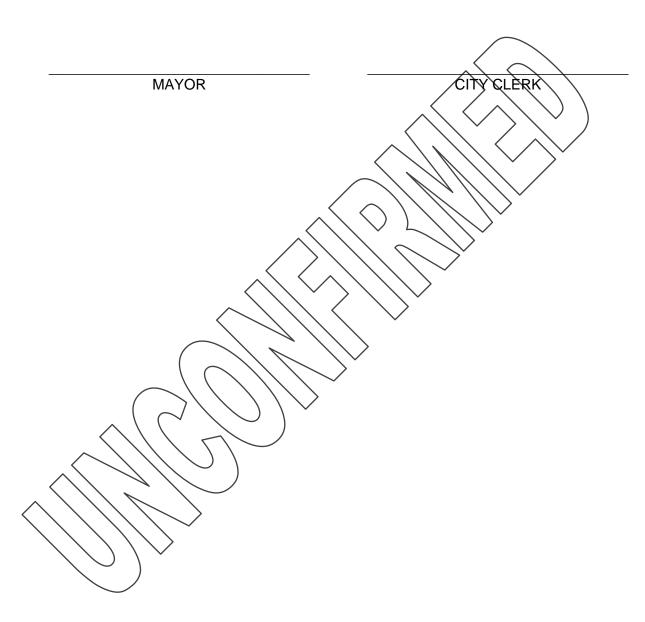
That this Council adjourn at 6:23 p.m.

Unconfirmed Minutes 2020 January 27 ISC: UNRESTRICTED

#### **ROLL CALL VOTE**

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

#### **MOTION CARRIED**



## Combined Meeting of Council 2020 February 03

Item # 7.1.1 C2020-0176

#### **Procedural Request**

Clerk's Note

Calgary Aboriginal Urban Affairs Committee Representative Appointment to the Social Wellbeing Advisory Committee

#### Background:

Following the Organizational meeting of Council held on 2019 October 28, and in accordance with the Social Wellbeing Advisory Committee's Terms of Reference, the Calgary Aboriginal Urban Affairs Committee nominate one of their member to the Social Wellbeing Advisory Committee for a 2-year term, expiring at the 2021 Organizational Meeting.

#### **Recommendation:**

- 1. That Council appoint the nominee, as contained in the confidential attachment, as a Calgary Aboriginal Urban Affairs Committee-nominated Representative to the Social Wellbeing Advisory Committee, for a 2-year term to expire at the 2021 Organizational Meeting of Council; and
- 2. Once adopted by Council, the name be noted in the Minutes of the Council Meeting and the attachment to the Procedural Item be released as a public document.

#### Attachment (s)

1. Name of Nominee (Confidential)

ISC: Unrestricted

## ISC: UNRESTRICTED CORRECTED PUD2020-0016

#### City Planning & Policy 2020 Workplan

#### **EXECUTIVE SUMMARY**

This report confirms Council's priorities for the City Planning & Policy Service Line and ensures that Administration's resources and workplan are aligned to them in 2020. Administration believes that Council's policy priorities that guided the workplan in 2019 should continue to apply in 2020. Our focus should remain on aligning the Service Line's resources on advancing the delivery of effective and implementable tools. Doing so will further realize the vision and goals of the Municipal Development Plan and create a business-friendly environment while enabling the development of great communities for everyone in Calgary.

In the report, Council's six priorities that guided the 2019 workplan are briefly reviewed and minor refinements are proposed to better reflect Council's discussion and decisions made over the last year (Attachment 2). A short overview of key planning and policy achievements in 2019 provides context to where Administration intends to focus its efforts in 2020. How the initiatives are allocated to the six priority areas is illustrated in the proposed City Planning & Policy Workplan 2020 (Attachment 3). A group of interconnected planning initiatives, known as *The Next Generation Planning System*, will play a key role in 2020 and is briefly described below and in Attachment 1. The proposed workplan has been developed in coordination with the Industry/City Work Plan 2019 Year-End Report (PUD2020-0020).

The new planning and policy tools are being introduced to better enable desired community growth and provide certainty for investment. Adjusting to new tools and moving away from well-known planning and regulatory tools can, however, be challenging for stakeholders. This challenge and other risks are also addressed in this report.

To best manage available staff resources and meet deliverables in the most efficient way possible, this report recommends adjusting the timelines or approach for four initiatives: The Established Area Growth and Change Strategy – Phase 1, the Industrial Growth Strategy – Scoping report, the New Community Growth Strategy – Growth Management Overlay Policy Review, and the Subdivision and Development Regulation Setbacks. Doing so allows Administration to deliver this work in 2020 or early 2021. These proposed changes are reflected in recommendation 2 and described in the *Revised Timelines and Approach* section of this report (page 4).

ISC: UNRESTRICTED

Planning & Development Report to **SPC on Planning and Urban Development** 2019 January 15

## **CORRECTED PUD2020-0016**

#### City Planning & Policy 2020 Workplan

#### ADMINISTRATION RECOMMENDATION:

- 1) That the Standing Policy Committee on Planning and Urban Development recommend that Council direct Administration to:
  - A. Base its City Planning & Policy Workplan for 2020 on the six proposed policy priority areas for 2020 as contained in Attachment 2; and
  - B. Report back to the Standing Policy Committee on Planning and Urban Development in 2021 Q1 with the proposed City Planning & Policy Service priorities and workplan for 2021:
- 2) That the Standing Policy Committee on Planning and Urban Development recommend that Council:
  - A. Schedule a Special Meeting of the Standing Policy Committee on Planning and Urban Development on 2020 April 29 at 9:30 am; and
  - B. Adjust the reporting timelines for:
    - i. The Established Area Growth and Change Strategy Phase 1 (PUD2019-0305), to report to Council, through the Priorities and Finance Committee no later than 2020 May.
    - ii. The New Community Growth Strategy Growth Management Overlay Policy Review (PFC2019-1062), to report to Council, through the Priorities and Finance Committee no later than 2020 Q4: and
    - iii. The Notice of Motion (C2018-1337), Subdivision and Development Setbacks, to return to Council through the SPC on Planning and Urban Development no later than 2021 Q2.

#### RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND **URBAN DEVELOPMENT, 2020 JANUARY 15:**

That Council adopt the Administrative Recommendations contained in Report PUD2020-0016.

#### PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 March 18 Council approved in an omnibus motion the recommendation of the SPC on Planning and Urban Development from 2019 March 06, which directed Administration to prioritize its resources to deliver the initiatives on the proposed City Planning & Policy Service Line Workplan 2019.

#### **BACKGROUND**

Since 2018 Planning and Development has been working to confirm that its resources are best allocated to achieving Council's priorities for the City Planning & Policy Service Line. In 2019, Administration engaged members of SPC on Planning and Urban Development to confirm six priority areas for the Service Line in 2019:

- A. Toward the one Calgary Plan: renewing the Municipal Development Plan/Calgary Transportation Plan
- B. Comprehensive and City-wide Growth Strategy
- C. Inclusive and Modern Community Planning

Approval(s): Stuart Dalgleish concurs with this report. Author: Joachim Mueller

ISC: UNRESTRICTED

**CORRECTED PUD2020-0016** 

Planning & Development Report to SPC on Planning and Urban Development 2019 January 15

#### City Planning & Policy 2020 Workplan

- D. Main Streets and Transit Oriented Development Implementation
- E. A Renewed Land Use Bylaw
- F. Downtown Resilience

In alignment with these six priority areas, 64 planning and policy initiatives were identified on the 2019 workplan.

In 2019, 29 initiatives were presented to committee and/or Council, including:

- The Growth Strategy Monitoring Report;
- The Guidebook for Great Communities:
- The annual off-site levy report;
- The Transit-Oriented Development Implementation Strategy;
- Phase 1 of the amendments to the Beltline Area Redevelopment Plan;
- Area redevelopment plan and land use amendments for Main Streets in Bowness and Marda Loop;
- The Marda Loop Streetscape Master Plan;
- The Ricardo Ranch Area Structure Plan:
- The West View Area Structure Plan;
- Enabling retail cannabis locations and legalization of edibles and topicals;
- Enabling pop-up and interim commercial uses; and
- Collaboration on the Crowchild Trail Functional Study and the Banff Trail Station Area Redevelopment Plan.

Some initiatives were affected by the budget and staff reductions in 2019. The scope of the Municipal Development Plan Review was narrowed and outreach and engagement efforts with industry, community and citizens on the Municipal Development Plan's 13 design elements (Quality Design Project) were reduced. New stand-alone urban design policy and guideline initiatives were stopped as was the review of the Triple Bottom Line Policy.

#### Next Generation Planning System

In 2019 Planning and Development began laying the foundation for next generation planning in Calgary. Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that are loved by everyone, by enabling development and investment through clear, accessible plans, strategies and tools that strategically guide and support growth. This program of initiatives provides a coordinated and clear planning system for the whole city, removes outdated and redundant policy and creates a more robust toolbox to enable development and investment in Calgary.

The initiatives in this program improve the way we plan for Calgary by connecting various steps along the Approvals Continuum to ensure that strategies and policies are effective, mutually supportive and implementable. Included in the program are the City-wide Growth and Change Strategy, the Guidebook for Great Communities, the multi-community Local Area Plans approach, Heritage Strategy, Main Streets, the Transit Oriented Development Implementation Strategy, the renewal of the Land Use Bylaw and the development of growth funding and investment tools.

## ISC: UNRESTRICTED CORRECTED PUD2020-0016

#### City Planning & Policy 2020 Workplan

By bringing together a team of multi-disciplinary professionals, Administration is working collaboratively to better align and close the gaps between overarching strategic policy and local planning and development activity to enable growth and investment in Calgary's communities. (see Attachment 1 for more information).

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

Administration believes that Council's policy priorities that guided the workplan in 2019 should continue to apply in 2020. Our focus should remain on aligning the Service Line's resources on advancing the delivery of effective and implementable tools. Doing so will further realize the vision and goals of the Municipal Development Plan and create a business-friendly environment while enabling the development of great communities for everyone in Calgary.

While the six policy priority areas remain, they can be somewhat refined for 2020 as follows:

- A. Toward a Calgary Plan: Implementing the Municipal Development Plan/Calgary Transportation Plan (refined)
- B. A City-wide Growth Strategy (refined)
- C. Modernized Community Planning (refined)
- D. Connecting Planning and Investment (new)
- E. A Renewed Land Use Bylaw
- F. Downtown Strategy Positioning Downtown for the New Economy (refined).

Further details on the priorities can be found in Attachment 2.

This refinement places greater focus on advancing the Next Generation Planning System initiatives, such as delivering the new multi-community Local Area Plans, refining and implementing the Guidebook for Great Communities, completing Phase 1 of the Established Area Growth and Change Strategy and implementing policy by connecting planning to investment.

The delivery of Main Streets and the Transit-Oriented Development Implementation Strategy are today more appropriately understood as sub-components of the Comprehensive and Citywide Growth Strategy priority. In 2020 these initiatives will be aligned to that priority rather than serving as a stand-alone priority area.

Connecting planning initiatives and investment opportunities and capabilities has also been identified as a priority in 2020. Administration has heard from Council, stakeholders and corporate partners that community growth and development must be supported, and at times led, by investment on the part of The City and the private sector.

Through 2019 Council has solidified its prioritization of initiatives that promote Calgary's Comeback. The focus on the economic recovery of Calgary's downtown and efforts to shift to the new economy continue through the Downtown Strategy in 2020.

Administration has prioritized the **46** initiatives on the proposed 2020 workplan to deliver on these six focus areas. Attachment 3 illustrates Administration's proposed workplan initiatives and their alignment with the priorities. It also identifies which initiatives are within the Next Generation Planning System program and the nine initiatives that correspond to the 2020 Industry/City Work Plan. Please note that the workplan represents discreet planning and policy

 $\label{proval} \mbox{Approval}(s): Stuart\ \mbox{Dalgleish\ concurs\ with\ this\ report.\ Author:\ \mbox{Joachim\ Mueller}$ 

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#### City Planning & Policy 2020 Workplan

initiatives; it does not include core service or operational functions that are also provided by the Service Line, for example the administration of The City's heritage preservation incentive grant program.

Revised Timelines and Approach

To best manage the Service Line's available resources and meet deliverables in the most efficient way possible, and due to a marked increase in staff sickness and absence times in 2019 and numerous staff departures that have affected the service line's ability to work on and complete initiatives as originally planned, it is recommended to revise delivery timelines or approach for four workplan initiatives as outlined below.

- 1. To ensure the important foundational work of the Established Area Growth and Change Strategy Phase 1 is completed with the available resources, Administration is recommending that the report is deferred from the 2020 March meeting of PFC to the 2020 May meeting of PFC (PUD2019-0305). Further, Administration requests that Council schedule a Special Meeting of the SPC on Planning and Urban Development on 2020 April 29 at 9:30 am so that the Established Area Growth and Change Strategy Phase 1 can be discussed by SPC on PUD and allow for public submissions. Comments from this Special Meeting would be forwarded to the 2020 May 05 PFC meeting for information.
- 2. To both provide independent private consulting advice, and due to staff turnover, Administration is recommending that the Industrial Growth Strategy Scoping report be delivered as planned in 2020 Q4 through an external consulting engagement.
- To best allocate staff resources and leverage the external private consulting engagement for the Industrial Growth Strategy scoping report (No. 2 above), Administration is recommending that The New Community Growth Strategy – Growth Management Overlay Policy Review (PFC2019-1062) be rescheduled from 2020 Q2 to 2020 Q4.
- 4. Due to staff turnover and the need to ensure resources are available for prioritized initiatives, Administration is recommending rescheduling the delivery of the review of the Subdivision and Development Regulation Setbacks (NOM C2018-1337) to 2021 Q2.

The changes requiring Council direction are reflected in recommendation 2 of this report.

#### Stakeholder Engagement, Research and Communication

Experience in 2019 has highlighted that the complexity, pace and scope of change being introduced through the Next Generation Planning System, combined with an uncertain economic outlook, are proving challenging to stakeholders. Communities and industry have indicated that Administration needs to act to ensure understanding and support can be generated for these initiatives. Administration intends to focus resources towards the education and outreach of our stakeholders regarding these initiatives.

Stakeholders also raised concern that it is challenging to support the simultaneous and connected initiatives in the timelines provided by Administration's workplan. The result has been

## ISC: UNRESTRICTED CORRECTED PUD2020-0016

#### City Planning & Policy 2020 Workplan

to request an extension of some timelines, which has the potential to delay the delivery of the various, interconnected initiatives. This is addressed in the risk section below.

Administration has engaged communities, Calgary Planning Commission and the development and building industry in 2019 through the individual policy initiatives as well as through dedicated stakeholder groups. In addition, Administration collaborates with the land development and building industry to identify priority initiatives that support mutually beneficial outcomes. The Industry/City Work Plan, as developed through the Developer Advisory Committee (consisting of City and Industry members), has been considered, and is reflected, in the City Planning & Policy 2020 Workplan (see Industry/City Work Plan 2019 Year-End Report, PUD2020-0020).

#### **Strategic Alignment**

The proposed workplan continues to focus Administration's resources on the policy priorities identified by Council in 2019 through PUD2019-0145. Its focus remains on implementing the Municipal Development Plan and Calgary Transportation Plan through effective policies and tools while undertaking initiatives that support investment and local businesses. This aligns with Council's priorities N2, N3 and N4 for "A City of Safe and Inspiring Neighbourhoods".

The service line contributed to the development of The City's 2018 Climate Resiliency Strategy and its associated action plans. It will continue to consider these plans and relevant actions in the development of its policies, processes and future workplans.

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

The proposed initiatives support economic activity related to building and development and Calgary's comeback. Initiatives will be undertaken that strengthen the city's social and environmental resiliency. Strategies and tools will be developed that enable City investment and support the development of great communities for everyone.

#### **Financial Capacity**

#### Current and Future Operating Budget:

The work program presented in this report is included in the approved City Planning & Policy service line budget of One Calgary. However, additions to the workplan would require either a re-prioritization of initiatives or additional resources through a budget adjustment.

#### Current and Future Capital Budget:

There are no current or future capital budget implications associated with this report. However, to deliver on this workplan, individual planning initiatives may present capital recommendations necessary to support budget investments to support the City-wide Growth Strategy and/or Main Streets Investment Program. It is anticipated that capital recommendations to allow for policy implementation will be prepared for the One Calgary Mid-Cycle budget adjustment in 2020 and future budget cycles.

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#### City Planning & Policy 2020 Workplan

#### Risk Assessment

Delivering the initiatives on the proposed workplan on time will require all available resources. In 2019, however, there was a noticeable increase in both sickness and absence time and staff departures. This has affected the Service Line's ability to resource and complete its initiatives as planned. Should staff absences and departures continue, the delivery timelines may have to be reconsidered. Administration's primary mitigation is to ensure that our team is tasked with the priority initiatives while deferring initiatives that are not a priority until we can staff them. Administration will also consider engaging consultants as a further option where appropriate.

The proposed workplan is designed to advance or deliver key planning and policy initiatives that strategically guide Calgary's growth city-wide and enable community development in conjunction with effective funding and investment tools. Should this work be redirected, The City's ability to remove outdated policy and provide citizens and businesses with a modern toolbox that attracts ongoing investment may be jeopardized. Administration has identified the initiatives that are key to success and will prioritize their resourcing. In addition, outreach and education efforts will create awareness amongst stakeholders of the value of proceeding with these assignments as planned.

Achieving the outcomes of great neighbourhoods that support and attract residents and businesses and result in tax uplifts may require capital budget investments, for example to support the City-wide Growth Strategy and/or Main Streets Investment Program. Should requisite budgets be reduced or not be available it could impact Calgary's ability to attract and retain businesses and investments by the land development and building sectors. Continuing the comprehensive approach to development and investment and identifying potential impacts will help mitigate this risk.

There is a demonstrated risk that stakeholders will petition Council for extensions to the timelines of individual initiatives. If Administration is directed by Council to extend an initiative, the next scheduled workplan items may be delayed. Delays in the completion of key initiatives will reduce Administration's ability to enable growth and change that allows Calgary to better attract private capital investment, retain and create jobs in the land development and building sectors, and build a great city to attract businesses and residents. Delaying the introduction of effective, modern policy tools in communities by maintaining out-dated policies will continue to impede desired development in these areas. Administration has committed to the ongoing monitoring and sustainment of the new tools to ensure they are having the desired outcomes and to rectify any issues that may arise. This pro-active approach is designed to allow initiatives to be completed on schedule while providing the ability to continually address concerns.

Administration understands that Council and The City may have to respond to situations that were not anticipated in the current priorities. This may require Council to reconsider its priorities and direct Administration to adjust the allocation of its resources. This re-allocation would impact the sequencing and timelines of the initiatives on the workplan. In this event, Administration would propose new timelines or potential scope reductions that minimize delays in prioritized communities.

This workplan has been developed under the currently approved budget for the Service Line as amended in November 2019. Significant changes to the budget in the future would necessitate a review of the Service Line's ability to allocate resources to these priorities. If budget

Approval(s): Stuart Dalgleish concurs with this report. Author: Joachim Mueller

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#### City Planning & Policy 2020 Workplan

adjustments are required, Administration will identify their effect on its capacity to deliver and will work to direct reductions to less critical areas.

The delivery of the multi-community Local Area Plans at an accelerated pace was made possible by one-time funding in the One Calgary budget. In addition to an overall Service Line reduction through the 2020 budget adjustments, Administration proposed the reduction of this one-time funding to correspond to a more realistic and manageable timeline. If the funding and budget were to be further reduced, it would put at risk the Service Line's ability to complete these plans in a meaningful timeframe and provide modern, user and business-friendly policy guidance to communities and investors. In the event of further reductions to the one-time funding, Administration will propose offsetting the budget reductions in less critical initiatives in order to continue to deliver these new plans in the identified priority areas.

It must also be noted that policy planning initiatives commonly involve collaboration and input from business units across The City. Budget reductions in other areas in the future can impact the timelines of these policy initiatives. Administration will utilize the One Calgary Service Owners Network to proactively identify changes that may potential impact the workplan.

Changes in provincial legislation or regulations may affect the delivery or timelines of some of the strategic initiatives, such as the city-wide growth strategy or off-site levy bylaw. Ongoing communication and collaboration with The City's Intergovernmental and Corporate Strategies will assist in identifying potential provincial changes.

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

The six proposed priority areas align with Council's direction in 2019 and reflect discussion and decisions made over the last year. The workplan has been proposed because its initiatives are aligned with the six priority areas identified by Council. Focusing resources on these initiatives will advance work on the Next Generation Planning System in Calgary and provide stakeholders with certainty and effective tools. These tools are required to enable growth and to attract private investment, support jobs and businesses and to build great communities for everyone.

#### ATTACHMENT(S)

- 1. Attach 1 Next Generation Planning System Overview PUD2020-0016
- 2. Attach 2 Refined Policy Priorities 2020 PUD2020-0016
- 3. Corrected Attach 3 City Planning & Policy Service Line Workplan 2020 PUD2020-0016

#### **Next Generation Planning System Overview**

#### Backround – Policy and Infrastructure Gaps

Today, community growth in Calgary is governed by approximately 250 policy documents. While some of these are non-binding guidelines, many are statutory Area Redevelopment Plans. In 2009, Council approved the statutory Muncipal Development Plan and Calgary Transportation Plan (MDP/CTP). These two plans provide the vision for Calgary's growth over the next 60 years. The MDP and CTP describe the future shape and scale of Calgary's communities and employment centres as well as the network of pedestrian/cycling paths, transit routes and roads that will connect them. Many of the 250 policy documents predate the MDP/CTP and the guidance they provide for development in their communities is not aligned with the newer plans. This policy gap can cause complications for desired developments, which reduce certainty for both the communities and investors.

Introducing new development that differs in scale and intensity from the original plans for a community brings with it the need for infrastructure investments and improvements. Often the existing infrastructure cannot accommodate new buildings without significant upgrades. Also, public ameneities in the community often need to be improved or expanded upon to meet the needs of both the existing and new residents. Currently, our established practice for the funding of this infrastructure does not suffice to support the scale of upgrades or investments in amenities that are required to ensure that growth in these communities is mutually beneficial to residents and businesses. This investment gap between existing and required infrastructure complicates growth and adds to the cost of individual redevelopment projects.

These gaps impede the implementation of the vision of the Muncipal Development Plan/Calgary Transportation Plan and the desired growth of Calgary's communities. New community planning, funding and investment tools are required that connect growth and investment and effectively close these gaps.

#### 2. The Next Generation Planning System

In 2019 Planning and Development began laying the foundation for the next generation of planning in Calgary. Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that are loved by everyone, by enabling development and investment through clear, accessible plans, strategies and tools that strategically guide and support growth.

This program of initiatives provides a coordinated and clear planning system for the whole city, removes outdated and redundant policy and creates a more robust toolbox to enable development and investment in Calgary.

The Next Generation Planning System connects citywide growth strategies and development policies to individual communities. It will provide funding and financing tools to support the implementation of the policies that promote growth. Connecting policy to investment and funding tools will remove barriers to desired development, provide certainty and attract investment.

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The Next Generation Planning System brings together teams of multi-disciplinary professionals. Through its nine initiatives it connects and leverages various policy and implementation steps along the Approvals Continuum. By doing this, Administration is working collaboratively to better align and close the gaps between overarching strategic policy and local planning and development activity to enable growth and investment in Calgary's communities.

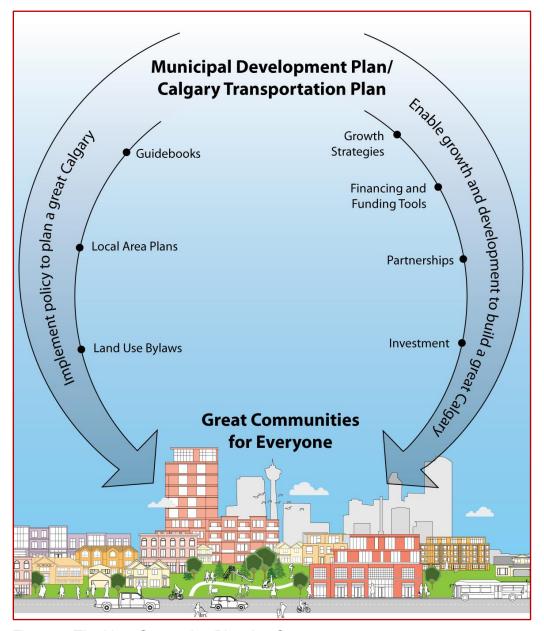


Figure 1: The Next Generation Planning System

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#### 3. The Initiatives of the Next Generation Planning System

The following nine initiatives are included in the Next Generation Planning System program:

- 1. The 10-year Review of the Municipal Development Plan/Calgary Transportation Plan;
- 2. The City-wide Growth and Change Strategy Established Area Growth and Change Strategy;
- 3. The Guidebook for Great Communities;
- 4. The multi-community Local Area Plans approach;
- 5. New Heritage Preservation Tools and Financial Incentives;
- 6. Main Streets Design and Implementation;
- 7. New Growth Funding and Investment Tools;
- 8. The Transit Oriented Development Implementation Strategy; and
- 9. The renewal of the Land Use Bylaw.

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#### **Refined Policy Priorities 2020**

## A. Toward a Calgary Plan: Implementing The Municipal Development Plan/Calgary Transportation Plan

The 10-year review of the Municipal Development Plan / Calgary Transportation Plan will be completed in Q2 2020. Although the scope was narrowed due to 2019 budget reductions to the City Planning and Policy Service Line, the review has confirmed that the fundamental direction and vision of the MDP/CTP remains relevant. Stakeholders and Administration agree on the need to focus on implementation through policy, local area planning and enabling regulation. Our goal is to provide tools that provide certainty and clarity for desired development and investment in Calgary's communities and economy.

The Next Generation Planning System initiatives play a key role in this regard (see Attachment 1). Implementation and sustainment of the Guidebook for Great Communities will occur in conjunction with the North Hill Local Growth Plan (multicommunity plan pilot) in Q2 2020. The findings of these two initiatives will inform further multi-community planning initiatives in 2020 and beyond. These new local area plans will replace existing, and often obsolete, community plans and provide modern and enabling policy tools to communities, businesses and the construction industry who build our city.

The lack of strategic fuding and investment tools has been identified as a challenge to implementing the Muncipal Development Plan/Calgary Transportation Plan. This gap is addressed in Priority D: Connecting Planning and Investment. It is also addressed through initiatives that will be completed in 2020, such as the Heritage Preservation Tools and Financial Incentives report.

#### B. A City-Wide Growth Strategy

A focus in 2020 will be placed on delivering the Established Area Growth and Change Strategy. This strategy is a key component of the integrated growth strategy which establishes a comprehensive, city-wide approach to investment, funding and growth decisions. The Established Area Growth and Change Strategy will enable The City to identify appropriate investments and funding mechanisms and to leverage market activity towards desired growth in the established area. This will enable development and foster a balanced implementation of the Municipal Development Plan.

Administration will continue to collaborate with with our stakeholders in the land development and construction industry while developing all components of the integrated growth strategy, (established neighbourhoods, new communities and industrial lands). The resulting Industry/City workplan is fully reflected in the City Planning and Policy Workplan for 2020 (see Industry/City Work Plan 2019 Year-End Report, PUD2020-0020).

The delivery of Main Streets and the implementation of the Transit Oriented Development Strategy also contribute to development in strategic city areas in alignment with the urban structure of the Municipal Development Plan. It must be noted that the construction of various Main Streets is being undertaken by the Roads

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Service Line in 2020. If resources are re-allocated the delivery of the main streets will be at risk.

#### C. Modernized Community Planning

Council's direction remains clear: enable desired growth and investment in all of Calgary's communities so that our city continues to be attractive for families and businesses.

For years, desired developments have often been obstructed by aging community plans that do not accommodate the same diversity of uses and buildings that are the foundation of vibrant and attractive communities today. Addressing this issue and removing obsolete policy barriers will be a focus of the Service Line in 2020 and beyond.

With One Calgary, Council approved one-time funding for 2020-2022 to accelerate the delivery of a new format of local area plans that are based on a multi-community approach and which are fully aligned with the MDP and the Guidebook for Great Communities. This new approach enables Administration to create more efficient and inclusive local area plans and to provide them to stakeholders more swiftly. The new plans will create a consistent policy landscape that provides certainty for desired growth and clarity regarding appropriate types and intensities of development.

The focus in the first half of 2020 will be to complete pilot projects for Local Growth Planning in the North Hill Communities and the Heritage Communities. When the new process and scope of the local area plans have been refined through the pilots, Community Planning team resources will focus on delivering these plans to prioritized communities. These are communities which have been identified by the Established Area Growth Strategy as having demonstrated growth, current market support, recent policy attention and where opportunities for City investments exist.

Due to the 2020 budget reductions, it will now take Administration longer to complete the new plans across the city than originally proposed through the One Calgary budget. However, Administration will focus roll-out on the priority communities where the need for, and value, of the new plans is greatest. This will ensure that enabling community growth and investment will not be delayed where it is already in demand. It must be noted, however, that if the funding and budget were to be further reduced in the future, it would put at risk the Service Line's ability to complete these plans in a meaningful timeframe and provide modern, user and business-friendly policy guidance to communities and investors.

#### D. Connecting Planning and Investment

Council has clearly identified the gap between community growth and City and private-sector investment. As mentioned above, Administration is addressing the gap between strategies and policies and investment. The City needs to be able to direct investment into specific areas to both enable, and respond, to increased development and growth. While the Established Area Growth and Change Strategy will establish a methodology to identify funding and investment needs, funding and financing tools must still be created to provide an effective, feasible and realistic means to address The City's ongoing development and growth needs while considering its financial capacity and economic situation.

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In 2020 the Service Line will focus resources on developing a full-cost model to understand and forecast the costs of growth. It will investigate and evaluate other potential funding sources and develop a range of funding tools to support the other 2020 Workplan initiatives. Other priorities include: review and evaluation of the offsite levies through the 2021 Off-site levy bylaw review and implementation of the recommendations from the Off-site levy annual reporting audit to ensure oversight and governance of the off-site levies to improve on and create an effective and efficient annual levy reporting process. Delivery of the new off-site levy program will involve consultation with industry, external review of the bylaw from a consultant, and ongoing monitoring and improvement from Administration.

#### E. A Renewed Land Use Bylaw

This group of initiatives continues on from 2019. It supports the move to a planning system that is more outcome-oriented and in which there is clear line-of-sight between the City's vision, the community plans and the Land Use Bylaw. Instead of minor, incremental amendments, changes to the Land Use Bylaw should be undertaken with a view towards achieving comprehensive change and overall improved outcomes for great communities.

In 2020 the focus will be placed on developing a new low-density residential district. This district is key for two reasons: it sets the foundation for the implemention of the Guidebook for Great Communities; and it forms the basis for the future Land Use Bylaw. The district's development will be informed by the refinement and sustainment of the Guidebook and the findings of the North Hill Local Growth Plan.

#### F. Downtown Strategy – Positioning Downtown for the New Economy

Council is very concerned about the impacts that the current economic situation is having on Calgary's downtown. Initiatives that support the business community and enhance the resilience of office, commercial and development activity in the downtown should be given high priority. Priority should be placed on opportunities to support corporate initiatives and providing resources to either support or lead initiatives as required.

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#### **City Planning & Policy Service Line Workplan 2020**

No.	Priority Areas Policy Initiatives	- Countri directedi		Policy Service Line		Timeframe Next Gen. Plan		City Work	
	•	Yes/ No	Report Number	Date	Sub-Service	Start Date	End Date		Plan
	A. Toward a Calgary Plan: Implementing the Municipal Development Plan	n/Calga	ry Transport	ation Plan					
1	Municipal Development Plan Review (10-year update) (Reduced Scope)	Yes	PFC2018-0867	2018.06.25	CV/CP	Q2 18	Q2 20	Yes	
2	Guidebook for Great Communities – Implementation and Sustainment	Yes	PUD2019-1015	2019.11.18	CV/CP	Q4 19	Q4 20	Yes	
3	Food Resiliency Plan	Yes	UCS2018-0688	2018.06.25	CV/CP	Q1 20	Q1 21		
4	Heritage Preservation Tools and Financial Incentives	Yes	PUD2019-1359	2019.11.06	HP	Q2 19	Q2 20	Yes	
5	Airport Vicinity Protection Area with Calgary Airport Authority-continued work	Yes	PUD2018-1400	2018.12.17	CV/CP	Q3 18	Q3 20		
6	Joint Use Agreement	Yes	PUD2019-0393	2019.05. 01	CV/CP	Q4 19	Q3 21		
7	Flood Resiliency (Bylaw and Policy)	Yes	UCS2017-0266	2017.03. 22	CV/CP	Q2 20	Q2 21		
	ribod Resiliency (bytaw and ribility)	1.00	0002017 0200	2017103122	0.70.	QL 20	42.22	l	
	B. City-Wide Growth Strategy								
8	Established Area Growth and Change Strategy - Phase 1 Recommendations	Yes	PUD2019-0305	2019.05.27	CGS/F	Q2 19	Q2 20	Yes	Yes
9	Established Area Growth and Change Strategy - Phase 2 Work	No	N/A	N/A	CGS/F	Q2 19	Q4 22	Yes	Yes
10	Industrial Growth Strategy - Scoping	No	N/A	N/A	CGS/F	Q1 20	Q4 20	Yes	Yes
11	New Community Growth Strategy - 2020 Business Case Review	Yes	PFC2019-0162	2019.11.18	CGS/F	Q4 19	Q4 20	Yes	Yes
12	New Community Growth Strategy - Growth Management Overlay Policy Review	Yes	PFC2019-0162	2019.11.18	CGS/F	Q4 19	Q4 20	Yes	Yes
13	Growth Strategy Monitoring - 2020 Report	Yes	PFC2019-0162	2019.11.18	CGS/F	Q4 19	Q4 20	Yes	Yes
14	Calgary Metropolitain Regional Board Growth and Servicing Plan	No	N/A	N/A	CGS/F	Q1 20	Q4 20		
	C. Modernized Community Planning								
15	North Hill - Area 5 and 6 Multi-Community Plan (CPC2017-040)	Yes	PUD2018-0347	2018.04.30	CV/CP	Q2 18	Q1 20	Yes	
16	Westview Area Structure Plan	Yes	CPC2010-053	2010.04.12	CV/CP	Q1 18	Q1 20		
17	Beltline ARP Amendments - Phase 2 (East Victoria Park)	No	N/A	N/A	CV/CP	Q4 19	Q1 21	Yes	
18	Westbrook - Area 10 Multi-Community Plan	Yes	N/A	N/A	CV/CP	Q4 19	Q1 21	Yes	
19	Providence Area Structure Plan	Yes	N/A	N/A	CV/CP	Q4 19	Q1 20		
20	Heritage Communities- Area 31 Multi-Community Plan	Yes	CPC2017-129	2017.04.10	CV/CP	Q2 19	Q4 20	Yes	
21	Formerly Green Line - Historic Calgary East (Inglewood/ Ramsay)- Area 7 Multi-Community Plan	Yes	PUD2018-1027	2018.10.01	CV/CP	Q1 16	Q2 20	Yes	
22	Formerly Green Line - (Millican-Ogden & South Hill) - Area 34 Multi-Community Plan	Yes	PUD2018-1027	2018.10.01	CV/CP	Q1 16	Q1 21	Yes	
23	Transit Oriented Development Implementation Strategy	Yes	PUD2018-0549	2018.06.24	UI	Q2 16	ongoing	Yes	
24	Intermunicipal Interface Policy (Calgary/Chestermere)	Yes	VR2018-0121	2018.12.20	CV/CP	Q4 17	Q1 20	L	
25	North Bank (Hillhurst/ Sunnyside)- Area 4 Multi-Community Plan	Yes	PUD2018-0347	2018.04.30	CV/CP	Q1 20	Q2 21	Yes	
26	Southwest/ Central - Area 2 and 3 Multi-Community Plan	Yes	N/A	N/A	CV/CP	Q1 20	Q3 21	Yes	
27	South-Shaganappi - Area 13 Multi-Community Plan	Yes	PUD2018-0347	2018.04.30	CV/CP	Q3 20	Q1 22	Yes	
28	Hillhurst / Sunnyside Area Redevelopment Plan Amendment	Yes	PUD2018-0826	2018.07.16	CV/CP	Q2 18	Q2 21		
29	Chinook - Area 8 Multi-Community Plan	Yes	PUD2019-0128	2019.03.06	CV/CP	Q1 17	Q4 21	Yes	
	D. Connecting Planning and Investment								
30	Main Streets - Edmonton Trail NE/Centre Street N/4 ST NW Land Use (Part of North Hill Communities Project)	Yes	PUD2018-0347	2018.04.30	UI	Q1 20	Q4 21		
31	Main Streets - 16 AV NW (Montgomery) - Streetscape Master Plan	Yes	PUD2018-0347	2018.04.30	UI	Q1 20	Q4 21		
32	Main Streets - 10 AV SW and 14 ST SW	Yes	PUD2018-0347	2018.04.30	UI	TBD	TBD		
33	Off-site levy/Centre City Levy Bylaw new bylaw(s)	No	N/A	N/A	CGS/F	Q1 20	Q4 21	Yes	Yes
34	Off-site levy Audit Implementation	Yes	AC2019-1241	2019.10.15	CGS/F	Q1 20	Q4 21	Yes	Yes
35	New Community Growth Strategy - Full Operating Cost Model	Yes	PFC2019-0162	2019.11.18	CGS/F	not started	Q3 21	Yes	Yes
36	Off-site Levy Annual Report-2020	No	N/A	N/A	CGS/F	Q1 20	Q4 20		
37	Centre City Levy Annual Report-2020	No	N/A	N/A	CGS/F	Q1 20	Q4 20		

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	E. A Renewed Land Use Bylaw								
38	Land Use Bylaw Renewal	No	N/A	N/A	CV/CP	Q1 19	ongoing	Yes	1
39	Landfill - Subdivision and Development Regulation Setbacks	Yes	C2018-1337	2018.11.19	CV/CP	Q2 20	Q2 21		1

	F. Downtown Strategy – Positioning Downtown for the New Economy							
40	Centre City Plan (10-year update of Council policy portion)	Yes	PUD2018-0011	2018.01.15	CV/CP	Q1 18	Q3 20	
41	Centre City - Stephen Avenue Streetscape Master Plan	No	N/A	N/A	UI	Q3 18	Q2 20	
42	Centre City /Eau Claire Public Realm - Implementation	No	N/A	N/A	UI	Q1 18	TBD	
43	Centre City - Downtown Strategy Implementation	Yes	PFC2019-0415	2019.07.22	UI	Q2 19	ongoing	
44	Centre City - 2 ST SW and 3 ST SW Streetscape Master Plans (related to Green Line)	No	N/A	N/A	UI	Q2 19	TBD	
45	+15 Policy Update Liaison with Roads to address issues and improve content	Yes	N/A	N/A	CV/CP	Q1 18	Q1 20	
46	State of the Downtown Report	Yes	PFC2019-0415	2019.07.22	UI	Q4 19	Q2 20	

No.	Non-Prioritized Initiatives 2020	0		Council-directed?				Next Gen	Industry/ City
		Yes/ No	Report Number	Date	Service Line Sub-Service	Start Date	End Date	Geli	City
47	Future Multi-Community Plan (formerly Bridgeland/Riverside Area Redevelopment Plan Planning)	Yes	CPC2017-129	2017.04.10	CV/CP	TBD	TBD	Yes	
48	West Macleod Developer Funded Area Structure Plan	Yes	C2018-1375	2018.12.17	CV/CP	TBD	TBD	Yes	
49	Area 23 Multi-Community Plan (Greater Forest Lawn )	Yes	N/A	N/A	CV/CP	TBD	TBD	Yes	

#### City Planning & Policy Service Line Sub-Services Legend

CH: Calgary Heritage Authority (Civic Partner) CGS/F: City Growth Strategies and Funding CV/CP: City Vision and Community Planning

HP: Heritage Preservation

**UI:** Urban Initiatives and Implementation

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

#### **EXECUTIVE SUMMARY**

The Industry/City Work Plan (Work Plan) arose from the 2015/2016 Off-Site Levy Bylaw process, to establish a closer working relationship and partnership between The City and the land development and building industry (Industry), towards mutually beneficial outcomes. The Work Plan is established and governed by the Developer Advisory Committee made up of Industry and City representatives. It continues to be an important strategy to improve the context for development and investment in Calgary.

In 2019, Industry and The City focused on advancing the Established Area Growth and Change Strategy to inform recommendations for 2020; established alignment with existing projects benefitting the industrial sector ahead of an Industrial Growth Strategy; monitored market trends and investment progress in new and actively developing communities as part of the New Community Growth Strategy; and implemented continuous process improvements resulting in faster approvals and more consistent and transparent decisions and process.

The 2020 Work Plan, developed collaboratively between Industry and The City, includes work that is expected to contribute to economic recovery, supporting business, and fiscal responsibility. Key objectives for 2020 include the Off-Site Levy Bylaw review and Off-Site Levy Audit Implementation; Phase 1 recommendations for the Established Area Growth and Change Strategy as well as the continuation of work in Phase; scoping for an Industrial Growth Strategy; New Community Growth Strategy business case recommendations and potential future policy and financial improvements; and, ongoing commitment to Continuous Process Improvements.

The Work Plan initiatives are delivered through the City Planning & Policy and Development Approvals service lines (as outlined in One Calgary, 2019-2022 Service Plans and Budgets), with the primary objective of advancing the Citizen Priority of A City of Safe and Inspiring Neighbourhoods; and the Work Plan specifically focused on Council directives related to complete communities (N4) and city growth (N5).

#### ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommends that Council direct Administration to report back to the SPC on Planning and Urban Development with a 2020 year-end Industry/City Work Plan update, no later than 2021 January.

## RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2020 JANUARY 15:

That Council adopt the Administration Recommendation contained in Report PUD2020-0020.

#### PREVIOUS COUNCIL DIRECTION / POLICY

At the <u>2019 February 4<sup>th</sup> Combined Meeting</u>, with respect to PUD2019-0005, Council directed Administration to:

- 1) Provide a mid-year communication, in the form of a memo, to all Council members on the progress of the 2019 Industry/City Work Plan, no later than 2019 July 15; and
- 2) Report back to the SPC on Planning and Urban Development with a 2019 year-end Industry/City Work Plan report, no later than 2020 January.

Approval(s): Stuart Dalgleish concurs with this report. Author: Rachel Gill

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### **Industry/City Work Plan 2019 Year-End Report**

At the <u>2018 January 22<sup>nd</sup> Regular Public Hearing Meeting</u>, with respect to PUD2018-0021, Council directed Administration to:

- 1) Provide a mid-year communication to all Council members on the progress of the 2018 Industry/City Work Plan, no later than 2018 July; and
- 2) Report back to the SPC on Planning and Urban Development with a 2018 year-end Industry/City Work Plan report, no later than 2019 January.

At the <u>2017 June 26<sup>th</sup> Regular Meeting</u>, with respect to PUD2017-0425, Council directed Administration to report back to the SPC on Planning and Urban Development with a year-end Industry/City Work Plan report, by no later than 2018 January, and that the report include the agreed to Industry/City actions for the upcoming year.

At the <u>2016 January 11<sup>th</sup> Combined Meeting</u>, with respect to C2016-0023, Council directed Administration to implement the key deliverables of the 2016 work plan to address issues that arose through the Off-Site Levy Bylaw process, as outlined in Attachment 3.

#### **BACKGROUND**

The Industry/City Work Plan was originally directed by Council in 2016 January (C2016-0023) to establish a closer working relationship and partnership between The City and the land development and building industry, towards mutually beneficial outcomes. It continues to be an important strategy to improve the context for development and investment in Calgary. The original Work Plan included six initiatives: establish an Industry/City Collaboration Committee, a phasing growth/land supply strategy, an established area strategy, a funding growth strategy, a process improvements strategy, and an industrial strategy. The following year in 2017, these initiatives were adjusted to reflect three geographic areas, within which both phasing and funding would be considered, and included: the new community growth strategy, established area strategy, industrial strategy, and continuous process improvement strategy. These initiatives have since progressed significantly but remain largely unchanged in structure.

The Work Plan is established and governed by the Industry/City collaboration committee initially formed in 2016, referred to as the Developer Advisory Committee (DAC). Current committee membership, as of December 10, 2019 can be found in Attachment 1 and includes City and Industry representatives. The DAC provides valuable stakeholder insight, oversees and advises on progress and challenges across the initiatives outlined in the Work Plan, and allows consistent information sharing by DAC members with various stakeholders. Many members of DAC also participate in multi-stakeholder working groups required to deliver on the Work Plan. Further Administrative governance occurs through the Directors' Integrated Growth Committee (DIGC) and the General Managers' Strategic Growth Committee (GMSGC), as outlined in the Municipal Development Plan, Part 5, Framework for Growth and Change.

The purpose of the Work Plan is to:

- enable Industry and The City to work collaboratively to address issues, advance initiatives, and link to other City policy and investment;
- articulate growth strategy and continuous process improvement goals and actions that Industry and The City agree to work on together for the year; and

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

• provide accountability and demonstrate success towards mutually beneficial outcomes.

An Industry/City Work Plan mid-year status update was provided to all members of Council on 2019 July 15, and published on <u>Calgary.ca</u>.

The purpose of this 2019 Year-End Report is to:

- share 2019 achievements and progress (Attachment 2) towards the previously declared 2019 Work Plan initiatives and actions (Attachment 3);
- outline challenges and opportunities identified through the year, and resulting shifts in the Work Plan; and
- provide a high-level Work Plan for 2020 (Attachment 4) and demonstrate ongoing commitment to the Work Plan (Attachment 5).

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

For 2019, Industry and The City agreed to focus on 30 actions, across four initiatives: new community growth strategy, established area strategy, industrial growth strategy, and continuous process improvements (Attachment 3). Of the 30 actions identified in the Work Plan, 15 are complete, 9 are on track and 6 have been mutually agreed to be delayed (additional detail can be found in Attachment 2).

In 2019, Industry and The City have:

- focused on advancing the Established Area Growth and Change Strategy, to inform recommendations for 2020 that will enable redevelopment, sustain quality communities, and support the viability of local business:
- established alignment with existing projects benefitting the industrial sector (e.g. Goods Movement Strategy, Guidebook for Great Communities, and Stormwater Strategy), ahead of a scoping report for an Industrial Growth Strategy;
- monitored market trends and investment progress in new and actively developing communities approved in 2018 through the New Community Growth Strategy, and work is underway to inform potential growth recommendations for 2020;
- implemented continuous process improvements resulting in faster approvals, and increased consistency and transparency of decisions and process for applicants; and
- presented jointly at the Canadian Home Builders' Association National Urban Council regarding land development industry and municipal government collaboration in Calgary and at the Calgary Real Estate Forum on Investing in Calgary: Kickstarting Growth and Change in our Established Areas.

While much has been accomplished in 2019, The City faces increasing financial and resource constraints, at a time when enabling growth and change across the city is more important than ever. Enabling growth and change allows Calgary to better attract private capital investment, retain and create jobs in the land development and building sectors, and build a great city to attract businesses and residents.

For 2020, the Developer Advisory Committee agreed to reframe the Work Plan to include: Growth Funding & Investment, City-Wide Growth Strategy and Continuous Process Improvements (Attachment 4), in alignment with priorities in the City Planning & Policy Service

Approval(s): Stuart Dalgleish concurs with this report. Author: Rachel Gill

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

Line Workplan 2020 (PUD2020-0016) and in support of the Next Generation Planning system. The Growth Funding & Investment initiative is new for the 2020 Work Plan, rather than being included as part of other initiatives (established area growth and change strategy and new community strategy) as it has been since 2017. Given the recent Off-Site Levy Annual Reporting Audit (AC2019-1241) and the review of the Off-Site Levy Bylaw in 2020, Industry and The City agreed this work is of significant importance (both in priority and scope) to highlight it as its own initiative, while maintaining strategic alignment with the City-Wide Growth Strategy work. The City-Wide Growth Strategy initiative includes the New Community Growth Strategy, Established Area Growth and Change Strategy, and Industrial Growth Strategy, and reflects work and commitment towards achieving a future comprehensive city-wide growth strategy.

For 2020, the Developer Advisory Committee agreed to focus on 19 objectives across the three initiatives, of which 14 carry forward from 2019 and five (associated with the Off-Site Levy Bylaw review, Off-Site Levy Audit Implementation, and New Community Growth Strategy growth management overlay policy review) are new. Key objectives for 2020 include:

- Off-Site Levy Bylaw review, and Off-Site Levy Audit Implementation (Growth Funding & Investment);
- Phase 1 recommendations for the Established Area Growth and Change Strategy, a scoping report for the Industrial Growth Strategy, and New Community Growth Strategy business case recommendations and potential future policy and financial improvements (City-Wide Growth Strategy); and
- Initiation of the Digital + Collaboration project and ongoing implementation of process improvements (Continuous Process Improvements).

Where applicable, the 2020 objectives outlined in Attachment 4 reflect scope and timelines currently directed by Council. However, Administration is recommending changes to Council direction as part of the City Planning & Policy Service Line Workplan 2020 (PUD2020-0016) that would have direct impacts to the 2020 Industry/City Work Plan. Should these recommendations be adopted, the 2020 Industry/City Work Plan would be revised accordingly, to align with new Council direction and in discussion with Industry. Fulsome consultation on the recommendations proposed in PUD2020-0016 has not occurred as part of the 2020 Industry/City Work Plan engagement; Industry members have been informed of the recommended changes.

In previous years, an Industry/City Work Plan update has been provided at mid-year and yearend. Industry and The City have demonstrated ongoing commitment to working collaboratively to advance initiatives as set out in the Work Plan, and increased trust and transparency. Given this commitment, and considering the significant time and resources required, Industry is in agreement with no longer doing a mid-year report, and Administration is recommending future reporting occur annually. Administration and Industry will continue through 2020 to consider the purpose of reporting to Council on the Work Plan, and alternate accountability and communication mechanisms as appropriate.

#### Stakeholder Engagement, Research and Communication

Industry and Administration have worked collaboratively, through the Developer Advisory Committee and initiative working groups, to establish the purpose and approach to this report, key messages, timelines and roles. Content for the 2019 Year-End Initiative Updates (Attachment 2), and priority initiatives and objectives as outlined in the 2020 Work Plan

Approval(s): Stuart Dalgleish concurs with this report. Author: Rachel Gill

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

(Attachment 4) were also developed collaboratively. Risks and challenges, and Administration's recommendation have been jointly agreed to by Industry and Administration. This collaborative approach to reporting and work planning has been iterative, over the course of three months (October to December 2019).

Stakeholder contributions reflect those from across Industry (e.g. developers, development consultants, BILD Calgary Region, NAIOP), and The City (Planning & Development, Law, Transportation, Water Resources, and Finance).

Letters from Industry, regarding this report and the associated Work Plan are included in Attachment 5.

Administration and Industry also recognize the importance of engaging and collaborating with other stakeholder groups in the delivery of initiatives outlined in the Work Plan. Stakeholders such as the Federation of Calgary Communities, Business Improvement Areas, ENMAX, Community Associations, and community members are engaged in a variety of ways (from advisory and working group members, to consultation).

#### **Strategic Alignment**

The Industry/City Work Plan initiatives in the 2020 Work Plan are delivered through the City Planning & Policy and Development Approvals service lines (as outlined in One Calgary, 2019-2022 Service Plans and Budgets). Growth Funding & Investment and City-Wide Growth Strategy initiatives are reflected in the City Planning & Policy Service Line Workplan 2020 (PUD2020-0016; priority areas B and D); while Continuous Process Improvements are included as part of the Development Approvals work plan, managed by Administration.

The primary objective of these service lines is to advance the Citizen Priority of *A City of Safe & Inspiring Neighbourhoods*, through specialized planning expertise to guide and enable growth and change in Calgary; and the Work Plan specifically focused on Council directives related to complete communities (N4) and city growth (N5).

The Industry/City Work Plan is also focused on advancing towards the long-term 60-year strategy of a more sustainable city form for Calgary, as set out in the Municipal Development Plan.

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

Through 2019, the development context in Calgary and the Work Plan initiatives have been impacted by a number of significant changes. The results of the Federal election influence investor confidence in both the development industry and real estate; and the Provincial budget was tabled. The implications of these changes have yet to be fully realized, and The City will continue to proactively manage to this changing context, making appropriate adjustments as needed.

Together, the Work Plan initiatives advance social, environmental and economic goals as outlined in the Municipal Development Plan and Calgary Transportation Plan. Improving the context for development in the city can lead to benefits for customers, communities, and citizens, such as reduced costs for builders and developers, along with streamlined policy and

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Planning & Development Report to SPC on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

investment opportunities for various communities, and greater housing and commercial choice and affordability for citizens and businesses.

#### **Financial Capacity**

#### Current and Future Operating Budget:

There are no impacts to current or future operating budgets as a result of this report. Projects identified in the Work Plan have been resourced within existing budgets. If necessary in 2020, the reallocation of existing resources can be considered to deliver on this Work Plan, or actions within the Work Plan may need to be reprioritized.

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

There are no impacts to current or future capital budgets as a result of this report. However, capital budgets and costs are a consideration in each of the initiatives within the Work Plan. Should capital budget be required to advance the objectives of any of the initiatives, this would be brought forward to Council as part of the 2020 Mid Cycle review, or as required through Council committees.

#### Risk Assessment

Through 2019, a number of factors have significantly impacted the Work Plan initiatives, and will continue to be challenges into 2020. Key risks and challenges include:

- Calgary economy, housing market, and the forecasted pace of development;
- Provincial and City budget pressures (both capital and operating);
- · City and stakeholder resource limitations; and
- Work Plan scope and complexity.

The City, in collaboration with Industry, are proactively managing these risks and challenges, and making appropriate adjustments. Further adjustments to the Work Plan may be required into 2020, though it remains an important investment of time and resources for both Industry and The City.

Additionally, in 2019, there has been noticeable increase in both sickness and absence time and staff departures. This has affected Administration's ability to resource and complete initiatives as planned. Should staff absences and departures continue, delivery timelines may need to be reconsidered, and would be addressed through the City Planning & Policy service line.

The risk of not continuing with the collaborative Work Plan is also significant. It would erode trust between The City and Industry; limit The City's ability to understand stakeholder issues and opportunities related to ongoing priority work to improve the development context in Calgary; reduce transparency of the work between The City and Industry for citizens and interested stakeholders, and it would eliminate a key communications channel that leverages members of DAC.

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**Planning & Development Report to SPC** on Planning and Urban Development 2020 January 15

#### Industry/City Work Plan 2019 Year-End Report

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

The Industry/City Work Plan Year-End report demonstrates a commitment by The City and Industry to work collaboratively on declared initiatives and objectives related to the growth strategy and continuous process improvements. It provides accountability and transparency, demonstrates success, and allows information sharing with interested stakeholders.

An annual year-end report to Committee will meet the above mutually agreed to objectives by Industry and The City, while reducing the time and effort required to provide semi-annual updates. This time and effort can be redirected towards delivering on the Work Plan.

#### ATTACHMENT(S)

- 1. Attachment 1 Developer Advisory Committee Membership as of December 10, 2019
- 2. Corrected Attachment 2 Industry/City Work Plan 2019: Year-End Initiative Updates
- 3. Attachment 3 2019 Industry City Work Plan Schedule (PUD2019-0005)
- 4. Attachment 4 Industry/City Work Plan 2020: Work Plan
- 5. Attachment 5 Letters from Industry

Approval(s): Stuart Dalgleish concurs with this report. Author: Rachel Gill



## Developer Advisory Committee (DAC) Membership As of December 10, 2019

Name:	Representing:
<b>City of Calgary Members</b>	
Kathy Davies Murphy (Chair)	City of Calgary, Calgary Growth Strategies
Matthias Tita	City of Calgary, Calgary Growth Strategies
Amie Blanchette	City of Calgary, Calgary Approvals Coordination
Deb Hamilton	City of Calgary, Community Planning
Denise Jakal	City of Calgary, Law
Feisal Lakha	City of Calgary, Transportation
Maggie Choi	City of Calgary, Water Resources
Cathy An	City of Calgary, Finance
Industry Members	
Brian Hahn	BILD Calgary Region
Bev Jarvis	BILD Calgary Region (alternate)*
Grace Lui	BILD Calgary Region (alternate)*
Guy Huntingford	NAIOP
Chris Ollenberger	NAIOP
Gillian Lawrence	Remington
Ken Toews	Strategic Group
Nazim Virani	Sarina Homes
Paul Batistella	Batistella Developments
Bob Homersham	Elliot Stikeman LLP
Tony Pasquini	Pasquini & Associates
Tara Steell	Dream Developments
Graeme Melton	Melcor Developments Ltd.

<sup>\*</sup>BILD Calgary Region has indicated an intent to limit attendance to two representatives per meeting.

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# Industry/City Work Plan: 2019 Year-End Initiative Updates

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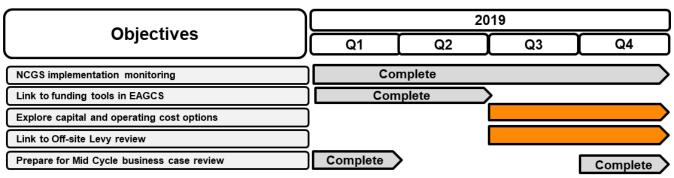
# **New Community Growth Strategy 2019 Year-End Update**

# **Background**

The New Community Growth Strategy (NCGS) seeks to enable strategic growth in new and actively developing community areas by aligning planning policy, market demand, and infrastructure and servicing needs with City service plans and budgets.



## What we said we'd do (2019)



Of five actions, three are complete, and two (denoted in orange) are delayed. These two objectives, "explore capital and operating cost options", and "link to Off-Site Levy review", will continue into 2020 as part of the work plan.

# Year End Results (2019)

In 2019, the New Community Growth Strategy work focused on monitoring progress of the new communities approved in 2018, and a review of the new community growth decision-making process. A monitoring report (PFC2019-1062) was brought forward to the 2019 November 18 Council meeting, which provided transparency and accountability based on The City's and developers' commitments made through the NCGS 2018 decisions. Stack'd Consulting was retained to gather feedback from internal and external stakeholders, and members of Council, to inform potential improvements to the new community growth decision-making process. A final report was provided by Stack'd Consulting with six priority recommendations. Administration and Industry will continue to work on implementation of the recommendations contained within the report.

Administration brought forward, through report PFC2019-1062, proposed direction for the mid-cycle business case review (NCGS 2020) after extensive consultation with Industry stakeholders. On 2019 November 18 Council recommended that Administration complete a New Community Growth Strategy by 2020 October 13. By January 6, 2020, Administration received 11 submissions from landowners who have requested to move into the business case review process.

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# **Changes and Challenges**

The changing context of the Calgary economy and housing market continues to pose challenges, the forecasted pace of development in 2019 slowed down and Provincial and City budget pressures increased. As a result, reconsideration was given to the original 2020 March timeline for new community business case recommendations and the new timeline for accepting business cases in 2019 is indicated in the Year End Results section above. The City and Industry remain committed to tackling unexpected changes and challenges to help enable growth and retain private investment of capital in Calgary.

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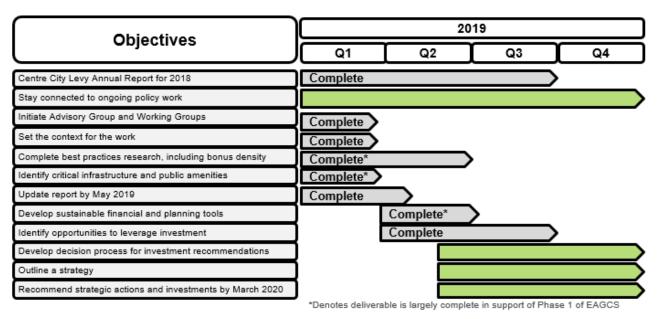
# **Established Areas Strategy 2019 Year-End Update**

# **Background**

The Established Areas Strategy focuses on reducing barriers to redevelopment, including utility infrastructure information, cost reductions, funding growth, policy implications, and application processes.



# What we said we'd do (2019)



Of twelve actions, eight are complete, four are on track, and none have been delayed. These deliverables primarily support Phase 1 of the Established Area Growth and Change Strategy (EAGCS), with more robust investigation of infrastructure and public amenities, and financial and planning tools to be included as part of Phase 2 in 2020 and beyond (as described in the update report, PUD2019-0305).

# Year End Results (2019)

In 2019, the Established Area Growth and Change Strategy made significant progress, including:

- completing redevelopment market analysis for Established Area communities;
- two-phased strategy articulated, with Phase 1 identifying actions to support growth in areas with existing market potential;
- ongoing collaboration with stakeholders from communities, business areas, and the development industry towards mutually beneficial outcomes in the Established Areas;
- identifying critical infrastructure and public realm elements for enabling growth and supporting quality of life in redeveloping communities;

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- identifying a range of financial and planning tools to support growth and change in redeveloping communities; and
- developing recommendations with meaningful outcomes that support redeveloping communities, for Council's consideration in March 2020.

In addition to progress made specifically on the EAGCS, redevelopment industry members continued to be connected to other City policy work in 2019 through quarterly meetings. This provides an opportunity for industry members to stay connected as policy work evolves, and to be well positioned to communicate with the broader industry.

The annual Centre City Levy Report for 2018 was delivered in 2019 November to Planning and Urban Development Standing Policy Committee (PUD2019-1205) and Council.

This work continues to contribute to the definition of a future planning system that connects policy to implementation in support of long-term goals of the Municipal Development Plan.

# **Changes and Challenges**

While the EAGCS continues to move forward with excellent involvement from stakeholders, there are a number of key challenges that may impact the ability to succeed in 2020, namely: City capital budget capacity, City and external stakeholder resources, and project complexity and scope.

The City continues to prioritize available capital and operating funding, as total financial capacity is reduced. Administration has considered this in the scale and type of budget-related recommendations that may be brought forward in March 2020, as well as clearly communicating this changing context with stakeholders to ensure realistic expectations.

The EAGCS involves numerous business units across The City; as well there are a number of City-led projects currently underway (such as Guidebook for Great Communities, Local Area Plans Strategy, Main Streets, Transit-Oriented Development, and Stormwater Strategy), focused on growth and change in established areas. While this cross-corporate approach, and comprehensive attention to redevelopment is positive, these place a burden on external stakeholders, and internal resources, to participate and collaborate. To alleviate this, and to make effective use of stakeholder and City resources, the EAGCS leveraged, and worked to validate and refine, existing information from various sources. Additionally, prioritization decisions among elements may be necessary. These limitations have been considered in developing the City Planning and Policy 2020 Workplan, and the Industry/City Work Plan.

In 2019 May, Administration outlined a shift to a phased approach, and some elements of this complex project were deferred beyond the original scoped timeline (PFC2018-0891).

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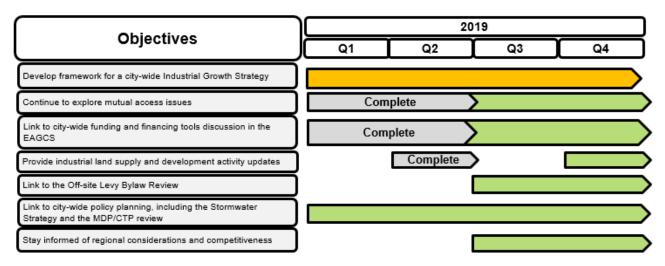
# **Industrial Strategy 2019 Year-End Update**

# **Background**

The Industrial Strategy focuses on identifying opportunities to support industrial development through policy considerations and comprehensive strategies. The long-term focus of the Industrial Strategy Working Group is to support economic diversification and grow the industrial tax base, by developing strategies that support the industrial sector's long-term prosperity and strengthen Calgary's position as an inland port.



# What we said we'd do (2019)



Of seven actions, three are complete. Existing streams of work related to these objectives will continue into 2020. Three other actions remain as on-going streams of work and are on track. One action (orange above) has been delayed to 2020 given resource constraints.

# Year End Results (2019)

Work completed on the Industrial initiative in 2019 continued to advance small-scale improvements to current development processes, maintained alignment with work related to funding and finance, and began to set the stage for the development of a 2020 Industrial Growth Strategy Scoping Report.

Mutual access discussions have occurred and Administration provided updated information on options under current legislation. Market updates and discussion were presented through regular working group meetings and will continue into 2020. Also through the working group, stakeholders and Administration were able to both inform and stay up to date on the Goods Movement Strategy, the Guidebook for Great Communities, and work on stormwater considerations.

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# **Changes and Challenges**

City resources for the Industrial Strategy were challenged in 2019, leading to mutual agreement with Industry to delay the scoping report to 2020. New resources allocated to this work in Q4 2019 will contribute to advancing objectives of the Industrial Strategy in 2020.

2019 included the continuation of work linked to the broader city and region-wide economic situation and smaller-scale process improvement work designed to alleviate development concerns specific to industrial development. Dedicated, engaged industry involvement remains crucial to continued success, especially moving forward into the scoping work planned for next year

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# **Continuous Process Improvements 2019 Year-End Update**

# **Background**

The Continuous Process Improvements (CPI) Program aims to address concerns across the approvals continuum from Outline Plans/Land Use to occupancy and development closeout. Both The City and Industry are focused on ensuring that Calgary is an attractive place for real-estate investment, that the approval process is simple and efficient, and that partnerships can be built between The City, Industry, and communities.



# What we said we'd do (2019)

Objectives	2019				
Objectives	Q1	Q2	Q3	Q4	
Application Circulation				$\rightarrow$	
Standard Comment Library / Detailed Team Review (DTR) Template Revisions					
Transportation Impact Assessment					
Construction Drawings (Implementation)		Com	plete		
Construction Completion Certificate/Final Acceptance Certificate (Implementation)					
Additional Continuous Process Improvement projects to be determined collaboratively with City Staff and Industry members					

Of the six actions, one is complete, four are on track and one (red above) is off track. The Application Circulation and Standard Comment Library projects have been mutually agreed to be extended, and therefore reflect adjusted timelines compared to the 2019 work plan. The Transportation Impact Assessment, identified as a priority by Industry, is off-track due to competing priorities for limited resources within Administration in 2019. This has been re-evaluated for 2020, and is anticipated to be on track for completion next year.

# Year End Results (2019)

Working with Industry, significant improvements in various processes have been made in 2019, resulting in a reduction of red tape, increased transparency, accountability and smarter decision making that benefits both The City and Industry. Changes to the Construction Drawing review process have shown a dramatic increase in approvals on a first submission, since the project started. Between 2016 and 2018 work primarily focused on improving the likelihood of underground construction approval earlier in the process. Changes made in 2019 are expected to substantially increase the rate of surface construction approval, ultimately reducing the amount of time it takes to receive a Building Permit for homes within developing communities.

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Table 1. Approval rate for underground construction drawings.

Submission	Percent A	Percent	
number	2015	2018	Change
First	3%	51%	+48%
Second	70%	95%	+25%
Third	91%	100%	+9%

Table 2. Approval rate for surface construction drawings.

Submission	Percent A	Percent	
number	2015	2018	Change
First	0%	15%	+15%
Second	53%	70%	+17%
Third	90%	100%	+10%

Note: Given data availability, approval numbers for 2019 were unavailable at the time of submitting this report.

Additionally, within the framework of the Construction Completion Certificate (CCC)/Final Acceptance Certificate (FAC) project, the capacity for The City to review as-built submissions has increased sharply.

Table 3. As-Built Submissions

	2018	2019 (YTD)	2019 (Projected)	Percent Change
As-Built Sets Reviewed	52	90	105	+102%

In July, a process change allowed professional engineering consultants to take on additional responsibility for infrastructure they construct; this reduced the review time and effort required by City staff. It is expected that this process change will clear the backlog of as-built drawings as applicants take advantage of the new process. This will result in Development Agreements being closed and security returned that otherwise would have taken much longer to resolve.

# **Changes and Challenges**

While there were significant milestones achieved in certain areas of the approvals process, resource challenges and shifting internal priorities delayed some initiatives, including the Application Circulation and Standard Comment Library. During 2019, these projects were mutually agreed to be extended into 2020. Scope and resources required to address Industry feedback on the Development Permit Standard Comment Library were originally underestimated. Additionally, there were delays due to the addition of new regulations for cannabis operations impacting delivery of the Standard Comment Library. Because of this the Outline Plan/Land-use and Subdivision comment library review did not start until later in the year and the full scope of the project will likely carry into 2020.

The Transportation Impact Assessment (TIA) project, of significant importance for industry stakeholders, is delayed due to competing City priorities and resources. This has been re-evaluated for 2020 and is anticipated to be on track for completion next year.

The CCC/FAC project, also a priority for Industry, also faced challenges with organizational shifts and resource constraints. Despite these setbacks The City is committed to reviewing the highest impact improvements and working with Industry to deliver an improved experience with the CCC/FAC process.

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## 2019 Industry City Work Plan Schedule

The Industry/City Work Plan was directed by Council at the approval to the Off-site Levy Bylaw (C2016-0023). This document summarizes the Industry/City 2019 Work Plan prepared by Administration, the Developer Advisory Committee, and the initiative working groups.

**Purpose:** To present a high level 2019 work plan and outline key actions to address collaboratively, as agreed upon by Administration and Industry stakeholders.

**Commitment:** Administration and Industry stakeholders will continue with the collaborative approach on work that was started as a part of the Off-site Levy Bylaw process. As a result of these discussions, the Industry/City 2019 Work Plan was developed. For 2019, Administration will continue to prioritize and allocate resources to deliver on the work plan. It is acknowledged that other Corporate priorities may draw on resources that also support this work. Working groups with cross-corporate internal representatives and members of Industry will continue to work develop and implement this work plan.

New Co	New Community Growth Strategy						
	Timelines			2019 Actions			
2019 Q1	2019 Q2	2019 Q3	2019 Q4				
Х	Х	Х	Х	Monitor implementation of the New Community     Growth Strategy 2018 including cumulative impacts			
X	Х			2. Link to city-wide funding and financing tools discussion in the Established Area Growth and Change Strategy			
		X	X	Explore city-wide capital and operating options that share risk, leverage private investment, reduce City costs, and provide mutually beneficial outcomes			
		Χ	X	4. Link to Off-site Levy Bylaw review			
X			X	5. Prepare for the One Calgary Mid-Cycle new community business case review process. Provide direction around Growth Management Overlay removals, business case review processes, and geographic definitions			

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Establis	Established Area Strategy					
	Timelines		Timelines 2019 Actions			2019 Actions
2019 Q1	2019 Q2	2019 Q3	2019 Q4			
				Established Areas Growth and Change Strategy:		
X X X	Х			<ol> <li>Initiate Advisory Group and working groups</li> <li>Set the context for the work</li> <li>Complete best practices research         <ul> <li>Including bonus density work related to financial and planning tool identification</li> </ul> </li> </ol>		
X				4. Identify critical infrastructure and public amenities		
	X X	X	Х	<ul> <li>5. Develop sustainable financial and planning tools</li> <li>6. Identify opportunities to leverage investment</li> <li>7. Develop decision process for investment recommendations</li> </ul>		
Х	Х	X X	X X	8. Update report by May 2019 9. Outline a strategy 10. Recommend strategic actions and investments by March 2020		
				Established Areas Working Group:		
X X	X X	X	Х	<ul><li>11. Stay connected to ongoing policy work</li><li>12. Centre City Levy Annual Report for 2018</li></ul>		

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Industri	Industrial Strategy							
	Timelines		Timelines			2019 Actions		
2019	2019	2019	2019					
Q1	Q2	Q3	Q4					
Х	Х	Х	Х	Begin development of a framework for the city-wide Industrial Strategy and prepare a scoping report for Council				
X	Χ			Continue to explore mutual access issues				
X	Χ			3. Link to city-wide funding and financing tools discussion in the Established Area Growth and Change Strategy				
	Χ		X	<ol> <li>Provide updates on industrial land supply and development activity in Q2 and Q4</li> </ol>				
		Х	Х	<ol> <li>Link to the Off-site Levy Bylaw review (provide input on how the industrial sector can remain competitive in attracting and maintaining investment)</li> </ol>				
X	Χ	X	X	<ol><li>Link to city-wide policy planning, including the Stormwater Strategy and the MDP/CTP review</li></ol>				
		Х	Х	<ol> <li>Stay informed of regional considerations and competitiveness, including updates on Calgary Metropolian Regional Board work</li> </ol>				

Contin	Continuous Process Improvements (CPI)						
	Timelines			2019 Actions			
2019	2019	2019	2019				
Q1	Q2	Q3	Q4				
X	Χ	Χ	Χ	Construction Drawings – Implementation of			
				Recommendations			
X	Χ	Χ	X	2. Construction Completion Certificate/Final Acceptance			
				Certificate – Implementation of Recomendations			
X	Χ			3. Standard Comment Library and Detailed Team Review			
				Template Revisions – review of standard comments			
X	X			used in CPAG, and enhancement of documents			
^	^			4. Application Circulation – development of criteria for all circulations, including specialists and internal and			
				external stakeholders			
X	Χ	X	Χ	Transportation Impact Assessment – review and			
	, ,	, ,	, (	enhancement of the process			
X	Χ	Χ	Χ	6. Additional CPI projects to be determined collaboratively			
				with City Staff and Industry members			

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# Industry/City Work Plan: 2020 Work Plan

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# Industry/City Work Plan: 2020 Work Plan

# **Background**

The Industry/City Work Plan (Work Plan) arose from the 2015/2016 Off-Site Levy Bylaw process, to establish a closer working relationship and partnership between The City and the land development and building industry, towards mutually beneficial outcomes. The Work Plan is governed by the Developer Advisory Committee made up of Industry and City representatives, who oversee and advise on progress and challenges related to the Work Plan. It continues to be an important strategy to improve the context for development and investment in Calgary.

# **2020 Objectives**

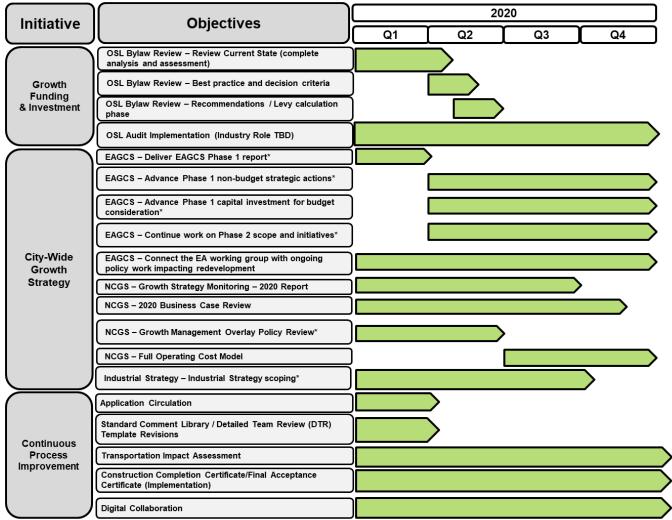
Key objectives for 2020 include the Off-Site Levy (OSL) Bylaw review and the Off-Site Levy Audit Implementation, Phase 1 recommendations for the Established Area Growth and Change Strategy (EAGCS), as well as the continuation of work in Phase 2, scoping for an Industrial Growth Strategy (Industrial Strategy), New Community Growth Strategy (NCGS) business case recommendations and potential future policy and financial improvements, and ongoing commitment to Continuous Process Improvements. Additional detail regarding each of these initiatives and objectives can be found on pages 3-8.

Where applicable, the 2020 objectives reflect scope and timelines currently directed by Council. However, Administration is recommending changes to Council direction as part of the City Planning & Policy Service Line Workplan 2020 (PUD2020-0016) that would have direct impacts to the 2020 Industry/City Work Plan. Should these recommendations be adopted, the 2020 Industry/City Work Plan would be revised accordingly, to align with new Council direction, and in discussion with Industry. Potentially impacted objectives have been denoted by asterisk below the graphics in this Work Plan.

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#### 2020 Work Plan



<sup>\*</sup>These objectives may be impacted by recommendations in PUD2020-0016.

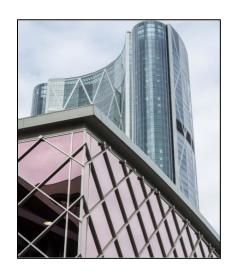
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# **Growth Funding & Investment 2020 Work Plan**

# **Background**

Off-site levies are one of the tools used to help fund the infrastructure required to build great communities. The Municipal Government Act permits municipalities to charge off-site levies to developers through a bylaw. The levy rates and charges are Council-approved and intended to cover the cost of new or expanded transportation, water, sanitary, storm infrastructure and community services. These improvements benefit communities, as well as help off-set barriers to redevelopment. To ensure financial sustainability and to align with changing legislation, the bylaw should be reviewed regularly. To ensure the review process and ongoing oversight is effective overall stewardship is required.



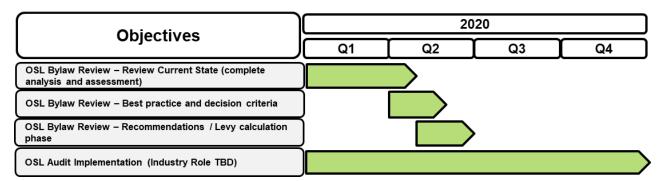
The Growth Funding & Investment initiative is new for the 2020 Work Plan. Since 2017, funding and investment work was included as part of other initiatives (Established Area Growth and Change Strategy and New Community Growth Strategy). Given the recent Off-Site Levy (OSL) Annual Reporting Audit (AC2019-1241) and the review of the Off-Site Levy Bylaw in 2020, The City and Industry agreed that this work is of significant importance (both in priority and scope) to include it as a standalone initiative.

# 2020 Objectives

The focus of Growth Funding & Investment work for 2020 is part of the delivery of the Off-Site Levy Bylaw Review project, and the Off-Site Levy Audit Implementation project. Objectives for 2020 are outlined below:

- Implement a funding approach that provides the necessary infrastructure to accommodate projected city growth;
- Develop a sustainable, effective funding source for the orderly, economic and beneficial development of land:
- On-going review of current practices and maximize the use of levy funds to the defined projects with eligibility; and
- Implementation of the 11 Off-Site Levy Audit recommendations.

# 2020 Work Plan - Growth Funding & Investment



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#### **Work Plan Deliverables**

Two major projects, the Off-Site Levy Bylaw Review, and the Off-Site Levy Audit Implementation form the basis for the Growth Funding & Investment component of the Industry/City Work Plan. The objectives and deliverables outlined here reflect those identified by The City at year end. Further refinement of scope and timelines will occur through consultation with Industry in 2020. Transparency on progress, and regular and timely updates on OSL spend, beyond annual reporting, will also be ongoing in 2020.

Focus for 2020 will include reviewing the current Off-Site Levy program, best practices and legislation for opportunities and actions, and making recommendations for change across the Centre City and Off-Site-Levy Bylaws. Any changes to the Bylaw(s) would be made in alignment with the Off-Site Levy Annual Reporting Audit (AC2019-1241) recommendations. A funding framework, financial strategy, and program-wide reporting (including annual reporting, ongoing monitoring and forecasting) is expected to be delivered in 2020, to enable adequate governance, stewardship and coordination of the levies and annual process.

## **Looking Ahead**

Despite the recent economic downturn, Calgary is still known as a great city and net migration registered an increase of over 10,000 additional new residents in 2019. Off-site levy funds are invested in services and infrastructure of new/existing communities to support the economic growth. Growth Funding & Investment work into 2020 is expected to focus on amending and refining ongoing monitoring and reporting mechanisms, based on the audit, to ensure transparency and financial sustainability. Changes may include amending the annual levy reporting process, and/or future bylaw revision.

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# City-Wide Growth Strategy 2020 Work Plan

# **Background**

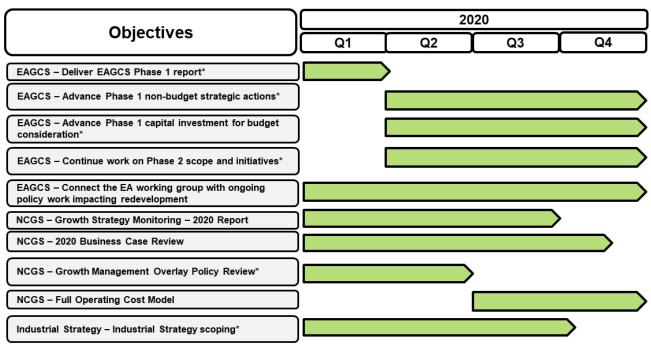
The City's comprehensive growth strategy work focuses on how to enable growth and development and retain investment and jobs in Calgary, while achieving the policy objectives in the Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) and maintaining a balanced market. The comprehensive growth strategy consists of three components: the Established Areas Growth and Change Strategy, Industrial Growth Strategy and New Community Growth Strategy.



# **2020 Objectives**

The focus of City-Wide Growth Strategy work in 2020 is to bring forward Phase 1 recommendations for the Established Area Growth and Change Strategy (EAGCS), as well as the continuation of work in Phase 2, prepare a scoping report for the Industrial Growth Strategy (Industrial Strategy) as well as a New Community Growth Strategy (NCGS) business case recommendations and potential future policy and financial improvements. Focusing on these objectives helps strengthen investment and business opportunities within the city while maintaining a strong commitment to the main factors used in growth decision making – MDP/CTP Alignment, Market Factors, Redevelopment Readiness, and Financial Impacts.

# 2020 Work Plan - City-Wide Growth Strategy



\*These objectives may be impacted by recommendations in PUD2020-0016.

#### **Work Plan Deliverables**

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#### **Established Area Growth and Change Strategy**

The Established Area Growth and Change Strategy will be focused on identifying and implementing both capital investment and strategic action recommendations for enabling growth, with a Phase 1 report to Council in 2020 March (directed through PUD2019-0305). The remainder of the year will be used to implement Council's direction arising from this report, through the mid-cycle budget adjustments and the existing working group framework. Work will also begin to advance Phase 2 objectives. Finally, the Established Area Working Group will continue to meet, providing opportunity for industry and community representatives to stay up to date and provide feedback on policy work impacting redevelopment.

#### **New Community Growth Strategy**

Administration will continue the New Community Growth Strategy monitoring in 2020 and a report will be brought forward to the 2020 October 13 Priorities and Finance Committee (PFC) meeting. Development agreements are expected to be submitted in 2020 for the 14 new communities and will indicate the rate at which private investment is being made to match City investments.

Administration, working together with Industry, will bring forward the next round of new community business case reviews to the 2020 October 13 PFC meeting. Administration, in conjunction with Industry, will also work to implement the NCGS 2020 process as recommended by Council (PFC2019-1062), associated process improvements (Attachment 2, PFC2019-1062), and capital and operating cost options.

Administration, along with Industry, will also explore options for policy changes related to the Growth Management Overlay, which is currently used as a tool to notify land owners if servicing and budget allocation is in place to proceed with development. This work is directed to return PFC no later than Q2 2020.

#### **Industrial Growth Strategy**

The Industrial Growth Strategy has a long-term view to support economic diversification and grow the industrial tax base, by developing strategies that support the industrial sector's prosperity and strengthen Calgary's position as an inland port. The focus of 2020 will be to deliver a scoping report in Q4, including a review of stakeholder membership, an update on industrial land supply and development activities, and link to other corporate priorities benefitting or impacting the Industrial sector, such as city-wide policy planning, the Off-Site Levy Bylaw Review, funding and financing tools that arise as part of the EAGCS work program, and the inland port strategy.

# **Looking Ahead**

Looking ahead beyond 2020, work on developing a full cost model (as directed by Council through PFC2019-1062) will continue and is expected to be completed by Q3 2021. The Established Area Growth and Change Strategy is expected to move fully into 'Phase 2' work, and implementation of Phase 1 recommendations for investment and policy improvements. Work identified in the scoping of an Industrial Change Strategy is expected to be carried out into 2021.

Looking beyond 2020, the focus will be on progressing towards a Comprehensive City-wide Growth Strategy that includes new communities, established and industrial areas, and a repeatable, consistent cycle of growth-enabling work.

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# **Continuous Process Improvement 2020 Work Plan**

## **Background**

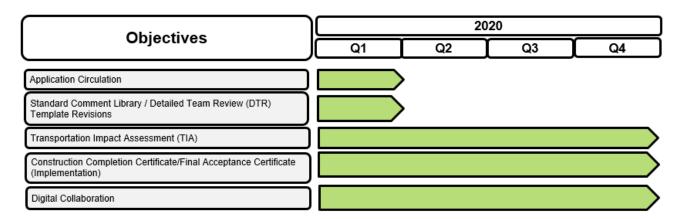
The Continuous Process Improvements (CPI) Program aims to address concerns across the approval process from Outline Plans/Land Use to occupancy and development closeout. Both The City and Industry are focused on ensuring that Calgary is an attractive place for real-estate investment, that the approval process is simple and efficient, and that partnerships can be built between The City, Industry, and communities.



## **2020 Objectives**

In collaboration with Industry, The City will be looking at the development approvals process from a holistic perspective. Through new projects focused on process improvements with the greatest potential impact for stakeholders, such as Digital + Collaboration, there may be reprioritizing of existing initiatives throughout the year. The goal is to identify process improvement opportunities that will lead to quicker approvals on applications and an improved customer experience, removing roadblocks to development in Calgary.

#### 2020 Work Plan – Continuous Process Improvement



#### **Work Plan Deliverables**

#### **Application Circulation**

An improved framework for internal circulation and review of Land-use, Subdivision and Development Permit applications will be provided. This will ensure applications are circulated to the correct stakeholders at the appropriate stage of the Approvals Continuum.

#### **Standard Comment Library**

An update to the standard comment libraries used for Land-use and Subdivision applications is underway. This is a continuation of the work completed for Development Permits and will provide a consistent approach to application review, resulting in improved clarity and predictability for customers.

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#### **Transportation Impact Assessment**

Currently, the Transportation Impact Assessment (TIA) review and approval process lacks clarity and consistency. The objective of this project is to understand the current process, identify areas to improve consistency and predictability, with the overall objective of improving approval timelines for Land-use, Subdivision and Development Permit applications that require TIA approval.

#### Construction Completion Certificates (CCC) and Final Acceptance Certificates (FAC) Implementation

Building on the recommendations of the Construction Drawing Improvement project completed in 2019, the CCC/FAC project aims to reduce the timeline from request to receipt of a CCC and FAC for public infrastructure delivered through a Development Agreement. Implementation recommendations include digitizing the CCC/FAC endorsement process, reducing the number of processes customers need to complete to receive a CCC/FAC, while applying best practices and technology for infrastructure inspections.

#### **Digital + Collaboration**

Over the past several years, significant changes to the Development Approvals service line has resulted in major benefits for both The City and Industry. Though the results of the improvement projects have been substantial, performance on meeting our timelines is beginning to plateau. This realization has led to the creation of a new project focused on reviewing the entire Approvals Continuum, called the Digital + Collaboration (D+C) project. The project will take a holistic review of all of the current processes along the Approvals Continuum and create a vision for how the review of development and building proposals can take place digitally. It will enable a completely new review process with greater collaboration internally amongst business units during circulation and more active collaboration with the applicant to work toward resolution and approval. The focus will be on ensuring that The City adds value at each stage of the approvals process, and that our approvals processes are designed from a customer-oriented perspective. It is expected that this approach will reveal several opportunities to alleviate frustrations along the Approvals Continuum for both Industry and The City.

# **Looking Ahead**

The future of the Continuous Process Improvement program is to operationalize and embed it in our culture. Over time, we will see a reduction in approval timelines, improved planning outcomes and improved customer experience. Ultimately, this will allow us to continue strengthening our reputation as a great place to invest in land development and re-development.

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# **Letters from Industry**



December 18, 2019

City of Calgary, Standing Policy Committee on Planning & Urban Development And All Members of Calgary City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Dear Members of SPC - Planning & Urban Development

#### Re: PUD 2020-0020, Industry/City Work Plan 2019 Year-End Report

BILD Calgary Region (BILD) is pleased to acknowledge and thank City of Calgary Senior Administration, Management and Staff for their effort and attention dedicated to the Industry/City Work Plan in 2019. Although it has been a challenging year, with difficult economic conditions, resource constraints and various other hardships, the Industry/City Work Plan teams have persevered through adversity to achieve the advancements identified in the year-end Report.

As noted in the Report, the Work Plan arose from the 2015/2016 Off-site Levy Bylaw review process to build upon the spirit of cooperation and collaboration that began with the Off-site Levy Bylaw process, and to continue to support building and development as the Industry adapted to increased greenfield levy costs and the newly created established area sanitary treatment levy. The Work Plan has indeed shaped a closer working relationship and partnership between the City and Industry.

#### 2019 In Review:

Throughout 2019, Working Groups were able to achieve various measures of success as indicated in Administration's Report. Resource constraints proved to be a challenge to all Working Groups, for some more than others. The Continuous Process Improvement program has been impacted with progress on the priority projects addressing Transportation Impact Assessment and Construction Completion/Final Acceptance Certificates being stalled and extended into 2020. The Industrial Strategy working group has also been hampered in its objective to develop a framework for a city-wide Industrial Growth Strategy, and the New Community Growth Strategy will carry forward into 2020 its work on capital and operating cost options as well as off-site levy review related work.

#### **Looking Ahead to 2020:**

The Work Plan has been structured into three distinct areas, including the first newly defined Growth Funding and Investment initiative, encompassing both the Off-Site Levy Bylaw Review (building upon the 2015/2016 levy review) and the implementation of the 2017 Off-Site Levy Audit Report

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recommendations. Given the significant importance (both in priority and scope) of this work, the highest degree of collaboration and partnership between BILD and the City will be critical to achieve optimal constructive outcomes.

The second initiative, the City-Wide Growth Strategy, will see a continuation and expansion of scope for much of the work started in 2019 on the Established Area Growth & Change Strategy, the New Community Growth Strategy and the Industrial Strategy, as outlined in the Report.

Likewise, the Continuous Process Improvement initiative will advance the work currently in progress and may see a reprioritizing of projects throughout the year, as needed, to address emerging issues or concerns.

While the Work Plan Report usually projects one year out, we note Administration's reference to work through 2020 into 2021, including the completion of the full cost model for growth (to be confirmed if that relates to all types of growth) by Q3 2021 and, perhaps aligning with, the comprehensive City-wide Growth Strategy, for new communities, established and industrial areas.

#### **Work Plan Reporting:**

With respect to the Administration Recommendation in the Report, BILD would concur with adjusting the Work Plan Report back to "annually", foregoing the mid-year reporting memorandum to Council, this in consideration of the resource concerns and appreciating that the existing Developer Advisory Committee will continue to receive monthly updates and provide ongoing oversight and direction as needed.

Lastly, BILD's Board of Directors, Management and Staff would like to recognize and thank our BILD Member Volunteers for generously donating their time and dedicating their expertise to the Industry/City Work Plan.

While each year of the annual work plan is important, the **2020 Work Plan** is exceptionally so given the potential scope and scale of impacts for our Industry and, with the leadership of General Manager Stuart Dalgleish and City Manager David Duckworth, we look forward to working on it closely in partnership with Administration.

Respectfully,

**BILD Calgary Region** 

Brian Hahn

Chief Executive Officer

c.c. Stuart Dalgleish, General Manager, Planning & Development, City of Calgary
Kathy Davies Murphy, Manager, Growth & Strategic Services, City of Calgary
Sarah Alexander, Manager, Growth Funding & Investment, Growth Strategies, City of Calgary
Darren Lockhart, Manager, Calgary Approvals Coordination, City of Calgary
Lesley Kalmakoff, Planner, Growth & Strategic Services, City of Calgary

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Date: Wednesday, December 18, 2019



Re: Industry City Work Plan – Comments: Year End Report to Council + 2020 Work Plan

From: NAIOP Calgary

Thank you for the opportunity for NAIOP Calgary to comment on the Industry City Work Plan (ICWP) year-end report to Council.

NAIOP Calgary supports the ICWP moving forward as it is a key component in ensuring focus and collaboration between Industry and City administration on issues that affect the Building & Development Industry the most. We thank Administration and Council for their ongoing commitment to the ICWP, and the excellent communication forum it continues to be.

At the mid-year, the memo that was provided to Council from Administration, caused us some concern as staffing resources were constrained as well as potential funding gaps were identified and administration was clear that "Adjustments to deliverables have been reflected in the timelines" Now that we have reached the end of the year and look forward to a continued Work Plan for 2020, we are more comfortable that resources and funding have been secured to continue this key collaborative work between the City and Industry.

Looking back at 2019, the City and Industry worked on 30 mutually identified actions. Half were completed. Some of the actions (approximately 6) remaining were mutually delayed. The key files were advanced, including the Established Area Growth and Change Strategy (EAGCS) which is marching towards its key Phase 1 report in March 2020. This is an extremely important initiative as it affects development in established areas for the foreseeable future. Work was accomplished on the Continuous Process Improvements initiative.

We remain concerned that initiatives in the Industrial sector of the Work Plan remain very slow to initiate, but we recognize the unique challenges for the City to move those industrial initiatives and actions forward at this time, including budgetary resource constraints. We would ask that Council consider industrial initiatives carefully in future strategic and funding plans to ensure that the City continues to address the issues that hold back Industrial initiatives and competitiveness.

For 2020 the Work plan has been reshuffled into three initiatives. They are ...Growth Funding & Investment, City-Wide Growth Strategy and Continuous Process Improvements. We are pleased that these initiatives have been advanced, with the Growth Funding and Investment concentrating on the Offsite levies and the associated auditing of the Offsite reporting. The Growth Strategy will continue to concentrate on the Established areas while work will be done to produce a scoping report for industrial areas. We expect work on new communities to be reduced as that strategy is now in place, and also as

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Council has emphasized the importance of the Central Business District, Centre City, Established Areas, Main Streets, business growth, attracting new businesses and (finally) Industrial initiatives.

In terms of concerns we have for 2020, is the statement from Administration in the City-Wide Growth strategy 'looking ahead' paragraph, that there will be a 'full cost recovery model' by Q3 of 2020. We would like to know exactly what that entails and its impact on established area developers. Our other concern is not the issues identified for Continuous Improvement (we agree), but the pace at which they are moving to completion. For example the CCC/FAC project will be more than 2+ years by the end of 2020. We need to find a way to expedite!

In conclusion, NAIOP continues to support and resource in participation of the Industry City Work Plan. Since its inception in 2016 it has proven to be a key in the success of the Industry and the City working together on complex planning and development issues. We support Administration is their request that Council continues to endorse this very important initiative.

Sincerely, on behalf of, NAIOP Calgary

**Guy Huntingford** 

Director Strategic Initiatives, NAIOP Calgary

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Returning Officer's Report to Priorities and Finance Committee 2020 January 21

#### **Civic Census Review**

#### **EXECUTIVE SUMMARY**

This report provides recommendations for a biennial civic census based on a recent review conducted with census data users internal and external to the City. The review outcomes, recent direction from the Province and discussions with school boards and Statistics Canada are included in this report.

#### **RETURNING OFFICER'S RECOMMENDATIONS:**

That the Priorities and Finance Committee recommends that Council:

- 1. Direct the Returning Officer to conduct a civic census in 2020 and 2022;
- 2. Direct that no civic census be conducted in 2021; and
- 3. Direct the Returning Officer to report back with an evaluation of discussions with Statistics Canada and the provincial government and the ongoing value of a civic census by Q4 2022.

# RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 JANUARY 21:

That Council adopt the Returning Officer's Recommendations contained in Report PFC2020-0094.

#### PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 February 14 Council directed Administration to: 1) Conduct a review of the value and benefits of conducting an annual municipal census program and report back in Q4 2019; and 2) Review and provide recommendations to amend the Civic Census Policy CC005 in Q4 2019.

*Civic Census Policy CC005* (Attachment 1) outlines the purpose, frequency, data being collected, use of the data, stewardship and confidentiality related to conducting a municipal census.

#### **BACKGROUND**

The City of Calgary has conducted an annual Civic Census since 1958 with data available generally within two months of completion. In 1984, 1994, and 2005 extensive reviews of the Civic Census were undertaken. In all three cases Council confirmed the continuation of an annual census.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

#### Civic Census Review

A review of the value of conducting an annual civic census was completed. The detailed review is included as Attachment 2. Internal and external consultation indicates the primary value of an annual civic census is to provide for current and consistent city-specific data for internal and external users. Uses of the data include:

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Returning Officer's Report to Priorities and Finance Committee 2020 January 21

#### **Civic Census Review**

- Developing accurate population forecasting
- Developing and monitoring the municipal Growth Strategy
- Determining appropriate levels and timing of infrastructure and services needed in new communities and established areas
- Population forecasts guide and align long-term planning and development goals to the Municipal Development Plan
- Supports determining appropriate land use policies
- Developing the Regional Travel Model
- Calculating impacts on utility networks (i.e., storm, water and sanitary systems)
- Non-profits and businesses analyze demographics within individual communities or regions for program and services planning
- Post-secondary institutions use for research purposes
- Calgary school boards use for planning

In addition to the Civic Census Review, recent direction from the Province and discussions with school boards and Statistics Canada related to the civic census were considered, as outlined below.

## Provincial Grants

In 2019 November, a letter was received from the Government of Alberta announcing that provincial grants for The City of Calgary will no longer be tied to the population collected in an annual civic census. In 2021, the methodology used to determine populations will be produced by the Government of Alberta in collaboration with Statistics Canada. The letter also indicated a municipality can continue to conduct a civic census, the results will only be used at the local level for municipal planning purposes.

To date, the Province has not communicated the planned frequency or methodology of the proposed provincial population estimate. Administration is prepared to provide feedback on the Provincial population estimation methodology to align with City data needs.

Administration supports continuing a civic census for city-specific data needs, planning and data based decision making for internal and external users.

#### Partnerships

The City of Calgary had a long-standing agreement with the Calgary Board of Education and Calgary Catholic School District. Together the Boards contributed to The City's annual civic census budget. The school boards have indicated that they no longer require specific civic census reports and instead will rely on civic census data available through The City's open data platform and other City statistical reports.

The City of Calgary maintains a relationship with Statistics Canada to ensure an alignment of processes. In 2016 Statistics Canada collection was negatively impacted by confusion caused by conducting the municipal and federal census within two months. Statistics Canada has requested the City consider not completing a census in 2021 to avoid this confusion. In support

City Clerks: J. Palaschuk

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Returning Officer's Report to Priorities and Finance Committee 2020 January 21

#### **Civic Census Review**

of Statistics Canada's request, the Returning Officer recommends that The City not conduct a census in the same year as a Federal Census. The Returning Officer and Statistics Canada are working collaboratively to align their data needs and as much as possible make the federal tools beneficial to Calgary.

#### Financial Impact

The City receives provincial funding through municipal grants using our most recent population collected from the civic census. The changes being introduced by The Government of Alberta will result in funding amounts based on estimations instead of actual census data. Provincially, most grants had a population component to allocations. We do not know the financial impact of this change in methodology. The federal government uses Statistics Canada data and estimates to calculate grant funding.

The civic census costs \$1.5 million to conduct annually. This expense translates to approximately \$1.00/per person, or \$3.00/per household.

There would be cost-savings of approximately \$800,000 in years when a civic census is not conducted.

#### Recommendation

It is recommended a civic census be conducted in 2020 and 2022, and use the federal census results in 2021. This will provide the following benefits:

- Supports internal and external partner city-specific data, planning and resources needs;
- Develop with Statistics Canada reasonably accurate estimation models; and
- Financial savings realized in non-census years.

A report evaluating the biennial civic census will be provided for Council's consideration by Q4 2022. The report is an opportunity to determine if the provincial population estimation and partnership opportunities with Statistics Canada change the continued value, methodology and/or frequency of a civic census.

# Stakeholder Engagement, Research and Communication

A number of internal and external partners were consulted as part of the development of this report, including:

- 1. Internal partners (Calgary Growth Strategies Geo-demographics, Transportation Planning Data and Forecasting, Strategy, Finance Corporate Economics, Calgary Neighbourhoods and internal census survey participants); and,
- 2. External partners (e.g., Calgary Board of Education, Calgary Catholic School District, external census survey participants, Ministry of Municipal Affairs, Ministry of Treasury Board and Finance, Statistics Canada).

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Returning Officer's Report to Priorities and Finance Committee 2020 January 21

## **Civic Census Review**

#### **Strategic Alignment**

This report aligns with Council's priority of a Well-Run City.

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

Census data is used by many stakeholders for planning and analysis to determine business decisions that impact the citizens of Calgary.

#### **Financial Capacity**

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

There would be a cost savings of approximately \$800,000 in years when a civic census is not conducted.

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

There are no current or future capital budget requirements.

#### **Risk Assessment**

If a civic census is not conducted on a regular basis, alternate sources of data will be required for planning purposes, for internal and external data users.

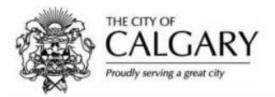
#### **REASONS FOR RECOMMENDATIONS:**

Not conducting a census in 2021 is recommended to align with the request from Statistics Canada. It would also provide the opportunity for The City to work with the province and Statistics Canada to determine if the provincial population estimation and partnership with Statistics Canada changes the continued value, methodology and/or frequency of a civic census.

#### ATTACHMENT(S)

- 1. Civic Census Policy (CC005)
- 2. Civic Census Review

#### ATTACHMENT 1



#### COUNCIL POLICY

Policy Title: Civic Census Policy

Policy Number: CC005
Report Number: C2011-24
Approved by: City Council
1984 November 07

Business Unit: City Clerk's Office

#### BACKGROUND

The Civic Census is the official count of dwelling units and the population living in these units by the door to door physical collection and recording of data. This count of dwellings and residents may be supplemented yearly with other information such as the periodic age/gender distribution data, etc. This additional data is pertinent to the use and interpretation of the population statistics.

The City of Calgary first conducted a Civic Census in 1931 and continued periodically until 1958 when an annual count of population started and has continued ever since.

The Civic Census is conducted in accordance with Section 57 of the Municipal Government Act (Revised Statutes of Alberta 1994, Chapter M-26.1).

#### PURPOSE

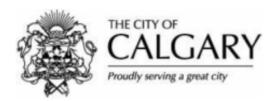
Up-to-date Census information is essential for the City of Calgary, school boards, business and residents in order to make informed decisions.

#### Planning

It is essential for City departments and related agencies to have accurate and upto-date statistical information on the residents of Calgary to make informed and appropriate decisions on the provision of population based city services, such as transportation, roads, transit, fire protection, police services, utilities, recreation, etc. Basing decisions on constantly updated demographics results in more appropriate use of City revenues and this particularly so in times of rapid change.

#### Grants

The Province of Alberta and Government of Canada provide limited grants to municipalities. The amounts of these grants are calculated on a per capita basis using the official population from either an annual Civic Census or the latest



Federal Census. As the Federal Census is only collected every five years, and Calgary is a rapidly growing municipality, using the population from the annual Civic Census provides the greatest financial return.

#### School Board Information

Under a cost sharing agreement between The City of Calgary and both the Public and Separate School Boards, data is collected for the Boards during the Census. This information is required for enrolment predictions, decisions on future schools, and transportation needs, etc. With decreasing funds available for education, the information obtained by the census is now more important and necessary for allocation of resources.

#### POLICY

#### **Policy Statements**

#### Definition of Civic Census

The Civic Census is the official count of dwelling units in The City of Calgary and the population living in these units by door to door physical collection and recording of data.

#### 2. Frequency of Civic Census

The Civic Census shall be conducted annually commencing April 1.

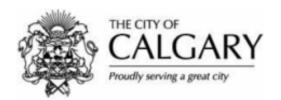
#### Type of Annual Data

The following data shall be collected annually for each dwelling unit:

- Structure type.
- b. Number of residents,
- c. Occupancy status,
- d. Owner occupied information, and
- e. School Board information.

#### Definition of a Dwelling Unit

A dwelling unit is a self-contained unit which has full cooking, sleeping and sanitary facilities, and is not part of an institution.



#### 5. Age/Gender Data Collection

Data on age and gender categories shall be collected as follows:

- In those years in which the Canada Census is conducted, i.e.2001, 2006, 2011, etc., and
- b. Every third year after a Canada Census, i.e. 2004, 2009, 2014, etc.

The age groups to be collected are 0-4, 5-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, and 75 and over.

#### Number of Employed Data Collection

Data on the number of persons, 15 years of age and over, employed full or part time is collected on a triennial basis or in conjunction with a travel to work survey for Land Use Planning & Policy Business Unit.

#### 7. Mode of Transportation to Work Data Collection

Starting in 2011, data on the mode of transportation to work for one working individual in the household will be collected on a triennial basis. The data collected will reflect travel to work on a weekday by modes pre-determined by Transportation Planning.

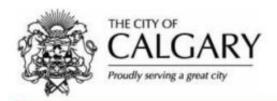
Data collected on the modes of transportation to work will be disseminated to the public and to Transportation Planning at the community level unless otherwise approved by the data steward.

#### 8. Other Data Collected for City Business Units

Other data required by City of Calgary Business Units are to be scheduled in years when voter enumeration and collection of age/gender data are not scheduled. The decision, on what data and when it can be collected, shall be made by the steward.

#### 9. Data Collected for Other Government Agencies

Other data may be collected for other government agencies at their cost. The decision, on what data and when it can be collected, shall be made by the steward.



Data on school support and number of child by year of birth for the current year and the six previous years is collected annually for the two City of Calgary School Boards on a cost recovery basis.

Data collected for other Government Agencies is released to the agencies in aggregate so no individual or dwelling can be identified.

#### 10. Primary Agency

City Clerk's shall be the primary agent for securing the census data and is responsible for the field collection, editing, data entry, compilation and publishing of the data for the current year and the comparison to the last year the data element was collected.

Land Use Planning & Policy Business Unit is the primary agent for the storage and reporting on historical census data.

#### 11. Stewardship

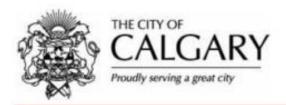
The Returning Officer, City Clerk's, shall be the steward of the current year census data and is charged with the responsibility of formatting the data in a manner best suited to the needs of The City while maintaining confidentiality.

Land Use Planning & Policy Business Unit is the steward of the historical census data and takes responsibility of the previous year's data once the new current year is published. The Business Unit is charged with the responsibility of formatting the data in a manner best suited to the needs of The City while maintaining confidentiality and for combining the data with supplementary Federal and Provincial data and disseminating the information when it becomes available.

#### 12. Confidential Status

Census totals shall be kept strictly confidential and restricted to "need to know" personnel in City Clerk's and others as approved by the Returning Officer until released by the Mayor at the press conference.

Census data shall remain confidential to the extent that data shall be released for corporate use in an aggregated manner that does not permit access to or determination of the data at an individual dwelling unit.



Freedom of Information and Protection of Privacy rules are applied to the data to ensure that no individual or dwelling unit can be identified in any of the data released. If there are 5 or less residents showing within a community or if there are 10 or less residents in 20 or fewer dwellings units within a community the data is removed from the community and included under the residual area for the ward.

Census data shall not released for use outside of The Corporation at an aggregate level lower than community unless approved by the steward.

Census data, at the dwelling unit level, becomes public from The City of Calgary Archives once the data has been in existence for 50 years.

# PROCEDURE

Contact Election & Information Services Division, City Clerk's.

## <u>AMENDMENTS</u>

Date of Council Decision	Report / Bylaw	Description
1994 December 19		Commissioners Report to Council to change the schedule for number of employed data collection.
2011 March 07	C2011-24	Council policy amended to include a triennial question in the Civic Census on the mode of transportation to work. In addition to this amendment, information on Freedom of Information and Protection of Privacy (FOIP) Act has been added to the Council policy.



Civic Census Review

2019

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# **Executive Summary**

The Returning Officer completed a review of the value of conducting an annual civic census. The review included engagement through online surveys, focus groups, and discussions with subject matter experts, and conversations with municipalities from across Canada on census and census-type data. While the review was underway, the provincial government announced that provincial grants for The City of Calgary will no longer be tied to the population data collected through the civic census. This new information was shared with internal stakeholders.

The review and consultations confirmed that Administration supports the continuation of a civic census for The City of Calgary. The frequency and accuracy of the census data is important to all users. Regularly and consistently collected data informs The City's ability to plan for services and programs, measure results, modify requirements and ensure well informed decisions are made. There was consensus among stakeholders that if an annual census is not supported, a biennial census would provide value. The addition of time between censuses would be used to validate the addition of new questions, support planning and allow for estimation models to be developed.

The Returning Officer recommends conducting a civic census in 2020 and 2022, no civic census be conducted in 2021, and will report back with an evaluation of a biennial census in 2022.

# History of the Calgary Civic Census

The City of Calgary has conducted an annual Civic Census since 1958 with data available within two months of completion. In 1984, 1994 and 2005 extensive reviews of the Civic Census were undertaken. In all three cases, Council confirmed to continue with an annual census as laid out in the Civic Census Policy CC005. An extensive review of the Civic Census has not been conducted since 2005 and this report supports the importance of conducting this type of review.

# Purpose of Review

The Civic Census Review was directed by Council to examine several themes related to the census and assist with the determination of the future direction for the census. Considerations in the review included:

- a review of current processes to align with new legislated requirements;
- identification of internal and external users of census data and their use of data;
- feedback of internal and external users of census;
- a review of the census question schedule and potential changes or new questions;
- framing of questions;
- identified value of providing census data annually;
- a scan of other municipalities and census programs;

- best practices in other jurisdictions; and
- identifying future alignment with the Federal Census.

# **Current Practices**

The City of Calgary conducts the census annually between April and June in compliance with the *Determination of Population Regulation*. The census follows an annual plan, execute and review cycle:

- September December: Initial planning, process and technology review, change, and implementation.
- January: Finalization of census plans
- February March: Onboarding of temporary staff, census worker hiring
- April June: Census worker training, online and on-street data collection
- June July: Data analytics, off-boarding of temporary staff

Census data is collected in two phases: Census online begins the first week of April and continues throughout the collection period. In-person collection begins the third week of April.

# Operational Challenges and Opportunities

#### **Door-to-Door Collection**

As our city grows and densifies, successful collection of census data at the door continues to be challenging. Access to high-density residences, language barriers, and privacy concerns are making efficient collection more difficult. There is also an issue generally of over-saturation in door knocking during election years and federal census years, which has been brought-up by Statistics Canada, and was the basis for their request for The City of Calgary not to conduct a civic census in 2021.

### **High-Density Residences**

High-density residences pose a particular challenge to census collection. Facilitating access to multi-residential buildings requires the sustained effort throughout the census period. The Census office maintains a list of apartment buildings and property management companies that must be updated prior to collection starting. Letters and information posters are sent to building and property managers at the start of the collection period notifying them of the census dates, contact details of the Census office, and online Census option. During collection, census takers contact the Census office to obtain information and assistance gaining entry to buildings. Appointments must be set up with property/building managers to grant access for the census takers.

As more apartment buildings and condos are built and occupied, facilitating access requires more time.

### **Privacy Concerns**

Conducting a door-to-door census becomes more difficult as people's perception of privacy changes. Many people either do not answer their doors or are reluctant to give census takers personal information. Census takers are required to visit a dwelling three times before marking it as unoccupied. More often, census takers are having to rely on information provided by neighbours or building managers.

# Language Barriers

The Census office provides census takers with two ways to translate the census questions at the door. This has included audio translations, in various languages, of the questions on the census takers iPADs and access to a translation service through 311. Despite the translation methods, census takers often find language barriers prevent to complete collection of census data.

# Improvement Cycle

Conducting an annual census restricts the ability to implement innovative technical and process improvements except in small increments. As soon as a census cycle is complete, the Census office must start preparing for the next census.

Improvements the Census office is currently working on include:

- Increasing marketing push for online completion of census
- Identify existing touch points with citizens as new data capture points (e.g., in-person outreach; directing 311 calls for optional census completion; recreation and partner facilities such as libraries, civic partners).
- Exploring innovation opportunities (e.g., social media, app).
- Strengthening internal census partnerships.

### **Future of Census Questions**

### Framing

The Census office has engaged with the Human Resources partners who design the employee survey to review the wording and presentation of the census questions to ensure the questions meet survey methodology and diversity and inclusion best practices.

#### **Additional Questions**

Based on feedback during the focus group, a desire exists to add questions to the census on a set schedule.

# **Current Questions**

The questions and frequency of questions included in the census are set by Council Policy CC005 Civic Census Policy.

### **Base Questions**

The Civic Census includes the following base questions that are asked every year.

Question Name	Data collected
Structure Code	The type of structure the dwelling belongs to.
Unoccupied Code	If there are vacant dwelling units available for rent in the house/building.
Total Residents	The total number of persons, including children, living in the dwelling.
Ownership Code	If the dwelling owned by one of the residents.
School Code	The school system supported by the residents of the dwelling.
Number of Children	The number of pre-school aged children living in the dwelling (by year of birth).

## **Additional Scheduled Questions**

The following questions are asked based on a schedule set in Council Policy CC005, with the exception of the Animal Survey, which does not have a set schedule. The current schedule is set only until 2021.

Name	Data Collected	Frequency
Age Gender	The number of residents in each age grouping by gender. Asked in 2019.	<ul> <li>In those years in which the Federal census is conducted.</li> <li>Every third year after a federal census.</li> </ul>
Number of Employed	The number of people in the dwelling, 15 years of age or older, who are employed full or part time. Will be asked in 2020.	<ul> <li>Triennial basis, or</li> <li>In conjunction with the Mode of Transportation question.</li> </ul>
Mode of Transportation	How the respondent (or another person living in the household that is employed) travelled to work on the last weekday worked. Will be asked in 2020.	<ul><li>Triennial basis, and</li><li>In conjunction with the Place of Work Survey.</li></ul>

Name	Data Collected	Frequency
Animal Survey	How many dogs or cats live in the dwelling.	As required.
Place of Work Survey (Transportation Survey)	This survey is separate from the census, but linked to collection. Census respondents are prompted to complete the survey online following when they complete the census. Will be asked in 2020.	Every three to four years.

#### **Additional Questions**

Additional questions may be added to the census by business units, subject to approval by the Returning Officer. Generally, additional questions have not been scheduled in the same year as the age/gender question.

# Census User Engagement

To understand the breadth and value of census data use, engagement was conducted with internal and external data users. A survey, focus group, and follow-up discussions with subject matter experts informed the recommendations of this review. There is clear consensus of support for the continuation of the civic census program.

# Survey

An online survey was administrated to users of the 2019 Civic Census results. The survey was fielded from September 3-17, 2019.

Response rate and completion:

- 215 people started the survey.
- 142 respondents completed the survey in full.
- All questions were optional to answer; therefore base sizes vary.

**NOTE:** With relatively small sample sizes, findings should be interpreted as directional in nature only.

#### Of 142 respondents:

- 75% thought the Census should be conducted annually.
- Population, at 24%, was the most used data.
- City-wide data, at 41%, was the geographic level most used.

The full survey results are available in Appendix A - Detailed Survey Results on page 18.

# Focus Group

A focus group was held on 2019 October 30 with internal census users to gain insight into how census data is used, a review of base questions and additional question, and the frequency of the census. Twenty-four people attended the focus group from business units across the City including:

- Calgary Neighbourhoods Strategic Services
- Resilience Strategy
- Finance-Director Corporate Economics
- Calgary Growth Strategies Geodemographics
- Transportation Planning
- Calgary Parks
- Calgary Housing

# Findings of the Annual Census

# Usability

Question	Usability	
Unoccupied Code	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics	
Total Residents	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics, Corporate Economics, Calgary Parks	
Ownership Code	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics	
School Code	City Clerks	
Number of Children	Resilience Strategy, Geodemographics	
Age Gender	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics, Corporate Economics, Calgary Parks	
Number of Employed	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics	
Mode of Transportation	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics	
Animal Survey	Calgary Neighbourhoods, Calgary Parks	
Place of Work Survey	Resilience Strategy, Calgary Neighbourhoods, Transportation Planning, Geodemographics, Corporate Economics, Calgary Parks	

## **Census Frequency**

- Geo-Dem could manage with less frequent Census
- Consensus that annual collection is the ideal situation but biennial collection is acceptable.

# Benefit of adding Census questions

During the focus group, the participants were asked what additional questions or areas of interest they would like to include in a future census.

Business Unit/Division	Question / Topic	Description / Comments
Geodemographics	Migration	Did you move from another community in the last five years?
	Supply/demand	Monitoring new community growth. Is the development industry building what they said they would?
Transportation Planning	Household auto ownership	<ul><li>Would be useful for travel mode</li><li>Useful transportation metric</li></ul>
Corporate Economics	How long have you resided in Calgary?	
	Race/culture question	Useful if it's cross-tabulated with home ownership data by community.
Calgary Parks	Outdoor leisure activities	
	Bike/e-bike/scooter usage	Alternate forms of transportation for pathway provision
	Park and open space usage	
Calgary Neighbourhoods	Household income	
Calgary Housing	Affordable housing – is this a subsidized housing unit?	

# Partner Discussions

In addition to the focus group, individual discussions were held with internal users and external partners.

#### **School Boards**

The City collects the following data for the school boards and provides reports based this data. The school boards pay an annual fee for the collection and reporting service.

- Number of children by year of birth seven consecutive years, including the current year
- Type of school support for all occupied dwellings

Both Calgary school boards have indicated that no longer use the Civic Census reports provided by The City in their enrollment estimates. Discussions are currently underway to negotiate a new contract between the Calgary school boards and The City.

#### Internal Value of the Census

As Census collection has been siloed from data use, investigating the value of the census for planning was required.

A survey was established for the release of the 2019 Census results in September; however what we've learned is that most users of census data don't use the raw data, they use the projections and geographies developed using census data by Corporate Economics and Calgary Growth Strategies (Geo-Dem).

Internal Partner	Value
Planning (Calgary Growth Strategies: Geodemographics)	<ul> <li>Big-Picture Impacts and Risks</li> <li>Calgary's annual population growth is closely tied with its economy, and is particularly volatile during periods of economic downturns and recoveries</li> <li>Annual reporting of population growth is important to accurately capture growth patterns associated with volatile economies</li> <li>Not adequately capturing or accounting for volatile growth patterns could impact forecasts that are relied upon not only by Planning and Development, but by many Departments and groups across the Corporation</li> <li>Growth Strategy and Long-Term Planning</li> <li>Monitoring of housing construction and population growth in newly-approved communities and established areas</li> <li>Monitoring of land use supply and demand constraints in newly-approved communities and established areas</li> <li>Determining appropriate levels and timing of infrastructure and services needed in newly-approved communities and established areas</li> <li>Providing accurate population forecasts to guide and align long-term planning and development goals to the MDP/CTP</li> </ul>
Local Area Planning	<ul> <li>Determining appropriate land use policies and concepts to apply in specific planning areas</li> <li>Communicating accurate potential growth and development to internal and external audiences</li> <li>Determining appropriate levels of services and infrastructure needed in planning areas</li> <li>City-Wide Planning</li> <li>Determining the accurate level of development and population supported or generated and monitoring the performance and absorption of specific land uses districts or general typologies</li> <li>Providing data to support reviews of Land Use Bylaw, the development of Guidebooks and other special studies</li> </ul>

Internal Partner	Value
	<ul> <li>Monitoring and reporting of demographic data used to guide service planning and accountability goals and MDP/CTP performance</li> </ul>
Corporate Economics	Population data Corporate Economics uses annual census data to create population forecasts. These forecasts are used throughout The City for determining and allocating capital budget. Currently, with annual civic census data, the forecasts are accurate to +/- 5000 19 times out of 20. This accuracy is bar none the best numbers any municipality can generate. When the accuracy of the data decreases (due to collection frequency) than increased capital costs will be required to ensure contingency is maintained.  The only data course of net migration for Calgary is the Civic Census. The province does have some net migration figures, but it would be very difficult to determine where these people land (which municipality) and it doesn't account for intra-province migration.  There is a volatility in the population that is unique to Calgary, which makes the use of the Statistics Canada 5-year cohort estimates inaccurate for population forecasting.
	The Civic Census is the way to make municipal services and spending efficient.
Transportation Planning	Population Data  Is used to expand the annual travel survey. Less frequent would cause problems. Also used for Regional Travel Model. Stats Canada data has suppression and rounding, so it's not as good. Dwelling type is used to expand travel survey.  Mode of Transportation  (Additional questions) uses the data to understand the commute transportation mode.  The number of employed is very critical. This data is required to map where the employees are. It is used in conjunction with place of work.  Place of Work Survey  Used to update the Regional Travel Model. Is essential to the work of transportation planning. It's better data than stats can because it includes workers with no fixed address combining with census increased response rates.

Internal Partner	Value
Water Resources	<ul> <li>We use both current and projection population numbers to calculate the impacts of densification on our utility network (storm, water and sanitary)</li> <li>Population data is incorporated into our water and sanitary network models</li> <li>We also use this data to determine serviced land supply (census values in hectares of development for greenfield for historical assumptions)</li> <li>In our review of applications, we may use census populations to determine the density of an older neighbourhood to see what the actual flows are in a particular pipe and the potential for growth – it is important for sanitary flow estimations</li> <li>We also correlate population numbers with rainfall flooding data to gain an understanding of the relationship between densification and damage to private property via flooding</li> <li>Wish List Items</li> <li>It would be great to know the true residential and employment job numbers, including if people work from home</li> <li>Raw data would allow us to do more precise servicing calculations</li> <li>Institutional, commercial and industrial data would be great</li> <li>It would be helpful to ask in a census what community do people work in</li> </ul>

# Municipal Scan

# Alberta Municipalities

The following Alberta municipalities conducted an annual census in 2019:

- Airdrie
- Beaumont
- Blackfalds
- Chestermere
- Coalhurst
- Cochrane
- Crossfield
- Edmonton
- Fort Saskatchewan
- Leduc
- Lethbridge
- Spruce Grove
- Red Deer

# Information Scan on Civic Census Programs Across Canada

## Provincial/Territorial Regulations

Provinces and Territories within Canada may provide municipalities with the authority to conduct a municipal Census. Municipalities may choose to not conduct a Census, even if they are provided with authority from their governing legislation to take steps to do so. The following provinces and territories have included this in their local government act(s). Legislation governing municipalities may also indicate what counts the province will accept as an official reference to population.

Province / Territory	Local Government Legislation	Authority to Conduct a Census	Specific reference to population
British Columbia	Local Government Act	Not specifically but the local government must collect statistical information about current and projected population.	No reference

Province / Territory	Local Government Legislation	Authority to Conduct a Census	Specific reference to population definition
Alberta	Municipal Government Act	Yes	1(x) "population" means population as defined and determined in accordance with the regulations; 604 The Minister may make regulations (a) defining population for the purposes of this Act; (b) respecting the determination of the population of a municipality or other geographic area and establishing requirements for a municipality to conduct a census and provide information concerning population to the Minster
Saskatchewan	Municipalities Act	Yes	(ee) "population" means population as determined in accordance with the latest census taken pursuant to the Statistics Act (Canada) or by any other means that the minister may direct  (2) When making a direction pursuant to clause (1)(ee), the minister may direct the use of different means of determining population for different purposes.
Manitoba	Municipal Act	No reference	A reference in this Act to the population of a municipality or other area means the population of the municipality or area as shown by the most recent census taken and available under the Statistics Act (Canada)
Ontario	Municipal Act	No reference	No reference
Quebec	Municipal Code, Municipal Powers Act, Cities and Towns Act	Yes, if a bylaw is passed to allow it.	No reference
Newfoundland and Labrador	Municipalities Act	No reference	No reference

Province / Territory	Local Government Legislation	Authority to Conduct a Census	Specific reference to population definition
Prince Edward Island	Municipal Government Act	No reference	A reference in this Act to the population of a municipality or other area means the population of the municipality or area as shown by the most recent census acceptable to the Minister.
Nova Scotia	Municipal Government Act	No reference	No reference
New Brunswick	Local Government Act (replaced Municipalities Act in 1973)	No reference	No reference
Nunavut	Consolidation of Hamlets Act, Consolidation of Cities, Towns, Villages Act	Yes, if a bylaw is passed to allow it.	No reference
North West Territories	City, Towns, and Villages Act	No reference	No reference
Yukon	Municipal Act	Yes	A reference in this Act to the population of a municipality or other area means the population of the municipality or area as shown by the most recent census approved by the Minister

# Municipalities

While most municipalities in Canada do not conduct a civic census, questions were posed to discover what data is used, and how, for planning purposes. Of the municipalities contacted who do not conduct a census, they all use Statistics Canada federal data, most with an established undercount rate. Population estimates are completed at varying frequencies – either yearly, mid-year, quarterly, or monthly. Some municipalities struggle with the consistency of use (i.e., certain businesses use different counts depending on needs).

### **Key Questions**

- 1. Do you conduct a municipal census?
- 2. What do you rely on as the official population count? (if it's a non-census year)
- **3.** To your knowledge, is the official population count used consistently across your municipality?
- **4.** Do you estimate population counts where more accurate data is not available? If so, what data sets and/or methodology do you rely on?
- **5.** If you don't rely on an official population count, which data sets do you rely on for planning and analysis purposes?
- 6. What internal practices have helped to overcome gaps in population and other data sets used for planning and analysis? (e.g., creation of a corporate analytics group, data sharing with other agencies)

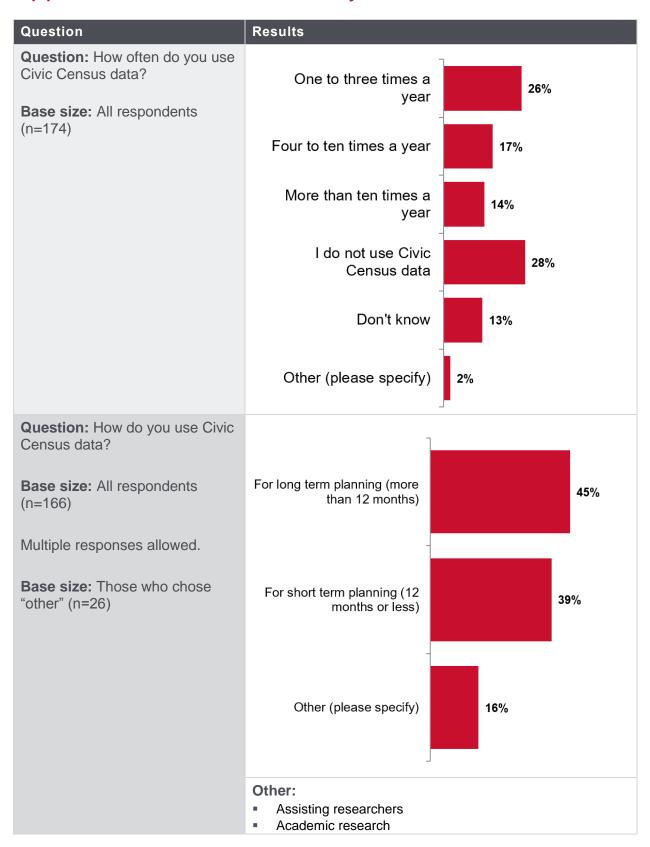
### Summary of Responses

Municipality	Responses
Edmonton (subject to same regulation as Calgary)	<ol> <li>Conducts Census: Yes</li> <li>Official Population Count: Based on census collection.</li> <li>Consistency of Use: Yes, all use population count from the census.</li> <li>Estimate Population Counts: No.</li> <li>Other Data Sets: None</li> <li>Internal Practices: Schedule of census determined by Council. Edmonton will not be completing a census in 2020.</li> </ol>
Mississauga	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Approved growth forecast formula/methodology (internally developed) during non-census (federal) years.</li> <li>Consistency of Use: Yes.</li> <li>Estimate Population Counts: Forecast methodology</li> <li>Other Data Sets: N/A</li> <li>Internal Practices: Open data</li> </ol>
Ottawa	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Statistics Canada federal census.</li> <li>Consistency of Use: No consistency across business partners.</li> <li>Estimate Population Counts: Estimates done mid-year and at year end based on occupied dwellings and building permits.</li> <li>Other Data Sets: Dependent of requirements</li> <li>Internal Practices: Ad hoc practices when data is required from specific geography. No specific information by age or community.</li> </ol>

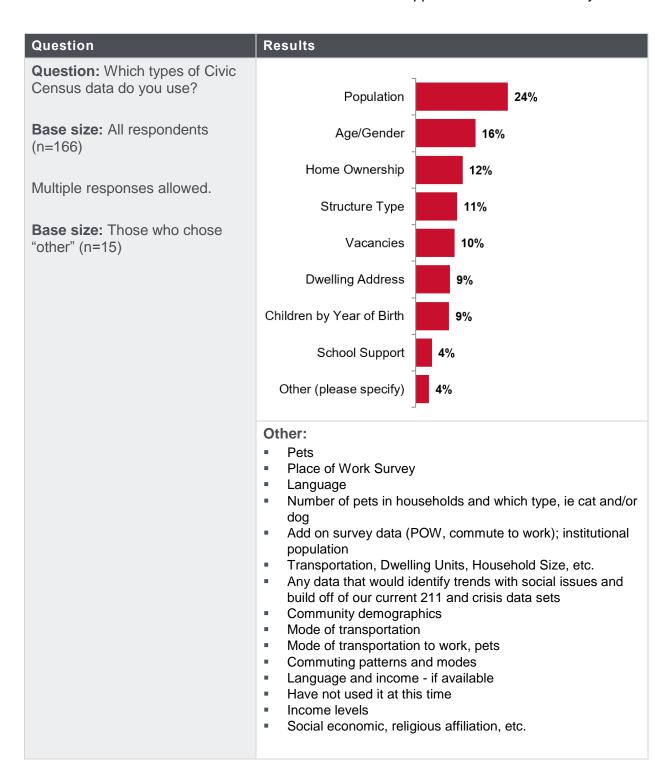
Municipality	Responses
Peel Region	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Statistics Canada with undercount rate (3.26%)</li> <li>Consistency of Use: N/A</li> <li>Estimate Population Counts: Quarterly estimates using Stats Can and undercount rate. Forecast is prepared by a consultant.</li> <li>Other Data Sets: N/A</li> <li>Internal Practices: For long range, Planning works with consultants to draft growth forecasts to 2041. For long range, Planning works with consultants to draft growth forecasts to 2041.</li> </ol>
Toronto	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Statistics Canada and undercount; population estimates from the Ontario Ministry of Finance.</li> <li>Consistency of Use:</li> <li>Estimate Population Counts: Provincial Growth Plan for the greater golden horseshoe.</li> <li>Other Data Sets: Development approvals</li> <li>Internal Practices: N/A</li> </ol>
Vancouver	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Statistics Canada</li> <li>Consistency of Use: Not used consistently due to differing needs of departments.</li> <li>Estimate Population Counts: Estimates are done during inter-census years using development data. Consultants are used to produce demographic projections.</li> <li>Other Data Sets: Development data and BC Infrastructure data</li> <li>Internal Practices: No formal structure for sharing data. Information and knowledge shared informally.</li> </ol>
Winnipeg	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Latest annual estimate from Statistics Canada</li> <li>Consistency of Use: The estimate is published, and staff is encouraged to use it.</li> <li>Estimate Population Counts: Population estimating is sometimes used for forecasting.</li> <li>Other Data Sets: None</li> <li>Internal Practices: Annual figure is shared by the Economic Research office.</li> </ol>

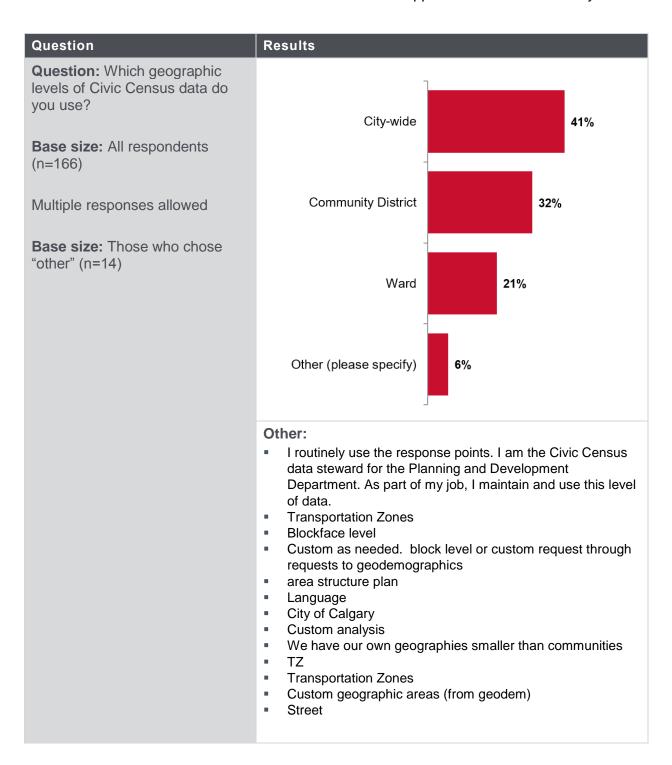
Municipality	Responses
York Region	<ol> <li>Conducts Census: No</li> <li>Official Population Count: Statistics Canada adjusted for undercount; monthly estimates based on CMHC completions</li> <li>Consistency of Use: Monthly estimates are distributed widely.</li> <li>Estimate Population Counts: Monthly estimates</li> <li>Other Data Sets: None</li> <li>Internal Practices: Research, policy, and forecasting unit provides regular</li> </ol>
	6. <b>Internal Practices:</b> Research, policy, and forecasting unit provides regular updates.

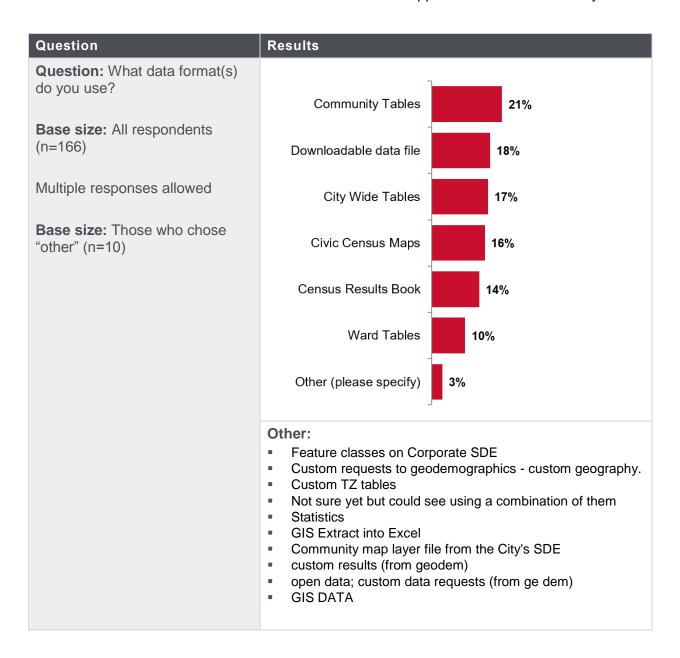
# Appendix A - Detailed Survey Results

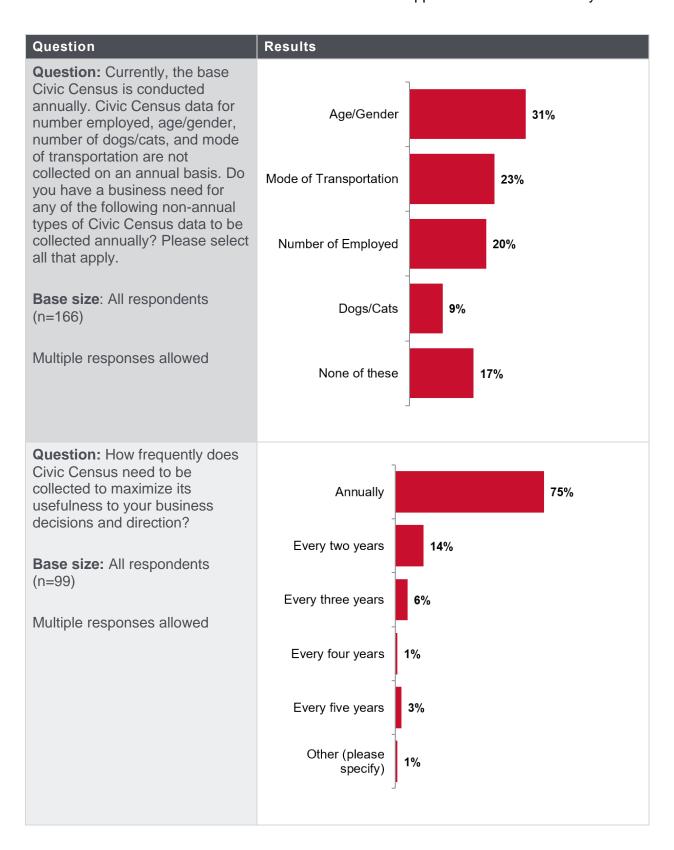


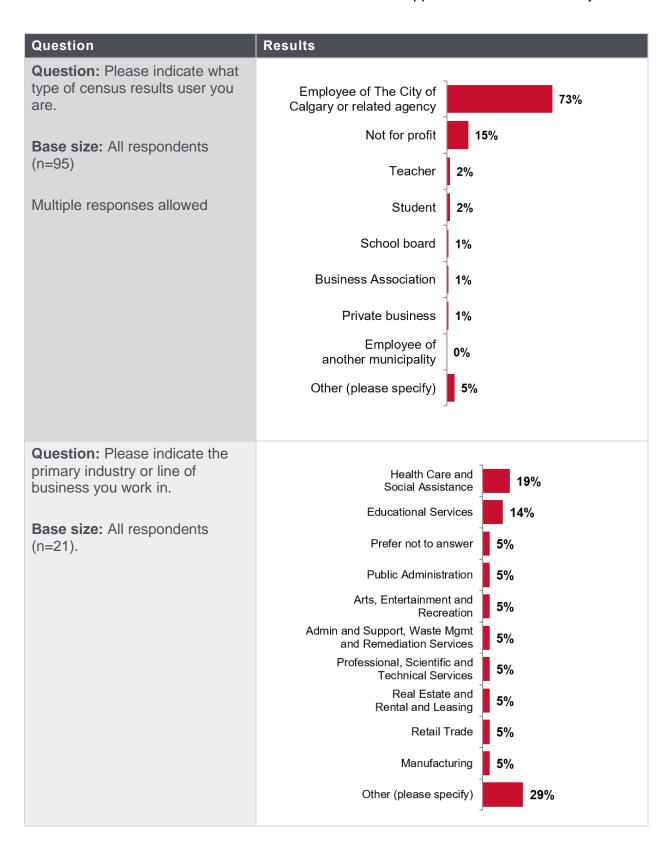
Question	Results
Question	<ul> <li>Historical analysis; specific analysis not necessarily tied to planning; responding to requests for information; detailed demographic analysis; supporting business cases - whether financial or as part of ROI analysis</li> <li>Forecasting growth, housing units, potential areas for future investment</li> <li>Curiosity</li> <li>Other municipality queries regarding pet licensing and for benchmarking on how well we are doing with our pet licensing</li> <li>To build tools that look at today and focus outwards, used mainly for long term planning</li> <li>Currently don't use but looking to, would use it for more short term but also look at some long term trends</li> <li>Family number census</li> <li>curiosity</li> <li>demographic info for background/rationale for funding/grant applications</li> <li>Program reporting</li> <li>Use regularly for community engagement</li> <li>Analysis for other BU's</li> <li>For academic and personal research.</li> <li>research</li> <li>don't use it</li> <li>for both short term and long term forecasting</li> <li>information regarding city population, framing research</li> <li>Continuous improvement</li> <li>to compare the corporation energy usage with the City population</li> <li>Don't use it at this time.</li> <li>To inform my reports to committees and council</li> <li>Occasionally for reporting, or to confirm (or challenge) my "thought bubbles"</li> <li>Creating a baseline for resilience</li> <li>I won't know for now, hopefully i will begin to apply it in some way sooner than later</li> </ul>











ISC: UNRESTRICTED

**Community Services Report to Priorities and Finance Committee** 2020 January 21

# **Beltline and Inglewood Facilities Rates and Fees**

#### **EXECUTIVE SUMMARY**

Council directed Calgary Recreation to report back to the Priorities and Finance Committee with options for modestly increasing rates and fees at Beltline Aquatic & Fitness Centre and Inglewood Aquatic Centre as part of a broader program of work to improve the sustainability of the facilities and better align with community needs. This report includes five pricing scenarios and associated financial impacts, for Council's consideration. The five scenarios increase from no change over and above the Council-approved 2020 increase in scenario 1 up to a \$3.00 increase in scenario 5.

#### ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommend that Council direct Administration to implement a rate option from the scenarios listed in Attachment 1 at Beltline and Inglewood facilities.

#### RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 JANUARY 21:

That Council adopt the Administration Recommendation contained in Report PFC2020-0028.

#### PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 November 29, Council approved C2019-1052, 2020 User Fee & Rate Changes, Attachment 9C which reflected increases to single admissions. Council directed Administration to report to the Priorities and Finance Committee on 2020 January 21 with the addition of new user fee categories intended to increase prices at Beltline and Inglewood, specifically,

Council also approved PFC2019-1330 as amended, including specifying price increases as shown in point 2 below (see italics):

- 1. Maintain funding for up to 2 years (\$400,000/site, per year) for the Beltline Aquatic and Fitness Centre and Inglewood Aquatic Centre from 2019 Corporate Program Savings to maintain service at both sites starting Jan 1, 2020.
- 2. Implement a combination of the A1, A2, A3, and B1 concepts contained in PFC2019-1330 in order to:
  - Redesign program mix/allocation to focus types of programming to capitalize on each location's strengths:
  - Increase marketing and promotions in order to increase user base by increasing awareness among non-users, using market segmentation to reach out to underrepresented populations.
  - Modestly increased prices compared to other City direct-delivery facilities, remaining competitive with other recreation facilities in the area.
  - Reduce hours to better align with times that are more financially viable, operating two facilities in tandem so one will always be open.

ISC: UNRESTRICTED

Community Services Report to Priorities and Finance Committee 2020 January 21

# **Beltline and Inglewood Facilities Rates and Fees**

- 3. Update phase one and complete phase two of the Facility Development and Enhancement Study to include emerging communities and provide recommendations based on city-wide recreation infrastructure needs.
- 4. Prepare a Request for Proposal for a shift to a partner operated model for either or both pools.
- 5. Identify long-term, sustainable service alternatives and targeted investments to maximize community and social benefits in the area of the two flatwater pools.
- 6. To engage affected community stakeholders in the above work and report back to Council through the Standing Policy Committee on Community and Protective Services with an update on the progress of the work no later than Q4 2020.
- 7. To develop appropriate targets for long term operating and capital support for each of these facilities reporting back to Council through Standing Policy Committee on Community and Protective Services no later than Q1 2020.

#### **BACKGROUND**

In 2019 July, as part of report C2019-0901, Calgary Recreation proposed closing Beltline and Inglewood facilities. The key reasons for the recommendation were low attendance at each facility and the availability of other publicly-accessible recreation facilities in the area. Tax support for each facility is approximately \$600,000 annually, which is 74 per cent of operational costs for Beltline and 71 per cent for Inglewood. Other comparable City-operated pools operated with 49 per cent tax support. The tax support per visit is \$18.00 at Beltline, \$10.50 at Inglewood and \$7.50 at other comparable City-operated pools.

Council approved one-time funding to keep the facilities open while Administration worked to reduce tax support to the facilities and understand long-term community needs.

The new 2020 admission and pass model approved by Council during Budget Adjustments included the consolidation of Tier 1 and Tier 2 pool admissions. This led to an increase in adult single admission prices at Tier 1 pools including Beltline and Inglewood, from \$6.70 in 2019 to \$8.00 in 2020. These changes were made to bring The City into closer alignment with industry practices and what other recreation partners are offering, while ensuring City facilities continue to be among the most affordable recreation options in Calgary.

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

Administration identified five price scenarios for adult drop-in admission at Beltline and Inglewood pools, and modelled their potential financial impacts. Attachment 1 shows scenarios starting with the approved 2020 admission and pass model rate (\$8.00) and maxing out at \$11.00. The highest proposed rate increase (\$11.00) is still below rates at the two other facilities in the catchment area – Repsol (\$15.25) and the YMCA (\$16.00). Vecova (\$9.00) is the most comparable facility to Beltline and Inglewood in terms of amenities. For Fee Assistance users, these scenarios increase the rates from \$2.00 at current pricing to a maximum of \$2.75 depending on the option selected since Fee Assistance rates are calculated at a 75 per cent reduction from regular adult pricing.

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Community Services Report to Priorities and Finance Committee 2020 January 21

# **Beltline and Inglewood Facilities Rates and Fees**

While higher rates may indicate higher revenue, there is some likelihood that declining attendance due to escalated pricing could offset additional positive revenue. As shown in Attachment 1, the Council-approved 2020 admission change is expected to increase revenue at the two facilities, provided 2020 attendance numbers are consistent with 2019 numbers. However, further incremental increases to only the adult admission rates would not have significant additional impact on revenues even if attendance remained unchanged.

Admissions are not the primary revenue drivers at Beltline and Inglewood. At Beltline, admissions account for only 23 per cent of revenue. At Inglewood, admissions account for 18 per cent of revenue (see Attachment 2, 2019 Revenues by Product Type). To meaningfully impact revenue through pricing changes, other revenue streams like bookings would need to be changed. As part of the broader Council-directed scope of work related to Beltline and Inglewood facilities, Administration will review potential price increases to other service offerings, complete more detailed analysis of the financial impact of those price increases and engage with impacted stakeholders. The result of this investigation will be brought back to Council by 2020 Q4 with recommendations for adjustments that better support cost recovery.

Modestly increased admission prices at Beltline and Inglewood could help decrease the facilities' reliance on tax support but would not bring these facilities in line with tax support at other flatwater pools. If Council chooses to change pricing at this time, Administration recommends the change take place when City facilities change from winter to spring scheduling to allow proactive communication with customers.

#### Stakeholder Engagement, Research and Communication

Development of the new 2020 admission and pass model included a thorough market analysis to maintain alignment of pricing to services offered at City-operated facilities so they remain among the most affordable recreational options available in Calgary. That analysis indicated that a single adult admission fee of \$8.00 would allow Beltline and Inglewood to remain affordable and competitive in the marketplace.

Calgary Recreation has worked closely with internal and external stakeholders to support their understanding of the rates and fee changes made effective 2020 January 2. This included communicating with Councillors early in the process. Details on the admission and pass model are shown on Calgary.ca/passes.

The broader program of work aimed at reducing the reliance on tax support of the Beltline and Inglewood facilities involves Administration engaging with stakeholders and reporting back to Council on progress.

#### **Strategic Alignment**

Calgary Recreation's Council-approved Zero Based Review (ZBR) recommendations include working with partners to offer recreation opportunities to Calgarians, optimizing direct delivery and modernizing admission charges. The implementation of a new admission and pass model already undertaken for 2020 aligns with this strategic direction.

Current pricing levels, changes to operating costs, market comparisons and alignment were all factors used in determining the 2020 price structure. An additional increase to fees at the Beltline and Inglewood facilities does not align with that analysis.

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Community Services Report to Priorities and Finance Committee 2020 January 21

# **Beltline and Inglewood Facilities Rates and Fees**

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

While some users have seen prices increase with the new admission and pass model's 2020 rates and fees, the new model is more affordable for people who cannot afford to buy a year's worth of visits up front. Further admission increases may have a negative impact on affordability for some customers including Fee Assistance users.

Additional admission price increases at Beltline and Inglewood could help decrease reliance of the facilities on tax support but will not bring them in line with tax support at other flatwater pools.

## **Financial Capacity**

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

Council directed Administration to maintain operating funding for Beltline and Inglewood for up to two years. Scenarios 2-5 in Attachment 1 represent additional revenue potential ranging from \$12,000 to \$35,000 (1.5 per cent to 4 per cent of tax support) above revenue increases anticipated as part of the 2020 admission and pass model changes.

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

There is no impact to current and future capital budget as a result of this report.

#### **Risk Assessment**

If prices at these facilities increase further without an increase to the value proposition compared to other recreation opportunities, there is a risk of attendance declining and revenue decreasing.

Admission and pass rates are typically changed on January 1 of a given year. New rates took effect in 2020 January and a second fee increase in the same calendar year may negatively impact citizen goodwill and attendance.

These risks would be mitigated through the broader program of work and implementing a more comprehensive approach to pricing.

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

A modest price increase to admissions may marginally reduce the tax support required by the two facilities. The Council-approved admission and pass model already features modest increases to 2020 pricing at City pools, including Beltline and Inglewood. Council has directed Administration to complete a broader program of work aimed at reducing the reliance of these facilities on tax support. Completing that full scope of work by 2020 Q4 would better support a comprehensive cost-recoverability plan.

#### ATTACHMENT(S)

- 1. Beltline and Inglewood Proposed Pricing Scenarios
- 2. 2019 Revenues by Product Type

# **Beltline and Inglewood Proposed Pricing Scenarios**

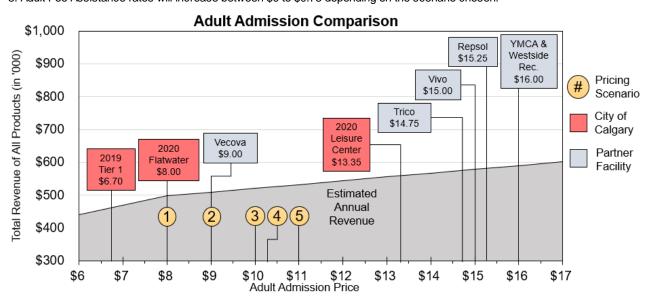
The table below provides revenue forecasts for five pricing scenarios. Each scenario is based on 2019 attendance numbers at Beltline and Inglewood facilities. The revenue model assumes no changes in attendance from the levels used for Scenario 1 but the greater the rate increase, the less certainty in the revenue projection due to the risk of attendance declining. Revenue is based on each pricing scenario being in effect for a full calendar year.

Scenario 1 (Currently Approved Rates) is forecasted to create a net revenue increase of \$48,000 at these facilities in 2020 (includes all rates and fee changes). The other scenarios could create an annual maximum of \$12,000 to \$35,000 in additional revenue *on top of Scenario 1*.

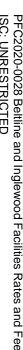
		Beltline		Inglewood		Total	
Pricing Scenarios (Price of Adult Drop-In Admission)		Forecasted Revenue	Maximum Increase above Scenario 1	Forecasted Revenue	Maximum Increase above Scenario 1	Forecasted Revenue	Maximum Increase above Scenario 1
#	2019 Rate - \$6.70	\$245K*	N/A	\$204K*	N/A	\$450K*	N/A
1	Currently Approved - \$8.00	\$288K	N/A	\$210K	N/A	\$498K	N/A
2	\$9.00	\$295K	\$8K	\$214K	\$4K	\$509K	\$12k
3	\$10.00	\$303K	\$15K	\$218K	\$8K	\$521K	\$23k
4	\$10.25	\$305K	\$17K	\$219K	\$9K	\$524K	\$26k
5	\$11.00	\$311K	\$23K	\$221K	\$12K	\$532K	\$35k

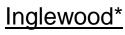
#### Notes:

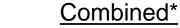
- \* 2019 revenues and expenses are estimates as 2019 year-end had not closed at the time of writing.
- 1. Pricing for Adult 10x Punchcards will be adjusted by a matching percentage.
- 2. Due to rounding, numbers presented may not add up precisely to the totals.
- 3. Adult Fee Assistance rates will increase between \$0 to \$0.75 depending on the scenario chosen.

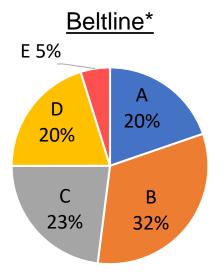


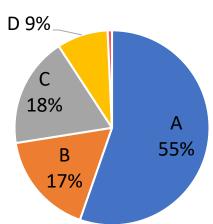
PFC2020-0028 Beltline and Inglewood Facilities Rates and Fees ATT1 ISC: UNRESTRICTED

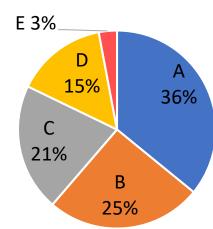












PFC2020-0028 ATTACHMENT 2

- A Bookings
- C Drop-in and Punchcard Admissions
- E Other Misc.

**B** - Programming

D - Passes

Products (in '000)		Beltline*		Inglewood*		Total*	
A - Bookings	\$	48	\$	113	\$	161	
B - Programming	\$	79	\$	35	\$	114	
C - Drop-in and Punchcard Admissions	\$	56	\$	37	\$	94	
D - Passes	\$	50	\$	17	\$	67	
E - Other Misc.	\$	12	\$	1	\$	13	
Estimated Total Rever	nue \$	245	\$	204	\$	450	
Estimated Total Expens	ses <u>\$</u>	800	\$	800	\$	1,600	
1	Net <u>\$</u>	(555)	\$	(596)	\$	(1,150)	
Estimated 2019 operational cost Tax Support**		69%		75%	-	71%	

<sup>\* 2019</sup> revenues and expenses are estimates as 2019 year-end had not closed at the time of writing.

<sup>\*\* 2019</sup> average operational cost tax support for flatwater pools is roughly 50%.

City Manager's Office Report to Audit Committee 2020 January 23 ISC: Unrestricted AC2020-0011 Page 1 of 2

# 2019 City Manager's Risk Report

#### **EXECUTIVE SUMMARY**

Integrated Risk Management (IRM) enhances The City of Calgary's ability to achieve desired results including delivering services to citizens. This report provides the Audit Committee with an update on The City's Principal Corporate Risks (PCRs) with an updated risk profile. The five priority risks for 2020 are risks that have been identified as expecting to increase in pressure throughout this year, hence requiring focus, attention, as well as cross-corporate efforts to effectively manage. The 2020 five priority risks are Financial, Health & Safety, Infrastructure Management, Political, and Reputation, as identified by the bottom-up analysis of the cross-corporate risk reviews and validated by the top-down review by the Administrative Leadership Team (ALT).

#### ADMINISTRATION RECOMMENDATION:

That the Audit Committee:

- Receives Report AC2020-0011 and the presentation for the Corporate Record and discussion pursuant to Bylaw 48M2012, Schedule A, Section 5; and
- 2. Forwards this Report to Council for the Corporate Record.

### **RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JANUARY 24:**

That Council receive Report AC2020-0011 for the Corporate Record.

#### PREVIOUS COUNCIL DIRECTION / POLICY

The Audit Committee Bylaw (48M2012) states that the Audit Committee is responsible for "overseeing the process of The City's Integrated Risk Management System".

In 2018, Council directed The City to create a culture "that embraces appropriate levels of risk" under the Citizen Priority A Well-Run City (C2018-0115, C2018-0201).

On 2019 December 6, the Audit Committee approved its 2020 Interim Work Plan (AC2019-1541) which included consideration of the City Manager's Risk Report on 2020 January 24.

#### **BACKGROUND**

This report is the result of work undertaken to identify, assess, and respond to risk. The most strategic and timely information is provided to the Audit Committee biannually.

#### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This report includes three Attachments:

- 1) The City of Calgary's Principal Corporate Risks Principal Corporate Risks are the most strategic risks that could impact The City's ability to achieve its results and deliver services to citizens. Attachment 1 presents The City's 17 Principal Corporate Risks (PCRs) with the most recent definitions.
- 2) Analysis of The City's Risk Profile (Year-end 2019) This Attachment provides an overview of the findings from the 2019 year-end cross-corporate risk review. It includes a summary of the 2019 priority risks, as well as the 2020 priority risks.

Approval(s): Carla Male concurs with this report. Author: IRM Team

City Clerks: A. Pendola

City Manager's Office Report to Audit Committee 2020 January 23 Item # 7.1 ISC: Unrestricted AC2020-0011 Page 2 of 3

# 2019 City Manager's Risk Report

3) <u>Update on Risk Appetite and Tolerance - This Attachment provides a summary of the key themes resulting from meetings held with members of Council and citizen members of the Audit Committee in 2019 Q3.</u>

#### Stakeholder Engagement, Research and Communication

The City is continuing to be more transparent in its communication of risk to support trust and confidence in decision-making. Where previous reports provided some information in a confidential attachment, this report makes The City's risk profile public.

Stakeholder engagement, including the meetings with Council members and citizen members of the Audit Committee will inform the advancement of IRM at The City and the three goals of the IRM Program: develop a robust risk culture, mature The City's IRM Program and improve risk communication and coordination.

### **Strategic Alignment**

Integrated Risk Management (IRM) is one component of The City's Performance Management System. Advancements to the IRM Program align with Council's Directive to embrace appropriate levels of risk. Risk analyses were conducted as part of the 2019 July budget reductions and the 2020 Adjustments and have influenced the findings in this report.

## Social, Environmental, Economic (External)

Effective risk management of The City's top risks helps ensure The City's ongoing resilience and ability to serve citizens in accordance with its strategic goals.

#### **Financial Capacity**

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

Activities related to this report continue to be within approved budgets.

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

None related to this report.

#### **Risk Assessment**

Overall, The City is exposed to more risk related to the Principal Corporate Risks. The IRM team is working with risk owners to continue to manage and monitor these risks appropriately.

If risks are not identified, assessed, and managed, The City is at risk of incurring unnecessary costs and service disruption.

City Clerks: A. Pendola

City Manager's Office Report to Audit Committee 2020 January 23 Item # 7.1 ISC: Unrestricted AC2020-0011 Page 3 of 3

# 2019 City Manager's Risk Report

# REASON(S) FOR RECOMMENDATION(S):

This report is provided to Audit Committee to support in its role to oversee risk management for the organization by providing information on the most significant risks to the organization as well as the efficiency and effectiveness of Administration's risk management work.

# ATTACHMENT(S)

- 1. Attachment 1 The City of Calgary's Principal Corporate Risks
- 2. Attachment 2 Analysis of The City's Risk Profile (Year-end 2019)
- 3. Attachment 3 Update on Risk Appetite and Tolerance

Approval(s): Carla Male concurs with this report. Author: IRM Team

City Clerks: A. Pendola



# The City of Calgary's Principal Corporate Risks

The most strategic risks that could impact The City's ability to achieve its results and deliver services to citizens (i.e. the Principal Corporate Risks (PCRs)) are reviewed and discussed at least twice per year by the Administrative Leadership Team (ALT).

The PCRs were most recently reviewed and approved by the ALT on 2019 December 10. Since the 2019 Mid-Year Risk Report to the Audit Committee (AC2019-0356), there have been some changes to the descriptions of the PCRs, the majority of which are minor. The more significant of these changes are:

- Environmental Risk broadened to include the impact of climate change.
- Financial Risk updated to be more specific about funding constraints and impact on critical infrastructure.
- Health & Safety Risk broadened to include workforce culture, organizational resilience and employee health, safety and well-being.
- Partnership Risk addition of the focus on Civic Partners and Community Associations and Social Recreation Organizations with a Lease or License of Occupation.
- Social Impact Risk broadened to reflect the shared responsibility between the government and the community for social outcomes, pressure on The City's capacity to respond to diverse needs of Calgarians, and the negative impacts on social well-being.
- Technology Risk updated to include the definition of vulnerabilities.

The 17 Principal Corporate Risks are shown below in alphabetical order along with the respective risk owner.

Business Continuity Risk Owner: General Manager, Community Services

An interruption to an essential service provided to Calgarians as a result of a vulnerability being exposed to a natural, technological, or human-induced hazard.

#### Capacity for Change Risk Owner: City Manager

Increasing velocity, pace and quantity of change in the natural, social, economic and political environment, combined with limited flexibility in the organization to respond contributes to reduced capacity, preparation and experience required to implement new initiatives and adapt to changing priorities.

**Economic Risk** Owner: City Manager (Note: Owner was changed since the 2019 Mid-Year Risk Review) Citizens and the business community face ongoing pressure due to the volatility of local and regional economies. This risk can impact demands for municipal services (including social supports), municipal revenue, and The City's priorities.

**Environmental Risk** Owner: General Manager, Utilities & Environmental Protection

Climatic changes may cause disruptions to operations and service delivery as well as impacts to infrastructure, the environment, and Calgary's citizens. The Climate Resilience Strategy aims to maximize Calgary's resilience in the context of a changing climate.



#### Financial Risk Owner: Chief Financial Officer

Funding constraints (lower general revenues, franchise fees and/or higher expenses) and overreliance on debt financing may lead to an inappropriate financing structure and negatively impact service delivery, the ability to maintain critical infrastructure and adapt to growth.

#### **Growth Risk** Owner: General Manager, Planning & Development

While growth carries a number of economic and social benefits, it is also a significant risk for The City because infrastructure and services need to be in place timed with demand. This means The City must anticipate both the level and spatial pattern of growth. The risks of ineffective growth planning are financial and reputational which can impact The City's capacity to deliver and provide infrastructure and services that meet city-wide demands.

**Health & Safety Risk** *Owner: General Manager, Utilities & Environmental Protection*Workforce culture, organizational resilience, and employee health, safety and well-being are affected by internal factors such as the pace/amount of organizational change, as well as external factors such as Calgary's economic environment and population health.

#### Infrastructure Management Risk Owner: General Manager, Transportation

The City owns and operates public infrastructure systems such as water service, storm and sanitary sewers, roads, sidewalks, pathways, bridges and other structures and buildings. The City is exposed to the risk of these assets failing as they age, particularly if lifecycle maintenance is not prioritized appropriately.

#### Legal & Compliance Risk Owner: City Solicitor and General Counsel

Law provides Legal Counsel and Advocacy (LCA) services to the Mayor and Council, City Manager, General Managers, Directors and employees of every business unit at The City. Advice is not always sought in sufficient time to allow a strategy to be developed or action to be taken on a proactive basis, resulting in the corporation having to react to issues or lawsuits. This can impair the corporation's ability to complete projects and conclude transactions on time, on budget and within scope, and may result in financial losses or unnecessary business, legal, financial or reputational risk for The City.

#### **Operations, Process Risk** Owner: Chief Financial Officer

Failure to ensure appropriate processes are in place to manage the complexity of operations.

#### Partnership Risk (Civic Partners) Owner: General Manager, Community Services

Counterparty risk arising from City partners unable to deliver services. This analysis focuses on Civic Partners, and Community Associations and Social Recreation Organizations with a Lease or License of Occupation. The health and sustainability of these partners impacts delivery of services and programs to Calgarians and the management and operation of City-owned assets.

# Political Risk Owner: City Manager

Changing priorities or actions of municipal, regional, or other orders of government paired with rapid changes in the natural, social or economic environment could result in funding challenges that may adversely impact The City's ability to deliver on citizen expectations.

#### **Reputation Risk** Owner: Director, Customer Service & Communications

Reputation risk is damage to the image of The City or negative perceptions by citizens or stakeholders as a result of actions of elected officials or City employees. This risk can threaten The City's ability to maintain positive and productive relationships with citizens, businesses, partners and the ability to achieve its corporate objectives.



Security Risk Owner: City Solicitor and General Counsel

A violent attack on or in City space could result in loss of life, serious injury as well as halting critical service delivery.

Social Impact Risk Owner: General Manager, Community Services

Changing social conditions, and the model of shared responsibility between government and community for social outcomes puts pressure on The City's capacity to respond to the diverse needs of Calgarians with preventive programs and services. This risk can have negative impacts on the social wellbeing of citizens and result in The City investing in more costly downstream interventions.

**Talent Management & Workforce Planning Vulnerability Risk** Owner: Chief Human Resources Officer Inability to attract, develop, engage and retain key talent and knowledge to meet current and future business needs.

**Technology Risk** Owner: Chief Information Technology Officer

Vulnerabilities are any weaknesses identified in The City's information technology environment that may leave information and technology assets exposed to a potential threat through malicious emails, websites, viruses, data breaches and information disclosures. These threats can put The City at risk for disruption to services, information theft or loss, malicious programs being uploaded, or identity theft.



# Analysis of The City's Risk Profile (Year-end 2019)

A risk profile provides identification, analysis, and levels of risk taken. This information is useful as it promotes risk-based decision making which is tied to The City's ability to achieve results. This attachment provides The City's risk profile in three parts:

- 1. A visual representation of The Principal Corporate Risks' (PCRs) ratings resulting from the 2019 year-end cross-corporate review, including key points and changes since the last update in 2019 July.
- 2. The status of the PCRs we have been prioritizing throughout 2019 as well as the five priority risks for 2020.
- 3. The findings from the recent bottom-up and top down analysis of risks to the corporation.

As The City continues to be more transparent, more analysis of the PCRs has been made public. This communicates to citizens The City is managing its risks to provide efficient and effective municipal services.

#### Part 1: Principal Corporate Risk Ratings

The City's risk profile is updated twice a year. Figure 1 illustrates The City's Principal Corporate Risk (PCR) ratings as of 2019 year-end. This format shows the relative placement of the PCRs and visualizes The City's top 5 risks in terms of likelihood and impact.

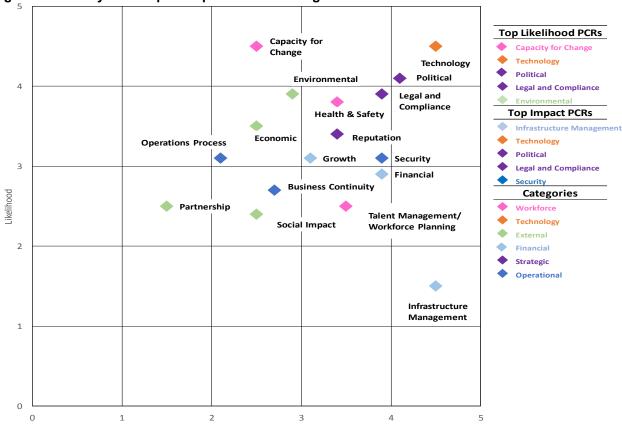


Figure 1: The City's Principal Corporate Risk Ratings

Note: The categories in Figure 1 (i.e. workforce, technology, external, financial, strategic, operational) indicate which PCRs are related and connected to each other. Risks within a common category can have a compounding impact.

Impact



These PCRs have changed their rating since the 2019 Mid-Year Corporate Risk Report to the Audit Committee:

PCR	Change	Justification
Environmental Risk	Impact rating changed from Significant to Moderate	Rating reflects a shift in emphasis from contaminated sites (mid-year) to climate change (year-end).
Operations, Process Risk	Risk rating has changed from Medium to High	Rating reflects risk frequently flagged in the Service Risk Registers as "high," struggles to deliver service effectively during a period of reducing resources.
Political Risk	Risk rating has changed from High to Extensive	Rating reflects shift in amount and timing of funding from other orders of government (federal and provincial). This puts capital investments and service delivery dependent on such funding at risk.
Reputation Risk	Risk rating has changed from Medium to High	Rating reflects that citizen satisfaction related to City performance declined for both Council and Administration in 2019. Performance measures monitored by The City for this risk have likely been negatively impacted by the sluggish economic recovery, increased public scrutiny related to the property tax shift, and reductions in City services.
Social Impact Risk	Risk rating has changed from Low to Medium	Rating reflects an increase in financial hardship for Calgarians, the gap between affordable housing need and supply, and the rising demand for social support services.
Talent Management / Workforce Planning Risk	Risk rating has changed from Medium to High	Rating reflects that some areas in The City have positions requiring a specific skill set which continue to be difficult to fill. Throughout 2019 the ability for The City to engage and retain employees has become more challenging.
Technology Risk	Risk rating has changed from High to Extensive	Rating reflects that for this risk the corporation has a high level of exposure with the potential for a severe risk event. Cyber threats and attacks are increasing globally including municipalities in North America.

The City's risk rating is determined by combining a risk's likelihood and impact, see Appendix 1 for The City's standard terms and definitions.

Each Principal Corporate Risk is managed by a risk owner and their teams through monitoring key risk measures or indicators, overseeing existing controls or treatment techniques, and implementing new controls or treatments as needed.

# Part 2: Five Priority Risks

Risk levels can rise in an environment of increased complexity, volatility, and/or exposure. As a result, some risks require more focused attention at a given point in time than others. These risks can be identified through applying the following criteria:

- Expected increase in pressure on this risk
- Requires focus and attention on risk controls or responses



Requires cross-corporate effort to effectively manage

The City will continue to report, monitor, and manage all significant risks to the corporation. Using a list of five priority risks supports this goal. Specifically, the advantages to maintain an ongoing, updated list of risks to prioritize is that it allows for focused discussion, offers prominence to risks that require extra attention, and is forward looking which promotes proactive strategies.

In 2019, 5 risks were identified and underwent enhanced reporting and monitoring. For 2020, the process identified some changes in the 5 risks most requiring attention. Figure 2 illustrates the five priority risks throughout 2019 as well as the revised list of priority risks for 2020.

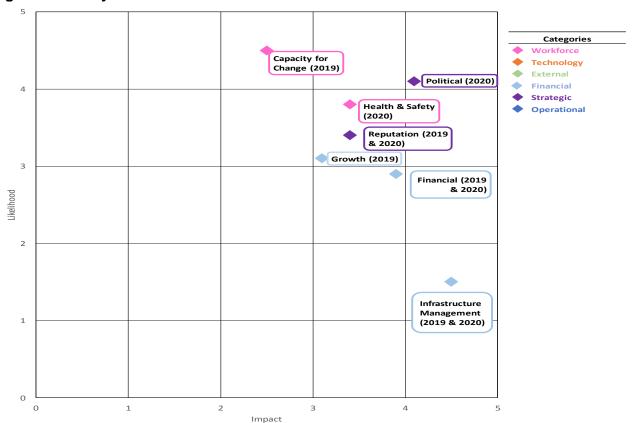


Figure 2: Priority Risks in 2019 and 2020

# A. 2019 priority risks that are not included for 2020

# Capacity for Change Risk

Throughout 2019, City services have consistently noted an increase in internal and external changes impacting their ability to deliver services. Concern has been raised about whether the organization can rely on the same ability to change as it has in the past. This is due to constrained resources, morale, as well as perceptions of risk aversion.

The City is monitoring this risk as it may take some time to materialize or to be reflected in risk indicators/performance measures. This relates to health, safety, and wellness strategies and concern with staff retention and attraction.



While this will remain an important risk in 2020, there is an opportunity to shift our focus to the Health & Safety Risk. The City has undergone a period of intensive change in 2019 and this can impact employees' health, safety and wellness. As such the Health and Safety Risk has been identified so the organization can actively manage specific exposures and impacts to its workforce.

#### Growth Risk

The City of Calgary undertook an ambitious growth strategy in 2018 to support the needs of the city and its population. While the city is experiencing growth, it is not as high as projected, and this growth could become a challenge if associated funding is not aligned. This risk is related to the Economic Risk as well as other risks related to service delivery.

While this risk can have short-term ramifications, it is also a long-term strategic risk. The City has developed and presented a new reporting structure to monitor and support decision making to manage this risk.

While this will remain an important risk to monitor and manage in 2020, The City has the opportunity to shift its focus to the Political Risk, as the relationship between orders of government can support our management of both the Growth Risk and the Economic Risk.

# B. 2019 priority risks that are included for 2020

#### Financial Risk

Financial risk has been frequently mentioned by services, and during the most recent Service Risk Register submissions we have seen an increase in 'High' and 'Severe' ratings for this risk. This risk is related to the Economic Risk, and The City's response to Calgary's economic recovery. The organization is taking on more corporate financial risk by reducing corporate costs to manage fluctuating prices. This reduces the ability to absorb adverse price movements and other potential statutory obligations.

Financial risk is considered for long range planning as well as strategic decision making. This risk is actively managed and closely monitored to ensure the continued success in the financial management of the organization.

This risk is one to prioritize in 2020 because:

- The City is still facing uncertainty, particularly related to property tax revenues, anticipated offsite levies, and the impact of upcoming provincial budgets.
- In 2018 December, a minimalist appetite for debt risk was identified. The City actively
  focuses on mitigating this risk. This risk has an overall rating of 'High' and is closely
  monitored.

# Infrastructure Management Risk

This risk is expected to become more challenging with an amalgamation of risk due to the 2019 July budget reductions, the 2019 November service plans and budgets adjustments, and the 2019 provincial budget's reductions to capital funding. The City has flagged a funding gap between allocated resources and what is required to maintain existing, and invest in new, infrastructure. There are two consistent messages when this risk is raised by services. The first is that some services require positions with specific expertise to better



manage this risk. The second is that deferred maintenance/delayed upgrades increase risk in this area. This risk is impacted by the capital funding risk, which is significant because:

- The City's capital program is also facing heightened levels of uncertainty and risk exposure. The provincial budget tabled in 2019 impacts The City as municipal capital grants and programs have been reduced from anticipated levels or eliminated. As a result, The City has reviewed and re-balanced the 2019-2023+ capital budget to address the funding shortfall.
- There are several unknowns related to capital funding including: new regulations, and the provincial budget in 2020.
- The City will have to re-prioritize work and eliminate selected capital projects and defer others.

The City actively manages assets through lifecycle maintenance and replacement in capital infrastructure investment programs. The City has adopted a prioritization process to ensure the most critical and necessary upgrades and maintenance work is completed first before addressing other concerns with infrastructure.

This risk is one to prioritize in 2020 because:

- Capital funding is increasingly constrained due to recent reductions from other orders
  of government and as a result The City's ability to meet its desired outcomes for
  capital projects is at risk. A review of The City's capital portfolio to identify least harm
  reductions, led by Infrastructure Calgary and supported by the IRM team, is
  underway to address this risk.
- The City has a cautious appetite for this risk which is rated as the highest impact.

#### Reputation Risk

The City's risk to its reputation involves the monitoring and managing either an increase or decrease in public trust and confidence. This risk has been raised frequently throughout 2019. The City's reputation is related to the Economic Risk and our response to it, including the ongoing management of the Financial Risk. There is a concern throughout Service Risk Registers that funding will limit resources to the point where we will be unable to deliver services citizens expect, and that this will have an adverse impact on The City's reputation.

This risk is actively monitored through regular research and engagement with stakeholders and citizens. By aligning communication strategies to corporate goals and priorities we can continue to manage and respond to this risk using both preventative and reactive measures.

This risk is one to prioritize in 2020 because:

- The City has been experiencing, and may continue to experience, increased public scrutiny. Reputation indicators such as citizen trust, satisfaction with City performance and perceptions of transparency have experienced declines. As The City is invested in managing this risk, it will continue to monitor this trend.
- The City's appetite for this risk is cautious, and the risk rating moved from 'Medium' in 2019 June to 'High' in 2019 December.

#### C. New Risks to Prioritize for 2020

Health & Safety Risk: focusing on people in the organization



This risk is one to prioritize in 2020 because:

- Health, safety, and wellness has been identified as a priority for the organization.
   Ensuring staff have the resources and support they need reduces this risk.
- This risk is closely related to the Capacity for Change Risk and the Talent Management and Workforce Planning Vulnerability Risk as these three risks impact City staff. It also has significant financial and reputational implications.
- This is an area of risk The City has a minimalist appetite for and it has a risk rating of 'High'.

Political: impacts from a strategic risk

This risk is one to prioritize in 2020 because:

- In 2020, The City will continue to monitor and manage the relationship with other orders of government with the intent to provide clarity, input, and collaborative approach to policy and funding.
- The provincial government has noted that further regulations could be reopened and renegotiated. The City will need to prepare for any associated risks.
- The City is focusing on an increase in communication and collaboration between orders of government.
- The City's appetite for this risk is cautious, and it has increased due to the provincial government funding changes, moving from a rating of 'High' to 'Extensive'.

# Part 3: Risk Analysis and Service Delivery

The management of the Principal Corporate Risks and using risk information to support strategic decision making relies on the ongoing management of risk at the operational level for service delivery. Service Risk Registers identify, assess, and support the management of risks to service delivery. They are reviewed and updated by service owners throughout the corporation. The service risks are collected and correlated twice a year through a corporate risk review process. Following the analysis of the Service Risk Registers for the 2019 year-end review, two overall conclusions were drawn that apply broadly throughout the organization.

The first is that the Financial Risk and the Operations, Process Risk are most frequently cited, this means those two risks are the most prevalent and top of mind for service owners.

The second conclusion is that there remains a significant portion (53%) of "High" and "Severe" risks, most of which have been identified as requiring "significant improvement" to manage. This trend will continue to be monitored and a more robust review of risk response strategies will be undertaken if it continues. The IRM team will continue to work with risk owners and their teams to support the development, implementation, and tracking of risk response strategies.



**Appendix 1: The City's Risk Matrix** 

Cal	Risk Matrix						
	Level	Probability*					
	<b>5</b> Almost Certain	90% and greater	Medium	High	High	Extensive	Extensive
þ	<b>4</b> Likely	65-89%	Low	Medium	High	High	Extensive
Likelihood	<b>3</b> Possible	35-64%	Low	Low	Medium	High	High
Lik	<b>2</b> Unlikely	11-34%	Slight	Low	Low	Medium	High
	<b>1</b> Rare	10% and less	Slight	Slight	Low	Low	Medium
				Impact			
!			1 Negligible	2 Minor	3 Moderate	4 Significant	5 Severe
			Minimal impact. Still able to achieve objectives without disruption.	Coping strategies required - able to be addressed with existing plans and resources.	Challenges to achieve objectives. Some delay, aspects of objectives only met in part.	Difficulties to achieve objectives. Delays or notable aspects of objectives not completed.	Unable to meet objectives due to serious, extended disruption.

# **Appendix 2: The City's Risk Appetite Scale**

Risk Appetite is the level of risk that the organization is willing to accept to achieve its results.

The City has adopted the following common language and scale to refer to levels of risk appetite which can be applied to different contexts, risks, and areas of risk.

Level 1	Level 2	Level 3	Level 4	Level 5
Averse	Minimalist	Cautious	Open	Motivated
The City is not willing to accept risk under any circumstances.	The City is not willing to accept risk in most circumstances.	The City is willing to accept risk in certain circumstances.	The City is willing to accept risks.	The City accepts opportunities that are inherently high risk.

Note: When specific appetite is referenced, it is based on discussions with senior management (i.e. Principal Corporate Risk Owners and ALT).



#### **Update on Risk Appetite and Tolerance**

Enhancing understanding of acceptable levels of risk taking builds trust and confidence and supports decision-making. Risk appetite and tolerance discussions support decisions about resource allocation when it comes to over-managing or undermanaging risks.

Over the last several years, as part of advancing Integrated Risk Management (IRM) at The City, there have been efforts to work with stakeholders to develop tools and techniques to apply risk appetite and tolerance in different contexts. These efforts align with the Council Directive under the Well-Run City Citizen Priority:

We need to recognize that we miss opportunities for innovation in management, service delivery and planning because of an existing culture of risk avoidance. We need to create a culture, including City Council, which embraces appropriate levels of risk, innovation, experimentation, and embraces lessons learned as opportunities to improve.

Council reiterated the importance of understanding and applying risk appetite and tolerance at the 2019 December 9 Strategic Meeting when it was agreed that Administration should consider ways to incorporate 'Strategic Risk Tolerance' into Council's work for 2020 (C2019-1499).

In 2019 Q3, the Integrated Risk Management team met with the three citizen members of the Audit Committee and with 10 members of Council. The chart below summarizes a few key and consistent themes from those discussions.

Theme	Response summary
The organization's risk aversion and awareness	<ul> <li>Overall, there is a perception that Administration has a risk averse culture and focuses primarily on risk identification and the downside of risks. It appears that there is a lack of awareness of "levels of risk taking" and consideration for the "upside" of risks.</li> <li>There is a sense that risk aversion is motivated by fear and this can result in missed opportunities and revenues. Some noted that risk aversion may be "driven by Council".</li> </ul>
Comprehensive risk assessments	<ul> <li>To embrace appropriate levels of risk taking, risk assessments should include risk response strategies and should discuss the risk of doing nothing or the impact of not being open to taking risks. Currently, there is a sense that Administration tends to focus on, and over-manage, operational risks to the possible detriment of opportunities to achieve results for the community.</li> <li>Some Council members indicated that risk assessments in reports should include a comparison of costs and benefits in the proposed course of action.</li> <li>There is a perception that as an organization, The City should emphasize the value of risk taking in formulating a return on investment.</li> <li>It was noted that often reports focus on risks that are immaterial rather than reporting on risks that could have material impact.</li> </ul>



Theme	Response summary
Discussing and taking risk demonstrates what your values are	<ul> <li>Some members of Council suggested establishing permission space for the organization to move forward, beyond the fear of failure, to promote "failing fast" and continuous improvement.</li> <li>Many of those interviewed suggested having open and frank risk conversations, with the right information, presented by the right people. This would allow for the appropriate amounts of risk related to what Calgarians want. One respondent stated: "I would love to hear this is a big risk but it's worth it."</li> <li>Risk taking related to forging strategic partnerships, investing in employees, and trying new things was identified as something to be encouraged.</li> </ul>

The meetings with members of Council and the three citizen members of the Audit Committee will be used to advance Integrated Risk Management at The City including but not limited to:

- support discussions with service owners and their teams about appropriate levels of risk in pursuit of the efficient and effective delivery of services to citizens,
- enhance reports and presentations of risks to Committee and Council, and
- inform risk management tools and techniques.

Updates on these activities will be brought forward to the Audit Committee and Council as part of the mid-year and year-end risk reports.

AC2020-0022

ISC: UNRESTRICTED

**Chief Financial Officer's Report to Audit Committee** 2020 January 24

# **Integrated Risk Management Policy Review**

#### **EXECUTIVE SUMMARY**

The purpose of the Integrated Risk Management (IRM) Council policy (CC011) is to embed a proactive, corporate-wide and systematic approach to managing risks that impact The City of Calgary's ability to achieve desired results, including delivering services to citizens. In keeping with this purpose, the current policy, as shown in Attachment 1, has been reviewed and a revised policy, as shown in Attachment 2, is being recommended.

#### ADMINISTRATION RECOMMENDATION:

That the Audit Committee recommends that Council approve the revised Integrated Risk Management Council policy (CC011) in Attachment 2.

#### **RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JANUARY 24:**

That Council adopt the Administration Recommendation contained in Report AC2020-0022.

#### PREVIOUS COUNCIL DIRECTION / POLICY

The Integrated Risk Management (IRM) Council policy (CC011) was adopted by City Council on 2004 July 6.

#### BACKGROUND

Council policies must undergo a formal review every four years under the Council Policy Review Program. The purpose of the review is to determine whether:

- The Council policy is aligned with Council's objectives, priorities and resolutions;
- The objectives of a Council policy are being achieved;
- A Council policy is still required;
- Changes are needed to improve a Council policy's effectiveness or clarity; and,
- The Council policy is up-to-date and remains consistent with existing legislation, regulations, bylaws and policies.

As such, the current IRM Council policy, as shown in Attachment 1, was reviewed by Corporate Initiatives as the policy owner, in collaboration with the City Clerk's Office, and internal City stakeholders. As a result of the review, changes are being recommended, as shown in Attachment 2. A summary of the changes is shown in Attachment 3. The changes were endorsed by the Administrative Leadership Team at the 2019 December 10 ALT meeting and are being brought forth to the Audit Committee for review and referral to Council for approval.

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

The recommended update to the policy fulfills the Council Policy Review Program requirements. Specifically, the revised policy:

- Reflects the opportunity to capitalize on risk (i.e. there is an upside as well as a downside to risk), which is consistent with Council's direction under the Citizen Priority of A Well-Run City "to create a culture that embraces the appropriate levels of risk".
- Includes additional ways to manage risk beyond mitigation (i.e. it can be transferred, accepted, mitigated, avoided or embraced to capitalize on opportunities).

Approval(s): Carla Male concurs with this report. Author: IRM Team

AC2020-0022

ISC: UNRESTRICTED

Chief Financial Officer's Report to Audit Committee 2020 January 24

# **Integrated Risk Management Policy Review**

- Aligns with the ISO 31000:2018 update to the international standard, which is the foundation of The City's Integrated Risk Management Model.
- Reflects related Council and Administrative policies and current practices.

# Stakeholder Engagement, Research and Communication

The review of the policy included researching risk management policies in other jurisdictions, incorporating ISO 31000 risk management standard updates and engaging with internal stakeholders. Should Council adopt the update, the final adopted policy will be submitted to the City Clerk's Office and will be communicated as part of the Integrated Risk Management team's 2020 work plan, administration guidelines, reporting guidance and tools.

# **Strategic Alignment**

The revised policy aligns with Council's direction to create a culture "that embraces appropriate levels of risk" under the Citizen Priority A Well-Run City; supports transparency in the communication of risk to build public trust and confidence in decision-making; incorporates changes to the International Organization for Standardization's Risk Management Standard (ISO 31000); and reflects related Council and Administrative policies and current practices.

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

Conducting a review of the policy promotes awareness, accountability, transparency and good governance at the City of Calgary.

#### **Financial Capacity**

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

None related to this report

#### Current and Future Capital Budget:

None related to this report

#### Risk Assessment

The update to the IRM Council policy ensures that it is aligned, effective and consistent. Outdated or inaccurate policies pose a financial or reputational risk to The City.

**REASON(S) FOR RECOMMENDATION(S):** The revised IRM Council policy fulfills the review requirements and strengthens the approach to managing risks that impact The City's ability to achieve desired results including delivering services to citizens.

#### ATTACHMENT(S)

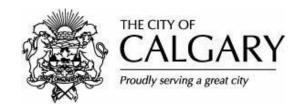
- 1. Attachment 1 Integrated Risk Management Policy CC011 (current)
- 2. Attachment 2 Integrated Risk Management Policy CC011 (revised)
- 3. Attachment 3 Summary of Changes to the Integrated Risk Management Policy CC011

City Clerks: A. Pendola

Chief Financial Officer's Report to Audit Committee 2020 January 24

**Integrated Risk Management Policy Review** 

ISC: UNRESTRICTED AC2020-0022



**Policy Title: Integrated Risk Management Policy** 

Policy Number: CC011
Report Number: AC2004-28
Approved by: City Council
Effective Date: 2004 July 6th

**Business Unit: Corporate Initiatives, Chief Financial Officer's Department** 

#### **BACKGROUND**

Council adopted this policy to provide a more systematic and consistent approach to risk management at The City of Calgary.

# **PURPOSE**

To embed a more proactive, corporate-wide and systematic approach to managing risks that impact The City of Calgary's ability to achieve its objectives.

#### **APPLICABILITY**

This policy applies to all employees reporting directly or indirectly to the City Manager.

# **POLICY**

# PRINCIPLES OF INTEGRATED RISK MANAGEMENT

Risk management is an essential component of good management.

- Better decisions are made when supported by a systematic approach to risk management.
- Risk management should be integrated into existing long term strategic and business planning as well as informed decision-making in the dayto-day management of activities.
- Risk management is consistently applied to the development and implementation of policy, programs, plans and future directions of The City of Calgary.
- The integration of risk management at The City of Calgary must be supported by a corporate philosophy and culture that encourages everyone to manage risks proactively and to communicate openly about risk. Significant risks should be disclosed when reporting to management, Council or Committee of Council.

#### **DEFINITIONS**

**Risk** – An event that impacts the achievement of objectives and deals with the uncertainty of events. It is measured in terms on consequence and likelihood.

**Risk management** – the process of identifying, analyzing, evaluating, mitigating, communicating and monitoring risks on objectives.

**Integrated risk management** – Integrated Risk Management is a continuous, proactive and systematic process to understand, manage and communicate risks from an organization wide perspective.

#### RESPONSIBILITY FOR RISK MANAGEMENT

- The City Manager is responsible for risk management throughout the Corporation of The City of Calgary and for the ensuring compliance with this Policy.
- All employees are responsible for managing risks within their respective areas.
- Roles and responsibilities are further defined in the Integrated Risk Management Procedures.

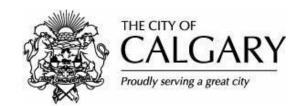
#### RISK TOLERANCE

- Risk tolerance is the level of risk acceptable to Council and senior management.
- All employees will operate within approved risk tolerance levels.

# **MANAGING RISKS**

The City of Calgary will strive to manage risks in compliance with:

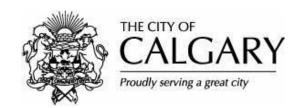
- Legislated requirements;
- City of Calgary values;
- This policy; and
- Tools, techniques and processes approved by senior management.
- Risks should be assigned to the person best able to manage the risk.



- All employees will actively attempt to identify and manage risks under their control to reduce the likelihood of risks occurring. If an employee does not have control over the occurrence of a risk, the employee will implement strategies to reduce the impact of the risk if it does occur.
- All risks should be managed using the Integrated Risk Management
   Framework approved by Council. The steps in this Framework include:
  - Assessing internal and external factors affecting risk
  - Assessing and clarifying corporate objectives
  - Identifying risks
  - Analyzing and evaluating risks
  - Accepting or mitigating risks
  - Monitoring and reporting on risks
  - Communicating risks and mitigation strategies to Council,
     Committee and senior management
- The Integrated Risk Management Procedures provide details on these steps.
- Risk management is an ongoing, iterative process and risk and mitigation strategies should be re-assessed at regular intervals.

#### REPORTING TO COUNCIL

- All presentations to Council or Committee must include disclosure of significant risks associated with alternatives presented and the recommended course of action. The common language and terms defined in the Integrated Risk Management Procedures should be used when presenting to Council, Committee and Senior Management.
- In some situations it may be appropriate to request that Council review the risks presented in camera. It is not acceptable to protect Council from bad news by concealing risks.
- The Integrated Risk Management Procedures provide additional details on reporting tools and requirements.



# **EXCEPTIONS**

 There are no exceptions to this policy without the express approval of Council.

# **PROCEDURE**

# COMPLIANCE WITH THE INTEGRATED RISK MANAGEMENT POLICY AND PROCEDURES

 All employees are expected to comply with the requirements of laws, regulations and Council Policies including this Policy. Failure to comply will be considered misconduct and can result in disciplinary measures up to and including dismissal.

# **AMENDMENTS**

None



# **Council Policy**

Policy Title: Integrated Risk Management Policy

Policy Number: CC011
Report Number: AC2004-28
Adopted by/Date: 2004 July 6<sup>th</sup>

Effective Date: TBD Last Amended: TBD

Policy Owner: Corporate Initiatives, Chief Financial Officer's Department

#### 1. POLICY STATEMENT

1.1 Council adopted this Council policy to provide a more systematic and consistent approach to risk management at The City of Calgary ("The City").

# 2. PURPOSE

2.1 To embed a more proactive, corporate-wide and systematic approach to managing risks that impact The City's ability to achieve its results.

# 2.2 Principles of Integrated Risk Management

Risk management is an essential component of good management.

- (a) Better decisions are made when supported by a systematic approach to risk management.
- (b) Risk management should be integrated into existing long term strategic and business planning as well as informed decision-making in the day-to-day management of activities.
- (c) Risk management is consistently applied to the development and implementation of policy, programs, plans and future directions of The City.
- (d) The integration of risk management at The City must be supported by a corporate philosophy and culture that fosters risk awareness rather than risk avoidance and encourages everyone to manage risks proactively, and communicate openly about risk. Significant risks should be disclosed when reporting to City management, Council or Committee.

# 3. <u>DEFINITIONS</u>

- 3.1 In this Council policy:
  - (a) "Integrated risk management" is a continuous, proactive and systematic process to understand, manage and communicate risks from an organization wide perspective.
  - (b) "Risk" is the effect of uncertainty on the achievement of results. Risk is measured in terms of impact and likelihood and can be positive or negative.



- (c) "Risk appetite" is the level of risk that the organization is willing to accept to achieve its results.
- (d) "Risk management" is the process of identifying, analyzing, evaluating, treating, communicating and monitoring risks.
- (e) "Risk tolerance" is the amount of risk that the organization can assume without material impact on the achievement of results.

# 4. <u>APPLICABILITY</u>

- 4.1 This Council policy applies to Council when engaging in risk management activities at The City and all City employees.
- 4.2 This Council policy should be applied in conjunction with other Council and Administrative policies and standards related to risk management that are specific to The City, department or service.

# 5. PROCEDURE

- 5.1 Responsibility for Risk Management
  - (a) Council and senior management are responsible for setting risk appetite and risk tolerance for the organization.
  - (b) The City Manager is responsible for risk management throughout The City and for ensuring compliance of City employees with this Council policy.
  - (c) All City employees are responsible for managing risks within their respective areas.
  - (d) Administration defines the roles and responsibilities for risk management at The City.

# 5.2 Managing Risks

- 5.2.1 The City will strive to manage risks in compliance with:
  - (a) Legislated requirements;
  - (b) The City's values;
  - (c) This policy; and
  - (d) Tools, techniques and processes approved by senior management at The City.
- 5.2.2 Risks should be assigned to the person best able to manage the risk.
- 5.2.3 All employees of The City will accept an appropriate level of risk defined by approved risk appetite levels.

AC2020-0022 - Attachment 2 – Integrated Risk Management Policy CC011 (revised)

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- 5.2.4 All employees of The City will operate within approved risk tolerance levels.
- 5.2.5 All employees of The City will actively attempt to identify and manage risks under their control.
- 5.2.6 All risks are to be managed using the following steps:
  - (a) Establish the context
    - i. Assess and clarify corporate results
    - ii. Assess internal and external factors affecting risk
  - (b) Risk Assessment
    - i. Identify risks
    - ii. Analyze risks
    - iii. Evaluate risks
  - (c) Risk Treatment
    - i. Accept or manage risks (risk response strategies)
  - (d) Monitor and review risks
  - (e) Communicate and consult on risks
- 5.2.7 Risk management is an ongoing, iterative process and risks and risk response strategies should be re-assessed at regular intervals.

# 5.3 Reporting to Council

- 5.3.1 All presentations to Council or Committee must include disclosure of significant risks associated with alternatives presented and the recommended course of action.
- 5.3.2 City Administration develops risk reporting guidance and tools.

# 5.4 Exceptions

- 5.4.1 There are no exceptions to this Council policy without the express approval of Council.
- 5.5 Compliance with the Integrated Risk Management Policy and Procedures
  - 5.5.1 All employees of The City are expected to comply with the requirements of laws, regulations and Council policies including this Council policy. Failure to comply will be considered misconduct and can result in disciplinary measures up to and including dismissal.

# 6. <u>AMENDMENT(S)</u>

Date of Council Decision	Report/By-Law	Description



# 7. REVIEWS(S)

Date of Policy Owner's Review	Description



# Summary of Changes to the Integrated Risk Management Policy CC011

In addition to being in the new Council policy template (including related formatting), the table below highlights changes for consistency throughout the policy and more specific changes related to adding or deleting content.

Changes Throughout the Policy		
Change	Rationale	
Replaced the word "objectives" with "results"	• Emphasizes the importance of a results-based organization in alignment with The City's Performance Management System and as reflected in the One Calgary service plans and budgets.	
Changed the word "mitigation" to "risk response"	Reflects that that there are several ways to manage risk with mitigation being one possible risk response strategy.	

# Section 1: Policy Statement

The background statement in the current policy has been placed under this section of the new Council policy template.

1 7 1					
Section 2: Purpose					
Change	Rationale				
Added "fosters risk awareness rather than risk avoidance and" (2.2.d of revised policy)	Encourages consideration of the upside of risk (i.e. capitalizing on opportunities rather than always seeking to avoid risks).				
Section 3: Definitions					
Change	Rationale				
Updated definition for "risk" (3.1.b of revised policy)	<ul> <li>Includes the upside of risk (i.e. capitalizing on opportunities).</li> <li>Aligns with the update of the ISO 31000 international standard.</li> </ul>				
Added definition for "risk appetite" (3.1.c of revised policy)	<ul> <li>Reinforces the expectation of Council and leaders to articulate, and for staff to take, the appropriate amount of risk in the pursuit of results.</li> <li>Aligns with update of the ISO 31000 international standard.</li> </ul>				
Updated definition for "risk management" (3.1.d of revised policy)	<ul> <li>Replaces the word "mitigating" with "treating". This reflects that there are multiple ways to manage risk.</li> <li>Removes two unnecessary words "on objectives".</li> </ul>				
Added definition for "risk tolerance" (3.1.e of revised policy)	<ul> <li>Reinforces the expectation of Council and leaders to articulate, and for staff to take, the appropriate amount of risk in the pursuit of results.</li> </ul>				

Aligns with update of the ISO 31000 international standard.



Section 4: Applicability					
Change	Rationale				
Updated to include City Council (4.1 of revised policy)	<ul> <li>Reflects that consideration of risk is important for decision making by City Council when engaged in risk management activities as well as by Administration.</li> <li>Clarifies language to reflect that the policy applies to all City of Calgary employees.</li> </ul>				
Added a bullet to reflect that the policy should be applied in conjunction with other related policies and standards (4.2 of revised policy)	<ul> <li>Strengthens the "integrated" component of risk management.</li> <li>Recognizes that this policy should be applied in concert with other documents.</li> </ul>				
Section 5: Procedure					
Change	Rationale				
Updated responsibility for risk management bullet (5.1.a in revised policy)	<ul> <li>Moved the risk tolerance portion of the current policy to the responsibility for risk management section.</li> <li>Clarified that risk appetite as well as risk tolerance are part of Council's role.</li> <li>Added "for the organization" to specify the context of Council and senior management role (i.e. Council and senior management set risk tolerance and appetite for The City of Calgary).</li> </ul>				
Updated responsibility for risk management bullet (5.1.b in revised policy)	Added "of City employees" to clarify that the City Manager is not responsible for ensuring Council's compliance now that the applicability of the policy has been broadened.				
Updated responsibility for risk management bullet (5.1.d in revised policy)	<ul> <li>Reflects the importance of defining and communicating roles and responsibilities for risk management at The City.</li> <li>Removes reference to IRM Procedures to reflect current practices that procedures/guidelines may be contained in multiple areas and documents.</li> <li>Existing risk management procedures/guidelines will be pulled together, standardized, and appropriately updated to align with the updated IRM Policy (2020 June).</li> </ul>				
Added reference to employees accepting level of risk defined by the approved level of appetite (5.2.3 in revised policy)	Requires employees to accept appropriate level of risk according to approved risk appetite level.				
Moved item on risk tolerance (5.2.4 in revised policy)	Enhances clarity and makes a closer connection between risk appetite and tolerance.				



Deleted portion of current policy (5.2.5 in revised policy)	Removes focus in current policy on risk mitigation, as it is just one possible risk treatment.
Replaced section on the Integrated Risk Management Framework to reflect current practices (5.2.6 in revised policy)	Since the policy was first adopted in 2004, the standardized framework for managing risk has been improved in the spirit of continuous improvement and in support of better decision-making.
Removed reference to using common terms in reporting (5.3.1 in current policy)	Can be removed from the IRM Policy as it is largely reflected in Council Plain Language Policy (CS014).
Removed reference to presenting risks incamera (5.3.1 in current policy)	Can be removed from the IRM Policy as it falls under Section 24(1) (a)&(b) of the Freedom of Information and Protection of Privacy Act and is largely reflected in the updated Transparency and Accountability Council Policy (CC039).
Updated reporting tools and requirements bullet (5.3.2 in revised policy)	Reflects the importance of having risk reporting guidance and common tools and that procedures/guidelines may be contained in multiple areas and documents.

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**Audit Resource Management Report to Audit Committee** 2020 January 24

# **External Auditor 2018 Management Letter**

#### **EXECUTIVE SUMMARY**

This is an update on identified matters that may be of interest to Administration on the 2018 Audit of the City of Calgary financials. These identified matters were not significant or material in nature.

#### ADMINISTRATION RECOMMENDATION:

That the Audit Committee:

- Receives this Report and attachments for Information and the Corporate Record; and
- 2. Recommends that Council receive this Report and attachments for Information pursuant to Audit Committee Bylaw 48M2012, Schedule B, Section 1(f).

#### RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JANUARY 24:

That Council receive this Report and Attachments for the Corporate Record pursuant to Audit Committee Bylaw 48M2012, Schedule B, Section 1(f).

#### PREVIOUS COUNCIL DIRECTION / POLICY

The Audit Committee Bylaw 48M2012 states that the Audit Committee, with respect to the **External Auditor:** 

"Receives and reviews the External Auditor's Management Letter(s), together with any Administration response, and forward, either in full or in summary, to Council for information."

Schedule "B", section 1(f)

Council received for information the External Auditor's 2018 Management Letter, AC2019-0672 at the 2019 July 22 Combined Meeting of Council.

#### BACKGROUND

The External Auditor, Deloitte LLP, presented their External Auditor 2018 Management Letter, AC2019-0672, at the 2019 June 27 Regular Meeting of the Audit Committee. Audit Committee approved the following:

"Requests the External Auditor provide an update regarding the implementation status of the recommendations contained in the 2018 Management Letter (Attachment) at the 2020 January Audit Committee meeting;"

This report is the update on the implementation status of the recommendations as requested in Report AC2019-0672.

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

Deloitte's assessment of Administration's actions, the original findings, recommendations and Administration's comments, are outlined in the attached letter dated 2020 January 15 from Deloitte LLP.

City Clerks: A. Pendola

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Audit Resource Management Report to Audit Committee 2020 January 24

# **External Auditor 2018 Management Letter**

Audit Committee should consider all recommendations made by the External Auditor and the responses from Administration to see if the recommendations have been appropriately implemented or responded to.

# Stakeholder Engagement, Research and Communication

The letter is addressed to The City's Chief Financial Officer.

# **Strategic Alignment**

This report and recommendations align with Council priority "A well run-city - Calgary's government is open, responsive, accountable and transparent, delivering excellent services at a fair price. We work with our government partners to ensure we have the tools we need".

# Social, Environmental, Economic (External)

Not applicable.

#### **Financial Capacity**

# **Current and Future Operating Budget:**

The Audit Committee budget contains a line item for the external auditor fees and there are no budget implications for this Report.

# **Current and Future Capital Budget:**

Not applicable.

#### **Risk Assessment**

There are potential non-material risks to the City of Calgary if the Deloitte recommendations are not appropriately implemented or responded to by Administration.

# **REASON FOR RECOMMENDATION:**

The Audit Committee Bylaw 48M2012 requires the Audit Committee to receive and review the External Auditor's Management Letter Reports and to forward to Council for information.

#### **ATTACHMENT**

Deloitte LLP 2018 Management Letter Update

AC2020-0065 ATTACHMENT ISC: UNRESTRICTED

Deloitte.

Deloitte LLP 700, 850 2 Street SW Calgary, AB T2P 0R8 Canada

Tel: 403-267-1700 Fax: 403-213-5791 www.deloitte.ca

January 15, 2020

Ms. Carla Male, Chief Financial Officer The City of Calgary 800 MacLeod Trail SE Calgary, AB T2P 2M5

Dear Ms. Male:

During the course of our December 31, 2018 audit of the consolidated financial statements of The City of Calgary ("The City"), we identified certain matters that may be of interest to Administration and provided a letter of recommendations to Administration and the Audit Committee on June 27, 2019. These matters were not significant or material in nature in the context of the December 31, 2018 financial statements taken as a whole and did not impact our ability to issue our audit report.

This letter provides an update on these matters based on our interim audit procedures performed through to November 2019, including Administration's response.

The following summarizes the management letter points included in Appendices A and B:

Year Identified	Appendix	Title	Observation/Description	Status
December 31, 2018	А	Review of deferred revenue recognition policies and procedures and training at the business unit level	Administration to review deferred revenue recognition accounting policies and processes and training at the business unit level	New
December 31, 2017	В	Contributions	Contributions are not applied consistently	In progress (carried forward to fiscal 2018)

This communication is prepared solely for the information and use of, as applicable, Administration, the Audit Committee, members of Council and others within The City. Further, this communication is not intended to be and should not be used by anyone other than these specified parties or summarized, quoted from or otherwise referenced in another "document" or "public oral statement". We accept no responsibility to a third party who uses this communication.

We wish to express our appreciation for the courtesies and cooperation extended to our representatives during the course of our work. We would be pleased to discuss and/or clarify the matters included herein with you further should you wish to do so.

Yours truly,

Chartered Professional Accountants

cc: The Audit Committee of The City of Calgary

Deloitte LLP

# Appendix A - December 31, 2018 year-end observations

1. Review of deferred revenue recognition accounting policies and processes and training at the business unit level

Year Identified – 2018 (and 2017 carried forward)

#### Observation:

The City's accounting and financial reporting processes require significant effort, coordination and communication between Portfolio Finance and the Corporate Financial Reporting ("CFR") team. It is important that there is timely performance of internal controls and processes that ensure complete and accurate accounting at the business unit level for the preparation of accurate annual consolidated financial statements. Due to the decentralized organizational structure of The City, each Portfolio Finance Team is responsible for material complex accounting transactions that have a significant impact on the City's annual consolidated financial statements. Thus, it is important that internal controls are operating effectively at the business unit level. Furthermore, it is important that business unit finance personnel have the appropriate level of in-depth knowledge and technical expertise of financial accounting and reporting matters to ensure timely and accurate financial reporting.

The City restated the 2017 financial statements as a result of a material misstatement identified by Administration for the accounting of revenue relating to capital deposits. Administration advised that the restatement was the result of a delay in review of capital projects financing deficits. Through discussions with business unit personnel, CFR and performance of audit procedures, we understand that there were internal controls that existed around capital project financing deficits, however they were either not designed appropriately or did not work as intended. Following the restatement, we do note that Administration has developed and implemented new controls and procedures to prevent/detect future misstatements relating to capital deposits (these will be subject to audit testing during the fiscal 2019 audit).

#### **Recommendation:**

While the restatement was related to certain business units, our recommendations below apply to all business units which are responsible for material, complex deferred revenue transactions:

#### Review of revenue recognition policies and processes

- 1. As the restatement related to accounting for capital deposits, reserves and revenue, we recommend Administration perform a review of revenue recognition policies and procedures to ensure internal controls designed to prevent and detect misstatements are operating effectively and there is compliance with internal policies and related accounting guidance.
- As the City formally prepares consolidated financial statements on an annual basis, operational
  activity during the last three months of the fiscal year is high. We recommend that
  Administration perform a review of the annual processes that impacts revenue recognition to
  ensure these are being completed in a timely manner and any gaps in internal controls are
  rectified.

#### Training at the Business Unit level

3. We understand that due to the organizational structure of finance personnel roles, several individuals could be responsible for performing part of the accounting of a full transaction. As such, we recommend the following:

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- All individuals responsible for the accounting of a full transaction for capital deposits or reserves are included in the training sessions to understand the full accounting cycle and implication on the financial statements.
- Training continues to be held on a regular basis (versus one time) during the year to
  ensure accounting processes and procedures are fully understood at the business unit
  level.
- Training be conducted on a timely basis for individuals new to the role due to staffing changes.

## Recommendations carried forward from fiscal 2017, MLP #1:

The December 31, 2017 management letter included recommendations relating to capital deposits and Administration's response in January 2019 was as follows: "During 2018, Administration reviewed current processes and procedures, to ensure consistent application and has developed a work plan for 2019 using a risk-based approach to ensure there is consistency and full compliance with the accounting guidance". The recommendations from 2017 have been carried forward as part of the 2018 recommendation given that both our 2017 and 2018 recommendations relate to capital deposits:

- 4. The business unit conduct a review of the policy and processes relating to contributions with the objective to ensure consistency in the processes and policies utilized to account for contributions and compliance with the accounting guidance (PS 3100, Restricted Assets and Revenues, paragraphs 7 to 11);
- 5. All contributions have written agreements; and
- 6. All contributions are used in accordance with the stipulations as per the original agreements.

### **Administration's response:**

Administration agrees with the recommendations. To strengthen financial reporting throughout The City a work plan will be developed in 2019 and the following actions will be considered:

- 1. Administration will perform a review of revenue recognition accounting policies and processes to ensure internal controls are designed to prevent and detect misstatements and they are operating effectively and in compliance with internal policies and related accounting guidance.
- 2. Administration will perform a review of the annual processes that impact revenue recognition to ensure these are being completed in a timely manner.
- 3. Administration will work to develop training programs for new and existing staff to ensure the appropriate level of knowledge and technical expertise of financial accounting and reporting matters to ensure timely and accurate financial reporting.
- 4. Addressed through action #1.
- Administration will ensure that processes are in place for having written agreements for all contributions.
- 6. Addressed through action #1 as this is part of revenue recognition standards.

## Auditor's update January 2020 (based on 2019 interim audit procedures):

We held discussions with Administration and reviewed the work plan implemented by Administration in fiscal 2019. We note that during fiscal 2019, Administration has implemented processes to address this recommendation as indicated in Administration's response below. Through these discussions and review of the work plan, we understand that the work plan was partially implemented in fiscal 2019 and will continue to be implemented through fiscal 2020. During our year-end fieldwork, we will apply audit procedures as applicable (relating both to internal controls and detailed testing as well as new processes implemented in 2019) and will report any deficiencies or further recommendations to Administration and the Audit Committee upon completion of the 2019 year-end audit. As Administration's work plan will be implemented through fiscal 2020 we will continue to work with Administration in addressing this recommendation in the next fiscal year.

During fiscal 2019, we have also expanded our testing on the offsite levy balance, which is part of the capital deposits balances. We will complete our testing in March 2020 and report back to Administration and the Audit Committee.

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# Administration's response January 2020 (based on November 2019 interim audit procedures):

Administration continues to agree with these recommendations. During 2019, Corporate Financial Reporting developed a work plan to address the recommendations and started work to mitigate the risk of revenue recognition misstatements going forward. Actions taken during 2019 include:

- a. Leveraged the Hyperion tool to import monthly PeopleSoft actual expenditures and financing entries and refresh the carry-forward balances from all approved capital budgets. BU Finance provides a copy of the carry-forward form three times per year indicating that analysis has been performed and financing entries, where appropriate have been recorded. This ensures that funding for capital projects are recognized in the correct period. This detective control improvement partially addresses recommendations #1, 2 and 4.
- b. Using a risk-based approach, business units were analyzed and prioritized based on two factors: their relative deferred revenue balance and prior year restatement amounts. Corporate Financial Reporting worked with Portfolio Finance and Portfolio and Strategy in 2019 to understand historical processes and procedures, identified gaps in process and procedures and developed new controls to address these gaps. This work will continue in 2020 to ensure that all business units' processes and procedures are reviewed to mitigate the risk of revenue recognition misstatement going forward. This work partially addresses recommendations #1, 2, 5 and 6.
- c. Corporate Financial Reporting held sessions in May, September and December which included information about the new detective control for financing deficits. This provided Portfolio Finance with an understanding of the new control, its purpose and how it can detect issues pertaining to the recognition of funding. This work partially addresses recommendation #3.
- d. During 2019, Operations developed new processes and requirements to ensure that Development Agreements are signed on a timely basis. Starting in 2020, a Developer can only receive a Development Agreement if they have agreed to the "Terms and Conditions" (also known as the Master Development Agreement) between the City and the Developer. The Master Agreement discusses the administrative duties, offsite levy rates, application for certificates, maintenance periods and general provisions. The Master Agreement also details the obligations that the City requires of all land developers to follow. This work addresses recommendation #5.
- e. Corporate Financial Reporting, Portfolio Finance and Portfolio and Strategy have been limited by resource constraints in 2019 but are committed to the review of processes and procedures including internal controls to ensure that revenue recognition is occurring in a timely manner.

# Appendix B - December 31, 2017 year-end observations - Update for 2018 year-end

#### 1. Contributions

Year Identified - 2017

#### **Observation:**

During our testing of capital deposits, one of 22 samples tested relating to revenue recognized in fiscal 2017 related to expenses, which had been incurred in fiscal 2015. We discussed this specific sample with the business unit, and noted that the business unit receives contributions from various external parties, and that this contribution was recognized as revenue in 2017 for expenses incurred in 2015. Based on discussions with business unit operational and finance personnel, contributions received can be for an entire project or for a portion of the project. At the time the costs are incurred by The City, the specific contributions are applied directly against the specified project; if not utilized for the specified project, the contributions are refunded. We also note that there can be written or verbal agreements between business units and external parties relating to contributions received by The City.

### **Recommendation:**

We recommend:

- a. The business unit conducts a review of the policy and processes relating to contributions with the objective to ensure consistency in the processes and policies utilized to account for contributions and compliance with the accounting guidance (PS 3100, Restricted Assets and Revenues, paragraphs 7 to 11);
- b. All contributions have written agreements; and
- c. All contributions are used in accordance with the stipulations as per the original agreements.

#### Administration's response:

Administration agrees with Deloitte's recommendations with consideration that this was an isolated sample. In 2018, Administration will review current processes and procedures, as part of The City's ongoing review of its agreements, to identify any gaps and ensure consistent processes and procedures. In addition, Administration will monitor and review transactions using a risk-based approach to ensure that there is consistency and full compliance with the accounting guidance.

## Administration update (January 2019):

Administration continues to agree with these recommendations with consideration that this was an isolated sample. During 2018, Administration reviewed current processes and procedures, to ensure consistent application and has developed a work plan for 2019 using a risk-based approach to ensure there is consistency and full compliance with the accounting guidance.

#### Auditor's response (based on November 2018 interim audit procedures):

We held discussions with Administration, and we understand that Administration has implemented processes to address this recommendation. Through these discussions, it was noted that a work plan has been developed, which will be implemented through fiscal 2019. We will review Administration's work plan during our year-end fieldwork, apply audit procedures as applicable and will report any deficiencies or further recommendations to Administration and the Audit Committee upon completion of the 2018 year-end audit. As Administration's work plan will be implemented through fiscal 2019, we will continue to work with Administration in addressing this recommendation in the next fiscal year.

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## Auditor's update (based on 2018 year-end audit procedures):

Through discussions held with Administration as well as through our audit procedures applied during the year-end audit fieldwork, it was noted that the business units performed a review of the capital project expenditures and the available funding for these specific projects, however, this was not performed on a timely basis. This resulted in a restatement of the 2017 financial statements as revenue had not been applied in the correct period. As Administration's work plan is still being implemented through fiscal 2019, this recommendation has been carried forward to fiscal 2018. Please refer to 2018 recommendation #1.

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Audit Resource Management Report to Audit Committee 2020 January 24

### Audit Committee 2020 Work Plan

#### **EXECUTIVE SUMMARY**

This Report seeks approval for the portion of the Audit Committee's 2020 Work Plan (Work Plan) reflecting Agenda items to be presented for meetings to be held from 2020 February through to year end. The Revised 2020 Interim Work Plan (Interim Plan) for the month of January only was approved at the 2019 December 06 Audit Committee Meeting and that previously approved portion has been consolidated onto the Work Plan for clarity.

## **ADMINISTRATION RECOMMENDATION:**

That the Audit Committee:

- Approves that portion of the Audit Committee's 2020 Work Plan (Attachment 1) for meetings scheduled from 2020 February through December; and
- 2. Recommends that Council receive this Report and Attachments for Information and the Corporate Record in accordance with Bylaw 48M2012, Schedule A, Section 1(k).

## **RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JANUARY 24:**

That Council receive this Report and Attachments for the Corporate Record in accordance with Bylaw 48M2012, Schedule A, Section 1(k).

#### PREVIOUS COUNCIL DIRECTION / POLICY

The Audit Committee Bylaw 48M2012, as amended, states that Audit Committee: Schedule A

1 k) develops a detailed annual work plan which is forwarded to Council for information.

#### **BACKGROUND**

The Audit Committee 2020 Work Plan (Attachment 1) is intended to be a guide for Audit Committee activities for the meetings to be held from 2020 February through to year end.

Audit Committee approved the Revised 2020 Interim Work Plan (Attachment 2) for the month of 2020 January at the 2019 December 6 Meeting (AC2019-1541). The Interim Plan provided Administration, the City Auditor and the External Auditor with the expectations for items to be presented on the January 2020 Agenda. For ease of use the Interim Plan has been consolidated into the 2020 Work Plan.

#### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Audit Committee established a Strategic Working Group (SWG) in 2019 to perform a strategic review of their mandate. The SWG focused on understanding how Audit Committee can provide more value to Council, to support effective decision-making. Members expressed their desire to concentrate on areas with significant risk or financial impact rather than on routine reports or areas that Administration have shown to have good controls in place.

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Audit Resource Management Report to Audit Committee 2020 January 24

## **Audit Committee 2020 Work Plan**

On 2020 December 2, the SWG met for discussions on what Audit Committee's significant priorities for 2020 should be. These priorities were added to the Work Plan for 2020, while items of a routine nature were removed or are planned to be streamlined in future. This major change in the Work Plan provides Audit Committee with more capacity to focus on areas of significant risk and financial impact. Each item on the Work Plan contains a notation indicating whether it is a new, modified or unchanged report. Also of interest, the Work Plan contains an update at the 2020 February 13 meeting from representatives of the Strategic Working Group.

Some Interim Plan items approved at the 2019 December 6 meeting have subsequently been deferred to the 2020 February meeting.

The City Auditor provided the Audit Committee with the City Auditor's Office Revised 2020 Audit Plan, AC2019-1243 at the 2019 October 24 meeting. The City Auditor's Office audit reports will be added throughout the year to the Work Plan (which also includes the Interim Plan).

Every Closed Meeting contains several verbal reports which allow members of the Audit Committee, the External Auditor, City Auditor and Chief Financial Officer with the opportunity to discuss confidential issues protected under the *Freedom of Information and Protection of Privacy Act*. These Closed Meetings are considered a best practice for Audit Committees.

Reports in the Work Plan are based on Audit Committee's governance responsibilities as outlined in the *Municipal Government Act*, the Audit Committee Bylaw 48M2012, as amended, and decisions by Audit Committee and Council. Pursuant to Section 10(3) of Bylaw 48M2012, as amended, "the Chair has the responsibility and authority to set the Agenda for Audit Committee meetings". Throughout the year, the Chair may add emerging issues to the Work Plan, and defer or remove items no longer required.

#### Stakeholder Engagement, Research and Communication

This Work Plan has been reviewed with the City Auditor, Chief Financial Officer, External Auditor and other stakeholders as appropriate.

## **Strategic Alignment**

The Audit Committee's Work Plan (including the Interim Plan) is an integral part of ensuring the integrity of the City's assets and operations, and aligns with Council's Priority of a well-run city; "Calgary's government is open, responsible, accountable and transparent, delivering excellent services at a fair price. We work with our government partners to ensure we have the tools we need".

## Social, Environmental, Economic (External)

Not applicable.

### **Financial Capacity**

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

No budget adjustments are anticipated for the 2020 Work Plan.

AC2020-0079

ISC: UNRESTRICTED

**Audit Resource Management Report to Audit Committee** 2020 January 24

## **Audit Committee 2020 Work Plan**

## Current and Future Capital Budget:

Not applicable.

#### **Risk Assessment**

The Work Plan (including the Interim Plan) contributes to ensuring the Audit Committee meets the requirements of their mandate as contained in Audit Committee Bylaw 48M2012, as amended.

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

The Audit Committee 2020 Work Plan (including the Revised 2020 Interim Work Plan) is based upon previous years' work plans, emerging issues, decisions of Audit Committee and Council, as well as best practices. The 2020 Work Plan will enable the Audit Committee to meet its Bylaw and governance requirements.

#### **ATTACHMENTS**

- 1. Audit Committee 2020 Work Plan
- 2. Audit Committee Revised 2020 Interim Work Plan

City Clerks: A. Pendola

## **AUDIT COMMITTEE 2020 WORK PLAN**

New – New report added that was not on previous year's plans Modified – Annual report modified or to be streamlined from previous years' plans Unchanged – Report is the same as in previous year's plans

AGENDA DATE	REPORTS	ACCOUNTABILITY	NOTES AND REPORT NO.
DATE			REPORT NO.
JANUARY 24 FRIDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
9:30 AM	External Auditor 2018 Management Letter Update	External Auditor	Unchanged
	Annual Principal Corporate Risk Report with Strategic Risk portion in Closed Meeting if requested	City Manager	Modified
	Integrated Risk Management Policy Review	Chief Financial Officer	New
	Control Environment Assessment Report Re-Design Update	Chief Financial Officer	New
Audit Committee Strategic Working Group Update		Audit Chair, Executive Assistant and Consultant	New – deferred to 2020 February
	Audit Committee 2020 Work Plan	Executive Assistant	Unchanged
	City Auditor's Office 4th Quarter 2019 Report	City Auditor	New
	CLOSED MEETING ITEMS		
	Audit Forum (Verbal)	Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	City Auditor 2019 Performance Review	Chair, Audit Committee	Unchanged – Deferred to 2020 February
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

FEBRUARY 13 THURSDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
9:30 AM	Audit Committee 2019 Year-End Annual Status Report	Executive Assistant to Audit	Unchanged
	City Auditor's Office 2019 Annual Report	City Auditor	Unchanged
	Strategic: Future of Finance and Risk, Stewardship and Future Plans Presentation	Chief Financial Officer	New – To be deferred to a future date TBD
	Audit Committee Strategic Working Group Update	Audit Chair, Executive Assistant and Consultant	New – deferred from 2020 January
	CLOSED MEETING ITEMS		
	Audit Committee Self-Assessment 2018-2019 Update	Executive Assistant to Audit	Unchanged
	Audit Forum (Verbal)	Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	City Auditor 2019 Performance Review (Verbal)	Chair, Audit Committee	Unchanged – deferred from 2020 January
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

MARCH 12 THURSDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
9:30 AM	Code of Conduct Annual Report	Chief Financial Officer	Unchanged
	Control Environment Assessment and Management Representations Update	Chief Financial Officer	Tentative
	Audit Committee Bylaw 48M2012 Review Update	Executive Assistant to Audit	New
	Strategic: Finance Cost Reduction Status Presentation	Chief Financial Officer	New
	CLOSED MEETING ITEMS		
	Progress Update on 2019 City of Calgary Annual Report (Verbal)	Chief Financial Officer	Unchanged
	Audit Forum (Verbal)	Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

APRIL 20 MONDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
<u>8:30 AM</u>	2019 Annual Investment Report	Chief Financial Officer	Modified
	2019 City of Calgary Annual Report	Chief Financial Officer	Unchanged
	2019 External Auditor's Year-End Report	External Auditor	Unchanged
	City Auditor's Office 1st Quarter 2019 Status Report	City Auditor	Unchanged
	CLOSED MEETING ITEMS		
	External Auditor Annual Renewal (Verbal)	Chair of Audit	Unchanged
	Civic Partner Audit Report	General Manager – Community Services	Modified
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

MAY NO SCHEDULED MEETING	
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JUNE 11 9:30 AM	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
	ENMAX Audit and Finance Committee Annual Report	ENMAX Corporation	Unchanged
	Attainable Homes Calgary Corporation	Attainable Homes Calgary Corporation	Unchanged
	Opportunity Calgary Investment Fund	Opportunity Calgary Investment Fund	Unchanged
	External Auditor 2019 Management Letter	External Auditor	Unchanged
	Strategic: Principal Corporate Risk Update	City Manager	New
	CLOSED MEETING ITEMS		
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

JULY 23 THURSDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
1:00 PM *Note later	Integrated Risk Management Update (includes Information Technology)	Chief Financial Officer	New
Start time	City Auditor's Office 2 <sup>nd</sup> Quarter 2019 Status Report	City Auditor	Unchanged
	External Auditor 2020 Service Plan and Fees	External Auditor	Unchanged
	Strategic: Topic to Be Determined	TBD	New
	CLOSED MEETING ITEMS		
	External Auditor 2019 / 2020 Performance Assessment	Chief Financial Officer and Executive Assistant to Audit	Unchanged
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	
AUGUST	NO SCHEDULED MEETING		

SEPTEMBER 17	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
9:30 AM	2020 Law Department Annual Report	City Solicitor – General Counsel	Modified
	Strategic: Presentation from Chief Financial Officer on Budget Approach for 2021	Chief Financial Officer	New
	Strategic: Topic to be Determined	TBD	New
	CLOSED MEETING ITEMS		
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

OCTOBER 22 9:30 AM	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
	City Auditor's Office 3 <sup>rd</sup> Quarter 2019 Status Report	City Auditor	Unchanged
	City Auditor's Office 2021 Audit Plan	City Auditor	Unchanged
	Strategic: Topic to be Determined	TBD	New
	Strategic Discussion: Audit Committee 2021 Work Plan (not part of Agenda)	Executive Assistant to Audit	New
	CLOSED MEETING ITEMS		
	Audit Committee Annual Self-Assessment (2019-2020)	Executive Assistant to Audit	Unchanged
	City Auditor's Office Budget 2021	City Auditor	Unchanged
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

NOVEMBER 19	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
9:30 AM	Election of Chair and Vice-Chair	City Clerks	Unchanged
	Audit Committee Orientation (not part of Agenda)	Executive Assistant to Audit	Unchanged
	Audit Committee 2021 Work Plan	Executive Assistant to Audit	Unchanged
	Strategic: Topic to be Determined	TBD	New
	CLOSED MEETING ITEMS		
	Audit Forum (Verbal)	Audit Committee and CFO	Unchanged
	External Auditor (Verbal)	External Auditor	Unchanged
	City Auditor (Verbal)	City Auditor	Unchanged
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	
DECEMBER	NO SCHEDULED MEETING		

ISC: UNRESTRICTED ATTACHMENT 2 AC2020-0079

# REVISED AUDIT COMMITTEE 2020 INTERIM WORK PLAN

AGENDA DATE	REPORTS	ACCOUNTABILITY	NOTES AND REPORT NO.
THURSDAY	ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES		
JANUARY 23 9:30 AM	External Auditor 2018 Management Letter Update	External Auditor	
	Annual Principal Corporate Risk Report	City Manager	
	Integrated Risk Management Policy Review	Chief Financial Officer	
	Control Environment Assessment Report Re-Design Update	Chief Financial Officer	
Audit Committee Strategic Working Group Update		Executive Assistant to Audit	
	Audit Committee 2020 Work Plan	Executive Assistant to Audit	
	City Auditor's Office 4 <sup>th</sup> Quarter 2019 Report	City Auditor	
	CLOSED MEETING ITEMS		
	Audit Forum (Verbal)	Audit Committee and CFO	
	External Auditor (Verbal)	External Auditor	
	City Auditor (Verbal)	City Auditor	
	City Auditor 2019 Performance Review (Verbal)	Chair, Audit Committee	
	CITY AUDITOR'S OFFICE AUDIT REPORTS		
	To be added when available	City Auditor	

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## City Auditor's Office 4th Quarter 2019 Report

#### **EXECUTIVE SUMMARY**

This report presents a summary of the activity of the City Auditor's Office during the period October 1, 2019 to December 31, 2019.

## RECOMMENDATIONS:

That with respect to the Report AC2020-0118, the following be approved:

- 1. That the Audit Committee receive this Report for the Corporate Record; and
- 2. That the Audit Committee recommend that Council receive this Report for the Corporate Record.

## RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JANUARY 24:

That Council receive Report AC2020-0118 for the Corporate Record.

## PREVIOUS COUNCIL DIRECTION / POLICY

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties and functions of the position. The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 48M2012 (as amended). Schedule C of Bylaw 48M2012 (as amended) states that Audit Committee "reviews and forwards to Council for information, the City Auditor's Office quarterly and annual status reports".

Under the City Auditor's Office Charter (AC2016-0247 Attachment 2), the City Auditor presents quarterly reports to Audit Committee summarizing the status of deliverables against the approved Audit Plan. The City Auditor's Office 2019-2020 Audit Plan was approved on September 18, 2018.

## **BACKGROUND**

Quarterly reports are intended to support Audit Committee's oversight of the City Auditor's Office. To support this oversight, the 4<sup>th</sup> Quarter report is divided into three sections:

- Summary of performance measures and budget spend during the past quarter;
- Summary of our current audit progress status against the approved Audit Plan; and
- Details on outstanding audit recommendations from the quarterly follow-up process.

During 4th Quarter 2019, the City Auditor's Office:

- Finalized two audits, completed the planning stage on four audits, and completed the fieldwork on three audits.
- Reviewed 27 recommendations and closed 22 recommendations (19 implemented as originally planned). Five recommendations required additional time and are in-progress.
- Received 34 new whistle-blower reports and closed 9 investigations.
- Provided advisory support to the Infrastructure Calgary Steering Committee, data analytics to support a Business Unit project, and advisory support to a Business Unit efficiency initiative.

Approval: Katharine Palmer, City Auditor
City Clerks: A. Pendola

City Auditor's Office Report to Audit Committee 2020 January 24

Item # 7.11
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AC2020-0118
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## City Auditor's Office 4th Quarter 2019 Report

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

N/A

## Stakeholder Engagement, Research and Communication

N/A

## **Strategic Alignment**

The City Auditor's Office quarterly reports provide Audit Committee and Council with information to support their oversight responsibility of the City Auditor's Office. The activities of the City Auditor's Office assist Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement on value for money in City operations.

## Social, Environmental, Economic (External)

N/A

## **Financial Capacity**

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

N/A

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

N/A

#### **Risk Assessment**

The activities of the City Auditor's Office, including the Whistle-blower Program, serve to promote accountability, mitigate risk, and support an effective governance structure.

## **REASON FOR RECOMMENDATIONS:**

To comply with Bylaw 48M2012 (as amended) which states: Audit Committee reviews the City Auditor's Office quarterly and annual status reports and forwards these to Council for information.

#### **ATTACHMENT**

City Auditor's Office 4th Quarter 2019 Report - AC2020-0118 ATT

Approval: Katharine Palmer, City Auditor City Clerks: A. Pendola



# 4th Quarter 2019 Report October 1, 2019 – December 31, 2019

January 24, 2020

Katharine Palmer City Auditor

**ISC: Unrestricted** 

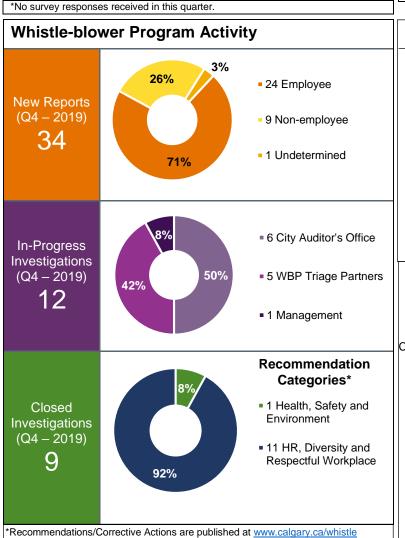
AC2020-0118 Attachment

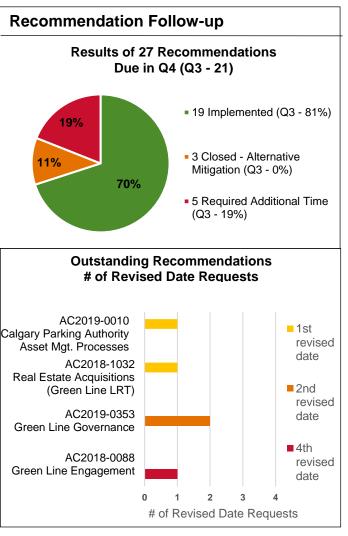
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## 1. Status Update

Key Performance Indicators							
Measure Area	Performance Target Indicator		Q3 2019	Q4 2019			
Efficiency	On Track to Annual Plan	Q3-85% Q4-95%	68%	96%			
Effectiveness	Timely Implementation of Audit Rec.	65%	75%	75%			
Quality	Client Satisfaction	85%	99%	N/A*			
Staff	Training Plan Achieved	90%	95%	83%			

Budget Spend						
2019 Annu	al Budget	Actual to Date	Variance			
Salary	2,684	2,585	(99)			
Tools & Technology	120	108	(12)			
Training	52	56	4			
Contracted Work	0	10	10			
Other	78	78	0			
Total	2,934	2,837	(97)			





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## 2018/2019 Annual Audit Plan - Status as at December 31, 2019

	2018/2019 Annual Audit Plan						
#	Title	Description	Report Target	Status			
		2018 Carry Forward					
1	Calgary Parking Authority	An operational audit of Calgary Parking Authority's asset management processes for the parkade portfolio that they own and operate.	Q1, 2019	Reported 01/31/19			
2	Planning Application Review and Approval Process (Previous Title: Community Planning/Calgary Approvals)	An operational audit to assess the effectiveness of controls and risk mitigation processes to deliver quality, fair and timely decisions that support development realization.	Q1, 2019	Reported 04/23/19			
3	Calgary Community Standards – Livery Transport Services	An operational audit assessing the effectiveness of internal controls that support public and driver safety.	Q1, 2019	Reported 03/22/19			
4	Annual Control Environment Assessment	An operational audit assessing the design effectiveness of the Annual Control Environment Assessment and assessing the operating effectiveness of control activities which support COSO Principle 3: Establishes Structure, Authority and Responsibility.	Q1, 2019	Reported 02/28/19			
5	Emergency Management	An operational audit of emergency preparedness and related business continuity plans.	Q2, 2019	Reported 06/27/19			
		2019 Audits					
1	Green Line – Governance	An operational audit of Green Line Project organization/governance framework.  Citizen Priority – A City that Moves	Q2, 2019	Reported 03/22/19			

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	2018/2019 Annual Audit Plan							
#	Title	Description	Report Target	Status				
2	Off-site Levy Administration	An operational/IT audit of the effectiveness of City processes (including calculation practices) and system controls that support capital cost recovery and use of collected levies governed by the 2016 Off-site Levy Bylaw.  Citizen Priority – A Well-Run City	Q3, 2019	Reported 10/31/19				
3	Warehouse/Inventory Systems	An operational audit of warehouse and inventory systems supporting significant City assets.	Q3, 2019	Reported 09/06/19				
		Citizen Priority – A Well-Run City						
4	Pensions Compliance	A compliance audit as required by Alberta Pension Services (APS) providing independent triennial assurance over three City pension plans (LAPP, LAPP Fire, and SFPP).	Q2, 2019	Reported to APS 06/27/19				
		Citizen Priority – A Well-Run City						
5	Waste and Recycling Services – Cart Contamination Prevention	An operational audit of the effectiveness of contamination prevention activities supporting the Waste and Recycling Services cart programs.	Q3, 2019	Reported 12/06/19				
		Citizen Priority – A Healthy and Green City						
6	Budget Management	An operational audit of processes and reporting tools available to DeptID owners to support effective management of their operating budget.  Citizen Priority – A Well-Run City	Q4, 2019	Reporting				
7	Corporate Issue Management Program	An operational audit on the maturity of The City's Corporate Issue Management Program.	Q4, 2019	Reporting				
		Citizen Priority – A Well-Run City						

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	2018/2019 Annual Audit Plan							
#	Title	Description	Report Target	Status				
8	Calgary Fire - Inspections	An operational audit of the efficiency and effectiveness of Calgary Fire's inspection activities.  Citizen Priority – A City of Safe and Inspiring Neighbourhoods	Q1, 2020	Fieldwork				
9	Roads – Pothole Remediation	An operational audit of the efficiency and effectiveness of pothole remediation.  Citizen Priority – A City that Moves	Q1, 2020	Fieldwork				
10	Elections Follow-up	A follow-up audit to review action plans implemented in response to the 2017 Municipal Election Review (AC2018-0852).  Citizen Priority – A Well-Run City	Q2, 2020	Reporting				
2020 Audit Plan Brought Forward								
1	Opportunity Calgary Investment Fund	An operational audit of Opportunity Calgary Investment Fund's grant administration.  Citizen Priority – A Prosperous City	Q2, 2020	Fieldwork				

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## Q4 2019 Recommendation Follow-up-In-Progress Action Plans

Q4 201	19 ACTION P	LANS REQUIRING	G ADDITIONAL TIME TO IMPLEMENT
Report #	Revision	New Revised	
& Title	#	Date	Recommendation
AC2018-0088  Green Line Engagement	4	March 31, 2020	#1- The Green Line Project Manager include a communications and engagement budget in the approved annual engagement plans, based on cost estimates supported by activity work plans, and establish processes to support regular tracking, reporting, and review
			of all communication and engagement costs and forecasts.
AC2019-0353  Green Line Governance	2	March 31, 2020	#1- The Acting Managing Director of Green Line implement an updated Project governance framework, including defined and communicated roles, responsibilities and accountabilities, accompanying project organization structure, documented decision-making framework, and defined risk and issues management framework that supports achievement of Project objectives.
AC2019-0353 Green Line Governance	2	March 31, 2020	#2- Post project governance framework implementation, Acting Managing Director of Green Line lead a reassessment of Project risk to identify underlying or previously unknown risks, and incorporate into on-going risk management.
AC2018-1032  Real Estate Acquisitions (Green Line LRT)	1	March 31, 2020	#4- The Director, Real Estate & Development Services review and update the Sales, Acquisitions and Leases Environmental (S.A.L.E.) Policy, including responsibilities for large projects and reflecting an up-to-date City organization structure.
AC2019-0010  Calgary Parking Authority Asset Management Processes Audit	1	April 30, 2020	#2- The General Manager, develop an Asset Management Strategy that aligns asset management activities to organizational objectives and is integrated into areas with a role in asset management activities.

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ISC: UNRESTRICTED

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

## **EXECUTIVE SUMMARY**

At the onset of the economic downturn in Alberta there was a very sharp and rapid decline in the market value of downtown office properties while the values for other non-residential property types remained relatively stable. As a result, a large share of the tax burden previously carried by the downtown office inventory was transferred to other sectors of the non-residential inventory located outside the downtown.

Previous year's Phased Tax Programs (PTP) were intended to address the tax shifts resulting from the disproportional market value changes experienced by the different sectors of the non-residential inventory by limiting increases to the municipal portion of the non-residential property tax. Of the \$216 million in PTP funding approved by Council since 2017, approximately \$174 million in credits have been issued to date to provide tax relief to business and non-residential property owners over the last 3 years.

Council's decision on 2019 November 29 to shift a portion of the tax share from residential to non-residential will also serve to ease the property tax burden for non-residential property owners and businesses. Another benefit of the shift of tax responsibility from non-residential to residential properties is the reduction in the impact of the "bow wave" effect which was a result of the substantial credits issued in the \$130.9 million 2019 PTP.

Given the stabilization of the downtown office market values, with some properties showing substantial market value increases for 2020 coupled with decreased non-residential tax share, if PTP were to be implemented in 2020 based on the same criteria of previous years' PTP the primary recipients of such a program would generally be the properties that experienced the most significant tax decreases over the last four years.

Based on direction given by Council on 2019 November 29 to come back with options for a transitional non-residential PTP, Administration reviewed the 2019 program and explored possible alternative options which would not only provide tax relief to properties facing the largest municipal tax increases but would also help transition non-residential properties in order to reduce the "bow wave" effect even further.

After reviewing the benefits, risks and operational concerns of many mechanisms, Administration is recommending a modified PTP for 2020. This option proposes to phase in 2020 municipal non-residential property tax increases by capping them for eligible properties at 10 per cent of the prior year's municipal portion of the tax amount. The program is modified by using the 2019 actual municipal property tax amount (after PTP credits were applied) to ascertain the year-over-year change in taxes.

While there are some risks and operational concerns, Administration believes that the modified 2020 PTP option with a 10 per cent municipal property tax increase would be the best for providing tax relief to those non-residential property owners who have experienced the most significant municipal property tax increases over the past four years. Furthermore, this option will serve to offset the "bow wave" effect of past year's PTPs and provide the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases.

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

### ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommend that Council:

- 1. Direct Administration to implement Option 2; "Modified PTP Calculation Using Actual After PTP Taxes (PTP Applied)", with a 10 per cent non-residential municipal property tax cap for 2020;
- 2. Approve \$10,624,755 from unused funds previously allocated for PTP and \$19,402,901 from the Fiscal Stability Reserve generated from anticipated year end 2019 Corporate Program savings for the 2020 PTP;
- 3. Direct Administration to come back with options for a transitional non-residential Phased tax program for 2021 if required to the Priorities and Finance Committee in Q1 2021 due to uncertainties relating to future market conditions and the 2021 assessment values;
- 4. That Report PFC2020-0015 be forwarded to the 2020 February 3 Combined meeting of Council; and
- 5. Direct that Attachment 8 remain confidential pursuant to section 27(Privileged information) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2035 January 21.

## RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 JANUARY 21:

That Council adopt the Administration Recommendations contained in Report PFC2020-0015.

### PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 November 29 Strategic Meeting of Council, moved by Councillor Chahal and seconded by Councillor Woolley, through a Motion Arising in respect to Report C2019-1052 2020 Adjustments to the One Calgary Service Plans and Budgets (Verbal), the following was adopted:

"That Council direct administration to come back with options for a transitional non-residential Phased Tax program for 2020 and 2021 to the Priorities and Finance Committee in Q1 2020."

A comprehensive summary of previous Council direction prior to 2019 November 29, in relation to Non-Residential Phased Tax programs and alternatives methods of providing financial relief to businesses, can be found in Attachment 1.

#### **BACKGROUND**

## **Changing Market Conditions:**

Since 2014, the non-residential market has been volatile in Calgary. In 2015, drastically falling oil prices caused an economic downturn in Alberta. The various sectors of the non-residential market, namely retail, office, and industrial, have performed very differently over that period.

At the onset of the downturn there was a very sharp and rapid decline in the market value of downtown office properties while the values for other non-residential property types, namely retail and industrial, remained relatively stable. As a result, a large share of the tax burden

ISC: UNRESTRICTED

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

previously carried by the downtown office inventory was transferred to other sectors of the non-residential inventory located outside the downtown.

## **Program Intent:**

The Municipal Non-Residential Phased Tax Program (PTP) was initially developed to address the redistributive effect of the decreasing assessed values in the downtown office inventory. Council recognized that the resulting tax shift negatively impacted many non-residential property owners and the associated tenant base outside of the downtown core. Even though the market value assessments for these properties remained relatively stable, due to the tax shift, they experienced significant property tax increases.

PTP assisted in addressing the tax shifts resulting from the disproportional market value changes experienced by the different sectors of the non-residential inventory by limiting increases to the municipal portion of the non-residential property tax. However, a significant consequence of the program was that it facilitated the onset of the "bow wave" effect and the ongoing need to implement transitional non-residential municipal tax relief measures in subsequent years.

Council's intent was to use one-time funding to buffer and mitigate the most extreme municipal property tax increases resulting from the tax shift. The program was first implemented in 2017 and was adopted again in both 2018 and 2019. The 2019 PTP eligibility requirements have been included in Attachment 2. While PTP imposed limits on municipal non-residential property tax increases, the authorized limits varied between 2017, 2018 and 2019. However, the intention to provide financial aid in the form of tax relief for business owners negatively impacted by the tax shift has always been the main goal of the program.

## Previous Year's PTP Updates

## **PTP Funding Update**

Year	Council Approved Amount	Number of Accounts Credited with PTP	_	PTP Credit Processed	Number of Accounts with Potential PTP Outstanding		Amount of Potential PTP utstanding	Funds edirected to 2019 PTP	nused PTP Amount
2017	\$ 45,000,000	5,060	\$	27,153,202	40	\$	1,615,568	\$ 15,500,000	\$ 731,230
2018	\$ 41,000,000	7,033	\$	30,556,039	45	\$	2,442,341	\$ 7,400,000	\$ 601,620
2019	\$ 130,900,000	11,655	\$	116,648,306	121	\$	4,959,789	N/A	\$ 9,291,905
* As of 2	020 January 7	<u> </u>			<u> </u>			Total	\$ 10,624,755

The remaining eligible accounts for 2017, 2018 and 2019 had no final previous years' assessment value to calculate the PTP credit due to an outstanding Assessment Review Board complaint or appeal to the Court of Queen's Bench. For this reason, there is a need to hold a portion of the original funding until the matters are resolved and the previous years values for the remaining eligible accounts are finalized.

Existing 2020 Non-Residential Property Tax Relief Measures

Reallocation of the Tax Responsibility

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

Year	Council Approval Date	Residential Property Tax Share	Non-Residential Property Tax Share
2018*	2018 April 5	46%	54%
2019	2019 April 8	47%	53%
2020	2019 July 10	49%	51%
2020	2019 November 29	52%	48%

<sup>\*2018</sup> included the last year of Business Tax Consolidation

Council's decision 2019 November 29 served to ease the property tax burden for non-residential property owners and businesses. The shift of tax responsibility from non-residential to residential properties will also help buffer the impact of the substantial credits issued in 2019 and resulting "bow wave" effect from the \$130.9 million 2019 PTP.

## 2020 Assessment Roll Summary

The 2020 assessments reflect the real estate market as of 2019 July 1. In summary, the general effects are:

#### Residential:

- 517,578 taxable residential accounts with a total assessed value of \$212.5 billion.
- The overall typical change in the market value assessment is -4 per cent.
- Market value changes between single residential properties and condominiums were generally the same.
- Note This does not include any property tax change due to the provincial property tax requisition.
- Minimal tax shifts are expected due to the reassessment process (excluding the approved 7.5 per cent residential municipal property tax rate increase).

Overall, the year-over-year market value changes for the single residential and condominium inventory was relatively consistent and no extreme tax shifts expected due to the annual reassessment. However, due to the decision of Council to increase the tax responsibility for the residential base to 52 per cent, a residential property that's assessment reflects the typical market value decline for 2020 would still be subject to a municipal property tax increase of approximately 7.5 per cent.

#### Non-Residential:

- 14,216 taxable non-residential accounts with a total assessed value of \$61.2 billion.
- The overall typical change in the market value assessment is +2 per cent.
- There is a slight variation in the market value changes between the major segments:

Retail
 Industrial
 Office
 +3 per cent
 +2 per cent
 +1 per cent

- Note This does not include any property tax change due to the provincial property tax requisition.
- Minimal tax shifts are expected due to reassessment with the exception of the downtown A class office inventory.

After several years of rapid decline, the office market appears to be stabilizing based on marginal year-over-year changes in the assessed values. For 2020 the overall typical market

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

value change attributed to the office inventory is a slight increase of 1 per cent which is a substantial improvement from the -32 per cent decrease from previous years. The most significant contributor to this change is the downtown A class office inventory with a typical market value increase of 22 per cent. Attachment 3 has been provided to illustrate the stabilizing proportion of the non-residential taxable value attributed to the downtown office inventory.

Illustrative examples in Attachment 4 reconcile the 2020 non-residential inventory roll values with the decisions of Council made in 2019 November regarding the indicative 2020 tax rate and tax share reallocation of 52 per cent residential and 48 per cent non-residential to demonstrate how 2019 PTP impacted non-residential municipal tax changes for 2020.

It is evident that given the stabilization of the downtown office market values, with some properties showing substantial market value increases for 2020 coupled with decreased non-residential tax share, if PTP were to be implemented in 2020 based on the same criteria of previous years' PTP the primary recipients of such a program would generally be the properties that experienced the most significant tax decreases over the last four years.

#### INVESTIGATION: ALTERNATIVES AND ANALYSIS

Previous reports to Council have considered various forms of financial support programs directed at providing financial relief to non-residential properties affected by the tax shift. Based on previous discussion with a number of stakeholders, Administration has explored several possible options to address the impact of non-residential property tax shifts again for 2020, as well as the impact of current economic conditions on local businesses.

## 2020 Tax Relief Options

Administration analyzed and reviewed a total of 6 potential options in order to provide municipal tax relief to non-residential properties. The following table is a summary of these options and a more in-depth discussion of each can be found in Attachment 5.

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

Option 1: Original PTP Criteria (With 0%, 5% or 10% tax increase caps)					
Description:	Estimated Cost:				
Uses the same criteria and process as the 2017, 2018 and 2019	a) 0% tax increase cap - \$13M				
PTP with a cap on the municipal tax increase by 0%, 5% or 10%	b) 5% tax increase cap - \$8.6M				
	c) 10% tax increase cap - \$5.8M				
Option 2: Modified PTP Calculation Using Actual After PTP T	axes (PTP Applied)				
Description:	Estimated Cost:				
Applies a cap to the municipal property tax increase at 5% or	a) 5% tax increase cap - \$46M				
10% using the prior years actual tax value (PTP applied) in the	b) 10% tax increase cap - \$30M				
calculation					
Option 3: Grant Program - Credit a % of the Amount of PTP I	Paid in 2019				
Description:	Estimated Cost:				
A program that recipients of the 2019 PTP would receive a % of	At Council's discretion				
their 2019 PTP credit					
Option 4: Business Tax Revival in Order to Provide a Busine	ess Tax Credit				
Description:	Estimated Cost:				
Reinstate business tax in order to apply a "reverse tax" or credit	*Capital: Approx. \$1.3M to \$1.7M				
directly to businesses	*Operating: Approx. \$1.1M to \$8.4M				
	Credit value: At Council's discretion				
*High level preliminary estimate from PFC2019-0559 Non-Residential Assessment Sub-Classes Report Attachment 8					
Option 5: Non-Residential Municipal Property Tax Rebate					

Option 5: Non-Residential Municipal Property Tax Rebate	
Description:	Estimated Cost:
Use one-time funds to provide a rebate to all non-residential	At Council's discretion
properties through a municipal property tax rebate based on their	
assessment value	
Option 6: Compassionate Business Grant by Way of Application	
Description:	Estimated Cost:
Create a program that businesses would apply for in order to	*Capital: Approx. \$500,000
receive a grant	*Operating: Approx. \$1M
	Grant value: At Council's discretion
*High level preliminary estimate from PFC2019-0590 Small Business Resiliency Grant Program Attachment 6	

## **Evaluation Criteria**

The following issues were given considerable weight in evaluating each of these options:

- Materiality of financial impact (would funding make a difference for the recipients?)
- Administrative concerns including:
  - o Complexity of the program
  - Cost of administering program for both non-residential property and business owners as well as Administration
  - Responsiveness / timeliness of program delivery
- Legal concerns
- Sustainability and transitional effects
- Overall total cost of the program (impact on The City of Calgary's financial capacity)

City Clerks: J. Palaschuk

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

There are many administrative considerations involved in the establishment and management of the tax relief program. Attachment 6 provides a summary of some of the major administrative considerations.

#### Recommendation

From the 6 proposed options Administration has made a recommendation of Option 2b: *Modified PTP Calculation Using Actual After PTP Taxes (PTP Applied)*. This option proposes to phase in 2020 municipal non-residential property tax increases by capping them for eligible properties at 10 per cent of the prior year's municipal portion of the tax amount. However, the program is modified by using the 2019 after PTP taxes applied amount to ascertain the year-over-year change in taxes. By modifying PTP in this fashion, the program will not only assist in providing tax relief for properties which have faced the largest tax increases over the last 4 years but will also help offset the "bow wave" effect of past year's PTP. This option will also provide the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases.

#### Pros:

- Will benefit a large number and range of properties
- Will assist in offsetting the "bow wave" effect of past years' PTPs and provide the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases
- Provides tax relief to non-residential property owners facing the greatest municipal tax increases
- Provides the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases
- Same eligibility criteria as previous PTP
- Customers are familiar with this program
- No application required

#### Cons:

- Will still perpetuate a "bow wave" effect for future years
- Unlike previous PTP's, also requires the finalization of previous years PTP credits as opposed to just the finalization of previous years assessments to calculate the 2020 credit, both of which could be delayed due to outstanding court appeals
- The PTP creates the effect of different tax rates for each tax payer who receives the credit. The funds do not reduce the tax rate ratio between non-residential and residential
- No guarantees that tax relief is passed along to tenants
- Continued expectation of future tax mitigation programs
- Potential legal risks are addressed in confidential Attachment 8

The below table summarizes the number of eligible accounts and the total estimated cost of the program.

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

% Cap on 2020 Non-Residential Municipal Property Tax	2020 Non-Residential	Estimated Number of	Estimated Program
Increase	Taxable Population*	Qualified PTP Properties	Cost
(Based on 2019 Tax Amount after PTP Credits Applied)			
10.00%	14,176	5,071	\$30,027,656

<sup>\*</sup>As of 2019 December 20

Administration has found that the other subset of the modified PTP option which proposed to cap municipal property tax increases at 5 per cent (option 2a) would simply perpetuate the "bow wave" effect and would not assist in transitioning away from the need of a tax mitigation program. Though benefitting more non-residential properties, option 2a would provide less relief for the properties facing the largest municipal tax increases.

Relative to the other options considered, option 2b would reconcile the intended goal of providing tax relief to those properties that will experience the highest municipal non-residential property tax increases for 2020 with a program that is relatively cost-effective and straightforward to administer. Furthermore, option 2b best captures the intended phasing effect of PTP in that the municipal property taxes would be effectively lowered for 2020 while ultimately reducing potential property tax increases in future years.

Illustrative examples in Attachment 7 demonstrate the impact and potential implications of the seven tax relief options.

### Conclusion

In conclusion, Administration recommends the implementation of Option 2b: Modified PTP Calculation Using Actual After PTP Taxes (PTP Applied), requiring funding of approximately \$30,027,656.

#### Stakeholder Engagement, Research and Communication

Administration worked with both Calgary Economic Development and the Calgary Chamber of Commerce when reviewing options for 2017 and 2018 tax relief and in preparation of C2017-0057 and PF2018-0045. Also, feedback from non-residential property owners on the 2017 and 2018 PTP, as well as customer feedback have been taken into consideration in the preparation of this report.

## **Strategic Alignment**

The proposed options for tax relief align with two fundamental Council Priorities:

- A Prosperous City
- A Well Run City

This proposal supports strategies within the 10 Year Economic Strategy for Calgary and the Community Economic Resilience Program; in particular "Review the economic situation for financial impacts while mitigating and responding to impacts on Action Plan", "Focus on value for money in service delivery", "Continue to provide services to Calgarians", "Proceed with strategic infrastructure investment", and "Work with partners to identify and respond to what is required".

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Non-Residential Property Tax Relief Options

### Social, Environmental, Economic (External)

Many parts of the business community in Calgary has been negatively impacted by the current economic downturn. Many of the negative impacts on citizens, business and community organizations have been identified and discussed in the Economic Development Investment Fund report.

## **Financial Capacity**

## Current and Future Operating Budget:

The proposed 2020 Municipal Non-Residential PTP would require funding in the amount of \$30,027,656. As per Administration's recommendation, this amount could be funded using \$10,624,755 from unused funds previously allocated for PTP and \$19,402,901 from the Fiscal Stability Reserve generated from anticipated year end 2019 Corporate Program savings for the 2020 PTP.

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

There are no capital budget impacts identified in this report.

#### **Risk Assessment**

Administration has reviewed options for 2020 tax relief and option 2b provides the highest level of benefit to those impacted by the largest tax increases due to the reassessment process, while minimizing risks, operational concerns and administrative costs to non-residential property owners.

A further analysis of legal risks to be considered is included in confidential Attachment 8.

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

On 2020 November 29, in conjunction with the approval of the 2020 Budget Adjustments, Council directed Administration to come back with options for a transitional non-residential Phased Tax program for 2020 and 2021 to the Priority and Finance Committee in Q1 2020.

Administration has reviewed several tax relief mechanisms and the proposed 2020 "Modified" Municipal Non-Residential Phased Tax Program (PTP) would reconcile the intended goal of providing tax relief to those properties that will experience the highest municipal non-residential property tax increases for 2020 with a program that is relatively cost-effective and straightforward to administer. Furthermore, option 2b best captures the intended phasing effect of PTP in that the municipal property taxes would be effectively lowered for 2020 while ultimately reducing potential property tax increases in future years.

Due to uncertainties relating to future market conditions and the 2021 assessment values, Administration has recommended that the Priorities and Finance Committee direct Administration to come back with options for a transitional non-residential Phased tax program for 2021 if required in Q1 2021.

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## ISC: UNRESTRICTED PFC2020-0015

## 2020 Non-Residential Property Tax Relief Options

### ATTACHMENT(S)

- 1. Attachment 1 Previous Council Direction
- 2. Attachment 2 2019 Municipal Non-Residential Phased Tax Program (PTP) Criteria
- 3. Attachment 3 Downtown Office Market Value Trend
- 4. Attachment 4 Impact of 2019 PTP on 2020 Municipal Non-Residential Property Tax Changes
- 5. Attachment 5 Detailed 2020 Non-Residential Property Tax Relief Options
- 6. Attachment 6 Administrative Considerations
- 7. Attachment 7 Illustrative Examples of the Effects of the 2020 Non-Residential Property Tax Relief Options
- 8. Attachment 8 Legal Risk Analysis for various Tax Relief Options (confidential)
- 9. Attachment 9 Public Submissions

#### PREVIOUS COUNCIL DIRECTION / POLICY

On 2016 January 25, through Notice of Motion NM2016-04 re: Relief for Calgary Business to Administration, Council adopted the following:

REFER, Moved by Councillor Pincott, Seconded by Councillor Farrell, that Council refer Councillor Woolley's Motion, NM2016-04, "Relief for Calgary Businesses", to Administration for further analysis, and direct Administration to include such analysis as part of the Community Economic Resiliency Fund Report currently being prepared by Administration, and report back to the February 02, 2016 meeting of Priorities and Finance Committee.

On 2016 November 21, through a Motion Arising in respect of Report C2016-0863 Action Plan Mid-Cycle Adjustments, Council adopted the following:

[S]ubject to further adopted amendments:

#### That Council:

- 1. Set aside \$15 million dollars from the Fiscal Stability Reserve to assist Calgary businesses affected by the economic downturn and direct Administration to return to Council with options for considerations no later than the end of 2017 January; and
- 2. Keep the In Camera discussions and distribution confidential pursuant to Sections 24(1) (g) and 27(1) of the *Freedom of the Information of the Protection of Privacy Act.*

On 2017 January 23 through C2017-0057, Council adopted the amended recommendations as follows:

- 1. Approve the Municipal Non-Residential Phased Tax Program (PTP) as outlined in Attachment 1:
- 2. Approve \$45 million from the estimated 2016 intentional savings in Corporate Programs be transferred to the Community Economic Resiliency Fund for the PTP;
- 3. Direct that Attachment 2 [Legal Risk Analysis and Outline for Other Program Options Not Recommended by Administration] remain confidential pursuant to Sections 23(1)(b), 24(1)(a), 24 (1)(b) and 27(1)(a) of the *Freedom of Information and Protection of Privacy Act*; and
- 4. Direct that the In Camera discussion remain confidential pursuant to Sections 23(1)(b) and 27(1)(a) of the *Freedom of Information and Protection of Privacy Act*.

On 2017 November 30, Council adopted the following Motion Arising in consideration of the 2018 Budget Adjustments and in respect to Report C2017-1123 Recommendation 2:

BE IT RESOLVED that Council direct Administration to determine the cost of extending the Municipal Non-Residential Phased Tax Program (PTP) C2017-0057 in order to cap

non-residential property tax increases based on changes to certain non-residential properties' assessed value at 5% for 2018;

BE IT FURTHER RESOLVED that Council direct Administration to fund either the PTP extension or a more efficient way to provide this tax relief to businesses of up to \$45 million from the Fiscal Stability Reserve;

BE IT FURTHER RESOLVED that Council direct Administration to report back to the Priorities and Finance Committee no later than Q1 2018.

On 2018 March 19 in an omnibus motion, Council approved PFC2018-0045 2018 Tax Relief Option Report, directing Administration to implement option 3A; the 2018 Municipal Non-Residential Phased Tax Program.

On 2018 November 14, as part its directions on Report C2018-1158 One Calgary 2019 - 2022 Service Plans and Budgets, Council directed Administration as follows:

- 3. Come back in Q1 2019 with further options on shift from non-residential assessment base to the residential assessment base as previously directed by Council, including but not limited to:
  - a. creation of a small-business assessment class;
  - b. continuing shift from non-residential to residential;
  - c. one-time money to manage the transition;
  - d. advocacy with Federal and Provincial Governments; and
  - e. an examination of reserves and other funding sources which may be available.
- 4. Meet with the Chamber of Commerce, Commercial Real Estate Advisory Committee of Calgary, Economic Development and other interested stakeholders by the end of April 2019 to share ideas and options generated through the tax shift work undertaken in point 3 above. Following this engagement, bring a joint Administration/business community presentation to Priorities & Finance Committee on May 14, 2019.

On 2018 November 19, as part of its directions on PFC2018-1134 2019 Projected Tax Shift Non-Residential, Council adopted recommendations 4, 5 and 6, after amendment:

- 4. Direct Administration to consult with Calgary Economic Development to undertake a policy, process, and membership gap analysis, regarding Downtown recovery, to ensure alignment and maximize capacity-building, and return to Council with recommendations and budget implications no later than Q1 2019.
- 5. Direct Administration to convene a Financial Task Force comprised of internal and external experts to develop a strategy on the following:
  - a. Short term mitigation
  - b. Long term solutions
  - c. Revenue options to improve financial resiliency; and

6. Return to Council through Priorities and Finance Committee with the recommended membership, framework, and terms of reference no later than Q1 2019.

On 2019 March 18 with respect to C2019-0352 Downtown Tax Shift Response – Updated, Council adopted the following:

#### That Council:

- 1) Receive this report for information;
- 2) File the recommendations contained in PFC2019-0148 [Downtown Tax Shift Response];
- 4) Direct Administration to further refine and update the proposed roles and responsibilities of the Financial Task Force and bring an updated Terms of Reference for the Financial Task Force for discussion and consideration of Council after 2019 April 1; and
- 5) Forward this report and direct Administration to return to the 2019 April 1 Strategic Session of Council for the purpose of 2019 tax rate finalization.

On 2019 April 1, with respect to Report C2019-0352 Downtown Tax Shift Response - Updated, Council adopted the following:

- 1. Direct Administration to prepare a 2019 property tax rate bylaw for Council's consideration on 2019 April 08 starting with the One Calgary approved budget, and applying tax room of \$27 million to the municipal non-residential property tax in 2019 effectively producing a residential municipal tax rate increase of 6.67% and a non-residential municipal tax rate decrease of 1.77% in 2019; and
- 2. Direct Administration to run the same scenario in Point 1 with a 49/51 residential to non-residential split, returning to the 2019 April 08 Combined Council Meeting with two property tax bylaw options.
- 3. Motion Lost.
- 4. Direct Administration to develop criteria and process for a Small Business Sustainment Grant to a maximum of \$70.9 million of one-time funding (\$44 million from the Fiscal Stability reserve, and \$26.9 million from the 2017 and 2018 Phased Tax Program funding not required due to appeal resolutions), returning to the Priorities and Finance Committee on 14 May 2019;
- 5. Direct Administration to continue its work on maximizing value from our assets, returning to Priorities and Finance Committee with an update on 04 June 2019;
- 6. Direct Administration to explore the creation of a small business assessment class for implementation in 2021 reporting back to the Priorities and Finance Committee in 2019 June;

- 7. Direct Administration to further refine and update the proposed roles and responsibilities of the Financial Task Force and bring an updated Terms of Reference for the Financial Task Force for discussion and consideration of the Priorities and Finance Committee no later than June, 2019;
- 8. Direct Administration to report back to Special Council (One Calgary Adjustments) on November 12, 2019 with an update on the status of the Downtown Tax Redistribution in consideration of the 2020 Property Assessment Roll; and
- 9. Add the Tax Shift Response plan as a standing item to the Priorities and Finance Committee Agendas for the remainder of 2019.
- 10. Referred "Establish a working group of the Priorities and Finance Committee to steward the work and report back to Council with update an as needed basis." to the 2019 April 02 Priorities and Finance Committee.

On 2019 May 27 in respect of PFC2019-0590 Small Business Resiliency Grant Program, Council adopted the following:

#### That Council:

- 1. Immediately terminate the investigation and/or implementation of this Small Business Resilience Grant program as described in this report, based on the findings in the attached consultant's report, clear feedback from the community of stakeholders and information provided in Attachment 7 [Legal Opinion and Risk Analysis (Confidential)].
- 2. Direct that Attachment 7 [Legal Opinion and Risk Analysis (Confidential)] remain confidential pursuant to section 27 of the *Freedom of Information and Protection of Privacy Act*, indefinitely. And further direct Administration to provide a public Memo to Council highlighting the key principles contained in Attachment 7.

And, through a Motion Arising, adopted the following:

That Council direct Administration to commit \$70.9 million of one time funding (\$44M from the Fiscal Stability Reserve and \$26.9M within the Budget Savings Account) for strategies related to short term mitigation measures or potential long term solutions for business in Calgary, to be determined through the work of the Financial Task Force (to be formed once the Terms of Reference are approved) and/or the working group, with options to be recommended to Council through Priorities and Finance Committee no later than November 2019.

On 2019 June 4 in respect to PFC2019-0559 Non-Residential Assessment Sub-Classes, PFC directed the following:

That the Priorities and Finance Committee refer Report PFC2019-0559 to Administration to continue to solicit responses from the engagement group, determine the impact of the recently adopted legislation and return to the Priorities and Finance Committee in the next three months.

On 2019 June 10, through the amended Notice of Motion C2019-0782 re: Immediate Tax Relief for Calgary Businesses, Council adopted the following:

- 1. Council reconsider and rescind its motion on May 27, 2019 "That Council direct Administration to commit \$70.9 million of one time funding (\$44 million from the Fiscal Stability Reserve and \$26.9 million within the Budget Savings Account) for strategies related to short term mitigation measures or potential long term solutions for business in Calgary, to be determined through the work of the Financial Task Force (to be formed once the Terms of Reference are approved) and/or the working group, with options to be recommended to Council through Priorities and Finance Committee no later than November 2019";
- 2. Administration identify permanent budget reductions of \$60 million for the 2019 tax year and report back to Council, no later than July 31, 2019, with the details of the proposed reductions for approval, which may include, but are not limited to, reductions and/or the elimination of programs, services and staffing positions and voluntary wage roll-backs;
- 3. Administration implement a 2019 Phased Tax Program (PTP), in a manner consistent with 2018, using the \$70.9 million as identified in 1 above and the \$60 million as identified in 2 above to provide immediate one-time relief to eligible non-residential property tax accounts. This combined amount of \$130.9 million (one-time) will be used to create a minimum 10% reduction in non-residential municipal property taxes from 2018 to 2019, excluding the effects of the final year of Business Tax Consolidation (approximately 4.2% increase), excluding any 2018 PTP credit, and excluding properties that are subject to non-market changes like property upgrades and expansions;
- 4. Administration to make available to the eligible non-residential property owner the impact of the 2019 PTP on or before June 28, 2019 on a best effort basis. Administration will ensure eligible PTP participants will see the monthly amount adjusted no later than August 1, 2019, and payment for any remaining qualifying accounts with an outstanding credit balance will be made no later than July 31, 2019;
- 5. Administration be directed to use the \$60 million in 2019 permanent savings as identified in 2 above to reduce the non-residential tax rate impact for 2020 and beyond to achieve a shift from the non-residential assessment base to the residential base:
- 6. Council requests the Mayor to send a letter to our partners in the provincial government requesting to engage in discussions regarding taxation and assessment reform.
- 7. Council leads by example in reducing expenses by adopting a 15% reduction (and subsequent freeze) between \$11,900 and \$14,000 in their respective office expense accounts for the duration of the One Calgary 2019 2022 Service Plans and Budget, and the corresponding amount (15%) from the Mayor's office account.

On 2019 September 17 in respect to the Briefing Report PFC2019-1026 Non-Residential Assessment Sub-Classes Committee:

Approved the report through consent.

On 2019 November 29, Council adopted the following Motion Arising in consideration of Report C2019-1052 2020 Adjustments to the One Calgary Service Plans and Budgets (Verbal),

That Council direct administration to come back with options for a transitional non-residential Phased Tax program for 2020 and 2021 to the Priorities and Finance Committee in Q1 2020.

## DETAILS OF THE 2019 MUNICIPAL NON-RESIDENTIAL PHASED TAX PROGRAM (PTP)

## **Summary**

The effect of the PTP was to phase-in 2019 non-residential property tax increases (municipal portion only) by limiting the increase in 2019 to -10 per cent. Eligible non-residential property owners experienced a maximum increase in the municipal non-residential property tax of -10 per cent resulting from the preparation of the 2019 market value assessment. PTP was a one-year program only.

#### Eligibility

## 1) Market Value Changes Only

This program was designed to phase-in only the non-residential property tax effects resulting from the preparation of the 2019 annual market value assessment. Thus, the focus was on market value changes only.

## 2) Non-Market Value Changes

Properties which had physical changes that affected the 2019 assessment relative to the 2018 assessment or had changes due to other external non-market impacts (e.g. a zoning change, servicing, remediation, a change in taxable status, factual corrections, a change in assessment class) were excluded from the PTP.

## 3) Regulated Rate Properties

Any non-residential property not valued on the market value standard was excluded; such as farmland and linear properties.

#### 4) Other Criteria

To be included in the PTP, non-residential properties:

- Had existed in 2018.
- Had a tax status of "taxable".
- For properties assessed with more than one assessment class, only those properties where the non-residential component was 50% or higher were included.
- Had 2019 municipal non-residential property taxes greater than \$50.
- The amount to be phased-in exceeded \$25.

#### 5) Provincial Non-Residential Property Tax

PTP did not include any non-residential property tax effects from the provincial government. At that point, The City of Calgary had not been informed of the provincial requirements for property tax to be collected from the non-residential property group.

## 6) Impact of Filing an Assessment Complaint

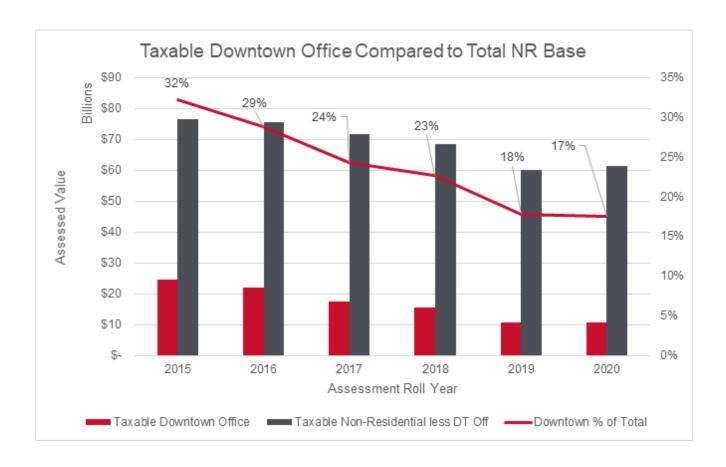
In accordance with the *Municipal Government Act* property owners who disagree with their assessment have the right to file a complaint with the Assessment Review Board (ARB). PTP required known and final assessment values to determine if the tax change was above or below the phase-in threshold (-10 per cent). Any non-residential property that filed a 2019 complaint was not included in the PTP until the decision of the ARB was rendered and any further appeals or reviews had been concluded. Any non-residential property that had an outstanding prior years' appeal or review was not included in the PTP until the appeal or review was concluded. Once a final determination of the assessed value was received, any resulting tax effect was taken into consideration in accordance with the PTP.

## 7) Processing the Phase-in

There was no application process required, and the tax effect of the phase-in was applied on the annual non-residential property tax bill. Property tax accounts using the Tax Instalment Payment Plan (TIPP) had the TIPP amounts accordingly adjusted.

#### DOWNTOWN OFFICE YEAR-OVER-YEAR MARKET VALUE CHANGE

The chart below illustrates the stabilization proportion of the non-residential taxable value attributed to the downtown office inventory when compared to the total non-residential (NR) property assessment base.



# IMPACT OF 2019 PTP ON 2020 MUNICIPAL NON-RESIDENTIAL PROPERTY TAX CHANGES

	52% Residential : 48% Non-Residential						
Туре	2019	2020	Year-over-Year Change				
Non-Residential \$5M Property							
Assessment	\$5,000,000	\$5,000,000	0.00%				
Municipal Taxes	\$88,875	\$78,130	-12.09%				
Less 2019 PTP	\$16,214						
Municipal Taxes After 2019 PTP	\$72,661	\$78,130	7.53%				
Retail - Strip Mall							
Assessment	\$3,250,000	\$3,440,000	5.85%				
Municipal Taxes	\$57,769	\$53,753	-6.95%				
Less 2019 PTP	\$11,780						
Municipal Taxes After 2019 PTP	\$45,989	\$53,753	16.88%				
Retail - 17th Avenue SW							
Assessment	\$3,560,000	\$3,560,000	0.00%				
Municipal Taxes	\$63,279	\$55,628	-12.09%				
Less PTP	\$9,200						
Municipal Taxes After 2019 PTP	\$54,079	\$55,628	2.86%				
Retail - Neighbourhood Shoppir	ng Centre						
Assessment	\$38,810,000	\$41,070,000	5.82%				
Municipal Taxes	\$689,848	\$641,756	-6.97%				
Less 2019 PTP	\$88,205						
Municipal Taxes After 2019 PTP	\$601,643	\$641,756	6.67%				
Office - Downtown AA Class							
Assessment	\$334,890,000	\$315,370,000	-5.83%				
Municipal Taxes	\$5,952,670	\$4,927,940	-17.21%				
Less 2019 PTP	\$0						
Municipal Taxes After 2019 PTP	\$5,952,670	\$4,927,940	-17.21%				

		52% Residential : 48% Non-Residential			
2019	2020	Year-over-Year Change			
Office - Downtown A Class					
\$87,910,000	\$103,940,000	18.23%			
\$1,562,600	\$1,624,156	3.94%			
\$0					
\$1,562,600	\$1,624,156	3.94%			
(	\$87,910,000 \$1,562,600 \$0	\$87,910,000 \$103,940,000 \$1,562,600 \$1,624,156 \$0			

## Industrial - Warehouse

Assessment	\$4,970,000	\$5,220,000	5.03%
Municipal Taxes	\$88,342	\$81,567	-7.67%
Less PTP	\$13,083		
Municipal Taxes After 2019 PTP	\$75,259	\$81,567	8.38%

## Suburban Office

Assessment	\$24,130,000	\$25,030,000	3.73%
Municipal Taxes	\$428,911	\$391,116	-8.81%
Less PTP	\$0		
Municipal Taxes After 2019 PTP	\$428,911	\$391,116	-8.81%

#### 2020 NON-RESIDENTIAL PROPERTY TAX RELIEF OPTION DETAILS

## OPTION 1: Original PTP Criteria (With 0 per cent, 5 per cent or 10 per cent tax increase caps)

## Description:

Using the same criteria and process as the 2017, 2018 and 2019 PTP this option proposes to phase in 2020 municipal non-residential property tax increases by capping them for eligible properties at 0 per cent, 5 per cent, or 10 per cent of the prior year's municipal portion of the tax bill (total without PTP credit applied). As stated, this program would be administered in the same manner as past years' PTP programs.

#### Pros:

- Same process of calculation as previous year's PTP
- Could benefit small properties if they are subject to a large increase due to reassessment
- Customers are familiar with this program
- Same eligibility criteria as previous PTP
- Customers are familiar with this program
- No application required

#### Cons:

- The reassessment cycle indicates that properties that experienced the most significant tax decreases over the last four years would be substantial beneficiaries of the program (Approx. 50 per cent of the budgeted PTP amount)
- Does not reach Council's intended target of properties experiencing large tax increases due to the tax burden shift
- No guarantees that tax relief will be passed along to tenants
- The PTP creates the effect of different tax rates for each tax payer who receives the credit. The funds do not reduce the tax rate ratio between non-residential and residential
- Complaint process introduces complexity into administration
- Continued expectation of future tax mitigation programs
- Potential legal risks are addressed in confidential Attachment 8

## Option 1 Program Estimates:

Option	% Cap on 2019 Non-Residential Municipal Property Tax Increase	2020 Non-Residential Taxable Population*	Number of Qualified PTP Properties	Program Cost
1a	0.00%	14,176	1,255	\$12,999,641
1b	5.00%	14,176	589	\$8,559,995
1c	10.00%	14,176	350	\$5,841,986

<sup>\*</sup>As of 2019 December 20

## **OPTION 2: Modified PTP Calculation Using Actual After-PTP Taxes (PTP Applied)**

## **Description:**

This option also proposes to phase in 2020 municipal non-residential property tax increases by capping them for eligible properties at 5 per cent, or 10 per cent of the prior year's municipal portion of the tax bill. However, the program is modified by using the 2019 actual municipal property tax amount (after PTP credits were applied) to ascertain the year-over-year change in taxes. By modifying PTP in this fashion, the program will also assist in offsetting the "bow wave" effect of past year's PTPs.

## Pros:

- Will benefit a large number and range of properties
- Will assist in offsetting the "bow wave" effect of past years' PTPs and provide the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases
- Provides tax relief to non-residential property owners facing the greatest municipal tax increases
- Provides the intended transitional phasing effect to lessen the impact of year-over-year municipal tax increases
- · Same eligibility criteria as previous PTP
- Customers are familiar with this program
- No application required

## Cons:

- Will still perpetuate a "bow wave" effect for future years
- Unlike previous PTP's, also requires the finalization of previous years PTP credits as opposed to just the finalization of previous years assessments to calculate the 2020 credit, both of which could be delayed due to outstanding court appeals
- The PTP creates the effect of different tax rates for each tax payer who receives the credit. The funds do not reduce the tax rate ratio between non-residential and residential
- No guarantees that tax relief is passed along to tenants
- Continued expectation of future tax mitigation programs
- Potential legal risks are addressed in confidential Attachment 8

#### Option 2 Program Estimates:

Option	% Cap on 2019 Non-Residential Municipal Property Tax Increase		Estimated Number of Qualified PTP Properties	Estimated Program Cost
2a	5.00%	14,176	7,138	\$45,981,859
2b	10.00%	14,176	5,071	\$30,027,656

<sup>\*</sup>As of 2019 December 20

## OPTION 3: Grant Program - Based on a Percent of PTP Credit Paid in 2019

#### Description:

This option would involve administering a grant program in 2020 where property owners would be eligible to receive an amount equivalent to a specified percentage of the PTP credit they received in 2019

#### Pros:

Would benefit any property that received PTP in 2019

#### Cons:

- Would only apply to properties that qualified for PTP in 2019
- High administrative costs
- No guarantees that grants would be passed along to tenants
- Potential legal risks are addressed in confidential Attachment 8

## **Option 3 Program Estimates:**

2019 Program Cost	Amount	Number of Qualified PTP Properties	Estimated Program Cost
2019 Approved PTP Budget	\$130,900,000		At Councillo Diogration
Current 2019 PTP Payout*	\$116,648,306	11,655 (Credit Received)	At Council's Discretion

<sup>\*</sup>As of 2019 December 20

#### OPTION 4: Business Tax Revival in Order to Provide a Business Tax Credit

#### Description:

This option involves reinstating business tax as a "reverse" tax for the purposes of compensating business owners directly. Due to the complexity of reinstating business tax there would be no possible way to administer this option within 2020. This is largely due to degraded business data, the timeline and costs required to upgrade that data and systems involved and the various Administrative groups involved. Report PFC2019-0559 brought forward by Administration on 2019 June 4 details the degradation of Business data as well as the potential associated costs to Administration.

#### Pros:

Benefit will go directly to businesses

### Cons:

- Cannot be implemented in 2020
- High related costs for Administration
- Substantial amount of resources and time required to re-establish the business roll
- Additional capital/operating expenses for Assessment, Finance, and other business units involved

## **OPTION 5: Non-Residential Municipal Property Tax Rebate**

## **Description:**

This option proposes a use of one-time funds to offset the non-residential municipal property tax through a municipal property tax rebate applicable to all non-residential properties based on their assessment value.

## Pros:

- Benefit will go to all non-residential property owners regardless of increase/decrease in taxes
- Simple and transparent process
- Low administrative costs

## Cons:

- Would provide less benefit to properties experiencing higher increases in their municipal taxes
- Would provide a rebate to properties experiencing a tax decrease

## **OPTION 6: Compassionate Business Grant by Way of Application**

## **Description:**

This option would create a program that businesses would apply for in order to receive a grant. A similar program was analyzed and brought forward to Council on 2019 May 27 through report PFC2019-0590 Small Business Resiliency Grant Program.

## Pros:

Benefit will go directly to businesses that apply and meet the eligibility criteria

## Cons:

- High related costs and resources for administration
- Would not be implemented immediately
- Previous grant program (PFC2019-0590 Small Business Resiliency Grant Program) was voted down by Council on 2019 May 27

### ADMINISTRATIVE CONSIDERATIONS FOR PHASED TAX PROGRAM (PTP)

## **Delivering Tax Relief Through PTP**

In previous years, eligible non-residential property owners received PTP credits through their property tax bills. When PTP was approved, the intention was that these credits would be passed along to tenants. Administration has no way of verifying if PTP credits were passed from the property owner to the tenants. Previous reports to Council have considered various forms of financial support programs focused directly on businesses and business owners rather than property tax. While there could be positive impacts associated with those programs, Administration's analysis identified a number of challenges with the implementation of such programs, including operational concerns, potential for inequity and feasibility under the *Municipal Government Act* (MGA).

Administration found that providing financial aid to local businesses that were negatively affected by the economic downturn through property tax relief would be the most feasible option for several reasons. One of the most significant reasons is that The City has a direct relationship with all non-residential property owners through the existing municipal property assessment and taxation framework. Business assessment and taxation were eliminated in 2019 through Business Tax Consolidation. Administration still prepares assessments for some businesses for the purpose of collecting Business Improvement Area (BIA) taxes. However, the business inventory used for that purpose is limited to businesses located in BIAs. Unlike the property inventory, Administration does not have a complete business inventory or the associated ownership information for every business in the city. The administrative costs associated with obtaining business ownership information, maintaining a business inventory and creating accounts as means to deliver financial aid directly to businesses would be significant. Furthermore, Administration does not have sufficient information to accurately determine the financial impact of the economic downturn on specific types of businesses or the legislative authority to collect that information.

#### **Manual Administration of PTP**

PTP has been administered through a manual process which has been time consuming and at times complex. Finance and Assessment have worked closely to ensure the correct PTP credits are processed, especially for those accounts with an Assessment Review Board (ARB) complaint. Finance has received bi-weekly spreadsheets with lists of accounts where the ARB complaint has been resolved and the judicial review application deadline has passed. The manual administration of PTP has the potential to last many years into the future to accommodate the lengthy process for judicial reviews. This process impacted Tax and diverted resources from other high-priority initiatives such as the Tax Instalment Payment Plan (TIPP) forecasting project and TIPP integration.

## **Legislative Authority**

The MGA requires an annual assessment be prepared each and every year, with assessments used as the basis for the fair and equitable distribution of property taxes. An annual assessment cycle better reflects the current economic effects on the real estate market. It is also better understood by property owners as there is only six months between the valuation date and the market value assessment. In longer assessment cycles (three to four years) property owners find themselves being taxed based on an economic circumstance that may have occurred up to five years previously. However, in any assessment cycle, where there is either a substantial change to one or more segments of the market, the tax distribution effects from the new assessments can be material. Administration has observed some of these effects in the Calgary non-residential markets.

#### Attachment 7:

## Illustrative Examples of the Effects of the 2020 Non-Residential Property Tax Relief Options

	52% Residential : 48% Non-Residential			
	2019	2020	Year-over-Year Change	
Estimated Program Cost (\$ in million	ns)			
Estimated Number of Qualified Properties				

	Non-Residential Tax Mitigation Options										
	ption 1a us Quo @ 0%		tion 1b is Quo @ 5%	Statu	tion 1c s Quo @ 10%	After 2	tion 2a 2019 PTP 0 @ 5%	After	tion 2b 2019 PTP 0 @ 10%	\$30	ption 5 m Rebate o All NR
\$	13.0	\$	8.6	\$	5.8	\$	46.0	\$	30.0	\$	30.0
	1,255		589		350		7,138		5,071		14,176

#### Non-Residential \$5M Property

Assessment	\$5,000,000	\$5,000,000	0.00%
Municipal Taxes	\$88,875	\$78,130	-12.09%
Less PTP	\$16,214		
Municipal Taxes After PTP	\$72,661	\$78,130	7.53%
Municipal Tax Change After PTP			

\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
\$78,130	\$78,130	\$78,130	\$78,130	\$78,130	\$78,130
\$0	\$0	\$0	\$1,835	\$0	\$2,511
\$78,130	\$78,130	\$78,130	\$76,294	\$78,130	\$75,618
7.53%	7.53%	7.53%	5.00%	7.53%	4.07%

#### Retail - Strip Mall

Assessment	\$3,250,000	\$3,440,000	5.85%
Municipal Taxes	\$57,769	\$53,753	-6.95%
Less PTP	\$11,780		
Municipal Taxes After PTP	\$45,989	\$53,753	16.88%
Municipal Tax Change After PTP			

\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000	\$3,440,000
\$53,753	\$53,753	\$53,753	\$53,753	\$53,753	\$53,753
\$0	\$0	\$0	\$5,465	\$3,165	\$1,728
\$53,753	\$53,753	\$53,753	\$48,288	\$50,588	\$52,025
16.88%	16.88%	16.88%	5.00%	10.00%	13.13%

#### Retail - 17th Avenue SW

Assessment	\$3,560,000	\$3,560,000	0.00%
Municipal Taxes	\$63,279	\$55,628	-12.09%
Less PTP	\$9,200		
Municipal Taxes After PTP	\$54,079	\$55,628	2.86%
Municipal Tax Change After PTP			

\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000	\$3,560,000
\$55,628	\$55,628	\$55,628	\$55,628	\$55,628	\$55,628
\$0	\$0	\$0	\$0	\$0	\$1,788
\$55,628	\$55,628	\$55,628	\$55,628	\$55,628	\$53,840
2.86%	2.86%	2.86%	2.86%	2.86%	-0.44%

#### Retail - Neighbourhood Shopping Centre

Assessment	\$38,810,000	\$41,070,000	5.82%
Municipal Taxes	\$689,848	\$641,756	-6.97%
Less PTP	\$88,205		
Municipal Taxes After PTP	\$601,643	\$641,756	6.67%
Municipal Tax Change After PTP			

Ī	\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000	\$41,070,000
Ī	\$641,756	\$641,756	\$641,756	\$641,756	\$641,756	\$641,756
	\$0	\$0	\$0	\$10,031	\$0	\$20,628
Ī	\$641,756	\$641,756	\$641,756	\$631,725	\$641,756	\$621,128
Ī	6.67%	6.67%	6.67%	5.00%	6.67%	3.24%

#### Office - Downtown AA Class

Assessment	\$334,890,000	\$315,370,000	-5.83%
Municipal Taxes	\$5,952,670	\$4,927,940	-17.21%
Less PTP	\$0		
Municipal Taxes After PTP	\$5,952,670	\$4,927,940	-17.21%
Municipal Tax Change After PTP			

\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000	\$315,370,000
\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940
\$0	\$0	\$0	\$0	\$0	\$158,400
\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,927,940	\$4,769,540
-17.21%	-17.21%	-17.21%	-17.21%	-17.21%	-19.88%

FC2020-0015 At SC: Unrestricted	Office Downtown A Cla
d Atte	Office - Downtown A Clas

52% Residential : 48% Non-Residential		
2019	2020	Year-over-Year Change

52% Residential : 48% Non-Residential		
2019	2020	Year-over-Year Change

#### Non-Residential Tax Mitigation Options Option 1a Option 1b Option 1c Option 2a Option 2b Option 5 Status Quo @ Status Quo @ Status Quo @ After 2019 PTP After 2019 PTP \$30m Rebate 5% 10% Cap @ 5% Cap @ 10% to All NR

#### ss

Assessment	\$87,910,000	\$103,940,000	18.23%
Municipal Taxes	\$1,562,600	\$1,624,156	3.94%
Less PTP	\$0		
Municipal Taxes After PTP	\$1,562,600	\$1,624,156	3.94%
Municipal Tax Change After PTP			

\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000	\$103,940,000
\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156
\$61,556	\$0	\$0	\$0	\$0	\$52,206
\$1,562,600	\$1,624,156	\$1,624,156	\$1,624,156	\$1,624,156	\$1,571,951
0.00%	3.94%	3.94%	3.94%	3.94%	0.60%

#### Industrial - Warehouse

Assessment	\$4,970,000	\$5,220,000	5.03%
Municipal Taxes	\$88,342	\$81,567	-7.67%
Less PTP	\$13,083		
Municipal Taxes After PTP	\$75,259	\$81,567	8.38%
Municipal Tax Change After PTP			

\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000	\$5,220,000
\$81,567	\$81,567	\$81,567	\$81,567	\$81,567	\$81,567
\$0	\$0	\$0	\$2,546	\$0	\$2,622
\$81,567	\$81,567	\$81,567	\$79,022	\$81,567	\$78,945
8.38%	8.38%	8.38%	5.00%	8.38%	4.90%

#### Suburban Office

Assessment	\$24,130,000	\$25,030,000	3.73%
Municipal Taxes	\$428,911	\$391,116	-8.81%
Less PTP	\$0		
Municipal Taxes After PTP	\$428,911	\$391,116	-8.81%
Municipal Tax Change After PTP			

\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000	\$25,030,000
\$391,116	\$391,116	\$391,116	\$391,116	\$391,116	\$391,116
\$0	\$0	\$0	\$0	\$0	\$12,572
\$391,116	\$391,116	\$391,116	\$391,116	\$391,116	\$378,545
-8.81%	-8.81%	-8.81%	-8.81%	-8.81%	-11.74%

## Public Submission



City Clerk's Office

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda. \* First name may \* Last name Han **Email** iwd15may@gmail.com Phone \* Subject cutting city admin and service staff, save citizens tax money City of calgary admin low work efficiency is well known to Calgarians. Many of us have unpleasant experience dealing with customer service at city of calgary, either with a simple water bill or home Reno issues, we have to wait months even years. I made a complaint about the over charge water bill last Feb, was contacted by city people in \* Comments - please refrain from April that they were looking into it, but was never contacted again till now. When I providing personal information in asked the person who called me to email instead of just calling, they just refused. Not this field (maximum 2500 an authentic and professional way. There shall be recording at least an issue number characters) to track Later. Behavior like this in private business is not allowed I'm afraid. Improve the efficiency at city of calgary. As a citizen, under such economic situation, to raise tax money is against most citizens will. We strongly advise the city to cut off unneces-

ISC: 1/1

sary admin position instead.





Council Agenda.

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\* I have read and understand that my name, contact information and comments will be made publicly available in the

* First name	Allmay
* Last name	Liu
Email	
Phone	
* Subject	Property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not increase property tax!!





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\* I have read and understand that my name, contact information and comments will be made publicly available in the

\* First name Zoe

\* Last name wang

Email wangzhaohui1105@hotmail.com

Phone

\* Subject Please don't increase property taxes

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please don't increase property taxes any more characters)





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Tai
* Last name	Shan
Email	samshan1977@gmail.com
Phone	4034005048
* Subject	Don't increase prices!
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Don't increase prices!





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Hong gang
* Last name	Li
Email	cecsltd@hotmail.com
Phone	4035124855
* Subject	Property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Do not increase property tax





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Xinzhou
* Last name	Liu
Email	nichliu@gmail.com
Phone	5878894092
* Subject	please do not increase property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	please do not increase property tax



#### **Public Submission**

City Clerk's Office

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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Chun Mei
* Last name	Wang
Email	1048879619@qq.com
Phone	+14037966886
* Subject	Do not increase property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not increase the property tax .





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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Xiang Hong
* Last name	Ding
Email	xianghongding@yahoo.com
Phone	403 244 4091
* Subject	Тах
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We'd rather lay off than increase tax





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\* I have read and understand that my name, contact information and comments will be made publicly available in the

\* First name Lisa

\* Last name Ma

Email sasa\_ma@hotmail.com

Phone

\* Subject Please do not increase property tax

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not increase property tax





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* First name	Xuhui
* Last name	Chen
Email	chenxuhuijisuan@gmail.com
Phone	4036892609
* Subject	Property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I don't want more property tax increase



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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Jiaxun
* Last name	Zhu
Email	jiaxun_zhu@hotmail.com
Phone	
* Subject	Please do NOT increase the property tax!
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do NOT increase the property tax! The current situation in Alberta, most people are suffering from the bad economic of oil and gas sector, and fighting for the personal and family financial headaches! The policy maker is to consider the current situation, and help Calgarians to release the pain, but not increase their burden!





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Qiang
* Last name	Shen
Email	
Phone	4038094175
* Subject	Please do not increase property taxes
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not increase my property taxes.





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Tracy
* Last name	lin
Email	tracylinxh@gmail.com
Phone	
* Subject	We can't accept the increasing proper tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We can't afford the increasing proper tax. It is already too way expensive!





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	John
* Last name	Yin
Email	johnyin@126.com
Phone	4038750863
* Subject	Tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Do not increase any tax.



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Jing
* Last name	Han
Email	Blue_dolphin_jing@hotmail.com
Phone	2049528396
* Subject	opinion
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	cut the government employees





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Council Agenda.	
* First name	Ke
* Last name	Song
Email	kesong@telus.net
Phone	
* Subject	no more property tax hike
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	My property tax has gone up significantly during past a few years. my water bill nearly doubled compared a year ago. it's time to stop increasing our property tax and seek alternatives.
	thanks Ke





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* First name	Bing
* Last name	Wang
Email	bwan@ucalgary.ca
Phone	40369441430
* Subject	No increase for city tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please consider that increasing city tax will potentially affect over one million people!



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* First name	Sharon
* Last name	Chen
Email	yydemm@gmail.com
Phone	
* Subject	Please don't increase property taxes!!!
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do NOT increase property taxes anymore!!!





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✓	* I have read and understand that Council Agenda.	my name, contact information and comments will be made publicly available in the
* First	name	Jun
* Last i	name	Lu
Email		
Phone		
* Subje	ect	Property taxes
providi	ments - please refrain from ng personal information in d (maximum 2500 ters)	Please do not increase residential property tax any more!





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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Christina
* Last name	Li
Email	xh_lee66@hotmail.com
Phone	4033707680
* Subject	Residential property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please don't raise residential property tax this year





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✓	* I have read and understand that Council Agenda.	my name, contact information and comments will be made publicly available in the
* First r	name	Jean
* Last n	ame	Zhang
Email		jeancncq@gmail.com
Phone		
* Subje	ct	property tax"
providir	nents - please refrain from ng personal information in d (maximum 2500 ers)	please do not increase property tax



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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	xue
* Last name	lin
Email	xuelin416@hotmail.com
Phone	
* Subject	taxes can not be increased anymore
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am a realtor. Since 2018 the market goes very slowly. People lost jobs because the minimum wage increased. Increasing property taxes won't help the government deficit. Find a way help Alberta back to Competitiveness





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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Richard
* Last name	Li
Email	xyhuang99@yahoo.ca
Phone	
* Subject	Please do not increase property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not increase property tax





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✓	* I have read and understand that Council Agenda.	my name, contact information and comments will be made publicly available in the
* First	name	Lin
* Last ı	name	Han
Email		
Phone		
* Subje	ect	Do not increase property tax anymore
providi	ments - please refrain from ng personal information in ld (maximum 2500 ters)	Please do not increase property tax anymore

From: Tony Mallette
To: Public Submissions

Subject: [EXT]

**Date:** Tuesday, January 14, 2020 8:31:44 AM

## To whom it may concern,

- 1. First I strongly disagree with giving private money to a group of multimillionaires and a billionaire ( who is not even on Canadian soil for tax purposes) especially at a time when essential services are being curtailed. ( I am a property owner). If property taxes increase at the same time you give money to these folks, I believe this is wrong.
- 2. I believe your priorities are mixed up. You should be trying to get your fiscal house in order instead of going on a fiscal adventure for the sake of the Flames.
- 3. Next, the figures you give as for benefits do not take into account the time value of money. Any future values must be discounted at a rate to show the true Net present Value. NPV. The figures presented are misleading until the discount rate is related to the public so that an adequate determination of net benefits can be made.
- 4. Cost overruns. Who pays for these? Are these shared 50/50 or do us property tax payers pick up the tab.
- 5. Yes the city owns the building but amortized over a 25 year life the building will be worth scrap value then.
- 6. The 2% fee on events, why is there such a discrepancy between what the city is getting versus their northern rivals.
- 7. Why can't the city share in auxiliary revenues such as parking.

8.

I await your response.

Yours truly,

Tony Mallette



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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Curtis
* Last name	Mah
Email	curtmah@gmail.com
Phone	5874362878
* Subject	Don't cut Multi-Use Pathways or Pedestrian infrastructure
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to you to voice my concerns about the budget cuts. How can we not touch roads by even .5% yet we are cutting transportation alternatives that would actually save us money on roads. Cutting pedestrian improvements will actually cost people their lives, and cost us more in healthcare. Likewise PLEASE do not cut funding to multi-use pathways, many are in need of repair and they are inadequate as they are. This is desperately needed funding to give people an alternative to driving which will save us money in the long run. Please reconsider these cuts and take the money from roads not active transport

ISC: 1/1

Unrestricted Jan 25, 2020



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Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Brent
* Last name	Clark
Email	brentrclark@yahoo.ca
Phone	
* Subject	Submission with respect to Strategic Meeting of Council Item 5.1 Re-Balancing The City's Capital Por
	Dear Council,  Re-Balancing the Capital Portfolio recommends funding reductions in a number of

Public Transit (657\_01W, 657\_02W & 657\_03W):

There is a significant scaling back of funds for transit. Lack of funds for LRV and bus refurbishment and reduction to the replacement of vehicles will negatively impact access to reliable and affordable transportation options for Calgarians at a time when we are already concerned about increasing costs of living. Further, instead of making it easier for Calgarians to secure work and contribute to kick starting the economy, reduced service levels will make it more difficult to travel to work, school and other activities. Reducing service levels also runs counter to the City promoting increased Transit Oriented Development in our communities. If an intent of such development is to allow Calgarians freedom to travel without relying on personal vehicles, reducing demands on Calgary's street network, how does limiting access to Transit support such goals? In actuality, reduced transit, coupled with higher density development will likely promote increased congestion and greater demand for parking.

areas. I want to comment on reductions associated with "A City that Moves".

Sidewalks & Pathways (481400):

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC: 1/2

Unrestricted Jan 26, 2020



City Clerk's Office

Funding cuts specifically identify projects that provide low cost and promote low impact travel opportunities for Calgarians of all ages and social status, while explicitly making allowance to compromise the safety of Calgarians relying on active travel. Notwithstanding the previous, this also runs counter to City policies and programs aimed at increasing transportation flexibility.

I understand that fiscal restraint is necessary, but the proposed cuts to this portion of the budget seem inequitably focused on transit and active travel. I urge you to reject the proposed cuts to these items and consider how reductions can instead be distributed equitably across all travel modes.

Thank-you.

ISC: 2/2





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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	YAN
* Last name	LIU
Email	donyliu1965@gmail.com
Phone	4038263335
* Subject	Oppose to increase property tax again
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We oppose to increase property tax again, please cut down the salary of Mayor of Calgary.





Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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Council Agenda.	my hame, contact information and comments will be made publicly available in the
* First name	Ying
* Last name	Hou
Email	ruthhou@hotmail.com
Phone	
* Subject	Property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please do not increase residential property tax.



City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Yun
* Last name	Feng
Email	yunping.feng@gmail.com
Phone	6479301138
* Subject	please do not increase property tax
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	please do not increase property tax

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 22 Avenue NW, LOC2019-0136

#### **EXECUTIVE SUMMARY**

This land use amendment application was submitted by QAA Designs on behalf of the landowner Ranjit Kaur Wadh on 2019 August 20. This 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, semidetached, and duplex dwellings in addition to secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

An amendment to the *North Hill Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal aligns with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-0136

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
- 2. Give three readings to the proposed bylaw
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares + (0.14 acres) located at 202 22 Avenue NW (Plan 2129O), Block 30, Lots 1 and 2) from Residential Contextual One / Two Dwelling (R-C2) District **to** Residential Grade Oriented Infill (R-CG) District; and
- 4. Give three readings to the proposed bylaw.

## RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
- 2. Give three readings to Proposed Bylaw 3P2020.
- Adopt, by bylaw, the proposed redesignation of 0.06 hectares + (0.14 acres) located at 202 – 22 Avenue NW (Plan 2129O), Block 30, Lots 1 and 2) from Residential -Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District; and
- 4. Give three readings to **Proposed Bylaw 17D2020**.

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

## **BACKGROUND**

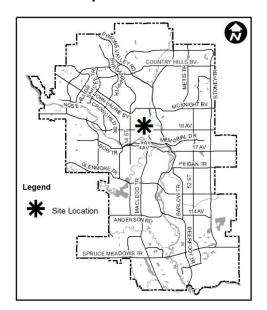
This land use amendment application was submitted by QAA Designs on behalf of the land owner Ranjit Kaur Wadh on 2019 August 29. No development permit has been submitted at this time. As indicated in the Applicant's Submission (Attachment 1), the applicant intends to pursue four units on the site, but has not determined the exact design of the development at this time.

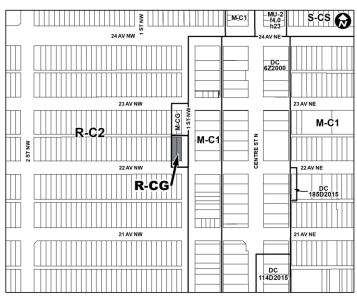
**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-0136

## **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-0136



## **Site Context**

The subject site is located in the community of Tuxedo Park at the northwest corner of 1 Street NW and 22 Avenue NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling with a rear detached garage which is accessed off 1 Street SW. A rear lane is located north of the subject site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 to the north, south and west. To the east of the site is medium density multi-residential designated Multi-Residential – Contextual Low Profile (M-C1) District. Centre Street N is located approximately 100m to the east and includes multi-residential and commercial development.

ISC: UNRESTRICTED

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

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 **Avenue NW, LOC2019-0136**

As identified in *Figure 1*, the community of Tuxedo Park reached peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5165
2018 Population	5165
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 Tuxedo Park 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 provides for a development form that will be compatible with the low density residential character of the existing neighbourhood.

## **Planning Considerations**

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

## Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single and semi-detached dwellings may include secondary suites. 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 height) low-density rowhouse developments where one facade 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, and duplex dwellings and secondary suites.

City Clerks: A. Degrood

ISC: UNRESTRICTED

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

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 **Avenue NW, LOC2019-0136**

## Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic quidance for the site development including appropriate uses, building height, massing, 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 22 Avenue NW and 1 Street NW;
- emphasizing individual at-grade entrances;
- improving pedestrian connections along 1 Street NW by ensure vehicle access to the site is off the lane;
- provision of parking for the rowhouse development; and
- the location and screening of amenity spaces.

### Environmental

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

## **Transportation**

Pedestrian access to the site is available from existing sidewalks along 1 Street NW and 22 Avenue NW. While there is street parking available on both 1 Street NW and 22 Avenue NW, direct vehicular access shall be via the lane only.

The site is serviced by Calgary Transit with bus stops located approximately 200 metres away on Centre St N. Multiple routes serve the area including the 300/301 North/South BRT. The subject site is approximately 750 metres from the future 28 Avenue Greenline LRT Station and 750 metres from the future 16 Avenue Greenline Station.

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

## **Utilities and Servicing**

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed at development permit stage.

## Stakeholder Engagement, Research and Communication

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

City Clerks: A. Degrood

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-0136

The Tuxedo Park Community Association is opposed to the land use redesignation and 8 public responses were received in opposition. The concerns focused on the following areas:

- the level of density proposed should only be located on the 100 block of the avenues in Tuxedo Park;
- increase of density to four units is inappropriate for the street;
- parking and traffic congestion;
- privacy and shadow impacts; and
- character of the street will be altered.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site as the R-CG District is a low-density district and intended to be located adjacent to other low-density districts, as well as accommodate a modest density increase within neighbourhoods. Parking and design considerations will be reviewed at the development permit stage

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted onsite 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 <u>South Saskatchewan Regional Plan</u> (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 <u>Interim Growth Plan</u>. The proposed land use amendment and policy amendment build on the principles of the <u>Interim Growth Plan</u> by means of promoting efficient use of land, regional infrastructure and establishing strong and sustainable communities.

## Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the <u>Municipal Development Plan</u> (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 Avenue NW, LOC2019-0136

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

The <u>North Hill Area Redevelopment Plan</u> (ARP) encourages a variety of housing types that accommodate different age groups, household types, income levels and supports residential intensification which contributes to the renewal and vitality of all communities within the policy study area.

The parcel is located within the Low Density Residential area according to Map 2 of the ARP. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

Administration reviewed the ARP and recommends that the proposed land use is appropriate given that R-CG is considered a low-density district. In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo (Attachment 2) is required. Map 2 will be amended to change the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

The Low Density Residential or Low Density Multi Dwelling area intends to provide a wider range of housing options which include low profile multi-unit developments. The preferred building form in this area has a maximum height of three storeys and direct orientation to grade.

## North Hill Communities Local Growth Planning

Administration is currently undertaking the North Hill Communities Local Growth Planning initiative, which includes the community of Tuxedo Park. The local area plan is anticipated by Q1 2020. This multi-community planning process does not prohibit applications from being submitted.

## Social, Environmental, Economic (External)

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

ISC: UNRESTRICTED

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

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 22 **Avenue NW, LOC2019-0136**

## **Current and Future Capital Budget**

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

## **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the Municipal Development Plan and the North Hill Area Redevelopment Plan, as amended. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to 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.

### **ATTACHMENTS**

- 1. Applicant's Submission
- 2. Proposed Bylaw 3P2020
- 3. Proposed Bylaw 17D2020

City Clerks: A. Degrood

## **Applicant's Submission**

### **PROPOSAL**

The purpose of this application by QAADesigns on behalf of Mr. Ranjit Kaur Wadh, the property owner is for Rezoning of the property located at 202, 22 Avenue NW in Tuxedo Park from R-C2 to R-CG in order to build 4unit Row House Development.

A full design will be submitted for Development Permit to run concurrently in due course. The property is in an ideal location to rezone to R-CG due to its proximity other properties zoned for Multi- residential. To the North of it is a similar Residential R-CG 4unit row house development, directly opposite, the entire block of 5 individual properties are each M-C1 Multi-Residential units and further South are also 5 individual properties are each M-C1 Multi-Residential units.

The property enjoys proximity to public transportation, public parks, recreation grounds and gardens, commercial banks and exotic restaurants as well as public schools.

Each unit of the proposed row of 4nuit townhouses will include as follows:

- Full Front porch to give a communal feel.
- The corner unit will face the adjacent street.
- Upper floor Balconies for a more communal feel and more eyes on the community for added security.
- Rear garden on the ground Amenity Space per unit.
- Ga rage parking is provided for each unit to limit/avoid street parking and a Visitor parking has been provided to mitigate such issues.

CPC2019-1567 - Attach 1 ISC: UNRESTRICTED



CPC2019-1567 ATTACHMENT 2

## **BYLAW NUMBER 3P2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2019-0136/CPC2019-1567)

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

- 1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy Mount Pleasant & Tuxedo', by changing 0.06 hectares ± (0.14 acres ±) located at 202 22 Avenue NW (Plan 2129O), Block 30, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally illustrated in the sketch below:





## **BYLAW NUMBER 3P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	



CPC2019-1567 ATTACHMENT 3

## **BYLAW NUMBER 17D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0136/CPC2019-1567)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

  CITY CLERK

  SIGNED ON



## AMENDMENT LOC2019-0136/CPC2019-1567 BYLAW NUMBER 17D2020

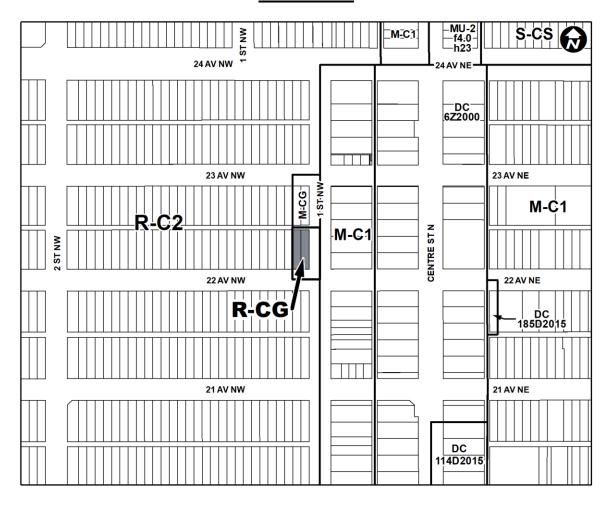
## **SCHEDULE A**





## AMENDMENT LOC2019-0136/CPC2019-1567 BYLAW NUMBER 17D2020

## **SCHEDULE B**



CORRECTED CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

#### **EXECUTIVE SUMMARY**

The application was submitted by Horizon Land Surveys on behalf of the landowner 2214250 Alberta Ltd (Vera Developments Inc), on 2019 October 16. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, semi detached, duplex dwellings, 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 is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan*. In order to accommodate the proposed application, a minor map amendment to the ARP is required. No development permit application has been submitted at this time.

Corrected CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW. LOC2019-0158

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (attachment 2);
- 2. Give three reading to the proposed bylaw;
- 3. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3904 18 Street SW (Plan 6702GE, Block A, Lot 19) from Residential Contextual One / Two Dwelling (R-C2) District **to** Residential Grade Oriented Infill (R-CG) District; and
- 4. Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (attachment 2);
- 2. Give three readings to Proposed Bylaw 4P2020.
- Adopt, by bylaw, by bylaw the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3904 18 Street SW (Plan 6702GE, Block A, Lot 19) from Residential Contextual One / Two Dwelling (R-C2) District to Residential Grade Oriented Infill (R-CG) District; and
- 4. Give three readings to **Proposed Bylaw 18D2020**.

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

#### **BACKGROUND**

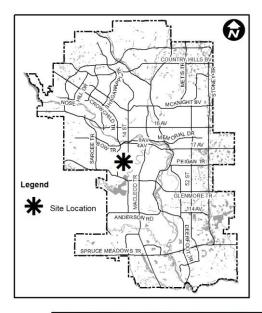
The application was submitted by Horizon Land Surveys on behalf of the landowner 2214250 Alberta Ltd (Vera Developments Inc) on 2019 October 16. No development permit has been submitted at this time. As per the Applicant's Submission (Attachment 1), the applicant intends to develop a four-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

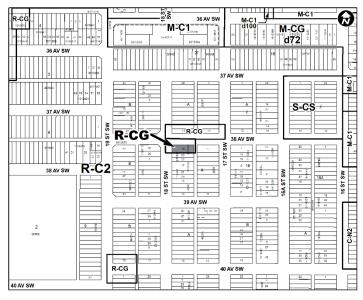
Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED Corrected CPC2019-1477

# Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

## **Location Maps**







Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED Corrected CPC2019-1477

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158



#### **Site Context**

The subject site, 3904 – 18 Street SW, is located in the southwest community of Altadore on the southwest corner of 18 Street SW and 38 Avenue SW. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, however directly north across 38 Avenue SW is a Residential – Grade Oriented Infill (R-CG) District. To the north, south and west of the subject site there are a range of low-density developments.

The subject site is approximately 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) in size, with approximate dimensions of 13 metres by 37 metres. The site is developed with a single detached dwelling and a detached garage that is accessed from the rear lane.

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

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Corrected CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

## **Planning Considerations**

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

#### Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single and semi-detached dwellings and may include a secondary suite. The R-CG 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 height) rowhouse developments, where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare, which would allow up to four dwelling units on the subject parcel. The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

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

### **Development and Site Design**

The rules of the proposed Residential – Contextual Grade Infill (R-CG) 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 corner site, additional items that will be considered through the development permit process include, but are not limited to the following:

- building interface and grade orientation of units;
- respecting the immediate context and privacy of adjacent residential developments; and
- ensuring vehicular access via the rear lane.

City Clerks: A. Pendola

Corrected CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

#### Environmental

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

## **Transportation**

The subject site is approximately 335 metres away from an Eastbound #13 Mount Royal bus stop that provides service to the Downtown core.

The subject site is a corner lot, with lane access, and currently there are no on street parking restrictions. There is an existing curb cut on 38 Avenue S.W. that will have to be closed and rehabilitated at the Developers expense at the time of a Development Permit, and site access is to come from the lane. All Bylaw parking requirements (amount, size, etc.) will need to be met on the site.

## **Utilities and Servicing**

Water and sanitary 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 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 Marda Loop Community Association and they did not provide comments.

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

- increase in population will have put pressure on school spaces;
- increase in traffic which will make roads unsafe;
- existing infrastructure cannot support an increase in population;
- on-street parking will increase;
- increase in waste and recycling bins in lanes which become hazards:
- high concentration of four unit developments in the neighbourhood;
- does not comply with current ARP guidelines which were developed with the community;
- should have a comprehensive review and update of the overall ARP rather than spot zoning;
- does not align with the MDP policy;
- proposed land use does not fit within the existing neighbourhood;

Approval(s): S. Lockwood concurs with this report. Author: J. Friedman

City Clerks: A. Pendola

Corrected CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

- increasing density is not being sensitive to the existing community;
- no meaningful engagement has been done;
- future developments will have shadowing and privacy impacts on adjacent neighbours;
   and
- future developments will not be affordable.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered to be a moderate density increase and compatible with the surrounding neighbourhood. Design and parking requirements will be reviewed at the development permit stage.

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

## **Strategic Alignment**

## South Saskatchewan Regional Plan (2014)

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

### Interim Growth Plan (2018)

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

### Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *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 as the rules of the R-CG District provide for a modest increase in density in a low-density form that is sensitive to existing residential development in terms of height, built-form and density.

### South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The parcel is located within the Residential Conservation area according to Map 2 of the *South Calgary/Altadore Area Redevelopment Plan*. Low density areas are intended to maintain the

Corrected CPC2019-1477

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3904 - 18 Street SW, LOC2019-0158

stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Land Use Policy (Attachment 3) is required. Map 2 will be amended to change the subject site from Residential Conservation to Residential Low Density. The Residential Low Density area intends to provide family-oriented redevelopment with development having access to grade. The preferred building form in this area is townhousing or stacked townhousing.

## Social, Environmental, Economic (External)

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

## **Financial Capacity**

## **Current and Future Operating Budget**

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

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

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

#### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *South Calgary/Altadore Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density 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. Applicant's Submission
- 2. Proposed Bylaw 4P2020
- 3. Proposed Bylaw 18D2020

## **Applicant's Submission**

## October 16, 2019

On behalf of the landowner, please accept this application to redesignate a +/-0.054 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 3904 18th Street SW, is a corner lot located in the community of South Calgary/ Altadore. Immediately to the north of the site is a R-CG four units developments currently under construction. The rest of the houses around are mostly semi detached duplex or single house. The existing Residential – Contextual Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units. The proposed Residential-Grade-Oriented Infill District (R-CG) District is still a Low Density Residential District intended for grade-oriented development and not for multi-residential uses. Calgary Land Use Bylaw explains that the R-CG District:

- (a) accommodates existing residential development,
- (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- (c) accommodates Secondary Suites and Backyard Suites with new and existing residential *development*;
- (d) provides flexible *parcel* dimensions and *building setbacks* that facilitate integration of a diversity of grade-oriented housing over time; and
- (e) accommodates site and *building* design that is adaptable to the functional requirements of evolving household needs.

### **Municipal Development Plan**

The proposed redesignation fundamentally complies with the goals of the Municipal Development Plan.

The subject parcel is located within the Developed Residential Area – Inner City of MDP. This area is well serviced by existing infrastructure, public amenities, and transit. The policies support moderate intensification that respects community context. The proposed development only modestly increases the use of the land. With direct back lane access and units facing 38 Ave SW, the pedestrian realm along 18 Street is protected.

The proposed development can also contribute to provide variety of house types and affordable housing for this central Calgary community. With its closeness to public transit, parks, and schools, this location can be an ideal place for young families to raise their kids. However the average house price in the area is a bit over reach. The proposed development can serve for those families' needs.

CPC2019-1477 - Attach 1 ISC: UNRESTRICTED

## **Applicant's Submission**

## South Calgary/ Altadore Area Redevelopment Plan (ARP)

The subject parcel is located within the area designated as "Residential Conservation". The policy states:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. Narrow lot (7.5 meters or 25 feet) should be of design that would encourage families with children to move into them.

The proposed R-CG will continue to comply with this requirement. In addition, the proposed four units building is of a scale compatible with the existing housing in the area.

## **Summary**

The proposed use aligns with the policy direction of city's growth plan, which promotes efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop (about 300 meters away from Southbound 13 bus stop)
- direct lane access
- close to existing open space or park or community amenity (5 mins walk from Kiwanis Park)
- along or in close proximity to and existing or planned corridor or activity centres (walking distances from commercial establishments along 16 Street and 33 Ave)
- adjacent to existing or planned non-residential development or multi-unit development.
   (R-CG development on the immediate north of the site.)
- On a corner parcel

CPC2019-1477 - Attach 1 ISC: UNRESTRICTED



CPC2019-1477 ATTACHMENT 2

## **BYLAW NUMBER 4P2020**

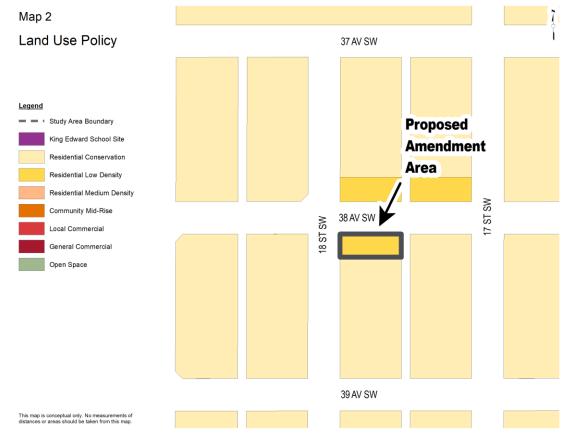
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2019-0158/CPC2019-1477)

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

- 1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.05 hectares ± (0.13 acres ±) located at 3904 18 Street SW (Plan 6702GE, Block A, Lot 19) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:





## **BYLAW NUMBER 4P2020**

2. This Bylaw cor	mes into force on the	date it is passed.	
READ A FIRST TIME	ON		
READ A SECOND TII	ME ON		
READ A THIRD TIME	ON		
		MAYOR	 
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	



CPC2019-1477 ATTACHMENT 3

## **BYLAW NUMBER 18D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0158/CPC2019-1477)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

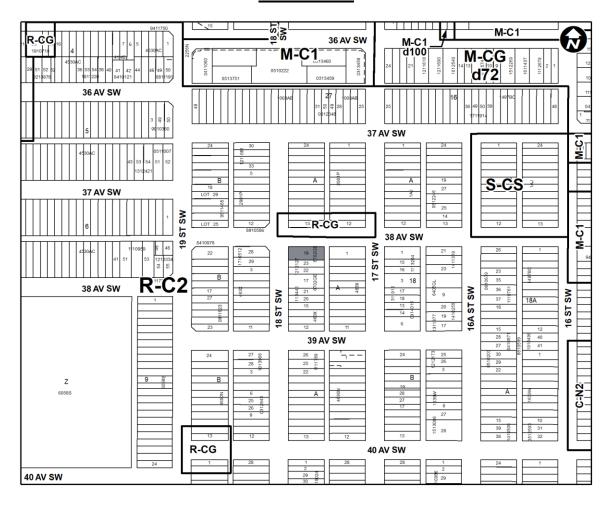
  CITY CLERK

SIGNED ON \_\_\_\_\_



## AMENDMENT LOC2019-0158/CPC2019-1477 BYLAW NUMBER 18D2020

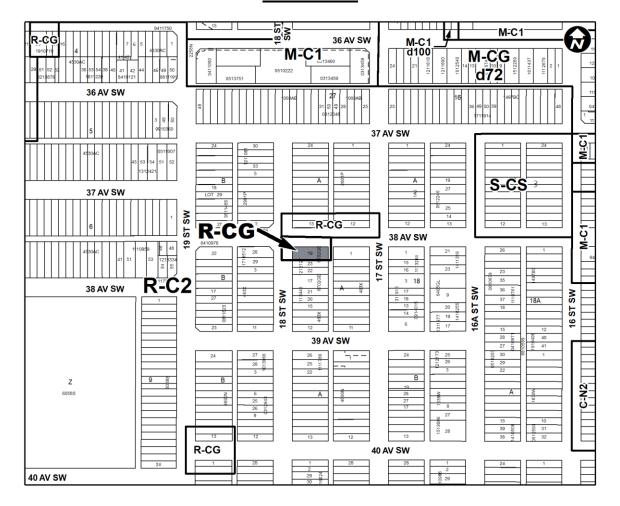
## **SCHEDULE A**





## AMENDMENT LOC2019-0158/CPC2019-1477 BYLAW NUMBER 18D2020

## **SCHEDULE B**



ISC: UNRESTRICTED

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

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

#### **EXECUTIVE SUMMARY**

This application was submitted by the landowner, Raynow Capital Corp (Eva Peng), on 2019 October 05. The application proposes to change the designation of the subject site from Residential One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached dwellings, attached dwellings, 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 is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit has been submitted at this time.

#### ADMINISTRATION RECOMMENDATION:

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

- **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.144 acres ±) 1. located at 1704 – 27 ST SW (Plan 960GB, Block D, Lot 10) from Residential One / Two Dwelling (R-C2) District to Residential - Grade Oriented Infill (R-CG) District; and
- 2. Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.144 acres ±) located at 1704 – 27 ST SW (Plan 960GB, Block D, Lot 10) from Residential One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District: and
- 2. Give three readings to **Proposed Bylaw 16D2020.**

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

## **BACKGROUND**

This application was submitted by the landowner, Raynow Capital Corp (Eva Peng), on 2019 October 05. No development permit has been submitted at this time. As per the Applicant's Submission (Attachment 1), the applicant intends to develop a four-unit rowhouse with vehicular access from the rear lane, if this land use redesignation is approved.

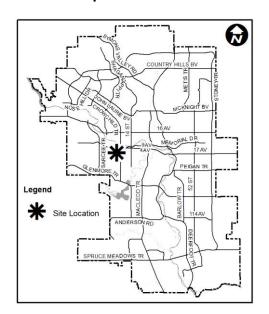
City Clerks: A. Degrood

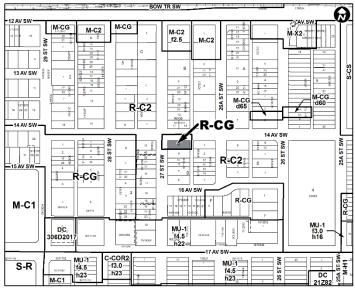
**ISC: UNRESTRICTED** 

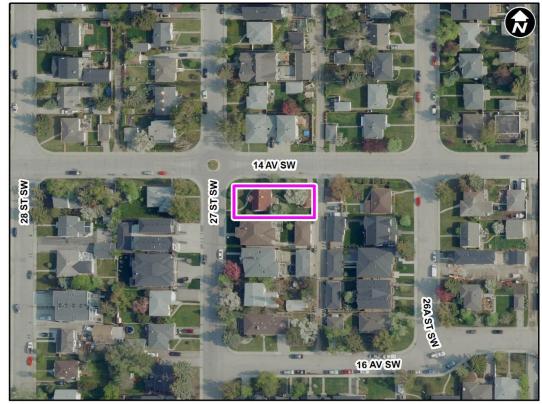
Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

## **Location Maps**







Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1560

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159



#### **Site Context**

The subject site is located at the junction of 14 Avenue SW and 27 Street SW.

The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District. The subject site is approximately 0.058 hectares (0.144 acres) in size with approximate dimensions of 16 metres in width by 30 metres in length. The site was developed with a one storey single detached dwelling and a detached garage that is accessed from the rear lane. The house has recently been relocated.

As identified in *Figure 1*, the community of Shaganappi reached its peak population in 1969 with a total of 2,132 residents. The current population for the community is 1,580 residents, a decline of 552 residents from peak population.

ISC: UNRESTRICTED

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

## Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

Figure 1: Community Peak Population

Shaganappi	
Peak Population Year	1969
Peak Population	2,132
2018 Current Population	1,580
Difference in Population (Number)	-552
Difference in Population (Percent)	-26%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Shaganappi community profile.

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

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

### **Planning Considerations**

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

#### Land Use

The existing Residential One / Two Dwelling (R-C2) District is intended to accommodate existing residential development and contextually sensitive development of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwelling in the Developed Area.

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

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

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

City Clerks: A. Degrood

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

## **Development and Site Design**

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

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

#### **Environmental**

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

### **Transportation**

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

Transit service is available within 600 metres from the subject site to the North on Bow Trail SW which is 240 metres to the Shaganappi Point LRT Station. To the South there are two routes approximately 200 metres away from the subject site, Routes 2 and 698, which are part of the Primary Transit Network. Routes runs along 17 Ave SW and provide a high level of transit service to this area and connects individuals to key destinations, including major transit hubs in downtown.

### **Utilities and Servicing Land**

Public water, sanitary and storm deep utilities exist within the adjacent public rights-of-way. Public water and sanitary exist within the adjacent lane right-of-way. Development servicing will be reviewed and confirmed at the development permit stage.

ISC: UNRESTRICTED

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

Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

## Stakeholder Engagement, Research and Communication

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

The Shaganappi Community Association was circulated as part of this application. The Shaqanappi Community Association provided a letter of objection (Attachment 2) on 2019 November 20, outlining several concerns, including:

- the community of Shaganappi worked with Main Streets, in 2017, to create pocket areas where R-CG is acceptable;
- that the R-CG District will not be contextually sensitive;
- the lack of a concurrent development permit as the community association sees it being necessary to assess the specific impacts of the proposed R-CG District; and
- that the application does not align with the community plan and planning vision for this part of the community.

Administration received 9 letters of objection regarding the proposed land use amendment application. Reasons stated for opposition to the proposed redesignation are summarized as follows:

- opposition to the proposed increase in density to four units and that the existing R-C2 District is more appropriate land use district for this inner-city area:
- preference for single family or duplex built form, bungalow on site has been removed;
- property may set a precedent for other land use redesignations in the community;
- increased height and parcel coverage on site that the proposed R-CG District enables;
- negative impacts of future R-CG development on privacy and shadowing, and limited onstreet parking;
- negative impact on traffic and congestion on adjacent streets;
- concerns regarding the number of garbage bins required for a four-unit rowhouse, which the proposed R-CG District enables;
- concerns regarding contextual front yard setback and interface of future development with neighbouring site;
  - proposed concept provided by applicant to nearby residents does not account for adjacent parcels in its built form and design; R-CG District has been redesignated, within the community, through the highly consulted Main Streets program; and
- development should occur in these areas that were agreed upon by community. where higher density development already exists.

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

 initial discussion with the Shaganappi Community Association Planning Committee August 2019 (prior to application submitted)

City Clerks: A. Degrood

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

- hand-delivering information post cards to 36 homes at the adjacent neighbours on September 23, 2019 to invite them to project open house;
- held a project open house at the Shaganappi Community Association on 2019
  September 30. Approximately 20 residents, and all 5 members of the Shaganappi
  planning committee were attendance; the applicant was present to answer
  questions and speak to the proposed application; Administration attended the applicantled open house to listen to residents, share information on the planning review process
  and answer general questions regarding the land use amendment process; Comments
  heard during this open house paralleled comments received by Administration as a
  result of notice posting and circulation; and
- applicant petitioned adjacent land owners and received signatures from 19 residents and 4 small business owners/operators in support of land use change.

Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period, along with what was heard at the applicant-led engagement and has determined the proposed R-CG District to be appropriate at this location. Certain concerns received focused on the initial concept proposed by the applicant and development permit related matters. Issues surrounding the built form outcomes that the proposed R-CG land use enables, including but not limited to the interface with adjacent properties, building height and massing, landscaping and parking requirements, can be adequately reviewed and assessed at the development permit stage.

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

### **Strategic Alignment**

## South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the <u>South Saskatchewan Regional Plan</u> (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 <u>Interim Growth Plan</u>. The proposed land use amendment builds on the principles of the <u>Interim Growth Plan</u> by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

## Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Established area, according to the <u>Urban Structure Map</u> (Map 1) of the <u>Municipal Development Plan</u> (MDP). The applicable

ISC: UNRESTRICTED

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

## Land Use Amendment in Shaganappi (Ward 8) at 1704 - 27 Street SW, LOC2019-0159

MDP policies encourage modest redevelopment in the established area over time, including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

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

The subject parcel is located outside of the Shaganappi Point Area Redevelopment Plan boundaries.

### Social, Environmental, Economic (External)

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

## **Financial Capacity**

## **Current and Future Operating Budget**

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

## **Current and Future Capital Budget**

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

#### **Risk Assessment**

There are no significant risks associated with this proposal.

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

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

## ATTACHMENT(S)

- 1. Applicant's Submission
- 2. Community Association Letter
- 3. Proposed Bylaw 16D2020
- 4. Public Submissions

City Clerks: A. Degrood

## **Applicant's Submission**

The Live27 project and rezoning background

- Location: 1704 27 ST SW, Calgary
- Project Details: Located at the junction of 14th Ave and 27 St SW, the Live27 project is proposed to combine thoughtful design with a transit-oriented location steps away from Shaganappi Point C-Train station. Live27 is composed of 4 rental row house units and 4 detached garages. It also comes with on-site irrigation, scheduled landscaping and snow removal service. The development of this inner-city corner land will connect new residents to affordable leased-living in an urban row house development. The goal of Live27 is to provide exceptional and affordable homes for people who desire to live in the vibrant community of Shaganappi.
- Rezoning/Land use change: To achieve the project's goal and make more efficient use of the land, the Live27 team is dedicated to change the land use designation from R-C2 to R-CG.

Prior to the rezoning application: the project team has engaged with the community in multiple ways:

- Initial reach out to the Shaganappi planning committee since Aug. 2019.
- Live27.ca website with blog posts was launched in early Sept. 2019 to inform the residents with the project scope, timeline and rezoning details.
- The Live27 team consulted with the Shaganappi planning committee to finalize the area of the adjacent neighbors and open house date.
- A total of 36 invitation postcards were dropped at the adjacent neighbors on Sept. 23, 2019
- More than 20 residents, all 5 members of the Shaganappi planning committee and one planner from the City of Calgary attended the project open house on Sept. 30, 2019

The following topics were discussed at the project open house and specific answers were prepared by our team:

- Why rezoning: The RC-G zoning was created by Council to add a gentle form of density to our older, grid-style established neighbourhoods. Our team has been involved in the building and review of nearby complete rowhouse projects and believes that many of these buildings have successfully integrated into existing structures.
- Parking: Four new off-street garage stalls will be built. The existing legacy curb cut at the north end will be restored, which will create an additional street parking space that can be used by any community member with a residential parking permit. The location of the property includes 125 ft of available avenue parking and 50 ft of street parking
- Rental housing: The newly built rowhouse attracts an excellent type of individual, couple, or family to access inner-city living in a great community like Shaganappi. Expect the professionals who move in close to you to be friendly and respectful, just like us. Give new renters a chance and you may find them to be great neighbours.
- Traffic: At this time we do not view increased traffic as a serious planning issue to prevent the land use redesignation to RCG. Our residents will own cars, but they will also ride the train, use bicycles, car shares and new transport options as they become available.
- Recycles and waste storage: A reasonable plan for managing bin volume was proposed (the bins are tucked away in between the garage and the row house, they will only be taken out to the back alley on the waste collection day). We also plan to put in place a policy to have the residents return the bins to the storage location when not in use.

CPC2019-1560 - Attach 1 ISC: UNRESTRICTED

## **Applicant's Submission**

- Shadowing and massing: We are not intending to add either a third floor to the building or raised balconies. Located at the north end of a block, shadowing over a neighbour's garden is not a factor here.
- Finalized design: We have not committed to hiring a design firm until the land-use change is complete and we have more certainty to proceed with the investment in a new design that will enhance the community for many years to come. We will welcome community feedback once we have a draft ready to circulate.

#### Summary

Live27 is a proposed rental rowhouse development that will require a land-use change to the R-CG designation. If approved, it would provide affordable leased-living in the desirable community of Shaganappi. So far, initial concerns from the community were responded to and addressed by the team. The Live27 team has started to engage with the community prior to the rezoning application being submitted and will continue to do so during the application process.

CPC2019-1560 - Attach 1 ISC: UNRESTRICTED

## **Community Association Letter**



November 20, 2019

Jyde Heaven
Planner CIP | Centre West Community Planning
The City of Calgary
5<sup>th</sup> Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Jyde:

Re: LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Shaganappi is a community that is highly engaged in planning. Over the past eight years, our residents have collaborated with city staff in six separate planning processes; the Westbrook ARP, the 12th Avenue ARP, Crowchild Trail, Main Streets and now are active participating in the Westbrook Working Group. We have potentially the highest community association membership as a percentage of residents in Ward 8, and with the support of a state-of-the-art membership communication system we have been able to effectively engage our residents in development issues.

With the benefit of that experience, the Shaganappi Community Association cannot support the proposed land use amendment, located at 1704 27 St SW for the following reasons:

- The blanket Main Streets up-zoning of 17th Avenue was completed very recently, in April 2017 with the support of extensive street level engagement led by the Community Association. This work, in concert with city staff, gave residents a high level of certainty and buy-in with respect to zoning. Therefore, in the eyes of the residents engaged in that extensive process, the introduction of a new request for a zoning re-designation, within one block of the Main Streets boundary is not appropriate, especially as it is so soon after the recent planning process was concluded.
- The Community of Shaganappi is extremely narrow (just three blocks wide in this area). Having so recently agreed to extensive multi-family re-designations on both the north boundary (12th Ave), and the south boundary (17th Ave), spot R-CG zoning on this predominantly single-family street is an inappropriate intrusion that will impact the use, enjoyment and value of the property owners who live there.

Shaganappi Community Association 2516 – 14 Avenue SW Calgary AB T3C 3V2

## **Community Association Letter**

Jyde Heaven, CIP Planner November 20, 2019 LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Page 3 of 3

3. Within the single-family interior area surrounded by these new higher density designations, the Shaganappi Community Association continues to be supportive of the use of R-CG zoning recently designated elsewhere, which we again emphasize is available less than one block away from this application.

We also have comments concerning the approach taken by this applicant:

1. Despite repeated requests by the Community Association, the applicant has given no firm direction on design. With very recent land use re-designations nearby, support for spot zoning should be provided by an incremental investment in a concurrent Development Permit ("DP").

This is particularly important if we consider ongoing land speculation activities in this area, and in West Shaganappi more generally.

Ms. Peng, on behalf of Raynow Capital Corp. ("Raynow", the applicant) has indicated that her
partners are very resistant to paying for a DP or any committed design. This is consistent with
Ms. Peng's prior assertions that Raynow was also unwilling to pay for already re-designated RCG ready land elsewhere in the community.

Raynow subsequently purchased the unencumbered interest in the property for cash.

Therefore, we have noted consistent communication from, and actions taken by, Raynow that might establish a pattern of securing favorable and purely financial outcomes, rather than support of our expectation of community building and design.

3. Engagement to date has been framed as an conscientious effort by Eva Peng on behalf of Raynow to gain broad area support through a number of requests for meetings with the Community Association and evolving website pictures at www.live27.ca. We understand that there have been no direct meetings with immediately adjacent residents.

Shaganappi volunteers should not participate in a process that might be used against immediately adjacent resident's interests as a public relations substitute for incremental investment in design particularly when there are nearby lands available with ample available and very recent zoning.

Oher issues concerning the behavior of the applicant:

1. Ms. Peng, and a representative of Raynow attempted to video record pre-application meeting held by the Community Association on behalf of nearby residents meeting without permission.

CPC2019-1560 - Attach 2 ISC: UNRESTRICTED

## **Community Association Letter**

Jyde Heaven, CIP Planner November 20, 2019 LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Page 3 of 3

 Since the pre-application meeting, key stakeholders; a representative of an adjacent resident, and a volunteer representative of the Community Association have had independent telephone discussions which might indicate that Ms. Peng would not compromise on Raynow's approach to neighboring interests.

Subsequently, certain residents immediately adjacent to the property have observed Ms. Peng attempting to engage other neighbours around their direct interest.

In conclusion, approving higher density for this isolated parcel on a street that is currently predominantly single-family residential would undermine the recent well considered and appropriate transitions from the newly approved density just a few doors away on 17th Avenue and elsewhere in the community.

In addition, the applicant has been markedly resistant to providing a rationale or compelling design to support this land use change.

The Shaganappi Community Association will need to be particularly wary of supporting this type of application in an area that has already attracted land speculation interests.

We therefore oppose the re-designation.

Yours truly,

Ramneet Cheema, B. Arch, M.Arch, M.A. Housing & Urbanism Development Committee Member Shaganappi Community Association Michael Wilhelm President

Shaganappi Community Association

Cc: Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary Development Committee, Shaganappi CA

CPC2019-1560 - Attach 2 ISC: UNRESTRICTED



CPC2019-1560 ATTACHMENT 3

## **BYLAW NUMBER 16D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0159/CPC2019-1560)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

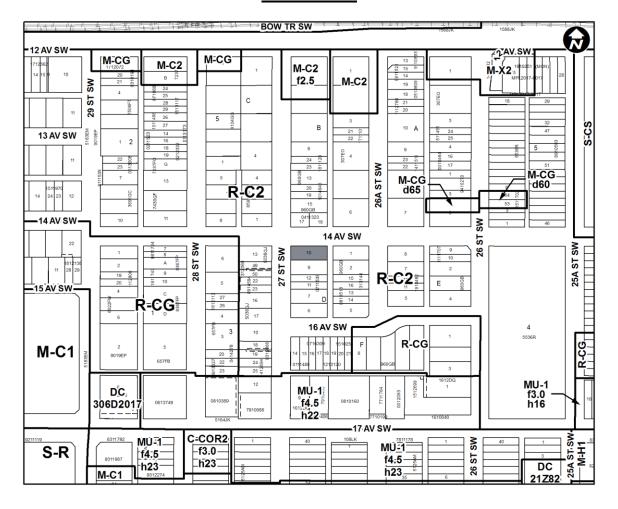
  CITY CLERK

SIGNED ON \_\_\_\_\_



## AMENDMENT LOC2019-0159/CPC2019-1560 BYLAW NUMBER 16D2020

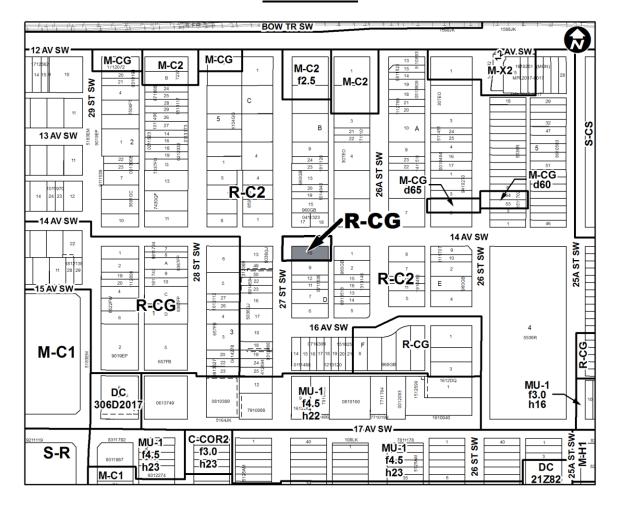
## **SCHEDULE A**





#### AMENDMENT LOC2019-0159/CPC2019-1560 BYLAW NUMBER 16D2020

#### **SCHEDULE B**





November 20, 2019

Jyde Heaven
Planner CIP | Centre West Community Planning
The City of Calgary
5<sup>th</sup> Floor, 800 Macleod Trail S.E.
Calgary AB
T2G 2M3

Dear Jyde:

Re: LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

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- 2. The Community of Shaganappi is extremely narrow (just three blocks wide in this area). Having so recently agreed to extensive multi-family re-designations on both the north boundary (12th Ave), and the south boundary (17th Ave), spot R-CG zoning on this predominantly single-family street is an inappropriate intrusion that will impact the use, enjoyment and value of the property owners who live there.

## Jyde Heaven, CIP Planner November 20, 2019 LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Page 3 of 3

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This is particularly important if we consider ongoing land speculation activities in this area, and in West Shaganappi more generally.

2. Ms. Peng, on behalf of Raynow Capital Corp. ("Raynow", the applicant) has indicated that her partners are very resistant to paying for a DP or any committed design. This is consistent with Ms. Peng's prior assertions that Raynow was also unwilling to pay for already re-designated R-CG ready land elsewhere in the community.

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Jyde Heaven, CIP Planner
November 20, 2019
LOC2019-0159 - R-CG Re-Designation of 1704 27 St SW

Page 3 of 3

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We therefore oppose the re-designation.

Yours truly,

Ramneet Cheema, B. Arch, M.Arch,

M.A. Housing & Urbanism

Development Committee Member

Shaganappi Community Association

Michael Wilhelm

President

Shaganappi Community Association

Cc:

Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary

Development Committee, Shaganappi CA

January 23, 2020

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5

Dear Jyde:

Re: Proposed ByLaw 16D2020 - R-CG redesignation - 1704 27 St SW

My name is Brian Haw. My wife Marcia and I live at 1708 27 St SW. Our home is next to 1704 27 St SW, which Raynow Developments seeks to redesignate from R-C2 to R-CG.

Raynow plans 4 or 8 dwelling units in a rowhouse. We oppose the redesignation.

#### Impact on our home

Our central concern is over the use and enjoyment of our deck. In 2018, we purchased the home. As the Google screenshot below shows, its deck abuts the Raynow property at 1704. When we arrived, the deck was as private as an inner city deck could be.

We enjoyed the deck so much that in 2019 we made a big investment to convert it into a fully-opening 3-season room with louvered roof and motorized sunscreens.



As part of its recent purchase, Raynow required the vendor to remove the mature vegetation along with the house and garage. While some green remains, it likely seems the rest will go too.

The real issue is that the multiple rear windows, decks and yards of the rowhouse will be <u>pointed at</u> ours. Quarters will be tight enough that I'll be able to stand on our newly-improved deck and shake hands with people on the next deck – and to walk down the fence line doing the same. "Communal living" is not the "inner city life" we bought into when we arrived from Tuscany last year.

#### Jyde Heaven, CIP Planner

November 21, 2019 LOC2019-0159 – R-CG Redesignation – 1704 27 St SW

Page 3 of 4

#### **Planning expectations**

I'd like the City to understand that we did our homework before coming to Shaganappi. This home purchase was the single biggest investment of our lives, and we took it seriously.

Given all the inner-city development fights in the news, we investigated to set expectations. We found that Council had recently approved a major Shaganappi densification. And that in the middle of all that density, it had preserved a small R-C2 area – including the lots around the home we were considering.

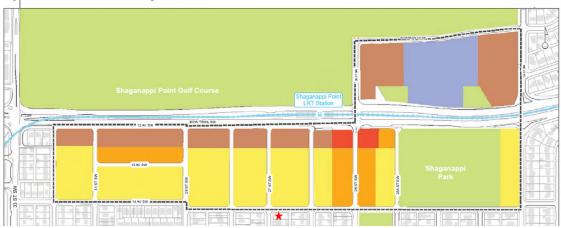
#### Shaganappi Point ARP

In 2014, Council adopted the Shaganappi Point Area Redevelopment Plan (the "ARP") for the area north of 14<sup>th</sup> Avenue. The ARP says it was adopted to respond to redevelopment interest, and to provide a policy framework to guide the long-term redevelopment of this inner-city area.

The ARP <u>quintuples</u> density. It does that by providing for redesignation of broad areas.<sup>3</sup> It does not propose one-off redesignations. In the figure below:

- Brown is Medium Density Residential.
- Orange is Low Density Multi-Residential intended to accommodate added density and a variety of housing types scaled to the existing context.<sup>4</sup> That's on 26<sup>th</sup> Street, not 27<sup>th</sup> Street.
- Yellow is Low Density Residential intended to maintain community stability and <u>protect the existing residential character and quality</u> of the neighbourhood.<sup>5</sup>
- The red star is 1704.

Map 2.1: Land Use Policy Areas



<sup>&</sup>lt;sup>1</sup> Shaganappi Point Area Redevelopment Plan ("ARP"), section 1.0.

<sup>&</sup>lt;sup>2</sup> ARP, section 1.1.

<sup>&</sup>lt;sup>3</sup> Increase from 609 residents and 25 jobs to 3,350 residents and 450 jobs – ARP, Appendix A.

<sup>&</sup>lt;sup>4</sup> ARP, section 2.3: "New development should be low density grade oriented multi-residential development such as low-rise apartments and townhouses."

<sup>&</sup>lt;sup>5</sup> ARP, section 2.2: "The existing low density built form should continue within this area."

#### Jyde Heaven, CIP Planner

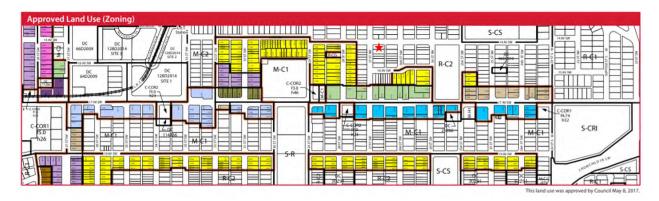
November 21, 2019 LOC2019-0159 – R-CG Redesignation – 1704 27 St SW

Page 3 of 4

#### **Main Streets**

In 2014, the City began work on the 17<sup>th</sup> Avenue SW Main Street Project. In May 2017, Council adopted the land use redesignations shown below in colour. It kept our property and 1704 as R-C2. We understand redesignation choices were made on the basis of house-by-house consultations. The result: broad areas were densified. Not one-offs.

The entire yellow area below is R-CG. The red star is 1704.



#### R-CG and R-CGex

We've now learned much about the "Residential - Grade-Oriented Infill District". In the process, we came across a "known problem" with the R-CG corner lot rules:

- The mid-block lot rules allow a 3-unit rowhouse (6 counting secondary suites) with a standard lot layout: house - yard - garage. Rear windows, decks and yards face the alley. The rules guard the privacy of neighbours on both sides.
- In contrast, the corner lot rules point the rowhouse's rear windows, decks and yards at the neighbour's windows, deck and yard. The rules strip away the privacy of the one neighbour.

In 2018, Planning & Development noted that "corner rowhouse interface" is a "persistent" area of concern.<sup>6</sup> The new windows, decks and yards make the neighbour's property "feel less private". How did the City resolve this issue? It didn't. Windows, decks and yards still point at the neighbour.

I observe that the City's corner lot rules can only deter savvy developers from redeveloping lots that are "one in" from the corner. Redevelopment is very expensive. It makes no sense to develop a home like ours if, in 6 months or a year, the home and yard will have a large, varied, direct audience.

How many people want to buy a nice home with that kind of audience?

I can only imagine the property value impact.

<sup>&</sup>lt;sup>6</sup> 2018 July 26 Planning & Development Report to Calgary Planning Commission, CPC2018-0883. 2017 November 30 Administration Report to Calgary Planning Commission, M-2017-034 calls "corner parcel privacy and interface conflicts resulting from backyards facing neighbouring side yards" "the subject of consistent concern".

Jyde Heaven, CIP Planner

November 21, 2019

LOC2019-0159 - R-CG Redesignation - 1704 27 St SW

Page 3 of 4

#### **Money**

This redesignation application was submitted for one reason – money:

- Raynow rejected buying one of the many nearby R-CG lots. They are more expensive than R-C2 lots. [1446 26A Street SW, an R-CG corner lot, is listed right now.]
- Raynow applied for R-CG, not R-CGex. R-CG means 8 units instead of 4.
- Raynow bought a corner R-C2 lot instead of a mid-block lot to redesignate. A corner lot means 8 units instead of 6. [This is standard: nearly all R-CG applications are for corner lots. Almost all are approved over neighbours' objections despite the known "interface" issue.]

This application has nothing to do with helping Shaganappi densify. Shaganappi has ample higher density land waiting for developers' attentions.

The math: take our privacy and property value, and hand them to Raynow.

The justification? Raynow will make more money.

That is just not right.

#### Conclusion

Marcia and I ask the City to reject Raynow's land use redesignation application for 1704 27 St SW.

Thank-you for considering this submission.

Regards,

**Brian Haw** 

cc: Development Committee, Shaganappi Community Association
Councillor Evan Woolley, Zev Klymochko, Ward 8 Office, City of Calgary

Churyl Elgart, Borden Ladner Gervais LLP

Office of the City Clerk
City of Calgary
700 Macleod Tr. SE
Calgary, AB T2P 2M5

Dear Jyde:

Re: Proposed Bylaw 16D2020, LOC2019-0159, Re designation of 1704 27 Street S.W.

My name is Fred Kangarloo and I have lived in 1713 - 27 Street since 2011 and our house is approximately 35 meters away from the above mentioned property.

With respect to the proposed rezoning/land use re designation proposed for 1704 27 Street SW Calgary (subject property), we are writing to inform you that we are opposed to this application as it directly and adversely impacts us and ask that the City Council rejects this application at the scheduled Public hearing on February 03, 2020.

Our neighborhood is zoned as R-C2 and mainly comprises of original bungalows or 2 storey infills/duplexes. The Row housing proposal does not respect the character, history and distinctiveness of our neighborhood and is not a good fit for the neighborhood. More intensive redevelopments such as this proposed Row Housing shall occur where they are already zoned as R-CG and in strategic locations such as Main Streets, in this case perhaps adjacent to 17th Ave SW or Bow Trail/12th Ave SW.

This project, if allowed to proceed will add to congestion in the neighborhood and creates unsafe conditions to the public, in particular to children who attend Alexander Ferguson School 2 blocks to the east. The Developer talks about 125 feet of street parking will be available along 14th Avenue. This is directly located on the designated Bicycle lane and will greatly increase risk of automobile, bicycle and pedestrian conflict and puts children at risk, in particular those children who walk to Alexander Ferguson School.

I bring your attention to "Shaganappi Point Area Redevelopment Plan" adopted by City Council Bylaw 16P2014, on November 17, 2014.

The Plan depicts how the Shaganappi Point area is to be developed.

This document clearly designates higher density redevelopment areas to north side of 14 Ave SW (Map 1.2) as its southern boundary. and in clause 1.4.2 it states "The lands immediately south of the Plan area are designated as low density residential"

Subject property is to the south of 14 Ave SW and outside of the designated area and shall remain as R-C2 (low density residential).

So the question becomes: why go outside of the designated area and apply for rezoning of lands when the City has already designated areas/properties for such purpose?

Respectfully submitted.

Fred Kangarloo

Nov 16, 2019

Dear City of Calgary Planning and Development:

Re: LOC2019-0159, Land Use Amendment to accommodate R-CG

We are the owners of 1711 27 Street SW, Calgary AB, T3C 1L6, and as residents across the street from this proposed land use change to R-CG, object to the rezoning associated with application LOC2019-0159 on the following grounds:

Why rezone from RC-2 to RC-G: Over the recent years the Shaganappi community has been subject
to numerous planning studies by the City of Calgary, the Shaganappi residents / community
association and stake holders. As evident from "Main Street, 17 Avenue SW" plan:
<a href="http://www.calgary.ca/PDA/pd/Documents/main-streets/local-area-maps/Upper-17-Avenue-SW-Zoning.pdf">http://www.calgary.ca/PDA/pd/Documents/main-streets/local-area-maps/Upper-17-Avenue-SW-Zoning.pdf</a> and "Shaganappi Point Area Redevelopment Study":



Shaganappi Point Area Redevelopment

it can be seen that there are ample parcels designated as RC-G, hence opportunities to construct row houses as the applicant desires on parcels already zoned RC-G. The majority of RC-G lots in this area are restricted to North of 14 AVE SW, along Bow Trail SW; West of 27 street, and South of 16 AVE SW. The identified subject Parcel of LOC2019-0159 application is outside of the above-mentioned areas and should remain as RC-2 since rezoning to RC-G and construction of a 4-unit Row house does not accommodate existing residential development and contextually sensitive redevelopment as defined by the Land Use Bylaw 1P2007.

- **2.** <u>Traffic and Parking:</u> The application is proposing to utilize 125 ft of 14<sup>th</sup> Ave. parking, and 50 ft of 27<sup>th</sup> street parking in addition to the 4 single car garages to be constructed. In the past several years this intersection has seen a substantial increase in vehicle, bicycle and pedestrian traffic due to the following reasons:
  - **a.** 14<sup>th</sup> Ave. is a designated City of Calgary bike lane. Parking on 14<sup>th</sup> Ave. by the occupants of the proposed row-houses and visitors will further restrict the bicycle lane and increase vehicle / bicycle traffic conflict and safety. There is also a traffic circle at this intersection. Calgary drivers are still not clear on right-of-way rules around a traffic circle. Further obstruction of the lane due to avenue and street parking in addition to obstruction of lane view due to massing and shadowing of row-houses along with reduced set back of the structure will lead to increased vehicle accidents, safety of pedestrian and bicycle commuters.
  - **b.** Traveling east on 17<sup>th</sup> avenue SW, all non traffic light controlled street intersections east of 27<sup>th</sup> street have no-left-hand-turn restriction. This has left 27<sup>th</sup> street and 14<sup>th</sup> avenue as one of the main routes for morning vehicle commuters getting to Bow trail SW en-route to downtown.

CPC2019-1560 Attachment 4 Letter 4

Furthermore, there is reduced parking space available on the west curb of 27<sup>th</sup> street due to front driveway lane access, since the properties on this side of the street lack a back lane and residents find it challenging to back out of their driveways. Increased density and vehicle parking at the intersection of the proposed re-zoning will further exasperate all of the above traffic challenges

- **c.** The nearby Shaganappi C-train station has increased pedestrian traffic along 14<sup>th</sup> ave. and 27<sup>th</sup> street. The nearby Alex Ferguson Elementary School is also a major destination of neighborhood children and their families. The massing and shadowing of the larger row-houses will reduce visibility and compromise safety of these pedestrians sharing this intersection with vehicles and bicycles.
- **3.** <u>Crime:</u> There is already a high rate of vehicle break-ins along 27 street and 14 AVE SW. The undersigned and our neighbors have already been victims of such crimes. This in part is possibly related to poor night time lighting conditions of 27<sup>th</sup> street and 14<sup>th</sup> Ave. The shadow and massing of a larger 4 unit row-house development will provide criminals with more opportunities for such crimes.
- 4. Shaganappi Community Statistics and Property Value: Data from Census 2016 <a href="https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Shaganappi-Profile.aspx">https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Shaganappi-Profile.aspx</a> shows that 46% of households are renters in the community of Shaganappi compared to 29% for the city of Calgary in total. Justification that this development will benefit the Shaganappi community with higher density of rental households is not warranted. Furthermore, we believe that this proposed rezoning does not have the best interest of the community and neighboring households in mind. Re-zoning should be reserved for parcels that no other development / redevelopment options are viable. In this case the developer knowingly purchased an RC-2 lot, and has applied for rezoning to maximize profit with an RC-G designation to allow for a 4 unit row-house complex.

It is therefore due to the above reasons that we believe this rezoning application is not a good fit in this location of the Shaganappi community, hence we oppose it. This lot should remain as the existing RC-2 zoning which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in this Developed Area of Shaganappi.

Sincerely,

Bill Kangarloo and Shadi Fattahi

Owners of 1711 27 Street SW, Calgary, AB.

#### Pendola, Amy J.

From: Eva Peng <evapengmba@gmail.com>
Sent: Thursday, January 23, 2020 3:52 PM

**To:** Public Submissions **Cc:** Heaven, Jyde

**Subject:** [EXT] Land use applicant presentation LOC2019-0159

**Attachments:** LOC2019-0159 by Applicant.pdf

Hello there,

I am the applicant for the land-use change LOC2019-0159 and would like to submit the presentation slides prepared for the public hearing scheduled on Feb. 3rd, 2020.

Our goal is to keep the presentation brief and factual. The first 13 slides are going to be addressed within 5 min. The rest slides are attached to answer questions that councilors may have.

It's a fairly large pdf file so please let me know if you have any trouble downloading or opening the file.

Many thanks,

Eva



LOC2019-0159 PUBLIC HEARING

**Eva Peng**, P.ENG and MBA

Development Director

Raynow Capital Corp.

### **AGENDA**

# LIVE27 **ENGAGEMENT WORK** COMMUNITY FEEDBACK WHY NOW? **APPENDIX**

Petition Signatures, Preliminary Site Plan, Support/Opposition Letters, Street Parking Photos

### LIVE27









### Filling The Gap

-Affordability

-Leased homes

### Design

-Elegant

-Thoughtful

-Functional

### Location

-17th Ave

-Shagnappi

-Westbrook

# **Professional Management**

-Irrigation

-Landscaping

-Snow removal





### **ENGAGEMENT WORK**

Late Aug. 2019

Reached out to the Shaganappi Community Association Early Sep. 2019

Launched Live27.ca

Inform the project scope, timeline and rezoning information

Sep. 30<sup>th</sup> 2019

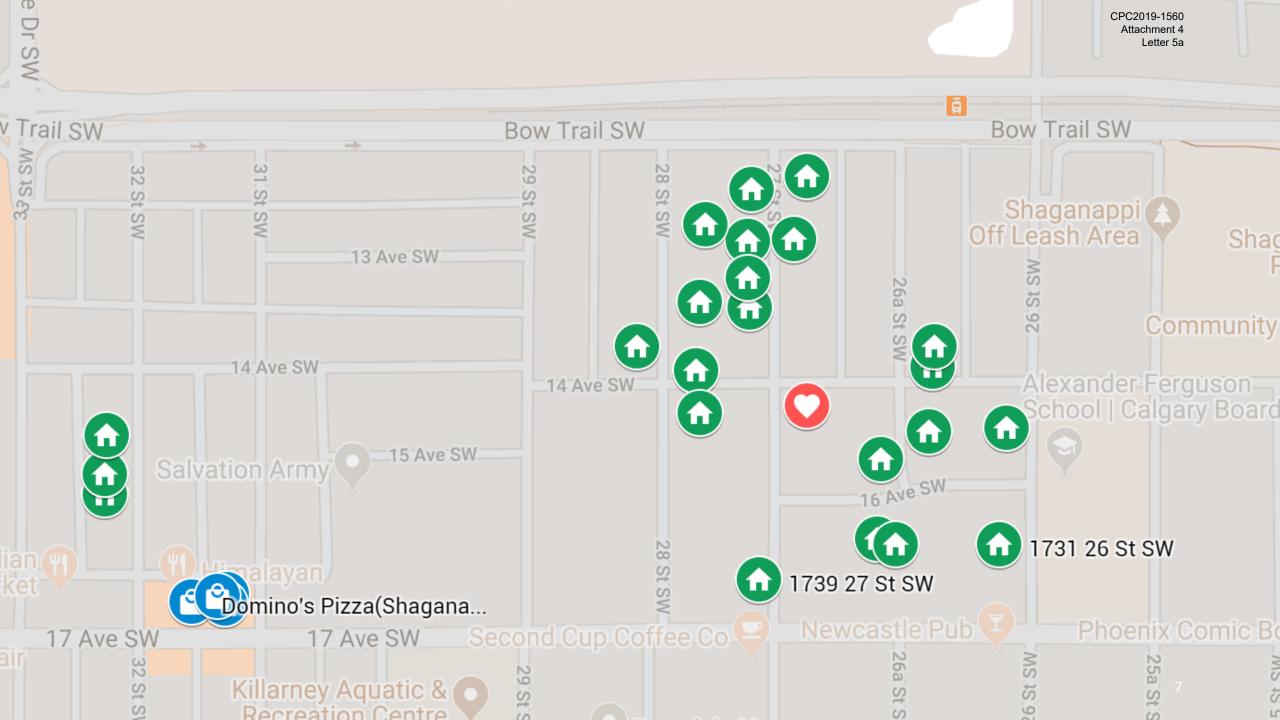
Invited 36 neighbours

Attendence: over 20 residents and 5 executives

Dec. 2019

Visited over 60 residents

Signatures from 25 residents and 4 business



### **Teresa de Grosbois**

"I wanted to go on record as supporting this re-zoning application.

As a biologist, I believe the densification of inner-city neighbourhoods is the responsible strategy for any city to take – both environmentally and fiscally."

Owner at 1446 26A St SW



### **Farshid Hatam**

"I have been owning and operating the store for the last 8 years. More than 90% of my customers are the residents living in communities of Shaganappi and Killarney.

I fully support the application of LOC2019-0159 and welcome adding more density to the Shaganappi community."

Owner/Operator
@ 3208 17 Ave SW



## Paws Pet Food & Accessories



Domino's Pizza(Shaganappi location)



Hawaiian Nails & Spa Ltd.



Shaganappi Alterations & Dry Cleaning

### **CONCERNS WE HEARD**







SOMEWHERE ELSE?



SHADOW & MASSING



**PARKING** 









### WHY NOW?

Stagnant population

**Economy**Outlook

Affordable housing

Small Business

Work for +100 Calgarians

Community

# MORE QUESTIONS?

### **Appendix Attached with:**

- Construction Timeline
- Petition Signatures
- Property Survey
- Preliminary Site Plan
- Support/Opposition letters received
- Street Parking Photos taken



### **CONSTRUCTION TIMELINE**













Development Design

• Feb, 2020

Permit Review and Approval

 March and April, 2020 Construction

 May 2020 to May 2021 New residents move in

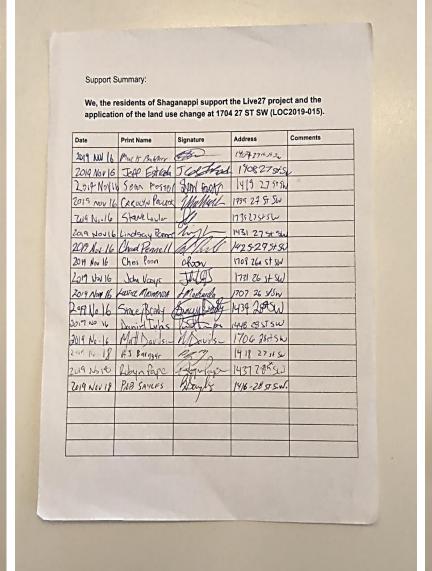
 From May to June 2021

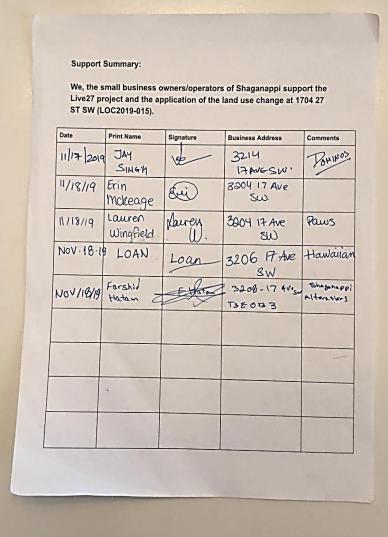
### PETITION SIGNATURE

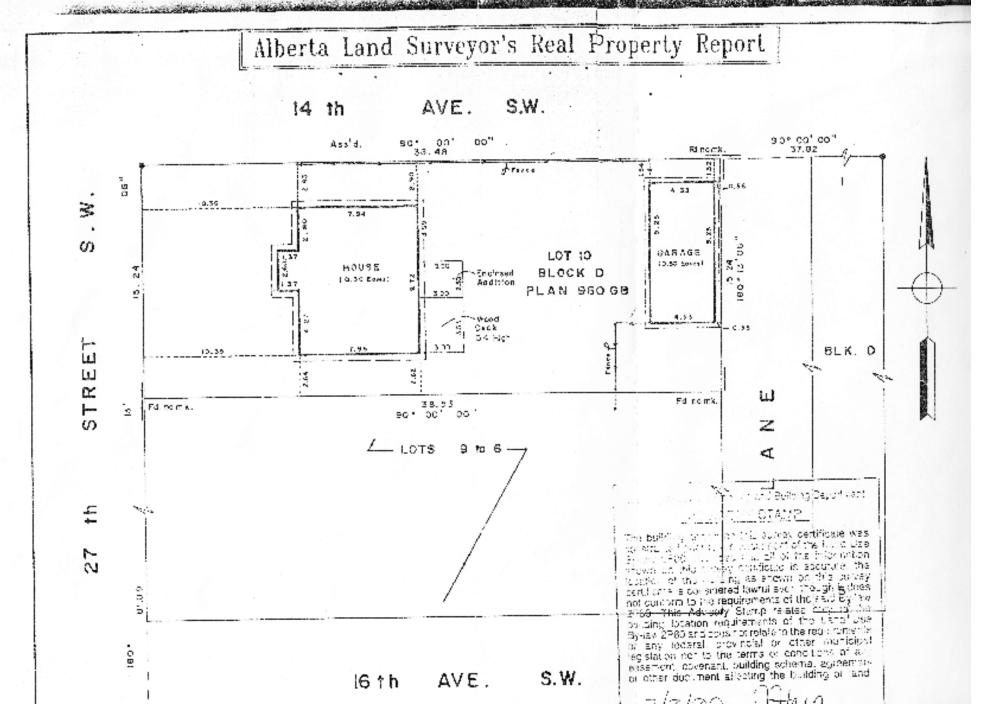
**Support Summary:** 

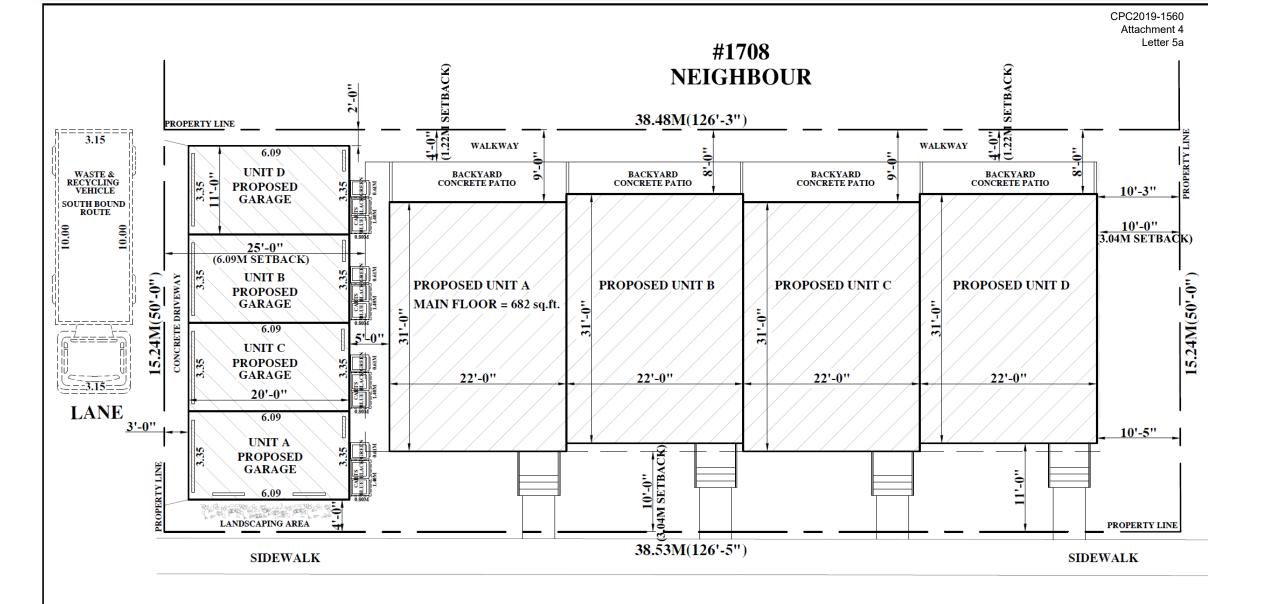
We, the residents of Shaganappi support the Live27 project and the application of the land use change at 1704 27 ST SW (LOC2019-015).

Date	Print Name	Signature	Address	Comments
11/17/2019	BARBARA ARMADA	Beland	TER STE	
11/17/2019	KARI BENALLACK	Benallo)	1749-325T SW	Totally Support
11/17/2019	Amal Odlaish	The.	1735 325t SW	support
12/17/2019	Ana Zanelly	dusely	1715 Z6A St SW	support
Jan 15/2019	DOWNSHENG CAN		272716Ave su	1. Good idea Support









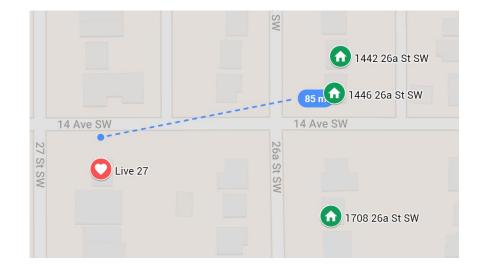
Dear Eva

Re: Your application for Rezone and Redevelopment - 1704 27 St SW

Thank you for stopping by this evening. I apologize that I cannot attend your open house as my health does not allow for it. I wanted to go on record as supporting your re-zoning application. As a biologist, I believe the densification of inner-city neighbourhoods is the responsible strategy for any city to take – both environmentally and fiscally. The design and visual impact of your development is simply stunning. It will add value to the neighbourhood as a whole.

Thank you for taking the time to update me. Please let me know if there is anything further you need from me to register my support.

Sincerely



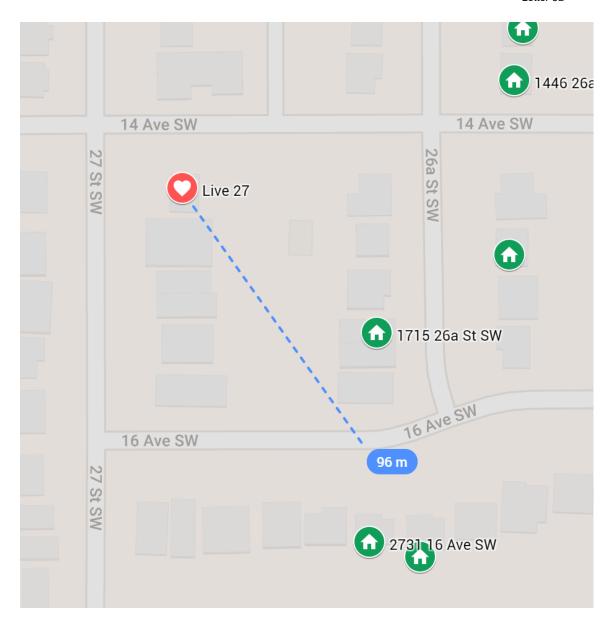
Teresa de Grosbois Owner – 1446 26A St SW

To whom it may concern,

I would like to see more density and development projects take place in Shaganappi in the future.

#### Simon Chan

Owner of 2731 16 Ave SW

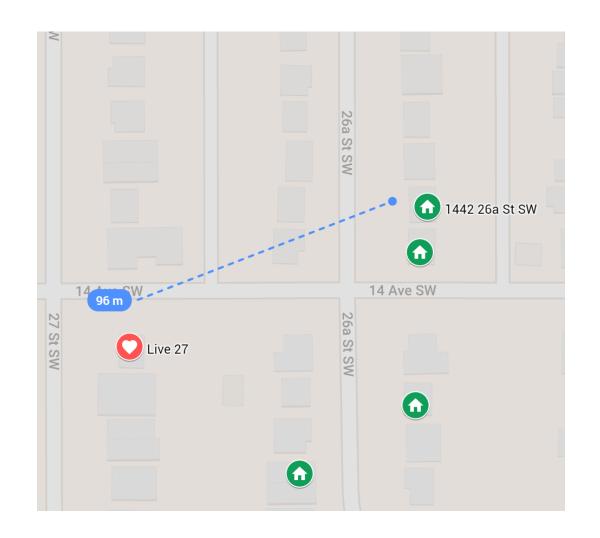


To whom this may concern

I Martin Urquhart have lived in Shaganappi at 1442 - 26 A Street SW for the past 17 years. We have recently moved, August 1, 2019 to the address in the footer below. We still own the residence at 1442 - 26 A Street SW. My wife and I fully support Eva Peng and the development proposal LOC2019-0159.

#### Martin Urquhart

1442 - 26 A Street SW



To whom it may concern,

My name is Farshid Hatam. I have been owning and operating the Shaganappi Alterations & Dry Cleaning for the last 8 years. More than 90% of my customers are the residents living in communities of Shaganappi and Killarney area.

I fully support the application of LOC2019-0159 and welcome

adding more density to the Shaganappi community.

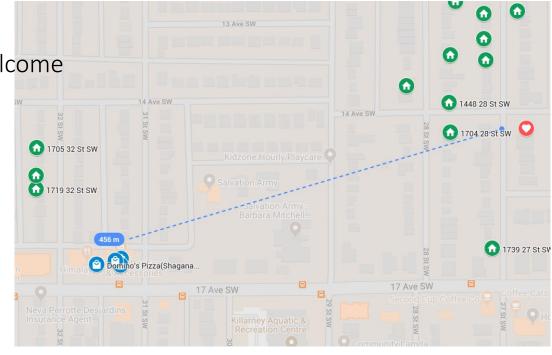
Sincerely,

#### Farshid Hatam

Shaganappi Alterations and Dry Cleaning

Address: 3208 17 Ave SW Calgary, AB, T3E 0B3

Phone: 403-606-6470 Email: fhatam@shaw.ca



Hello,

I am writing in support of the planned development at 1704 27 st SW.

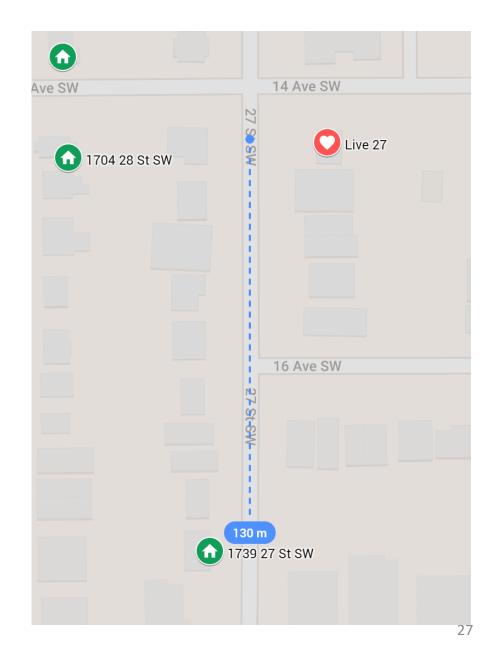
I have lived in the neighbourhood for over 10 years.

I support ongoing development and appreciate the effort these developers have made in consulting with the community.

Thank you

**Steve Lawlor** 

1739 27 st SW



### **Support Letter - 6**

Hello.

I live at 1739 27 St SW, a house I've owned for 18 years.

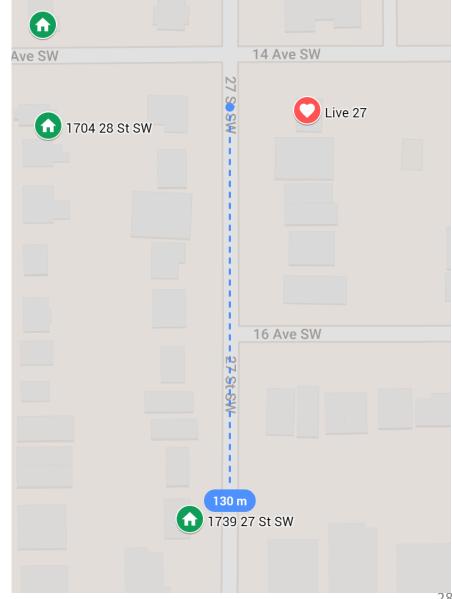
I've always enjoyed living in the neighbourhood, and am always happy to see more development here. I 100% support this application for the Live27 project.

As a mortgage professional, I recognize the fact that upgrading our neighbourhood means increased property values for everybody, as well as an important demographic shift to young urban professionals.

I will be more than happy to support Eva in her endeavors and look forward to meeting our new neighbours.

Sincerely,

Carolyn Pollack



# **Support Letter - 7**

To whom it may concern,

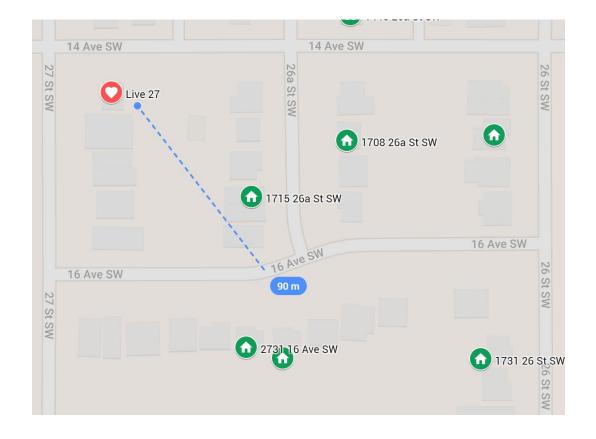
I, Dongsheng Lan am the homeowner at the address of 2727 -16 Ave SW. For the last couple of years, I have rented out this property to a few people before who enjoy living in the community. I am glad to see the Live27 is a rental project aiming to provide more leased housing options in Shaganappi.

I fully support the Live27 project and the land-use change application of LOC2019-0159.

### Dongsheng Lan

Address: 2727 16 Ave SW Calgary, AB, T3C1A3

Phone: 403-404-3111



# Engagement meeting feedback

Eva,

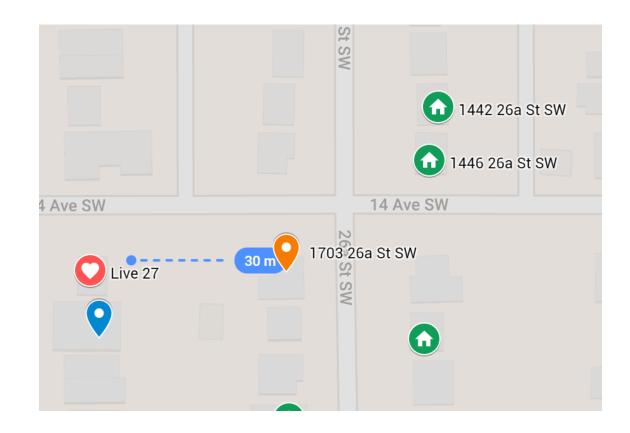
Thanks for hosting a good meeting last night. We learned a lot, but haven't reached consensus thus far. I am speaking with Mike and adjacent owners as we speak. Will keep you informed.

~Jeremy

<u>jeremycoates@shaw.ca</u>

h: 403-245-9306 c: 403-890-9306

1703 26A Street



# **Opposition Letter - 1**

Ms. Raynow:

Re: Rezoning and Land Use Redesignation – 1704 27 Street SW

We have been retained by Brian and Marcia Haw with respect to the land use redesignation application proposed for 1704 27 Street SW (the "Property").

Our clients own and reside at the adjacent 1708 27 Street SW. They support redevelopment of the Property under the current R-C2 zoning, and will oppose the redesignation application.

Should you wish to discuss, please contact the undersigned.

Regards,

BORDEN LADNER GERVAIS LLP

# **Opposition Letter - 2**

Name: Fanny Ho

Email: fannyho728@hotmail.com

**Subject:** Rental vs owner occupy

Message: I was surprise to learn that Live27 is a rental project. I live directly opposite to the site. I feel very uncomfortable to see future residents in Live27 come and go since tenants will not be long term residents. Also tenants will not take care of the property as good as they owned it. What is the reason to choose rental over individual own? Has the rezoning been approved by the city?

# **Opposition Letter - 3**

Subject: 1704 27 St. S.W. calgary Re-Zoning

**Message:** I will be attending the meeting Sept. 30 to do my best to stop the re-zoning of our street (27th). This community has been chopped up wth re-zoning as it is, this is one of the few streets in the neighbourhood that is still R-2.

My fear, and I believe it is a valid one, is that we will become another Bankview with a transient population with no ties to the community, increased crime will come with it. It already has with the LRT, and the streets will be overflowing with traffic trying to park all over our area.

I say NO to Re-Zoning of 27th Street. You want to put in 4 PLexes & 8 PLexes, there are plenty of other streets that have been changed already....go build on those streets

### **Feedback Letter**

Name: John Aoun

Email: johnjaoun@gmail.com

Bottom line to me as a family home owner in Shaganappi is that projects like this lower the value of the neighborhood and make it less "family friendly".

I absolutely do not believe Live27 true goal is "to solve the problem of innercity unaffordability". A statement like that only comes from charities, filatrapists, politicians, etc...

As with every true business, Live27's goal is to make money...you have decided to do this by renting instead of selling. I think it is a good idea from a business perspective...however Live27 is not doing this project to help others, it is to "help" yourselves.

Innercity should come with a premium cost...as it does in practically every other city. Why do downtown tiny condos cost so much? Every square meter of land is typically worth more the closer you are to the core of the city. Vice versa...why are houses in the far NW, NE, and SE cheap? Because they are far from the inner city.

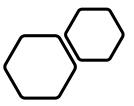
Anyways, thanks for taking the time to respond...I respect that. Just please don't market Live27 as trying to help people deal with unaffordability...it's the opposite, you are taking advantage of unaffordability with this project...and is the reason why it will be successful.







16:36 on Sunday, Nov 10, 2019



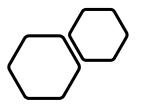








15:54 on Wednesday, Nov 13, 2019











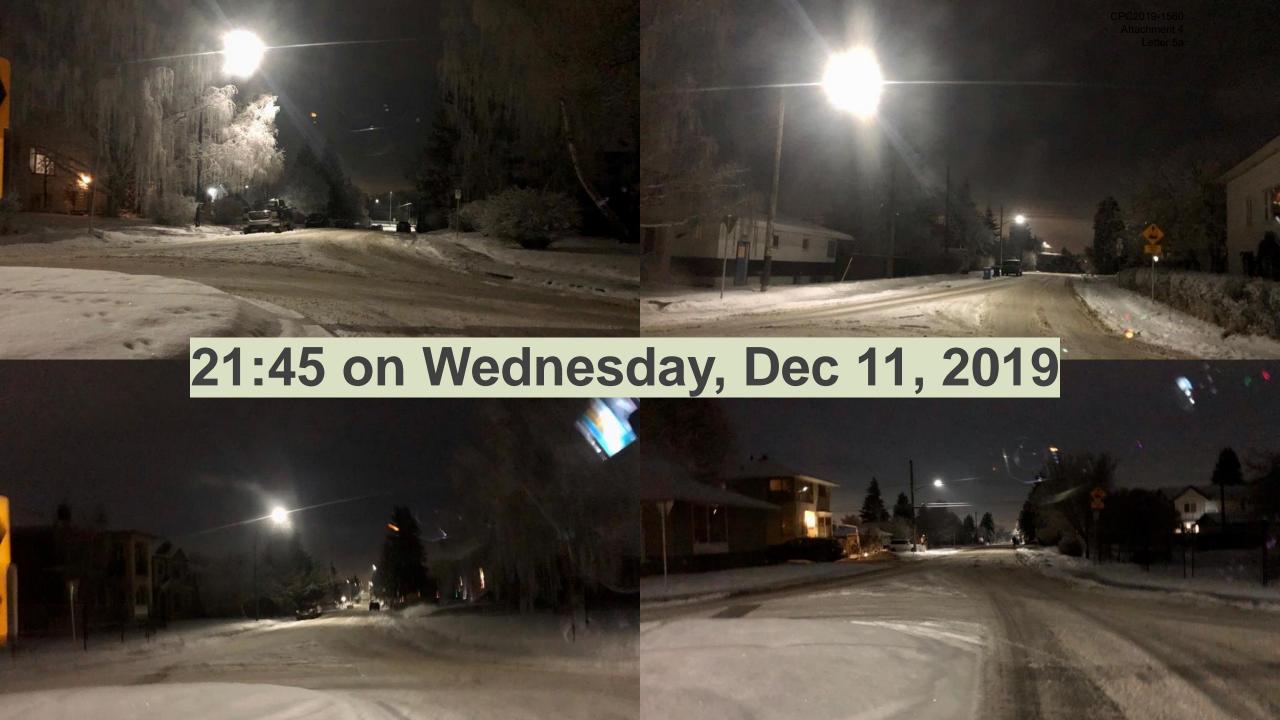
20:21 on Tuesday, Nov 19, 2019



















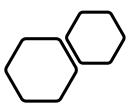








15:54 on Friday, Dec 20, 2019





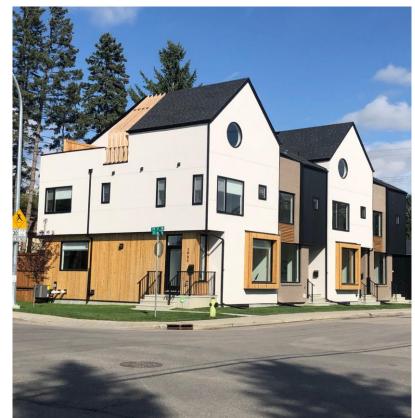
















CPC2019-1560

# SUCCESSFUL INTEGRATION INTO INNER-CITY NEIGHBOURHOOD







# MORE ROWHOUSES (RC-G) in Killarney

CPC2019-1545

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 – 33 Street SW LOC2019-0145

#### **EXECUTIVE SUMMARY**

The application was submitted by the landowner Joshua Alexander Steele on 2019 September 16 on behalf of the landowners Stephen Joel Hayes and Stella Valerie Lowey. The application proposes to change the designation of the site from DC Direct Control District to Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to allow for:

- rowhouse and townhouse buildings in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 12.0 metres, 3 to 4 storeys (an increase from the current maximum of 10.0);
- a maximum of 12 dwelling units (an increase from the current maximum of 6 units), based on a density of 72 units per hectare; and
- The uses listed in the M-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the objectives *Killarney/Glengarry Area Redevelopment Plan* (ARP). In order to accommodate the proposed application, a minor map amendment to the ARP is required. No development permit application has been submitted at this time.

CPC2019-1545

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
- 2. Give three readings to the proposed bylaw.
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.41 acres ±) located at 2820, 2824 and 2828 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from DC Direct Control District **to** Multi-Residential Contextual Grade-Oriented (M-CGd72) District; and
- 4. Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
- 2. Give three readings to Proposed Bylaw 9P2020.
- 3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares ± (0.41 acres ±) located at 2820, 2824 and 2828 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from DC Direct Control District to Multi-Residential Contextual Grade-Oriented (M-CGd72) District; and
- 4. Give three readings to **Proposed Bylaw 25D2020.**

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### **BACKGROUND**

This land use amendment application was submitted by the land owner Joshua Alexander Steele on behalf of the landowners Stephen Joel Hayes and Stella Valerie Lowey. The site is located in the community of Killarney/Glengarry on 33 Street SW north of 28 Avenue SW and south of 26 Avenue SW. Killarney/Glengarry is subject to the policies of *the Killarney/Glengarry Area Redevelopment Plan* which provides direction in relation to development within the community.

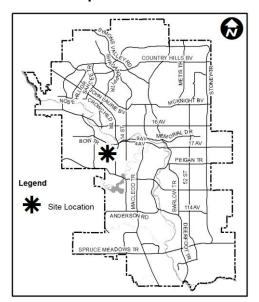
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates their intent to develop a multi-residential building in line with the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

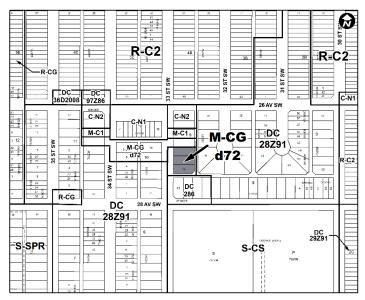
Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1545

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

### **Location Maps**







Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1545

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145



### SITE CONTEXT

The subject site which consists of three separate parcels is located on 33 Street SW north of 28 Avenue SW in the community of Killarney/Glengarry and currently contains three single detached dwellings with rear lane access. The subject site is approximately 0.17 hectares in size with approximate dimensions of 36 metres by 44 metres.

The land use in this area is a mixture of low-to-medium residential development and commercial uses with DC Direct Control District to the west developed with single and semi-detached dwellings, and lands to the north and east of the site as designated Multi-Residential – Contextual Grade-Oriented (M-CGd72), Multi-Residential – Contextual Low Profile (M-C1) and Commercial – Neighbourhood 1 & 2 (C-N1, C-N2) Districts and are developed with two storey apartment buildings and small scale commercial buildings (fronting on 26 Avenue SW).

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

As identified in Figure 1, Killarney/Glengarry's population reached its peak population in 2015.

Figure 1: Community Peak Population

Killarney/Glengarry	,
Peak Population Year	2015
Peak Population	7,677
2018 Current Population	7,530
Difference in Population (Number)	-147
Difference in Population (Percent)	-1%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the <u>Killarney Glengarry</u> community profile.

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

The proposal allows for a modest density increase and for buildings types that are compatible with the established building forms of the existing neighbourhood. Though a minor amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required, the proposal general meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

#### **Planning Considerations**

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

#### Land Use

The existing <u>DC Direct Control District</u> (<u>Bylaw 28Z91</u>) includes the permitted and discretionary uses of the R-2 Residential Low Density District of Bylaw 2P80 which is primarily for single detached, semi-detached and duplex dwellings. The DC District allows for a maximum building height of 10 metres and a maximum of two dwellings on each parcel.

The proposed Multi-Residential –Contextual Grade-Oriented (M-CGd72) District is a designation that provides for multi-residential development designed to provide some or all units with direct access to grade, in a variety of forms, of low height and density and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 12 metres and a maximum density of 72 units per hectare (12 dwelling units on the subject site).

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

#### Development and Site Design

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

- ensuring an engaging interface along the 33 Street SW and rear lane;
- · emphasizing at-grade entrances;
- ensuring that the building form appropriately transitions to the existing low density development to the east;
- · the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

## Transportation Networks

Pedestrian and vehicular access to the site is available from 33 Street SW and the rear lane. The area is served by Calgary Transit with the Westbrook LRT Station, within approximately one kilometre walking distance of the site on 33 Street SW. There is no parking restrictions on the adjacent street. The site is approximately 100 metres from the transit stop, servicing the 6 route and offers service to the Downtown Core and the Westbrook LRT Station.

#### **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, this application was circulated to relevant stakeholders and notice posted on-site. Notification letter were sent to adjacent land owners and the application was advertised on-line. The application was circulated to the Killarney/Glengarry Community Association and they did not provide comments at the time of writing this report.

The applicant has indicated that following has been completed as part of their community outreach:

- Delivering pamphlets to the surrounding neighbours and commercial business which detailed the proposed land use and provided contact information for comments;
- Walking through the community and discussed the proposal with residents; and
- Held discussions with the Ward Councillor and Community Association about the application.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

Administration received five letters in opposition to the proposal which indicated concerns with the following:

- the existing character of the neighbourhood which is predominantly detached homes being negatively impacted;
- proposed density is excessive and does not add to the community's liveability and attractiveness:
- the location of the proposal is not a corner parcel;
- an increase in height that is not appropriate for the neighbourhood;
- the impact of that increased traffic that will make the local roads less safe;
- · residential parking will be negatively impacted; and
- the mature trees within the site that will have to be removed for a future development.

Administration considered relevant planning issues specific to the proposed redesignation and has collaborated with the applicant towards an appropriate proposal. The applicant initially submitted a proposal with a density modifier of 111 which would have facilitated an 18-unit development. However, through consultation with the public and Administration, the applicant decided to reduce the density modifier to 72, which is in alignment with the existing densities directly to the north and west of the subject site.

Following Calgary Planning Commission, notifications for a Public Hearing will be posted on the subject site (visible to residents) and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of Public hearing will be advertised.

#### **Strategic Alignment**

### South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the <u>South Saskatchewan Regional Plan</u> (SSPR) 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 <u>Interim Growth Plan</u>. The proposed land use amendment builds on the principles of the <u>Interim Growth Plan</u> by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities

### Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the <u>Municipal Development Plan</u> (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and other multi-residential forms. The MDP also calls for a

Approval(s): S. Lockwood concurs with this report. Author: J. Friedman

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

## Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Conservation/Infill area as identified on Map 2 of the <u>Killarney/Glengarry Area Redevelopment Plan</u> (ARP) which envision redevelopment in the form detached, semi-detached and duplex residential buildings consistent with the existing DC Direct Control District. Further, the ARP recommends that land use redesignation in certain multi-residential areas in order to encourage townhousing.

In order to accommodate the proposal, a minor map amendment to the ARP is required (Attachment 2). This proposed amendment would identify the site as Low Density Townhousing. The proposed amendment to the ARP is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site's location - directly adjacent to medium density and commercial land use districts.

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

These criteria 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.

The subject parcel meets the majority of the location criteria such as: proximity to other multiunit developments, 400 metres of a transit stop, adjacent to and open space or community amenity and direct lane access.

### Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing DC 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.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2820, 2824 and 2828 - 33 Street SW LOC2019-0145

#### 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 the objectives of the *Killarney/Glengarry Redevelopment Plan*, as amended, and with the applicable policies of the Municipal Development Plan. The proposed M-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in residential density for these inner city parcels. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development, and has direct lane access.

## ATTACHMENT(S)

- 1. Applicant's Submission
- 2. Proposed Bylaw 9P2020
- 3. Proposed Bylaw 25D2020
- 4. Public Submissions

#### From:

Joshua Alexander Steele (on his own behalf and the behalf of Joel Stephen Hayes and Stella Valerie Lowey) 2807 30 ST SW Calgary, Alberta T3E 2M4 403.852.5311

September 27, 2019 – Original Draft Date November 13, 2019 – Revised Draft Date

#### To:

Planning & Development The City of Calgary PO Box 2100, Station M 800 Macleod Trail SE Calgary, Alberta T2P 2M5

RE: Land Use Redesignation From DC-28Z91 to MCG-d72 – Updated Application Submission Package in response to Letter from J. Friedman dated September 26, 2019

- 1. 2828 33 ST SW, Lot 18, Block 9, Plan 732 GN
- 2. 2824 33 ST SW, Lot 19, Block 9, Plan 732 GN
- 3. 2820 33 ST SW, Lot 20, Block 9, Plan 732 GN

The subject parcel is located in the community of Killarney/Glengarry and consists of ±0.166998 ha of privately-owned land. Joshua Alexander Steele, one of the property owners, has been authorized to represent all the landowners listed on the Application Form for the purposes of undertaking a land use redesignation process to facilitate the potential future construction of a town-house style multi-residential complex. The proposed use is well-suited to the subject parcel, given its surrounding context, lot characteristics and location. We believe that the MCG-d72 zoning would best compliment the subject parcel as it would provide the potential for an attached townhouse development that compliments, and more importantly, augments the character, appeal and vibrance of the community.

The site's current DC-29Z91 (Direct Control) District, which has the same Permitted and Discretionary uses of the R-2 Residential Low Density District, allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing DC-29Z91 District to an M-CG-d72 District. A supporting Minor Area Redevelopment Plan (ARP) Amendment to the Killarney/Glengarry ARP will be required.

As you know, the M-CG District typically has higher number of units and traffic generation and, among other things, is intended to: provide some or all units with direct access to grade; have low height and low density; and to be in close proximity or adjacent to low density residential development.

The subject parcel falls within the boundaries of the Killarney/Glengarry ARP, a Local Area Plan approved in 1986 currently under review as it is not aligned with more up to date policy such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented

housing as a key component of complete communities and encourages growth and change in low-density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

## A. PLANNING RATIONALE

The subject parcel features numerous characteristics that make it especially appropriate for the proposed M-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

Access, Egress and Lane: The subject parcel has excellent access and egress from all directions, providing easy access to Richmond Road, Crowchild Trail, 17 Avenue SW, 26 Avenue SW and 37 Street SW. The subject parcel occupies 3 adjacent lots and include a lane corner lot, providing the subject parcel with 3 separate points of lane access and egress unlike most lanes which only include 2, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 33 Street SW.

**Major Road**: The subject site is located along 33 Street SW, and directly adjacent to and intersecting with 26 Avenue SW to the north and Richmond Road (33 Street SW) to the south, providing ease of access and traffic capacity for current and future residents.

**Proximity to Commercial and Retail**: The subject site is located less than 50m walk from neighbourhood commercial/retail site, which includes food vendors, a veterinarian clinic, a pharmacy, medical providers, a gas station and other similar community retail/commercial service providers.

**Proximity to Transit**: The subject site is located 100m (± 1 minute walk) from the Primary Transit Network along 26<sup>th</sup> Avenue SW and 1km (± 15 minute walk) to the Westbrook C Train Station, providing convenient access East/West to the City Centre, and North/South to Mount Royal University and southeast Calgary.

**Proximity to An Existing Open Space, Park or Community Amenity**: The subject parcel allows residents direct and easy access to a variety of community resources including parks, schools, and recreation services. The subject parcel is located within 100m (a  $\pm$  1 minute walk) from Killarney Elementary School and 500m (a  $\pm$  5 minute walk) to Holy Name School and Killarney Glengarry Community Association, and, is within 1 km (a  $\pm$  15 minute walk) to Richmond School and the Killarney Aquatic & Recreation Centre.

**Proximity to Existing M-CG Property:** The subject parcel is located directly south to existing M-CG zoned property and directly across the street (east) from M-CG zoned property. The subject property is located in the heart of a neighbourhood thoroughfare (33 Street SW and 26 Avenue SW) and would be an excellent site to be classified as M-CG and the potential recipient of a townhouse style development, which would certainly augment the neighborhood's character and appeal, and, would also stimulate the commercial and retail business area located less than 50m away.

#### **B. CITY-WIDE POLICY ALIGNMENT**

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

## C. COMMUNITY ENGAGEMENT

The members of our group are individuals of the community who either currently live in Killarney or have at some point in the past. We are fully committed to being good neighbours and working with surrounding community members and stakeholders throughout the application process. Prior to the date of this application our group has already:

- (i) Had numerous consultations with Community Planners in the City of Calgary office for information related to the application process and requested their guidance and advice related to same.
- (ii) Consulted with surrounding neighbours.
- (iii) Engaged with the Killarney Community Association multiple times, specifically Sean Davey who is responsible for community liaison and development, in order to communicate the intent to submit this application and to seek their respective input and guidance.
- (iv) Discussed the application with Ward 8 City Councillor Evan Woolley, who has been very supportive and is fully aware of the density modifier included in this application.

We are committed to engaging with all stakeholders from all demographics in the community including neighbours; the Killarney Community Association; City Council; surrounding churches, schools and cultural centres; and neighbouring commercial and retail stakeholders.

We plan to do the following to ensure stakeholders are properly informed and have the chance to be involved in the process:

- (i) Deliver basic, easy to read pamphlets to the surrounding stakeholder listed above to inform them of the proposed land use change and ways to engage with us for more information and to hear any concerns and or comments they may have.
- (ii) Further engage with the Killarney Community Association in any meetings, town halls or other mediums of communication that they would like us to facilitate or attend.
- (iii) Provide email and or telephone information to the stakeholders (included in the pamphlets and other marketing materials) to provide a medium to communicate directly and efficiently.
- (iv) If possible, advertise the proposed zoning change (and offer the chance to engage) in the Killarney Community Association newsletter or on its website.
- (v) Offer to set up any one on one meetings or invite meetings.

We are open to stakeholder feedback and want to work together with the entire community to ensure full transparency and to answer any questions or concerns to the best of our ability, and further, to consider and hopefully implement any advice that stakeholders may have.

We are fully open to telling our story to all stakeholders. We are community members (not big business developers) who are looking to modify our property zoning for a potential development in the future on our three adjoining properties, and, are open to including other adjacent neighbours in a potential future project if they were to be interested. The reason we are doing this is because we believe, among other reasons, given the age of the homes on the properties and the focus by the City to densify and build Calgary from the inside out, that the time has come to redevelop some locations within the area and that our properties are perfectly suited for this type of development. Most importantly, we truly believe that this type of zoning

and prospective development would great compliment the community and augment its liveability, energy and community sprit and participation.

MCG-d72 development has been successfully integrated in the area previously and has been executed in a classy, complimentary way that does not overbear the community from a design or density perspective, or negatively affect its members or its current aesthetic. The development would replace older somewhat rundown homes with modern sophisticated homes near schools, commercial and retail locations and would contribute to the walkability and vibrance of the community directly at one of its main arteries (33<sup>rd</sup> street and 26<sup>th</sup> avenue). We acknowledge that there may be some concerns over size of a possible development (height, shadows etc.) and parking, however we believe that the benefits greatly outweigh these concerns, and that these concerns can be addressed and mitigated prior to a development permit being issued.

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. Throughout this proves we want to work with individual members of the community, the Community Association and the Ward Councillor's office to ensure we are furthering the City's goals in respect of growth and development.

For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Should you have any questions, comments or concerns, please contact us at 403.852.5311 or alex.steele@blakes.com.



CPC2019-1545 ATTACHMENT 2

#### **BYLAW NUMBER 9P2020**

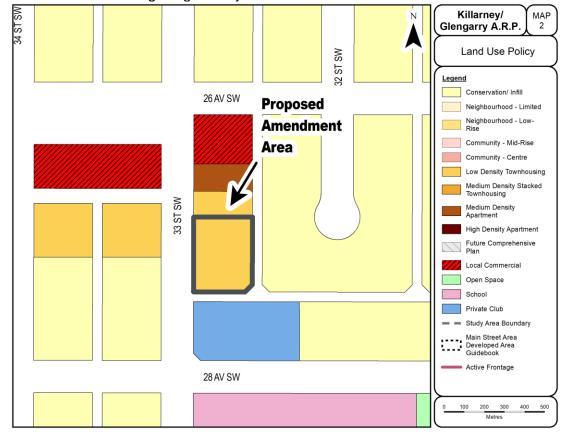
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85 (LOC 2019-0145/CPC2019-1545)

**WHEREAS** it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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

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

- 1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.17 hectares ± (0.41 acres ±) located at 2820, 2824 and 2828 33 Street SW (Plan 732GN, Block 9, Lots 18 to 20) from 'Low Density Dwelling Conservation/Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:





## **BYLAW NUMBER 9P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	



CPC2019-1545 ATTACHMENT 3

### **BYLAW NUMBER 25D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0145/CPC2019-1545)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

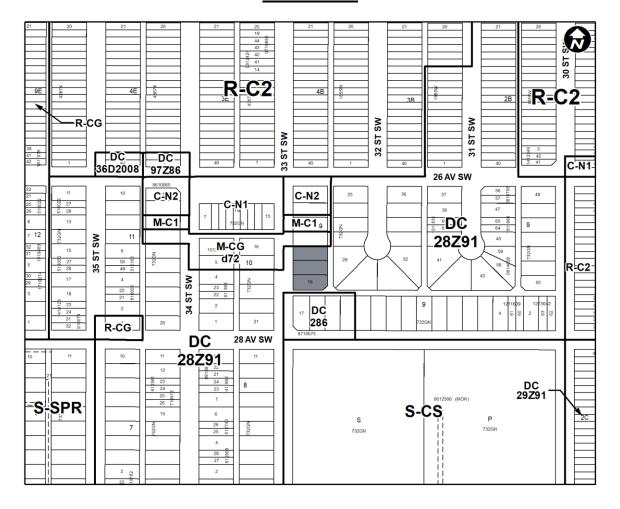
  CITY CLERK

SIGNED ON



## AMENDMENT LOC2019-0145/CPC2019-1545 BYLAW NUMBER 25D2020

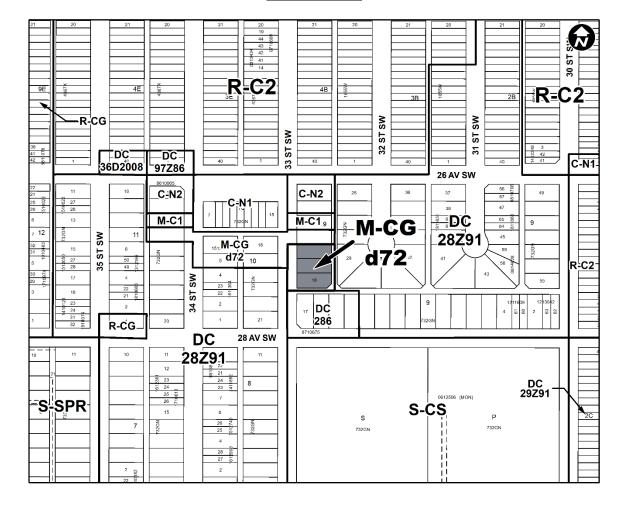
## **SCHEDULE A**





## AMENDMENT LOC2019-0145/CPC2019-1545 BYLAW NUMBER 25D2020

### **SCHEDULE B**



From: Janet Webb

To: Public Submissions

Subject: [EXT] Notice of Pubic Hearing Response

Date: Wednesday, January 22, 2020 10:06:36 AM

January 21st, 2020

City of Calgary City Clerk 700 Macleod Trail S.E. PO Box 2100, Postal Station "M" Calgary, Alberta T2P 2M5

RE: Land Use Redesignation - 2820, 2824, 2828 - 33rd Street S W Plan 732GN, Block 9, Lots 18-20, from DC Direct Control District to Multi- Residential - Contextual Grade Oriented (M-CGd72) District.

Hello,

My name is Janet Webb, and I live across the street from the three lots in question. I have lived here most of my life as my parents bought the land and built our house in 1956. I took possession of the house 23 years ago. I have seen a lot of change in this great community, and I think my observations are valuable.

I was sent a letter from the city a few months ago regarding the above, which I responded to. Below are my comments and concerns. Unfortunately I cannot attend the Public Hearing as I am an owner of two retail stores, and it is challenging getting away during the downturn that we are experiencing. I hope that this letter will speak to you of how seriously concerned I am about the proposal for three fourplexes.

This particular street in Killarney has the benefit of an awesome elementary school just down the block from my house which I attended as a child. It also has two unique small shopping strip malls right on 26th Avenue. Most of the the houses (6 of the 10) on my block (26th to 28th )are rentals. The negative impact that I see daily is the parking issue.

The elementary school brings parents dropping off their children at 9:00 AM and picking them up at 4:30 PM. The streets surrounding the school are a nightmare at both of these times and this also involves my block. When there is an event at the school in the evenings cars are parked on my street for the evening. This can be up to 20 vehicles, and this does not include the vehicles of the people living in the houses. Usually on these nights the street is completely full of parked cars. In the AM and afternoon school hours the street is challenging to drive with school buses being part of the vehicle makeup and the streets lined on both sides with parked cars.

The two strip malls often do not have enough parking to accommodate the staff and customers and so my street is used on a daily basis from 8:30 to 5:30. This includes weekends.

The two story apartment building that has 6 units, has only 6 parking spaces in the back. A few of these apartment renters having two vehicles and the extra vehicles are parked on the street in the evening and on the weekends.

The six up and down rental houses on the block each have at least 3-4 vehicles and most of them park on the street.

I have counted vehicles on the street from time to time since I was advised of the proposed changes:

- daytime weekdays are the lightest times, but the vehicles at this time are mostly owned by workers in the strip malls and home owners if they do not work. There are usually 5-15 during the day

except for drop off and pick up times at the school when the number of vehicles increases dramatically.

- evenings are when renters and owners come home. The street is filled with vehicles, sometimes 20-25 for this time.
- weekends are also very congested with 20-25 or more vehicles. I am lucky enough to have a garage as I would not be able to park in front of my house. It is Ifrustrating when I have visitors.

The issue of parking will only worsen if the three lots are allowed to have four units on each lot, as with this type of building only one parking spot or garage per unit is provided. If the rental lots now have 3-4 vehicles, with the change to 4 units per lot, the number of vehicles could double, so instead of 12 vehicles for the three lots there could potentially be 24 vehicles with only enough garage space for 12. These 12 vehicles will be on the street.

Another issue that I personally have experienced is the danger of attempting to enter the street from the alley or even from a corner. Due to the number of vehicles on the street it is extremely difficult to see if there are oncoming cars on the street. My vehicle was hit when I kept inching out and couldn't see the vehicle until it hit me. I was charged because I was entering from the alley. In my opinion there should be a restriction on vehicles too close to corners and alleys.

I am not opposed to change, and I know that the city is wanting higher density in communities like Killarney. This is revitalizing my neighbourhood! It is going through a very dramatic change and in my mind it is positive, replacing some of the old 1950's bungalows with new dynamic housing, but most of these changes are duplexes, which supply 2 car garages for each unit. If duplexes were approved for the three lots across the street this would actually take vehicles off the street! It would also blend in better with the rest of the changes taking place, and give a more balanced look to the community.

I am but one tiny voice on my block, and likely the only voice, but I think that my concerns are very real, particularly when it comes to the already existing number of vehicles on the block, and what would happen if twelve housing units were added to the existing parking dynamics.

I hope that you will strongly consider what I have written, and know that I feel very positive about change in the community if it is thoroughly investigated for serious negative impacts. Killarney is a popular area and I'm happy to see new young families coming in. They bring with them an exciting vitality which will carry the community for another 35 years.

Please feel free to contact me if you have any questions. Thank you for your time and allowing me to express my concerns.

With kind regards,

Janet Webb

 From:
 Steve Benson

 To:
 Public Submissions

 Cc:
 Maribel Benson

**Subject:** [EXT] Land Use Redesignation Bylan 25D2020 - 732GN, BLOCK 9

**Date:** Monday, January 27, 2020 8:00:22 AM

Attention: Laura M. Kennedy, CITY CLERK

We fully believe that the properties located under Plan 732GN, Block 9, Lots 18-20 from DC (Direct Control to M-CGD72 (multi-residential) will be knocked down and replaced by row housing/townhouses. We are not in favour of this change for multiple reasons.

Firstly, it would not complement or fit in the streetscape at all. Directly opposite to the three properties in questions are single homes all the way down south on 33rd Street until you reach the corner lot at Richmond Road. That development of townhouses is located across from the former married quarters (former Currie Barracks) that were privately sold and remodelled in the early 90's. In that sense the development on 33<sup>rd</sup> and Richmond Road fit the streetscape unlike this proposal.

Secondly, there are two elementary schools in the immediate area; Killarney and Ecole Holy Name. School buses regularly travel down the street dropping students off in the morning and returning to pick up in the afternoon. In fact, I've seen a school bus travel north up the block and turn right on 26 Avenue (heading east) at noon hour, with students on board. These must be kindergarten students finished for the AM classes. The road/block in question is already busy during these times and allowing a zoning change to increase density will make matters worse. Parking is already an issue around our neighbourhood where single homes have been replaced by duplexes and infills. You can imagine what that would look like in a row housing development where some households have 2-3 vehicles. Also, the block in question is a snow route, so if the city declares a snow emergency then all vehicles have to move off the block in question.

Thirdly, I have walked and taken photos in the neighbourhoods of Spruce Cliff (north of Bow Trail) from 37 Street to 33 Street SW and Shaganappi. Both of these neighbourhoods have had lots of older single homes torn down, but I have only seen side by side duplexes and infills replace the older structures. Both these districts are closer to the city center than Killarney. As the present mayor of Calgary has made clear, he wishes higher densities to happen in districts closer to the city center first, before it spreads out to districts further from the city center. Our question is why would row housing occur in Killarney before the districts closer to the city core?

Yours truly,

Steve & Maribel Benson 403-249-7716 Sjbenson5182@gmail.com Bellab2815@gmail.com

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### **EXECUTIVE SUMMARY**

This land use and policy amendment application was submitted by Sarina Developments, on behalf of the landowners Delage Nelson and Spencer Olsen on 2019 April 17. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h13) District to allow for:

- commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 13 metres (an increase from the current maximum of 10 metres);
- a maximum floor area ratio of 1.5, allowing approximately 760 square metres of building floor area; and
- the uses listed in the MU-1 District.

An amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The application conforms to the ARP as a result of the proposed amendment and is in keeping with applicable policies of the *Municipal Development Plan* (MDP).

A development permit for a two-storey office building has been submitted and is currently under review.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 1);
- 2. Give three readings to the proposed bylaw;
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 1867 17 Avenue SW (Plan 3076AB, Block 2, Lots 1 and 2) from Residential Contextual One / Two Dwelling (R-C2) District **to** Mixed Use General (MU-1f1.5h13) District; and
- 4. Give three readings to the proposed bylaw.

#### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 1);
- 2. Give three readings to Proposed Bylaw 8P2020.
- Adopt, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 1867 – 17 Avenue SW (Plan 3076AB, Block 2, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f1.5h13) District; and
- 4. Give three readings to **Proposed Bylaw 24D2020**.

## PREVIOUS COUNCIL DIRECTION / POLICY

None.

#### **BACKGROUND**

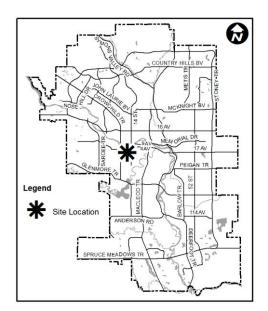
This application was submitted by Sarina Developments, on behalf of the landowners Delage Nelson and Spencer Olsen on 2019 April 17. The initial applicant's submission indicated the intent was to construct a four-unit rowhouse. An updated applicant's submission was later provided changing the intent to construct a building containing four live-work units. The most recent application's submission (Attachment 2) indicates that the intent is to now construct a two-storey office building. This is consistent with the development permit (DP2019-5365) that was submitted on 2019 October 15 by Sarina Developments proposing a two-storey office building with four individual office units (Attachment 3).

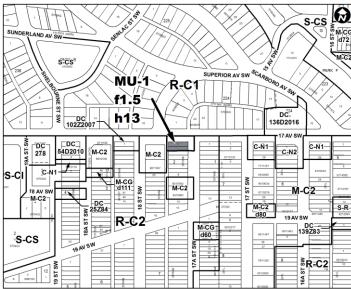
**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### Location







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051



#### **Site Context**

The application is located in the community of Bankview, south of 17 Avenue SW and west of 17A Street SW. The parcel is approximately 15 metres wide and 34 metres deep with a rear lane along the west property line. The parcel is currently developed with a single detached dwelling and a parking pad accessible from the rear lane. A road right-of-way setback of 5.182 metres along 17 Avenue SW also exists on this property, which restricts development to be outside of the setback area.

Surrounding development is a mix of residential development. Single detached dwellings exist across 17 Avenue SW to the north (R-C1), across 17A Street SW to the east (R-C2) and next door to the south (R-C2). A three-storey multi-residential building exists across the lane to the west (M-C2). Commercial development exists two blocks away from the site on the south side of 17 Avenue SW to both west (DC) and east (C-N1 and C-N2) of the site.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

As identified in Figure 1, the community of Bankview reached its peak population in 1981.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5,590
2018 Current Population	5,211
Difference in Population (Number)	-379
Difference in Population (Percent)	-6.8

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the <u>Bankview</u> community profile.

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

The proposed Mixed Use – General (MU-1f1.5h13) District allows for the opportunity to develop a grade-oriented building, either through a stand-alone commercial or residential development, or a development with commercial at grade and dwelling units or offices on the upper floors.

#### **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 intended to provide for residential development of low height and low density. No commercial uses are allowed within the R-C2 District.

The proposed Mixed Use – General (MU-1f1.5h13) District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street. The MU-1 District is also intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. The proposed modifiers establish maximum floor area ratio (FAR) and building height. The maximum floor area ratio (FAR) is 1.5 which equates to approximately 760 square metres of building floor area on the site. The maximum building height of 13 metres is an increase of 3 meters from the current 10 metres in the R-C2 District. A building height of 13 metres could potentially allow for approximately three to four storeys of development.

Although the applicant is proposing a stand-alone two storey office building within a Mixed Use District, the applicant has chosen the MU-1 District as it provides the greatest flexibility for adaptation for the incorporation of other uses over time. In addition, the MU-1 District is the only

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

District that allows the desired built form they are seeking. Other Districts, such as the Commercial Neighbourhood, Commercial Community and Commercial Corridor Districts have rules that inhibit the applicant's desired built form outcome.

## Development and Site Design

On 2019 October 15, a development permit was submitted by Sarina Developments proposing a two-storey office building, with four office units facing 17 Avenue SW. The rules of the MU-1 District will provide guidance for the development of the site, including appropriate uses, building height and massing, materials, landscaping and parking. The initial submission was reviewed by Administration as part of the Detailed Team Review. Although the application is under review, pending the applicant's response to the Detailed Team Review, the applicant has provided a preliminary rendering of the development (Attachment 3).

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

- Creating an active street frontage along 17 Avenue SW that incorporates permeable commercial access and glazing facing the commercial street;
- Addressing the road right-of-way setback of 5.182 metres along 17 Avenue SW;
- Parking located off the lane to the side of the building;
- Design elements related to massing, privacy, and overlooking of the neighbouring low density residential parcels; and
- Appropriate treatment of the north and east facades, as these are highly visible facades.

#### **Environmental**

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

#### **Transportation**

The site is a corner parcel located along 17 Avenue SW, which is classified as a Neighbourhood Boulevard in the *Calgary Transportation Plan*. A Transportation Impact Assessment was not requested as part of this application. A transit bus stop for Route 6 is located approximately 15 metres from the site on 17A Street SW, and provides service to the Downtown core and LRT.

The parcel is within Residential Parking Zone O, and there are currently no on-street parking restrictions. At the time of redevelopment, required bylaw parking is to be provided on the site and all vehicle access is to be from the lane.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### **Utilities and Servicing**

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

### Stakeholder Engagement, Research and Communication

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

Through the original circulation, Administration received a letter from the Bankview Community Association on 2019 May 8 outlining their concern of the applicant's intent to build a four-unit rowhouse, stating that a commercial development would be more appropriate along 17 Avenue SW, an MDP Main Street. Through a subsequent circulation, Administration received another letter from the Bankview Community Association on 2019 June 7 indicating their support for the project with the applicant changing the intent to live-work or office/commercial development (Attachment 4).

A letter with an accompanying petition signed by eight nearby residents who are opposed to the project was received by Administration on 2019 May 22. Concerns were raised regarding safety, parking, construction and the impact on the historical character of the surrounding neighbourhood.

The applicant met with the Bankview Community Association on 2019 June 4 and a group of 15 neighbours on 2019 November 12. The applicant shared the development permit plans (Attachment 3) with the neighbours at the November 12 meeting and according to the applicant, the plans were well received, and previous concerns of the neighbours were resolved.

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

## **Strategic Alignment**

#### South Saskatchewan Regional Plan (2014)

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

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### Interim Growth Plan (2018)

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

Neighbourhood Main Streets are characterized as providing a high level of residential and employment intensification in a linear fashion, such as along 17 Avenue SW. Buildings should be located close to the sidewalk, and may contain smaller units to encourage the active frontage. Transitions between the Main Street and adjacent areas should be sensitive to the scale and form of surrounding buildings and uses.

The proposed redesignation complies with the policies of the MDP.

#### Bankview Area Redevelopment Plan (Statutory – 1981)

The <u>Bankview Area Redevelopment Plan</u> (ARP) identifies the subject parcel as located within the Conservation Residential area as identified on Figure 2, Land Use Policy. This land use typology is intended to accommodate and retain low density residential development in the form of single and semi-detached dwellings.

An amendment to the ARP is required to accommodate the proposed land use change to the MU-1f1.5h13 District. This application proposes to change the land use policy of the site on Figure 2, Land Use Policy from Conservation Residential to General Commercial (Attachment 1). Additional commercial development is supported by Administration along this stretch of 17 Avenue SW since this is identified as an MDP Main Street. In addition, an ARP General Commercial land use policy is supported given that there is already existing General Commercial along the south side of 17 Avenue SW.

### Social, Environmental, Economic (External)

The proposed land use district allows for a wide range of pedestrian oriented commercial uses. The addition of these uses to the community has the potential to attract more users to the 17 Avenue SW Neighbourhood Main Street west of 14 Street SW, bringing more services and jobs within walking distance to the local residents.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy and Land Use Amendment in Bankview (Ward 8) at 1867 - 17 Avenue SW, LOC2019-0051

#### **Financial Capacity**

#### Current and Future Operating Budget

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

### Current and Future Capital Budget

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

#### Risk Assessment

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development* Plan and the general intent of the *Bankview Area Redevelopment Plan*. Given that 17 Avenue SW is identified as a Neighbourhood Main Street, the proposed district allows for the opportunity to utilize an underdeveloped parcel in the inner city for a higher use while still respecting the immediate context adjacent to the site.

#### ATTACHMENT(S)

- 1. Proposed Bylaw 8P2020
- 2. Applicant Submission
- 3. Development Permit (DP2019-5365) Summary
- 4. Community Association Letter
- 5. Proposed Bylaw 24D2020
- 6. Public Submissions



CPC2019-1521 ATTACHMENT 1

#### **BYLAW NUMBER 8P2020**

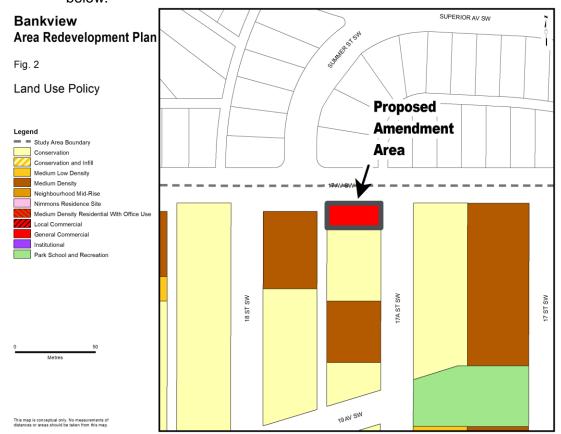
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANKVIEW AREA REDEVELOPMENT PLAN BYLAW 13P81 (LOC2019-0051/CPC2019-1521)

**WHEREAS** it is desirable to amend the Bankview Area Redevelopment Plan Bylaw 13P81, as amended;

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

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

- 1. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:
  - (a) Amend Figure 2 'Land Use Policy', by changing 0.051 hectares ± (0.126 acres ±) located at 1867 17 Avenue SW (Plan 3076AB, Block 2, Lots 1 and 2) from 'Conservation' to "General Commercial' as generally illustrated in the sketch below:





## **BYLAW NUMBER 8P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	

December 3, 2019

#### **Application Summary**

This proposal is to re-designate the lot located at 1867 17 Ave SW from R-C2 to MU-1f1.5h13 which would allow for the eventual development of row townhome style units, including:

- The potential for Office units to provide additional services to the community
- A maximum FAR of 1.5 and height of 13.0m

#### **Revisions to Application**

From earlier engagement with neighbours, the CA and Councillor, coupled with market demand, we intend to develop an office product on the site, away from earlier Live/Work intentions.

We have considered the C-C2F#H# zoning, however the site would not be economically viable under that zoning, and we feel the MU-1 zoning meets both our intentions and the desires of those engaged.

Developing a 3 storey office product faces insurmountable barriers through the Building Code as an elevator and two fully enclosed stairs per unit are required.

Thus, we are pursuing a 2 storey product, which would not be economically viable at the footprint the CC2F#H# zoning's setbacks dictate.

This proposed redesignation meets several criteria of the Multi-Residential Infill Guidelines. It is a corner parcel, within 400m of transit stops (including the 2 and 698 regular routes), on a major collector and has direct lane access. It is not adjacent to, but within reasonable walking distance of numerous schools, the community hall, and green spaces including Nimmons Park. This redesignation appeals to the opportunity for moderate density townhomes on 17 Ave SW as provided for within the Bankview ARP.

### **Supporting Policy Framework**

There are several planning documents that help guide the direction of new developments in established Calgary neighbourhoods, including the Municipal Development Plan (MDP) and the Calgary Transportation Plan. The MDP is the City of Calgary's main policy guide for land use and development and was put in place to help guide Calgary's growth over the next 60 years. This plan has 7 integrated goals:

- A prosperous economy
- A compact City
- Great communities
- Good urban design
- Connecting the City
- Greening the City
- Managing growth and change

This land use redesignation integrates many of the intended outcomes of the MDP including building vibrant, transit supportive activity centers and corridors, and managing outward growth by creating a more compact city.

As part of the Smart Growth Initiative, the City also aims to accommodate 33% of Calgary's future population growth within Developed Residential Areas by 2039. This number is intended to reach 50% by 2059, which is a Smart Growth target projects like this can help the City of Calgary achieve. Developments such as this one are instrumental in encouraging population growth within our established residential areas.

This proposed project also meets 6 of the location criteria outlined in the Multi-Residential Infill Guidelines:

1967 17 Ava CM Site Condition

Criteria	1867 17 Ave SW Site Condition
On a corner	Located on the corner of 17 Ave SW and 17a St SW
Within 400m of a transit stop	Stops for the 2 and 698 routes within 400m of the site.
On a collector or higher standard roadway	Located directly on 17 Ave SW
Adjacent to or across from existing or planned open space, park or community amenity	Not directly adjacent to but within 450m of five open greenspaces (four additional open green spaces within 750m)
Along or in close proximity to a corridor or activity center	Located directly on 17 Ave SW
Direct lane access	Existing lane along the west property line of the site

#### **Local Area Context**

Critorio

The site is located directly along the 17 Ave SW corridor in the community of Bankview. The site is located in close proximity to parks and open green space (5 within 450m and 4 more within 750m), many commercial/retail amenities (found on 17 Ave SW) and public transit (6 routes with stops within 750m).

The surrounding neighbourhood is largely comprised of one, two and three storey, single family and duplex dwellings and light commercial.

#### Conclusion

The goal of this redesignation is to add modest density to a desirable, established community that is well supported by transit access. This added density will add to the community vibrancy and will help to achieve many of the targets outlined in Calgary's MDP.

Through thoughtful design, comprehensive community engagement and a consistent planning approach, we believe that this project will be able to deliver the greatest benefit to the community

# **Applicant Submission**

and will serve as a prime example of conscious re-development and densification in our ever evolving City. Yours Sincerely,

Max Parish

Development Manager, Sarina Homes <a href="max.parish@sarinahomes.ca">max.parish@sarinahomes.ca</a>

## **Development Permit (DP2019-5365) Summary**

A development permit application (DP2019-5365) has been submitted by Sarina Developments on 2019 October 15. The development permit application is for a two-storey office building with four individual office units fronting onto 17 Avenue SW. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

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



Figure 1: Rendering of Proposed Development

# **Development Permit (DP2019-5365) Summary**

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Figure 2: Site Plan of Proposed Development

## **Community Association Letter**

June 7, 2019

Hi Brendyn,

I am writing to provide updated feedback regarding LOC2019-0051, the developer attended our meeting and presented their plan so we have more context to provide better feedback:

- 1. Use of land is appropriate; Bankview Development Committee encourages commercial and/or mixed use
- 2. Appreciate that it faces north on 17 Ave SW
- 3. Contextual setback on 17A St is a concern
  - a. Respecting the single family residents to the south
  - b. Ensuring that the quality of streetscape is respected equally 17A St and 17 Ave
- 4. Creative solutions for adequate parking are encouraged
- 5. Like to see a concurrent DP application
- 6. No concerns regarding height of 13 metres

I also submitted the feedback on-line.

Thanks,

Nigel Lalande

**Development Committee** 

**Bankview Community Association** 

CPC2019-1521 - Attach 4 ISC: UNRESTRICTED



CPC2019-1521 ATTACHMENT 5

### **BYLAW NUMBER 24D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0051/CPC2019-1521)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

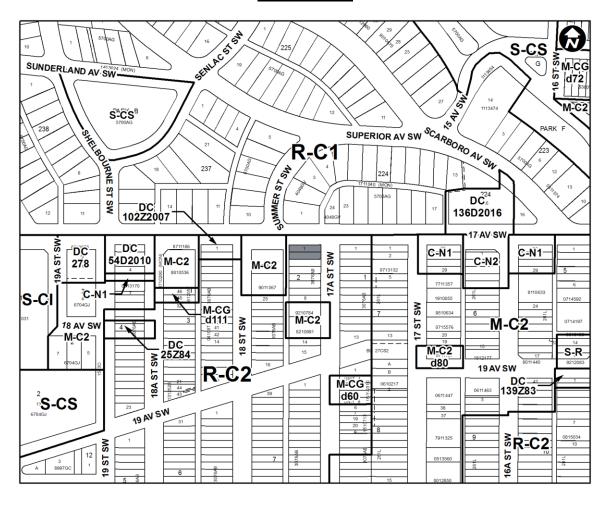
  CITY CLERK

SIGNED ON \_\_\_\_\_



## AMENDMENT LOC2019-0051/CPC2019-1521 BYLAW NUMBER 24D2020

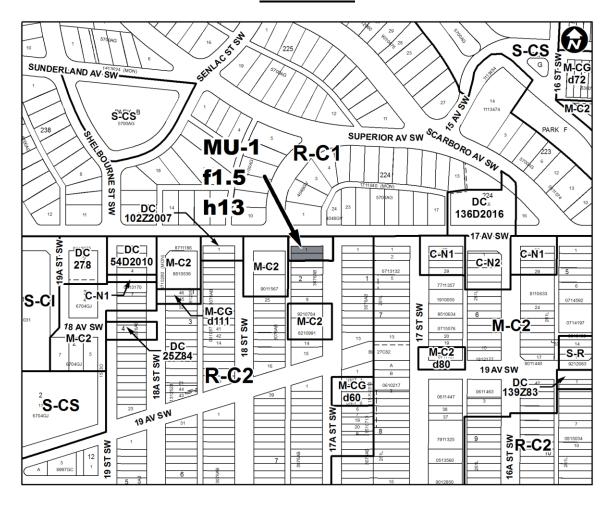
# **SCHEDULE A**





### AMENDMENT LOC2019-0051/CPC2019-1521 BYLAW NUMBER 24D2020

### **SCHEDULE B**



Charles and Natasha Bean 808 Ranch Estates Place NW Calgary AB T3G1M4

Owners of: Unit 103, 1808 18<sup>th</sup> St SW Calgary AB

January 23, 2020

Office of the City Clerk The City of Calgary 700 Macleod Trail SE PO Box 2100, Station M Calgary AB T2P 2M5

# Re: Land Use Redesignation Bankview Bylaw 24D2020

We the owners wish to state our opposition to this project. Our reasons are as follows:

- Noted that the original application was for a two-story office building, however the rendering
  provided shows a two "level" building with the upper level being much taller than normal
  resulting in a building the equivalent of 3 stories. We therefore oppose the height of the
  building as it clearly exceeds that of a normal two story flat roofed complex.
- 2. That the excessive height of this proposed building will block what is currently an unencumbered view from our building.
- 3. That the building only allows for 4 parking stalls:
  - a. which will not serve the community appropriately
  - b. will create a nuisance regarding a well attended bus stop that is located directly in front of the building on 17a St
  - c. will create nuisance commercial parking in what is already a narrow back lane
  - d. will create nuisance parking in the adjoining parking lots for residential condos located at 1808 and 1814, 18<sup>th</sup> St.

We request that this application be recalled and that any resubmissions be provided with defined height and parking requirements to address the above noted items.

Yours sincerely,

Bean and Natasha Bean

From: Don Hollm

To: Public Submissions

Cc: <u>Jim; Randall and Cassie Jarosz; noelb@thinkshiftinc.com; hello@yielyho.com</u>

Subject: [EXT] Neighbor feedback related to LOC2019-0051 – 1867 17 Ave SW. Bylaw 24D2020

**Date:** Sunday, January 26, 2020 10:06:50 PM

### Dear City Clerk,

I received a "Notice of Public Hearings On Planning Matters" letter last week, offering the opportunity to submit comments on the Land Use Designation for 1867 17 Ave SW Bylaw 24D2020.

A number of us immediate neighbors have been having continuing input on Sarnia Development's plans for 1867 17 Ave SW (including their first development permit plan for the Live/Work and then subsequent three story office) and I have been coordinating some of the communications:

- Sarnia posted signs on the property last year about intentions to change the zoning and building the new Live/Work building, which led to our concerns
- We originally provided a letter to the City of Calgary File Manager, Brendyn Seymour, highlighting a number of serious concerns related to:
  - Safety due to an obstructed view up 17th Ave to safely enter eastbound and more importantly to cross over to enter westbound with the high speed of traffic coming down the hill,
  - Shortage of parking, which is already a problem with the high number of apartment buildings on the street,
  - Parking during construction,
  - Negative impact on the historical character of this part of our neighborhood.
- Max Parish of Sarnia contacted me and we met on Oct 11,2019, where he explained the
  zoning change process and the second building design approval process and we
  discussed the concerns we raised with Brendyn Seymour and what could be done to
  alleviate them.
- Max Parish then set up a meeting at their office on Nov 12, 2019 for a group of us neighbors, along with others from his company, where they provided much more information on the latest three story office development and highlighted areas which addressed our concerns, and answered our questions.

While I have not had a chance to contact all the neighbors to get their signatures on this letter before the noon deadline tomorrow, I can say that:

- My conversations over the last months reflect support for the proposed Land Use Redesignation
- Sarina Developments have continuously and proactively undertaken open dialogue with us, the surrounding neighbours, and responded to our concerns
- We appreciate the efforts Sarina have undertaken in continual dialogue with us and their openness to our feedback to inform their plans,
- We look forward to continuing to work with Sarina through the permitting process to

have any of our concerns heard, and to help make this a successful project for all involved.

Please let me know if their is anything I can do to help or clarify our thoughts. And, thank you for the opportunity to have input to the process.

Don Hollm 587-437-2299

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

### **EXECUTIVE SUMMARY**

This application was submitted by Form 3 Designs on behalf of Condominium Corporation No. 1510740 on 2019 August 01. The application proposes to change the designation of this property from DC Direct Control District to DC Direct Control District to allow for mixed use development. The application proposes to change the designation of this property from DC Direct Control District (Bylaw 21D2011) to DC Direct Control District to allow for one additional dwelling unit within an existing building.

In addition to the density modifier increase, all the other rules contained within the existing DC Direct Control District <u>Bylaw 21D2011</u> will be applied to the site.

### ADMINISTRATION RECOMMENDATION:

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

- ADOPT, by bylaw, the proposed redesignation of 0.32 hectares ± (0.78 acres ±) located at 119 - 19 Street NW (Condominium Plan 1510740) from DC Direct Control District to DC Direct Control District to accommodate mixed use development, with guidelines (Attachment 2); and
- 2. Give three reading to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- Adopt, by bylaw, the proposed redesignation of 0.32 hectares ± (0.78 acres ±) located at 119 - 19 Street NW (Condominium Plan 1510740) from DC Direct Control District to DC Direct Control District to accommodate mixed use development, with guidelines (Attachment 2); and
- 2. Give three reading to **Proposed Bylaw 19D2020.**

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### **BACKGROUND**

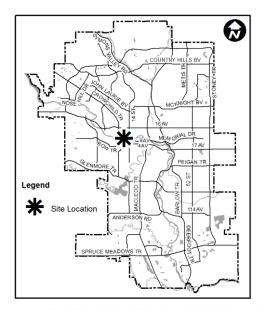
This application was submitted by Form 3 Designs on behalf of Condominium Corporation No. 1510740 on 2019 August 01. A concurrent development permit (DP2019-4616) has been submitted. As indicated in the Applicant Submission (Attachment 1), the applicant intends to convert a portion of the existing building from common amenity space to a dwelling unit.

Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1559

# Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

# **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126



### **Site Context**

The subject site is located in the community of West Hillhurst at the northwest corner of 19 Street NW and Kensington Road NW. The parcel is currently developed with a primarily multi-residential development including 55 dwelling units and support commercial uses. The existing development includes underground parking, which is accessed from the rear lane. The lane has an approximate width of 6.2 metres.

Surrounding development is characterized by multi-residential development designated Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Low Profile Support Commercial (M-X1) District, mixed use development designated Mixed Use - General (M-U1) District and low density residential development designated Residential – Contextual One / Two Dwelling (R-C2) District.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

As identified in Figure 1, the community of West Hillhurst reached peak population in 1968.

Figure 1: Community Peak Population

West Hillhurst	•
Peak Population Year	1968
Peak Population	6,871
2018 Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5.3%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the <u>West Hillhurst</u> community profile.

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

The proposal represents a modest increase in density within an existing building. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

# **Planning Considerations**

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

### Land Use

The existing DC Direct Control District (Bylaw 21D2011 – Attachment 3) provides for multiresidential development with limited support commercial uses. The maximum density in this DC District is 176 units per hectare. The existing development at the site was developed in accordance with the existing DC Direct Control District.

The proposed DC Direct Control District (Attachment 2) allows for a maximum density of 178 units per hectare. This will allow for a portion of the existing building to change from common amenity space to a dwelling unit. All other rules contained within the existing DC Direct Control District (Bylaw 21D2011) are to remain the same.

There is currently no Area Redevelopment Plan for the community of West Hillhurst.

The existing Direct Control District <u>Bylaw 21D2011</u> (Attachment 3) provides for multi-residential development with limited support commercial. The maximum density in this DC District is 176 units per hectare. The existing development at the site was developed in accordance with the existing Direct Control District.

City Clerks: A. Pendola

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

### **Development and Site Design**

A multi-residential building with support commercial was developed at the site in 2013. As part of the original development permit, a common amenity space was developed on the main floor of the building in the form of a residential suite. As described in the Applicant's Submission, this common amenity space is currently under-utilized and the Condominium Corporation wishes to convert this space to a dwelling unit.

The layout of the underground parking structure will be revised to provide an additional parking stall for the proposed dwelling unit.

Private amenity space is currently developed and available for each dwelling unit, including the proposed dwelling unit. Common amenity space which satisfies the existing DC District has been included as a roof top garden and will continue to function as such.

A concurrent development permit application (DP2019-4616) has been submitted. Development drawings are attached showing a portion of the main floor changing from common amenity space to a dwelling unit, and the changes to the underground parking structure (Attachment 4).

A multi-residential building with support commercial was developed at the site in 2013. A common amenity space was developed on the main floor of the building in the form of a residential suite. As described in the Applicant's Submission, this common amenity space is underutilized, and the Condominium Corporation wishes to convert this space to a dwelling unit.

### Environmental

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

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 19 Street NW, 1 Avenue NW and Kensington Road NW. Street parking is available along both 19 Street NW and 1 Avenue NW and direct vehicular access to the development is from the lane. The site is serviced by Calgary Transit with a bus stop located adjacent to the site on Kensington Road NW. A Transportation Impact Assessment was not required as part of this application.

### **Utilities and Servicing**

Water and sanitary service was developed with the existing building and can accommodate the additional dwelling unit proposed.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

### 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 West Hillhurst Community Association was circulated as part of this application and a reply stating no comments was received. There were some questions from residents in response to the notifications but specific comments of support or opposition regarding the application were not received by The City.

### **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 <u>South Saskatchewan Regional Plan</u> (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 <u>Interim Growth Plan</u>. The proposed land use amendment builds on the principles of the <u>Interim Growth Plan</u> 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 Neighbourhood Main Street area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). Neighbourhood Main Streets are typically located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the "main streets" for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment.

The proposal is in keeping with relevant MDP policies as the Direct Control District provides for a modest increase in density within an existing building.

# Social, Environmental, Economic (External)

The recommended land use allows for an additional dwelling unit within an existing building. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to utilize the space as a dwelling unit will make more efficient use of existing infrastructure and services.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in West Hillhurst (Ward 7) at 119 - 19 Street NW, LOC2019-0126

### **Financial Capacity**

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

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

### Current and Future Capital Budget

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

# REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Direct Control District is designed to allow for an additional dwelling unit on the site while retaining the balance of the existing Direct Control District rules. The proposal represents a minor density increase within an existing building.

### ATTACHMENT(S)

- 1. Applicant Submission
- 2. Proposed Bylaw 19D2020
- 3. Existing DC Direct Control District 21D2011
- 4. Development Permit (DP2019-4616) Summary
- 5. Public Submission

City Clerks: A. Pendola

# **Applicant Submission**

### August 1, 2019

# **Applicants Submission**

To increase the density from 176 units/ha to 178 units/ha to allow for an un-used residential suite deemed as an Amenity Room to function as a residential unit. This will increase the development from 55 units to 56 units.

Our request is due to the following rationale and reasoning.

The purpose of this application is to convert what is deemed an Amenity Area but was constructed by the developer as a standard residential suite.

A conflict between architectural design and final registered condominium Legal plan will be resolved through this process should this application be approved.

The original approval was approved as a DC Bylaw 21D2011 allowing a density of 176 units/ha. According to the Architectural dp and area calculation, this would allow for 56.32 units. Using the correct area on the surveyors plan, (0.315 ha), that would allow for 55.44 units.

We confirm 55 residential units have been built and sold plus 1 additional unit as an Amenity room. It should be noted that this amenity Room originated on the Main Floor above the underground parkade ramp. It was then moved to the 4<sup>th</sup> Floor off the landscaped deck (which was also not completed as per approved d.p.), then moved to a Main floor Suite when the developer decided to build the 4<sup>th</sup> Floor space as a regular residential unit without formal approvals.

The Main Floor Suite was then converted at the condo Plan stage without formal revised dp approval, therefore relocating Common Area from the 4<sup>th</sup> Floor to the Main floor

### Underground Parkade

Under the original approval, the parking count indicated surplus parking provided. Under this approval, bike storage was shown within the storage rooms which were later relocated into the parkade stall locations that exist today. However, 9 visitor stalls were required for the development. At this time, all stalls were utilized and all but 9 were sold. The bike storage was relocated within these 9 spaces reducing visitor stalls to 6 stalls. We confirm that the Condominium Association state that at <u>no</u> time have these 6 stalls been utilized to the full. 6 stalls are sufficient in practicality should the bike storage remain here.

Our design proposal will relocate the bike storage and gain 1 extra stall for the "new" suite requested.

FORM 3 DESIGNS (2004) LTD.

CPC2019-1559 - Attach 1 Page 1 of 2 ISC: UNRESTRICTED

# **Applicant Submission**

No further parking is available as all remaining stalls – including the surplus provided – have been sold.

At appears that through the development permit, revised development permits, Condominium Registered Plan and the DCP process, that several important items were not reported and co-ordinated between the developer and the City of Calgary. Through this request to increase the density by 1 unit, the building will function with less common cost to its residents. The Association claim that the apace has been used only twice since inception – over 6 years ago.

Our revised parkade layout will still proved 6 visitor stalls with the bike storage required and a parking stall for the additional unit.

The disposal of common area (Amenity Room/Suite) will be completed through a Judges Order Legal format by Mr. Jaimie Polley of McLeod Law LLP.

Although this is a confusing file due to errors along the way, should Administration approve our application, it will clean up files, but more so, gain a use for space within the existing building. For your information, the suite will be sold and proceeds will be placed into the Savoy's Reserve Fund, increasing financial stability and success for the residents of this fine building.

We hope that Administration, The Calgary Planning commission and City Council will agree and see fit to approve our application.

FORM 3 DESIGNS (2004) LTD.

195 PANORAMA HILLS ROAD NW, CALGARY, AB T3K 5L3 • TEL (403) 680-7015 mhindmarsh54@gmail.com



CPC2019-1559 ATTACHMENT 2

### **BYLAW NUMBER 19D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0126/CPC2019-1559)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

  CITY CLERK

SIGNED ON \_\_\_\_\_



# **SCHEDULE A**





# **SCHEDULE B**



### **DIRECT CONTROL DISTRICT**

### **Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) provide for Multi-Residential Development with limited support commercial; and
  - (b) provide an appropriate transition in building height to the adjacent low density residential development.

### Compliance with Bylaw 1P2007

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

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



### **Permitted Uses**

The *permitted uses* of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

### **Discretionary Uses**

The *discretionary uses* of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

### **Bylaw 1P2007 District Rules**

6 Unless otherwise specified, the rules of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 (1) The minimum *density* for *parcels* in this district is 50 *units* per hectare.
  - (2) The maximum *density* for *parcels* in this district is 178 *units* per hectare.

### **Building Setbacks**

- Unless otherwise referenced in subsection (2), the minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
  - (2) The minimum *building setback* from a *property line* shared with a *street* for a *street oriented multi-residential building* is zero metres except adjacent to 1 Avenue NW where the *building setback* from the *property line* is 3.0 metres.
  - (3) The minimum *building setback* from a *property line* shared with a *lane* is 1.2 metres except between 17 metres and 43.5 metres from the *property line* adjacent to 1 Avenue NW, where the minimum *building setback* is 11.0 metres.
  - (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.
  - (5) The minimum *building setback* from a *property line* shared with another *parcel* for a *street oriented multi-residential building* is zero metres when the adjoining *parcel* is designated as a C-N1, C-COR1, CC-X or CC-COR District or a *multi-residential district*.

### **Building Height**

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum *building height* is 14.0 metres.
  - (2) Where a *parcel* shares a *property line* with a *lane* that separates the *parcel* from a *parcel* designated as a *low density residential district* or M-CG district, the maximum *building height* is 10.0 metres within 48.0 metres of the *property line* shared with 1 Avenue NW and within 19.0 metres of the *property line* shared with the *lane*.



- (3) Where a *parcel* shares a *property line* with a *street* the maximum *building height* is:
  - (a) 10.0 metres measured from *grade* within 3.0 metres of that shared *property line*; and
  - (b) 14.0 metres measured from *grade* at a distance greater than the 3.0 metres from that shared *property line*.

### **Rules for Commercial Multi-Residential Uses**

A maximum of 20.0 per cent of the *gross floor area* of all *buildings* on a *parcel* that contains a Multi-Residential *development* may be *commercial multi-residential uses*.

### Relaxation

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

### **BYLAW NUMBER 21D2011**

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2009-0014)

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

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

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

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

READ A FIRST TIME THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2011.

READ A SECOND TIME THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2011.

READ A THIRD TIME THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2011.

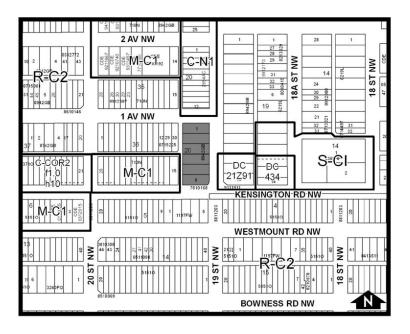
SIGNED THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2011.

ACTING CITY CLERK

SIGNED THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2011.

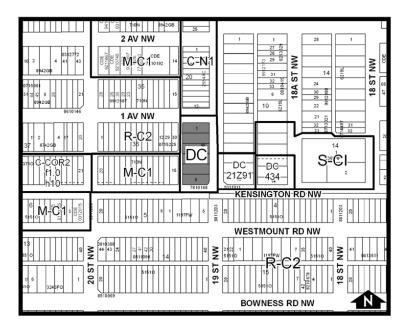
AMENDMENT LOC2009-0014 BYLAW NUMBER 21D2011

### **SCHEDULE A**



AMENDMENT LOC2009-0014 BYLAW NUMBER 21D2011

### **SCHEDULE B**



### DC DIRECT CONTROL DISTRICT

### **Purpose**

- 1 This Direct Control District is intended to:
  - (a) provide for Multi-Residential Development with limited support commercial;
  - (b) provide an appropriate transition in building height to the adjacent low density residential development.

Page 3 of 5

### AMENDMENT LOC2009-0014 BYLAW NUMBER 21D2011

### 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.

### Reference to Bylaw 1P2007

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

#### Permitted Uses

The *permitted uses* of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

### **Discretionary Uses**

The *discretionary uses* of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

### Bylaw 1P2007 District Rules

Unless otherwise specified, the rules of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 apply in this Direct Control District.

#### Density

- 7 (1) The minimum density for parcels in this district is 50 units per hectare.
  - (2) The maximum *density* for *parcels* in this district is 176 *units* per hectare.

### **Building Setbacks**

- Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is 3.0 metres.
  - (2) The minimum building setback from a property line shared with a street for a street oriented multi-residential building is zero metres except adjacent to 1 Avenue NW where the building setback from the property line is 3.0 metres.
  - (3) The minimum building setback from a property line shared with a lane is 1.2 metres except between 17 metres and 43.5 metres from the property line adjacent to 1 Avenue NW, where the minimum building setback is 11.0 metres.
  - (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.
  - (5) The minimum building setback from a property line shared with another parcel for a street oriented multi-residential building is zero metres when the adjoining parcel is designated as a C-N1, C-COR1, CC-X or CC-COR District or a multiresidential district.

### AMENDMENT LOC2009-0014 BYLAW NUMBER 21D2011

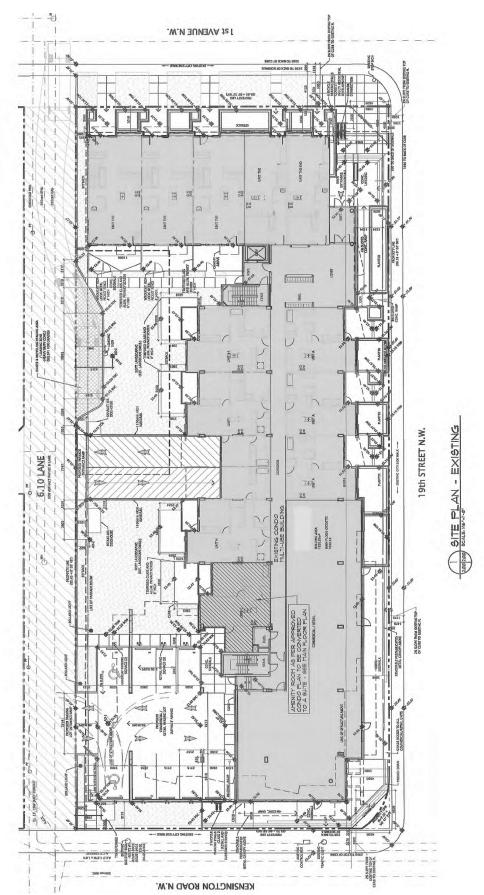
### **Building Height**

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum *building height* is 14.0 metres.
  - (2) Where a parcel shares a property line with a lane that separates the parcel from a parcel designated as a low density residential district or M-CG district, the maximum building height is 10.0 metres within 48.0 metres of the property line shared with 1 Avenue NW and within 19.0 metres of the property line shared with the lane.
  - (3) Where a *parcel* shares a *property line* with a *street* the maximum *building height* is:
    - (a) 10.0 metres measured from *grade* within 3.0 metres of that shared *property* line; and
    - (b) 14.0 metres measured from *grade* at a distance greater than the 3.0 metres from that shared *property line*.

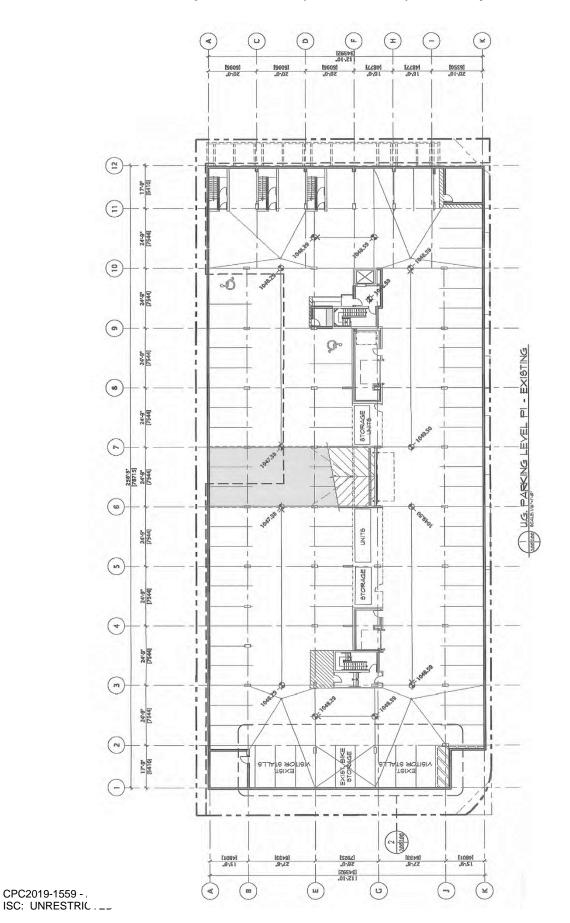
### Rules for Commercial Multi- Residential Uses

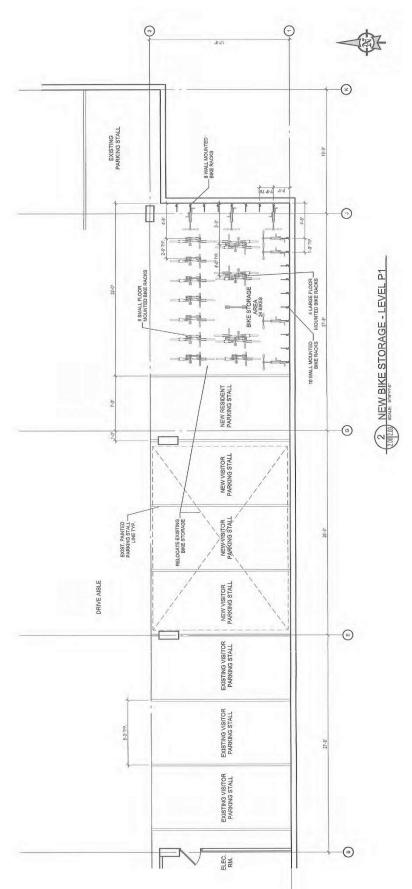
A maximum of 20.0 per cent of the gross floor area of all buildings on a parcel that contains a Multi-Residential development may be commercial multi-residential uses.

Page 5 of 5

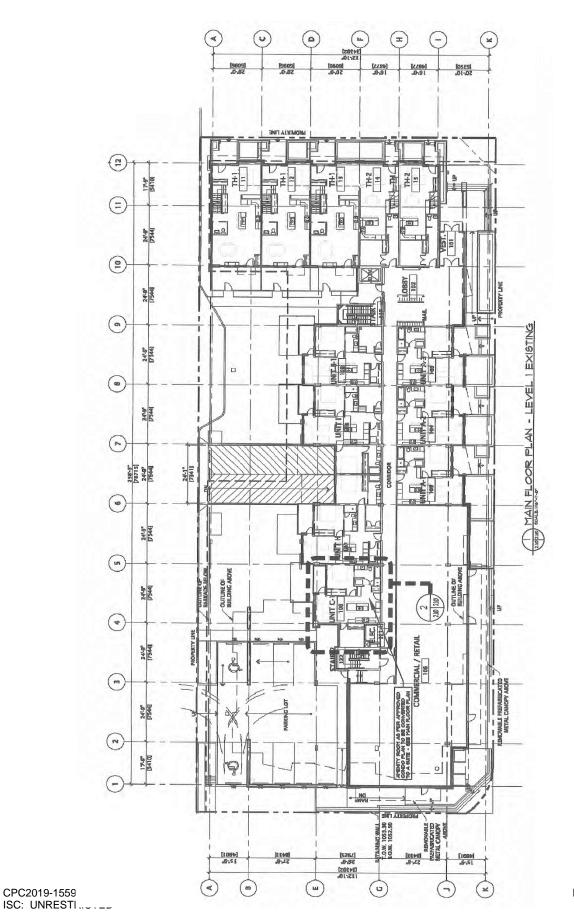


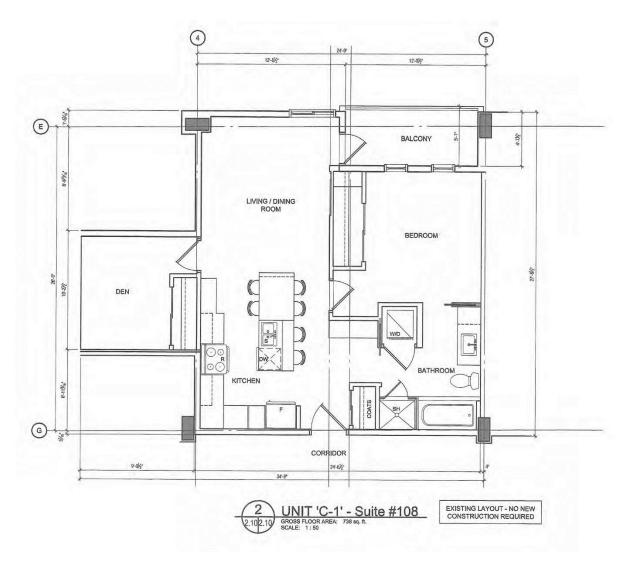
CPC2019-155 ISC: UNRES1.....





CPC2019-1559 - Attacl ISC: UNRESTRICTED





 From:
 DONNA EDMONDSON

 To:
 Public Submissions

 Cc:
 mhindmarsh54

Subject: [EXT] LAND USE REDESIGNATION - West Hillhurst Bylaw 19D2020

**Date:** Monday, January 27, 2020 9:11:59 AM

Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station M Calgary, Alberta T2P 2M5

Dear Mayor Nenshi and City Council,

re: LAND USE REDESIGNATION - West Hillhurst Bylaw 19D2020

My name is Donna Edmondson and I am President of the SAVOY Condominium Corporation which is applying for the Land Use Redesignation.

When the Owners at the SAVOY pre-purchased our homes, we were told by the Developer there would be a common property exercise room in the building. The exercise room was shown in the drawings. At the time of taking possession, we were informed by the Developer that the exercise facility was no longer available. And this Common Property was converted into a finished one-bedroom apartment. This apartment has no assigned parking stall.

As a result of the apartment remaining empty for over four years, a Special Resolution was overwhelmingly supported by the Owners to create a titled apartment and parking stall. After a lengthy and costly process at City Hall, we received unanimous approval from Calgary Planning Commission.

It is our intention after this approval to sell the titled apartment and parking stall. The general consensus is to place the majority of the proceeds from the sale in the Replacement Reserve Fund to stabilize future condominium fees.

I will be attending the Public Hearing on February 3, 2020 to support this application and would be pleased to answer any questions that may arise.

Respectfully,

**Donna Edmondson**, CET Condominium Corporation President

410, 119 19th Street NW Calgary, AB T2N 2S7

403 993-4494

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 – 24 Avenue NW, LOC2019-0080

#### **EXECUTIVE SUMMARY**

This policy and land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowners, Joyous Cecilia Wagner and Banff Trail 2026 LTD (Kiran Rattan). The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f2.9h15.5) District to allow for:

- a mixed-use development with residential and commercial uses in the same building;
- a maximum building height of 15.5 metres, about four storeys (an increase from the current maximum of 10 metres);
- a maximum floor area ratio of 2.9 FAR, approximately 3,200 square metres of building floor area: and
- the uses listed in the MU-1 District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use amendment. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A Development Permit (DP2019-3846) was submitted on 2019 July 26 for a four-storey mixeduse building and is in alignment with the ARP, as amended. The development permit is currently under review. Administration is anticipating that it will be ready for approval at the time of Council's decision on this land use amendment application.

ISC: UNRESTRICTED

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

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to the proposed bylaw.
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.28 acres ±) located at 2022 and 2026 - 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from Residential - Contextual One / Two Dwelling (R-C2) District and Residential - Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f2.9h15.5) District; and
- Give three readings to the proposed bylaw. 4.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to Proposed Bylaw 5P2020.
- 3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 2022 and 2026 - 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from Residential - Contextual One / Two Dwelling (R-C2) District and Residential - Grade-Oriented Infill (R-CG) District to Mixed Use - General (MU-1f2.9h15.5) District; and
- 4. Give three readings to **Proposed Bylaw 20D2020**.

## EXCERPT FROM THE MINUTES OF THE 2019 DECEMBER 19 CALGARY PLANNING COMMISSION:

"Moved by	<b>/</b> :	Commissioner	Ged	lye
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And further, the summary document received for the Corporate Record be forwarded to Council for Items 7.2.2, 7.2.3, and 7.2.4.

**MOTION CARRIED**"

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### **BACKGROUND**

City Clerks: A. Pendola

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

This land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowners, Joyous Cecilia Wagner and Banff Trail 2026 LTD (Kiran Rattan). The Applicant's Submission (Attachment 2) indicates the landowners' intent to:

- amend the Banff Trail ARP to allow for the redesignation of the subject site; and
- redesignate the subject site to allow for the development of a mixed-use building in alignment with the rules of the MU-1f2.9h15.5 District.

The proposal is intended to allow for a grade-oriented mixed-use building containing neighbourhood scale commercial, live/work and residential units within a 10 minute walking distance of the Banff Trail LRT Station.

This application presents one of six development projects along 24 Avenue NW in Banff Trail proposing to redesignate and redevelop existing low density residential dwellings. The six applications are in different stages of review and approval. This land use amendment (LOC2019-0080) is one of three applications submitted by the same applicant (CivicWorks) for consideration and approval by Calgary Planning Commission and Council at the same time. Attachment 3 contains a map of the active 24 Avenue NW applications and indicates where the six applications are in relation to each other.

In 2013, Council directed Administration to review the *Banff Trail ARP* to identify areas for modest intensification. As a result of this work, Council adopted Bylaw 11P2016 amending the ARP to allow for medium density low-rise and medium density mid-rise along 24 Avenue NW. In 2019 September, Council adopted Bylaw 56P2019 to remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW.

In 2018 October, Transportation Infrastructure initiated the Banff Trail Area Improvements Project with a community open house/information session. A component of this work focuses on improvements to the 24 Avenue NW Corridor. The improvements to 24 Avenue NW are currently being designed and earmarked for construction beginning in 2020/2021, as described in the Transportation section of this report.

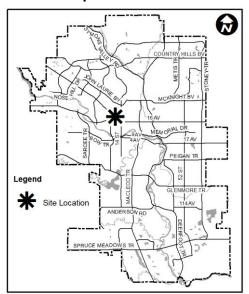
Finally, community outreach for the six applications along 24 Avenue NW in Banff Trail is consistent with The City's Community Outreach Took Kit and trialed an approach whereby Community Planning, Transportation Infrastructure and all six applicants held joint open houses/information sessions to inform the community and collect feedback on the development proposals and The City led projects in the area.

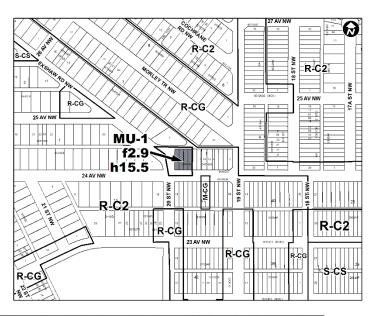
**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

## **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080



### **Site Context**

The subject site, consisting of two separate parcels, is located on 24 Avenue NW in the inner city community of Banff Trail. The site is located approximately 600 metres or a 10 minute walk from the Banff Trail LRT Station as shown in Attachment 4. Twenty-Fourth Avenue NW is a collector road providing a connection between the largely residential communities to the east and the major activity centre to the west, which includes major educational, medical and recreational facilities (University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and McMahon Stadium). In proximity to the subject site, 24 Avenue NW intersects with Crowchild Trail NW and 19 Street NW, as well as 14 Street NW further to the east, providing north and south connections through the city, including access to downtown Calgary.

The subject site is located at the northeast corner of the intersection of Exshaw Road NW and 24 Avenue NW in the community of Banff Trail. The site is approximately 0.11 hectares in size with approximately 31 metres of frontage along 24 Avenue NW and a depth of approximately 37 metres. The site is currently developed with two single detached dwellings with one single-car garage and one double garage accessed from the rear lane.

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

Due to the irregular alignment of Exshaw Road NW, a triangular section of underutilized road right-of-way exists immediately adjacent to the western boundary of the site. This portion of the right-of-way currently contains underground utilities and above grade transformers. Developer funded improvements to this space are being explored through the associated development permit process.

Surrounding development is comprised of predominantly low density residential dwelling forms such as single detached and semi-detached dwellings. A large portion of the existing residential community in Banff Trail is designated R-C2, with several blocks of parcels along strategic corridors designated R-CG as a result of an amendment to the *Banff Trail ARP* in 2017 and a subsequent City-initiated land use redesignation. Over the last couple of years, the broader community of Banff Trail has experienced several rowhouse redevelopments on corner lots.

As identified in *Figure 1*, Banff Trail has experienced a relatively substantial population decline from its peak in 1968.

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
Current Population (2018)	4,165
Difference in Population (Number)	-718
Difference in Population (Percent)	-14.7%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Banff Trail community profile.

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

This land use amendment proposal and development permit application have the potential for the redevelopment of a site in close proximity to a major activity centre, as well as a key transportation and transit corridor in the city. The subject site can contribute to transit oriented development by providing a low-rise, mixed-use development at a medium density within walking distance to an LRT station.

## **Planning Considerations**

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

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

#### Land Use

The subject site consists of two parcels; the western parcel is currently designated Residential – Grade-Oriented Infill (R-CG) District and the eastern parcel as Residential – Contextual One / Two Dwelling (R-C2) District. Both the existing R-CG and R-C2 Districts allow for low density residential development with the following development controls:

- R-CG site a maximum of four dwelling units with a building height of no more than 11 metres; and
- R-C2 site a maximum of two dwelling units with a building height of no more than 10 metres.

In conjunction with the amendments to the *Banff Trail ARP*, this land use amendment application proposes to redesignate the subject site to Mixed Use - General (MU-1f2.9h15.5) District with a floor area ratio of 2.9 FAR and a maximum building height of 15.5 metres or four storeys. The proposed MU-1f2.9h15.5 District is intended to accommodate mixed-use development and respond to the local context by establishing maximum building heights.

The land use amendment proposes a maximum building height for the subject site of 15.5 metres, which enables four storeys as proposed by the development permit (DP2019-3846). The height rules of the MU-1 District protect the existing low density residential development to the east of the subject site through building step backs on the fourth floor. These low density residential properties to the east of the subject site are currently identified for Medium Density – Low-Rise development in the *Banff Trail ARP* with a height of three to four storeys. The low density residential properties to the north of the subject site are separated from the subject site by an east-west and north-south rear lane. A shadow study of the proposed building, provided by the applicant, indicated that these properties to the north of the subject site are not significantly affected by shadow impacts, especially during the March 21 and September 21 equinoxes.

The MU-1 District contains general rules in Part 14 of *Land Use Bylaw 1P2007* to ensure quality building and urban design. The rules can be summarized as follows:

- establish building separations where a building contains balconies;
- requiring permeability and transparency through window and door glazing;
- establishing a minimum ground floor height;
- provides for an active street frontage with direct access at grade and connections to the sidewalk:
- regulating the appearance of building frontages facing a street;
- provide extensive landscaping and planting requirements:
- stipulate residential amenity space requirements;
- provide rules on parking requirements and relaxations as well as vehicular access from rear lanes; and
- screening, garbage and recycling facility rules.

City Clerks: A. Pendola

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

The MU-1f2.9h15.5 District allows for a mix of residential and a range of commercial uses in the same building. Although the MU-1 District allows for a wider range of commercial uses, the proposed ARP amendment requires that the commercial uses be of a neighbourhood scale to the satisfaction of the Development Authority. The development permit plans indicate that the applicant proposes only two commercial units at a neighbourhood scale.

Other supporting factors for the MU-1 District include:

- the context of Banff Trail within the inner city communities north of downtown Calgary;
- the major activity centre west of the subject site is connected via 24 Avenue NW with 14 Street NW and 19 Street NW to the east; and
- the Banff Trail LRT Station further supports the proposal for mixed-use development.

### City Wide Urban Design

City Wide Urban Design (CWUD) reviewed both the land use amendment and the development permit application. The CWUD review, and ultimately support, of the land use amendment is contained in Attachment 5. CWUD also supports the commercial at grade as retail will activate the street environment and contribute towards placemaking.

## **Urban Design Review Panel**

The development permit application (DP2019-3846) in support of the land use application was reviewed by the Urban Design Review Panel (UDRP) on 2019 October 30. The UDRP endorses the application and provided the following comments in support of the land use amendment and development permit application. UDRP's comments can be summarised as follows:

- the UDRP supports the proposed density, height and architectural massing in transition to adjacent single family homes existing in the neighbourhood;
- this contemporary land use application covers a development permit positioning for dynamic urban character with economic, environmental and social benefits;
- the sustainable land use, transportation and built form outcome will be responsive to changing economic, environmental and social factors over time;
- the densification transition balances the needs of the present and future generations;
   and
- the outcome of this highly complementary project under ARP guidance will be a complete liveable neighbourhood with mixed mobility in an environment that is safe, accessible and enjoyable.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

### Development and Site Design

The land use amendment and development permit were submitted and reviewed at the same time. The development permit (DP2019-3846), as shown in Attachment 6, is anticipated to be ready for approval by the Development Authority following Council's approval of the proposed land use amendment. The development permit is being evaluated against the rules of the MU-1f2.9h15.5 District.

The development permit application proposes a four-storey mixed-use building with a total of 42 residential units, three live/work units and two commercial units. The total size of the commercial space is approximately 228 square metres (2,454 square feet) and represents approximately seven percent of the total building floor area. Administration would categorize the size of the proposed commercial area to be consistent of that at a neighbourhood scale.

The commercial space is provided at grade on the corner of the intersection between 24 Avenue NW and Exshaw Road NW and addresses both street frontages. Three live/work units have been provided adjacent to the commercial and are also fronting onto 24 Avenue NW. On the west side of the building adjacent to Exshaw Road NW, three residential units are proposed with external access at grade to the proposed community garden. The remaining residential units are provided on the three upper floors.

The building façade is well articulated, and the fourth storey of the building has been stepped back approximately 2.6 metres on both the 24 Avenue NW and the Exshaw Road NW frontages to reduce the perceived height and mass of the building from a pedestrian perspective at grade and to reduce shadow impacts.

Other key factors that were considered during the review of the development permit application include the following:

- ensuring higher residential densities to support existing bus ridership and the LRT ridership at the Banff Trail LRT Station;
- ensuring acceptable vehicular access from the rear lane to on-site underground parking;
- mitigating any potential impacts on the existing R-C2 properties to the north, east and south of the subject site; and
- integrating sufficient amenity space.

### **Environmental**

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

## **Transportation**

The MDP classifies 24 Avenue NW as a collector road between Crowchild Trail NW and 14 Street NW in the communities of Banff Trail and Capitol Hill. In considering the location and context of 24 Avenue NW in Banff Trail, as well as the recent amendments to the *Banff Trail* 

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

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

ARP to increase density. Transportation Infrastructure (TI) recognizes the need to retrofit this corridor. As such, TI initiated the planning of a major road construction project called Banff Trail Area Improvements in 2018 and a component of this project includes improvements to the 24 Avenue NW corridor from Crowchild Trail NW to 14 Street NW. Construction is anticipated to start in 2020/2021.

Proposed improvements to the 24 Avenue NW corridor consist of the following, which are shown on a conceptual street cross section in Attachment 7:

- roadway reconfiguration and resurfacing;
- new bicycle pathways on both sides of the street;
- sidewalk improvements on both sides of the street:
- pedestrian crossing improvements which may include curb extensions and Rectangular Rapid-Flashing Beacons (RRFB); and
- the possibility of additional traffic control signals.

The planned 24 Avenue NW street improvements adjacent to the subject site propose to reconfigure the road right-of-way to include two vehicle travel lanes, one in each direction, with an on-street parking lane along the north side of the street. New additions to the road right-ofway include sidewalks and bicycle pathways on both sides of the street to better facilitate active modes, improve the public realm and create a vibrant street interface.

As the proposed 24 Avenue NW upgrades directly impact the subject site, as well as the overall community, Administration partnered with the applicant in significant community outreach, as described in the Stakeholder Engagement, Research and Communication section of this report.

The MDP mobility policies for the Residential Developed area typology calls for high quality pedestrian and cyclist connections and facilities to link communities, areas of higher intensities and activity centres. The MDP states that where streets are retrofitted, the Complete Streets policies in the Calgary Transportation Plan (CTP) should be used. A key direction of the CTP is to create Complete Streets which are defined as streets that move people by foot, bike, bus and car. Streets play a major role in placemaking as they also function as places where people live, work, shop and play which is facilitated by different mobility choices. TI identified 24 Avenue NW as a street where retrofitting is required, and the mobility policies of the CTP should be applied. The CTP supports the proposal in this application.

A Transportation Impact Assessment (TIA) was required for this proposal and reviewed by Administration. It was determined through the review of the TIA that additional transportation improvements beyond the Banff Trail Area Improvements Project may be required to accommodate the proposed density increase of this, and other existing land use applications along 24 Avenue NW. Further review is currently under way coinciding with the review of the development permit applications along 24 Avenue NW to determine the specific requirements of the improvements. To facilitate existing and proposed pedestrian and active mode crossings and movement, as well as vehicular traffic, improvements that may be required at the development permit stage include the following:

City Clerks: A. Pendola

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

- additional traffic signals along 24 Avenue NW; and
- improved pedestrian crossings, that may include Rectangular Rapid-Flashing Beacons.

The subject site is situated near the Primary Transit Network in the following locations:

- the LRT line along Crowchild Trail with the Banff Trail LRT Station within a 10 minute walking distance of the site; and
- 16 Avenue NW with several bus lines including the Max Orange rapid transit service.

Other bus routes in proximity to the site run along Morley Trail NW to the north of the site and along 19 Street NW one block directly east of subject site. The subject site is very well served by public transit to accommodate the proposed density increase.

Vehicular access to the subject site is proposed from the existing rear lane to on-site underground parking which is currently under review as part of the development permit application.

### **Utilities and Servicing**

Water and sanitary sewer are available to service the site, but storm sewer is not immediately available. The site-specific servicing arrangements and stormwater management are being reviewed and evaluated in detail through the development permit application and Development Site Servicing Plan.

### Stakeholder Engagement, Research and Communication

In addition to Administration's standard practices for stakeholder engagement, the applicant conducted extensive community outreach. The applicant and Administration closely coordinated the community outreach given The City led projects proposed in the area. Several City departments and the applicants of six active applications along 24 Avenue NW held two open houses on 2019 June 11 and 2019 October 24. The purpose of these open houses/information sessions was to inform the community and gather public input on all six proposals along 24 Avenue NW. The public input received by both Administration and the applicant of this application has been summarized in Attachment 8.

Administration circulated the land use amendment and the development permit application to relevant stakeholders and notice posted the proposal on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Additionally, Administration launched a website (<a href="mailto:calgary.ca/24 Avenue NW">calgary.ca/24 Avenue NW</a>) dedicated to the active applications along 24 Avenue NW Banff Trail, with direct links to the Development Map where comments can be submitted by the public.

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

Administration circulated the application to the Banff Trail Community Association and their comments are included in Attachment 9: Banff Trail Community Association Comments. The comments are primarily focused on the development permit (DP2019-3846), but express support for the increased density, housing diversity and some commercial development on the subject site. The comments however, express concern with the potential of some of the commercial uses allowed in the proposed land use district, excessive parking provision and the size of the proposed units.

Further to the public input received at the two open houses/information sessions, Administration received five letters in support of the application and six letters in opposition to the application. The comments received can be summarized as follows:

Comments provided in favour of the application:

- allow new investment in the community through mixed-use development;
- support ground floor commercial through densification and diversification;
- support densification to address infrastructure issues best use of existing infrastructure;
- support live/work units to make Banff Trail a live/work/play community:
- support for more housing options for all stages of life these applications will provide more choices in the residential market;
- redevelopment will increase safety with more eyes on the street; and
- proposal will contribute to the health and contemporary urban reality of Banff Trail.

Comments provided in opposition to the application:

- it will significantly change the character of the community:
- the proposal deviates from the current area redevelopment plan and land use district;
- the proposed height and density are too high for 24 Avenue NW;
- there is a shortage of parking in the community;
- this development will create traffic congestion on 24 Avenue NW and the rear lane;
- this development will create a fire safety concern the buildings are of wood construction; and
- the buildings fail to incorporate green technology.

The applicant used the following outreach strategies to communicate the land use amendment proposal and to ensure stakeholders are well informed:

- project website a website was created by the applicant for both the land use amendment and the development permit application with the ability to provide direct feedback to the applicant (<u>eaglecrest24.com</u>);
- on-site signage the applicant created their own signage with the proposed rendering of the building in addition to The City's notice posting;
- community association meeting the applicant group met with the Planning Committee of the Banff Trail Community Association to discuss the proposal;

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

- stakeholder meeting the applicant group met with other stakeholders to discuss and coordinate the active applications along 24 Avenue NW;
- postcard mail drops two postcard mail drops were completed to provide updates and information on engagement opportunities; and
- information sessions the applicant group conducted two open houses together with representation from Administration on City led improvements to coordinate information on the development proposal and the 24 Avenue NW reconfiguration project.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Planning 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 <u>South Saskatchewan Regional Plan</u> (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

## Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the <u>Interim Growth Plan</u>. The proposed policy and land use amendment build on the principles of the <u>Interim Growth Plan</u> 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 land use typology area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP).

Land use policies in the MDP for Developed Inner City communities states the following:

- redevelopment should support the revitalization of local communities by adding population and a mix of commercial uses;
- sites may intensify in transition zones adjacent to areas designated for higher intensity uses:
- intensification strategies should be employed from parcel-by-parcel intensification to larger comprehensive approaches at the block level; and
- expand local commercial in proximity to where the population is increasing.

Map 3: Road and Street Network in the MDP classifies 24 Avenue NW as a Collector Road. Mobility policies in the MDP applicable to Developed Inner City communities, such as 24 Avenue NW states the following:

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

- when retrofitting existing streets, use the Complete Streets policies in the *Calgary Transportation Plan*; and
- ensure that high quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development.

The proposal is in keeping with relevant MDP policies, as the rules of the MU-1 District provide for a development form that is appropriate to the subject site, as well as to the surrounding land use typology of the approved *Banff Trail ARP* in terms of height, built form and density.

### Banff Trail Area Redevelopment Plan (Statutory – 1986)

The <u>Banff Trail ARP</u> was adopted in 1986 with numerous subsequent amendments approved since its adoption. The most recent community wide ARP amendments were in 2016 when Council adopted Bylaw 11P2016 identifying several areas and corridors for modest intensification. During this amendment process, 24 Avenue NW was designated in the ARP with a medium density typology, and in the location where the subject site is situated, with a low-rise building height of three to four storeys.

The Medium Density Low-Rise typology is intended to allow for medium density residential development (Figure 2 – Land Use Plan in the ARP), including townhouses, apartments and live/work units at a maximum building height of four storeys. Figure 3 – Maximum Building Heights in the ARP restricts the building height to a maximum of 12 metres.

In support of the land use amendment and development permit, the applicant proposes to amend the *Banff Trail ARP* as follows, which is included in Attachment 1 to this report:

- no change to the typology the subject site remains in the Medium Density Low-Rise land use typology (three to four storeys);
- add a new section to allow for mixed-use development containing commercial uses at a neighbourhood scale to the satisfaction of the Development Authority;
- amend Figure 3 to allow for a maximum building height of 16 metres; and
- apply these policies only to the subject site.

A summary of the Banff Trail ARP amendment is provided in the table below:

	Existing ARP Policies	Proposed ARP Amendment
Uses	Residential	Mixed-Use Development
		Residential plus neighbourhood scale commercial
Height	12 metres	16 metres

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# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

An increase to the maximum building height is required for the subject site since the height restriction of 12 metres in Figure 3 – Maximum Building Heights of the ARP is insufficient to accomplish the building height of four storeys specified in the ARP's Medium Density Low-Rise typology.

# Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The Transit Oriented Development (TOD) Policy Guidelines provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of a transit station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. Attachment 4 indicates the location of the subject site on a walkshed analysis map from the Banff Trail LRT Station. The site is within a 10 minute walking distance from the Banff Trail LRT Station, but also from the Primary Transit Network bus stops along 16 Avenue NW.

The TOD quidelines call for mixed-use activity nodes adjacent to LRT stations which are intended to provide increased services, employment and a variety of housing options within the community. In the community of Banff Trail, the area directly east of the LRT station does not specifically lend itself to moderate mixed-use redevelopment due to the existing lower density residential character of the residential neighbourhood and limited access from surrounding areas.

Still within the TOD area of the Banff Trail LRT Station, 24 Avenue NW provides the opportunity for moderate mixed-use redevelopment for the following reasons:

- it carries larger volumes of traffic through the communities of Banff Trail and Capitol Hill:
- it is considered a corridor connecting Crowchild Trail NW and 14 Street NW;
- it will be reconfigured and reconstructed in 2020/2021 to allow for a pedestrian and bicvcle-oriented street:
- it is anticipated that 24 Avenue NW will intersect with Crowchild Trail NW via an interchange in the future;
- it provides direct access to the community and functions as a gateway street from Crowchild Trail NW; and
- it provides direct access to the major activity centre to the west identified in the MDP which includes major institutions such as the university, hospitals and large recreational facilities.

## Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The Location Criteria for Multi-Residential Infill is generally intended to apply to pure multiresidential infill development. However, as the criteria are a broad set of best practices for where intensification is most appropriate, and the commercial component comprises only 228 square metres (2,454 square feet) or approximately seven percent of the total building floor area, Administration considered the criteria helpful and applicable in considering the proposed infill development.

City Clerks: A. Pendola

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable in low density residential areas. The proposed land use amendment and development permit meet all eight of the *Location Criteria for Multi-Residential Infill Development*.

The subject site meets the criteria in the following ways:

- 1. it is situated on a corner site with a reduced impact on neighbouring properties and therefore respecting the surrounding low density character;
- 2. it is situated within 150 metres of bus transit stops along 19 Street NW to the east;
- 3. it is situated within 600 metres of an existing primary transit stop at the Banff Trail LRT Station;
- 4. it is situated on 24 Avenue NW which is a collector road;
- 5. it is situated adjacent to planned future medium density residential development in the ARP, as well as diagonally across from planned mixed-use development;
- 6. the site is adjacent to an existing open space area which will be redeveloped as a future community amenity;
- 7. with the reconfiguration of 24 Avenue NW, the street is considered as a corridor between Crowchild Trail NW and 19 Street NW providing direct access to the MDP Major Activity Centre surrounding the University of Calgary; and
- 8. the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

### Social, Environmental, Economic (External)

This proposal will allow for additional residential density in an established inner city community in proximity to a major transit corridor. The proposal will facilitate a more compact urban form with the additional neighbourhood scale commercial uses and will provide Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure. Increased residential density of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary.

### **Financial Capacity**

## **Current and Future Operating Budget**

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

**ISC: UNRESTRICTED** 

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

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2022 and 2026 - 24 Avenue NW, LOC2019-0080

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

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns currently.

### **Risk Assessment**

There are no significant risks associated with this proposal.

### **REASONS FOR RECOMMENDATIONS:**

The proposed policy and land use amendment are supported for the reasons outlined below. The proposal is in keeping with:

- the applicable policies of the Municipal Development Plan for modest intensification of inner city communities;
- the applicable mobility policies of the Calgary Transportation Plan for placemaking through Complete Streets:
- the land use typology of the Banff Trail Area Redevelopment Plan for Medium Density Low-Rise (three to four storeys) development, as amended;
- the guidelines of the Transit Oriented Development Policy Guidelines as well as the Location Criteria for Multi-Residential Infill;
- the goals and objectives of the Banff Trail Area Improvements Project; and
- the context of the subject site on a collector road in close proximity to a major activity centre.

The proposed MU-1f2.9h15.5 District is designed to respond to the local context by establishing maximum building heights and provide for a variety of commercial uses which are regulated through the Banff Trail Area Redevelopment Plan, as amended.

### **ATTACHMENTS**

- 1. Proposed Bylaw 5P2020
- 2. Applicant Submission
- 3. 24 Avenue NW Applications Map
- 4. Banff Trail LRT Station Walkshed Analysis
- 5. City Wide Urban Design Review Comments
- 6. Development Permit (DP2019-3846) Summary
- 7. 24 Avenue NW Proposed Road Improvements (Street Cross Section)
- 8. Applicant's Community Outreach Report
- 9. Banff Trail Community Association Comments
- 10. Proposed Bylaw 20D2020
- 11. CPC Commissioner Comments
- 12. Summary Document
- 13. Public Submissions

City Clerks: A. Pendola



CPC2019-1507 ATTACHMENT 1

### **BYLAW NUMBER 5P2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 (LOC2019-0080/CPC2019-1507)

**WHEREAS** it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86. as amended:

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

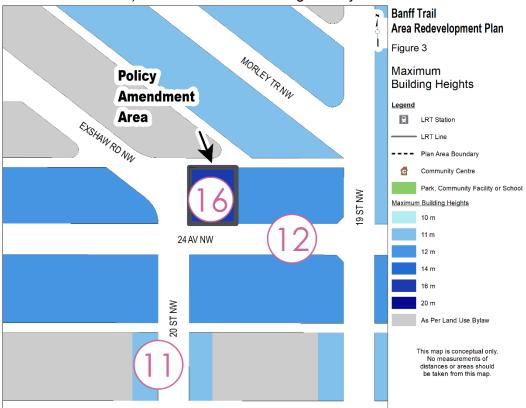
# NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

- 1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 Land Use, under the heading Medium Density Low-Rise, add a new subsection after subsection 2.1.3.7 and renumber the following sections accordingly:
    - "2.1.3.8 For the sites located at 2022 and 2026 24 Avenue NW, the following policies apply:
      - a. Development on these parcels should allow for mixed use development.
      - b. Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.
      - c. Commercial uses should be of a local neighbourhood-scale to the satisfaction of the Development Authority and should be located on the floor closest to grade only."



### **BYLAW NUMBER 5P2020**

(b) Amend Figure 3 titled 'Maximum Building Heights', by changing 0.11 hectares ± (0.28 acres ±) located at 2022 and 2026 - 24 Avenue NW (Plan 2950AJ, Block 1, Lots 10 to 13) from '12 m' to '16 m' as generally illustrated in the sketch below:





# **BYLAW NUMBER 5P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	·
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	

## **Applicant Submission**

### November 25, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 P 403 201 5305 F 403 201 5344

#### APPLICANT SUBMISSION STATEMENT (UPDATED NOVEMBER 25, 2019)

#### RE:

Land Use Redesignation at 2022, 2026 - 24 AV NW FROM: Residential - Contextual One/Two Dwelling (R-C2) and Residential Grade-Oriented Infill (R-CG) District TO: Mixed Use - General (MU-1f2.9h15.5) District

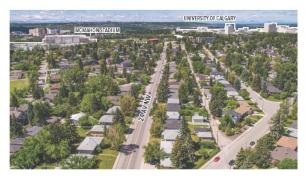
#### INTRODUCTION

On behalf of Eagle Crest Construction, CivicWorks has prepared a Land Use Redesignation proposal for a two parcel assembly located at the corner of Exshaw RD NW and 24 AV NW in the community of Banff Trail. The parcels currently contain two (2) single-detached dwellings with accessory garage structures, which will all be removed prior to development. The project team is undertaking a concurrent application process with a Development Permit submitted by FAAS Architecture currently under review by City Administration. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed development is a mixed-use multi-residential development with neighbourhood-scaled commercial/retail use at grade. Comprised of ±45 units, the proposed four-storey building has been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD--a Municipal Development Plan (MDP) identified Major Activity Centre).

#### **POLICY CONTEXT**

The project site is located within the boundaries of the Banff Trail Area Redevelopment Plan (ARP), a Local Area Plan approved in 1986. In 2016, the ARP was amended as a result of Council's 2013 direction for City Administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of The City's overarching strategic policy documents that identify the community of Banff Trail as a key location for new growth within the city. The Banff Trail ARP locates the site within the "Medium Density Low-Rise" land use policy area, which outlines a vision for higher density development of 3-4 storeys. Recognizing an opportunity to provide greater community amenity and in response to expressed stakeholder interest, the development proposal includes an ARP amendment to allow for limited support retail/commercial uses along 24 Avenue NW.



The adjacent Foothills Hospital/Stadium/Banff Trail Transit-Oriented Development (TOD) area forms part of the University Major Activity Centre in the Municipal Development Plan.



The Banff Trail Area Improvements Project, which includes improvements to the 24 AV NW corridor and Crowchild TR NW intersection, has been fully funded as part of The City's four-year capital plan.

www.civicworks.ca 1/2

## **Applicant Submission**

#### 24 AV NW CORRIDOR REDEVELOPMENT

The development proposal is sited in a context of significant growth and change. Following policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, several applications proposing to redevelop parcels along 24 AV NW in Banff Trail have recently been submitted to The City for review. Eagle Crest Construction and Stone West Homes have partnered with CivicWorks and FAAS Architecture for three of these sites.

#### STAKEHOLDER OUTREACH

#### 24 AV NW Active Redevelopment Applications

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website (calgary.ca/24avenw) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

#### **Local Member-based Organizations**

During the course of the application review process, the Banff Trail Community Association Planning & Development Committee membership underwent wholesale change. While the current voice of the Community Association remains unclear, meetings and early correspondence with the former committee indicated a favourable review of the development proposals. While no official letter from the Community Association has been received, a personalized letter of support from the former chair of the Planning & Development Committee and other former members have been provided.

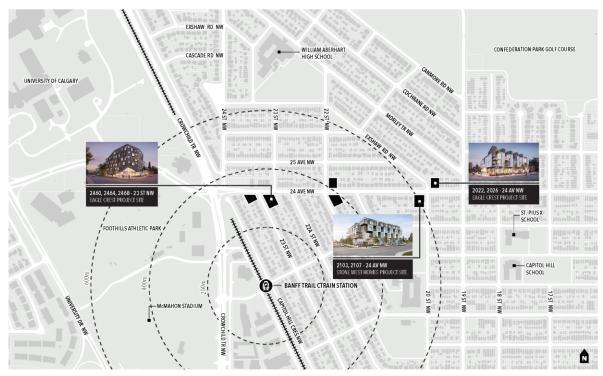
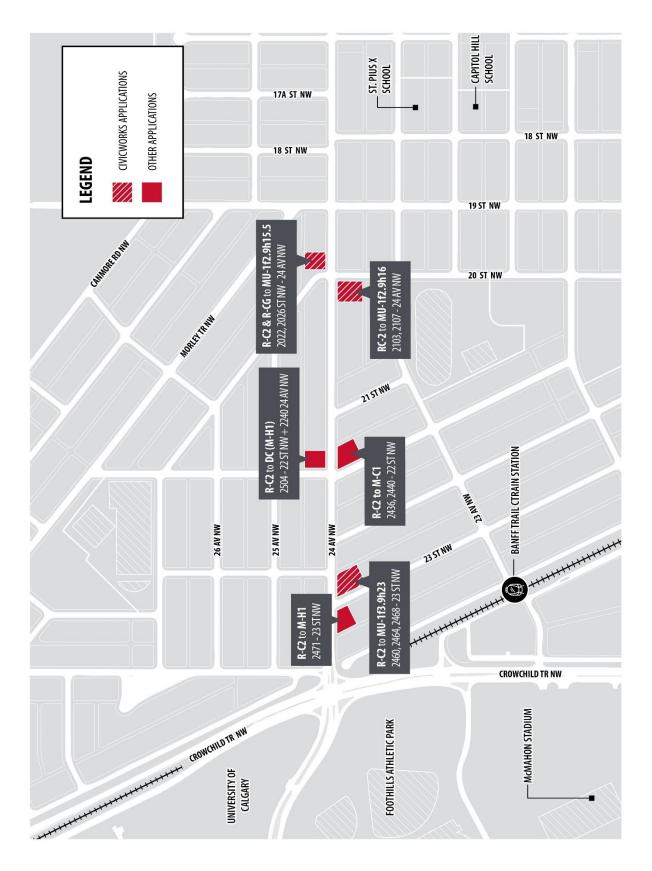


FIGURE 1.1 24 AV NW CORRIDOR REDEVELOPMENT

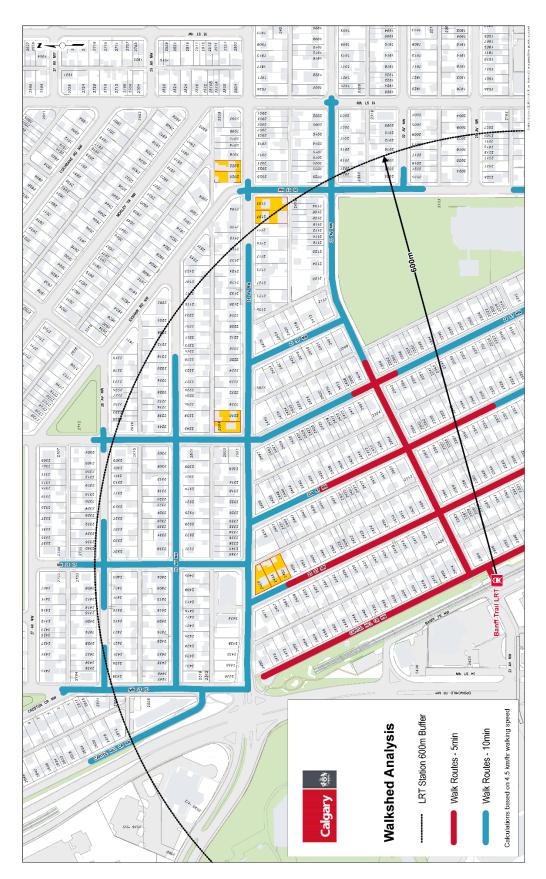
www.civicworks.ca 2/2

CPC2019-1507 - Attach 2 ISC: UNRESTRICTED

# 24 Avenue NW Applications Map



# **Banff Trail LRT Station Walkshed Analysis**



#### **City Wide Urban Design Review Comments**

November 20, 2019

URBAN DESIGN REVIEW LOC2019-0080 and DP3846

FROM: R-C2 (Residential – Contextual One/Two Dwelling District and Residential Grade-Oriented Infill)

**TO:** MU-1 f2.9h15.5 (Mixed Use – General District)

**COMMUNITY:** BANFF TRAIL SITE ADDRESS: 2022, 2026 – 24 Av NW

#### **CONTEXTUAL FIT - Context I Creativity I Integration I Diversity**

- CWUD is supportive of the proposed land use as it presents the opportunity to provide additional residential density and a variety of commercial/retail uses along the redeveloping 24 Avenue NW Corridor.
- Subject site is located approximately 10-14 mins walking distance to the Banff Trail LRT Station, major amenities and services, and is well serviced by bus routes including route 65 and 105.
   Additionally, the site is in close proximity to the Branton School and Banff Trail Park.

## SITE DESIGN - Context I Connectivity I Integration I Human Scale I Orientation I Accessibility I Flexibility I Safety I Sustainability I Durability

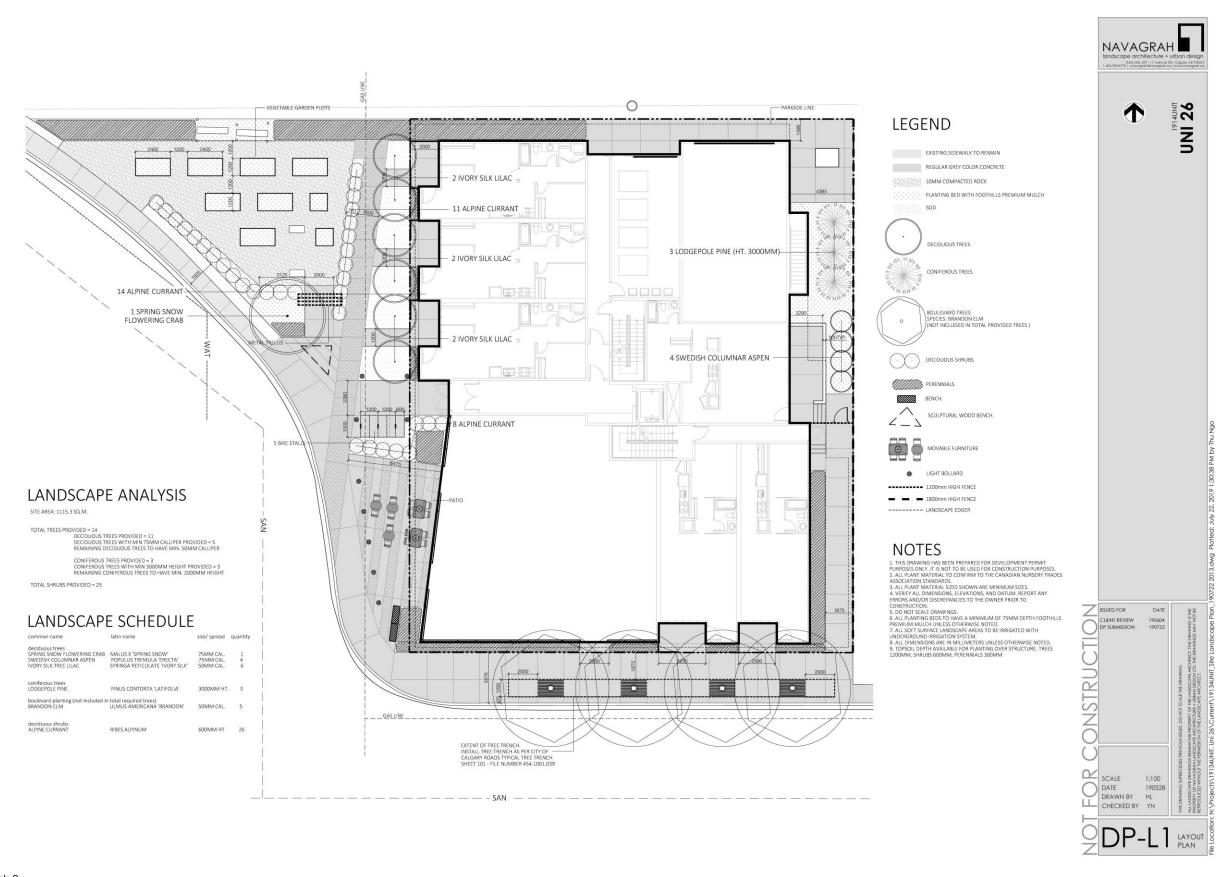
- 1. Due to its location on a corner parcel, the proposed development should address both streets by orienting the building's main entrances (commercial/retail, and residential) towards 24 Avenue and Exshaw Rd NW.
- 2. Proposed development should allocate parking access to the rear of the proposed building via the north rear lane.
- 3. Integrate the provision of outdoor amenity spaces such as patio/seating and street furniture where applicable to activate the areas in front of the commercial/retail units.
- 4. Consider the use of design features in surface paving design treatments, streetscape furniture, and public art that could establish the character and identify of the proposed development, as well as contribute place-making features to enhance the local community and commercial street.

#### BUILDING DESIGN - Context I Animation I Human Scale I Flexibility I Safety I Sustainability

- 1. Proposed development should develop and activate the street environment by encouraging retail/service uses at-grade (well-defined entries, places to sit and interact) along with residential and or office uses on the upper floors.
- Proposed development should orient at-grade entrances towards 24 Avenue and Exshaw Rd NW.
- Proposed development's at-grade frontage should be well-designed with a high degree of architectural articulation, utilize robust and aesthetic materials that integrates well with the sidewalk and public realm, especially with a pronounced street corner at 24 St NW and Exshaw Rd NW.
- 4. Proposed development should have active building frontages by incorporating commercial/retail units, public access and display areas that are highly visible from the sidewalk. This will help ensure the activation of the public realm, and support transit uses.
- 5. Proposed building height/massing/envelop should be mindful of setback requirements and should transition appropriately with adjacent parcels.

CPC2019-1507 - Attach 5 ISC: UNRESTRICTED

### **Development Permit (DP2019-3846) Summary**



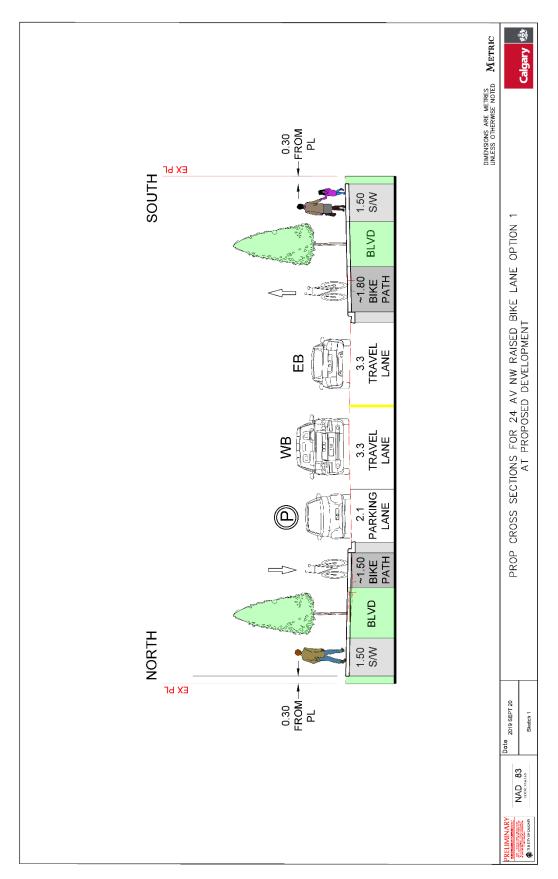
## Development Permit (DP2019-3846) Summary



## Development Permit (DP2019-3846) Summary



# 24 Avenue NW Proposed Road Improvements (Street Cross Section)



#### **Applicant's Community Outreach Report**

#### November 20, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 P 403 201 5305 F 403 201 5344

### **Outreach Strategies**



#### PROJECT WEBSITE & FEEDBACK FORM

Dedicated roject website (eaglecrest24.com) launched (11.06.2019), providing convenient 24-hour access to up-todate project information as well as a built-in feedback form.



#### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@ civicworks.ca) goes live (11.06.2019), serving as a direct line to the project team.



#### E-NEWSLETTER

Optional e-newsletter bulletins provided key project status updates and information about future outreach opportunities.



#### ON-SITE SIGNAGE

Large format signage installed (13.06.2019), notifying the surrounding community of the project and sharing project team contact information.



#### COMMUNITY ASSOCIATION MEETING

The project team met with the Banff Trail Development Committee (13.02.2019) to present the development vision, and discuss and their review of the proposal.



#### ACTIVE APPLICATIONS DEVELOPER MEETING

The project team met with City Administration and other 24 AV NW corridor redevelopment applicants (05.05.2019) to discuss coordinated outreach opportunities.



#### CANADA POST MAILERS

Two (2) separate Canada Post mail drops reaching ±2,000 homes and local businesses were deployed, providing notification of upcoming outreach events.



#### INFORMATION SESSIONS

Two (2) scheduled drop-in information sessions (06.11.2019 & 10.24.2019) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.

## What We Heard + Team Response



#### **VEHICULAR & BICYCLE PARKING**

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough of parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

#### **TEAM RESPONSE**

The underground parkade will be used for residential and residential visitor parking, and will meet and exceed the minimum Bylaw requirement of forty-one (41) stalls by four (4) stalls. Commercial parking will also satisfy the minimum Bylaw requirement of two (2) stalls

Twenty-three (23) Class 1 Bicycle Stalls and five (5) Class 2 Bicycle Stalls will be provided at ratio of 0.5 per unit and 0.1 per unit respectively, meeting the minimum Bylaw requirements. Class 2 Bicycle stalls are outdoors and provided at-grade along Exhaw RD NW.



#### **BUILDING HEIGHT & DENSITY**

#### WHAT WE HEARD

Some stakeholders expressed concern over a 4-storey building height at this location, while others shared their enthusiasm for the proposed development.

#### TEAM RESPONSE

The Banff Trail Area Redevelopment Plan (ARP), amended in 2016, identifies 24 AV NW as a corridor for growth and development including Medium Density Low-Rise Residential built forms (3-4 storeys). The building is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential and employment densities in close proximity to retail services, community facilities and services, transport and supporting infrastructure.

Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to

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WHAT WE HEARD REPORT SUMMARY (LOC2019-0080 / DP2019-3846)

1/2

#### **Applicant's Community Outreach Report**

#### November 20, 2019

adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.



#### TRAFFIC CONGESTION & SAFETY

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 24 AV NW was a chief concern among some stakeholders. Conversely, some in support of the development acknowledged the benefit of targeted improvements to improve pedestrian safety, in addition to coordinating with the Banff Trail Area Improvements Project.

#### TEAM RESPONSE

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. and submitted as part of the application. The report concluded the proposed developments would marginally increase overall delays; however, all intersections would continue to operate at an acceptable level of service (LOS) and traffic signals would not be warranted at 24 AV NW after the addition of development traffic.

The review of pedestrian infrastructure found that Rectangular Rapid Flashing Beacon (RRFB) controls on 24 AV NW should be added at 23 ST (East) and 22 ST NW. These crossings, along with pedestrian realm improvements (curb extensions, street trees, etc.) are being explored with the City of Calgary Transportation department in coordination with the Banff Trail Area Improvements Project and as part of the application review process.

Daily traffic volumes in the lane will remain within The City's guidelines after the addition of the proposed development. The project team is fully supportive of any efforts to introduce traffic calming measures and streetscape improvements to areas/streets that are seeing increased volumes like the rear lane, and the project team is exploring these opportunities with the City of Calgary Transportation department as part of the applications review process.



#### NEIGHBOURHOOD AMENITY

#### WHAT WE HEARD

Some stakeholders shared their enthusiasm for new neighbourhood retail and amenities that promote walkability and connectivity. Other stakeholders did not want to see any commercial or retail included in the development proposal.

#### TEAM RESPONSE

24 AV NW is particularly well-suited for neighbourhood-focused retail and amenities. As a Collector class road, it is well connected to high quality transit and transportation options and offers the opportunity to sensitively intensify, while maintaining the stability and character of the Low Density Residential areas described in the Banff Trail Area Redevelopment Plan.

Connecting people to local amenities is one of our five project principles, consistent with established community growth that supports neighbourhood vitality. It is also embedded within the goals of Calgary's Municipal Development Plan—complete communities that provide a broad range of housing choices and services and the ability for people to meet their day-to-day needs within their own neighbourhood.



#### OPEN / GREEN SPACE

#### WHAT WE HEARD

Some stakeholders felt that redevelopment of the existing parcels would result in a lack of recreational open space and/or green space for planting, trees, or passive pursuits. One stakeholder acknowledged the voluntary developer investment to upgrade the adjacent remnant land for an improved public realm.

#### TEAM RESPONSE

The development proposal is located on privately-owned land, and as such the landowners have rights to decide if and when to build something new on their property. As part of the application review process, a development permit must meet the standard requirements for landscaping and residential amenity space to the satisfaction of the Development Authority. Landscaping requirements include the portion of a parcel that is required to be a hard surfaced area or soft surfaced area, in addition to standards for planting. Residential amenity space requirements address the need for active or passive recreational use in the form of a standard space requirement per unit that can be provided as a private or common shared amenity.

As the result of considered exploration with The City and area stakeholders, Eagle Crest will pursue a voluntary investment directed toward the existing underutilized Road Right-of-Way (a product of Exshaw RD NW's irregular alignment) adjacent the proposed development. The current proposed design includes surface upgrades and community garden plots that will interface with the patio seating area directly adjacent the ground floor commercial retail unit.

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WHAT WE HEARD REPORT SUMMARY (LOC2019-0080 / DP2019-3846)

#### **Banff Trail Community Association Comments**

#### September 20, 2019

From: Development Kathryn Davies <development@banfftrailcommunity.ca>

Sent: Friday, September 20, 2019 9:28 PM

To: Krizan, Madeleine < Madeleine. Krizan@calgary.ca>

Subject: DP2019-3846

Hi Madeleine,

My apologies for the delay in commenting on this application - the Banff Trail Planning Committee discussed this application and offer the following comments:

- the public realm improvements are much appreciated, we would like some assurance from the city / developer that this project (in combination with others along 24th avenue) will lead to a lit crosswalk or equivalent pedestrian safety measure;
- This building will certainly bring needed density and housing diversity to the neighbourhood, however it doesn't serve the "missing middle" has the developer considered, for example, townhouses on the west side of the building, or larger apartments that could accommodate a small family?
- Some community members have raised concerns about the commercial space on the main floor while there is certainly a lack of commercial options in the neighbourhood, and many types of retail establishments would be welcome, some of the immediate neighbours have expressed specific concerns about a liquor or cannabis store.
- Given the proximity to a transit corridor, the parking spaces seem excessive.

CPC2019-1507 - Attach 9 ISC: UNRESTRICTED



CPC2019-1507 ATTACHMENT 10

#### **BYLAW NUMBER 20D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0080/CPC2019-1507)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

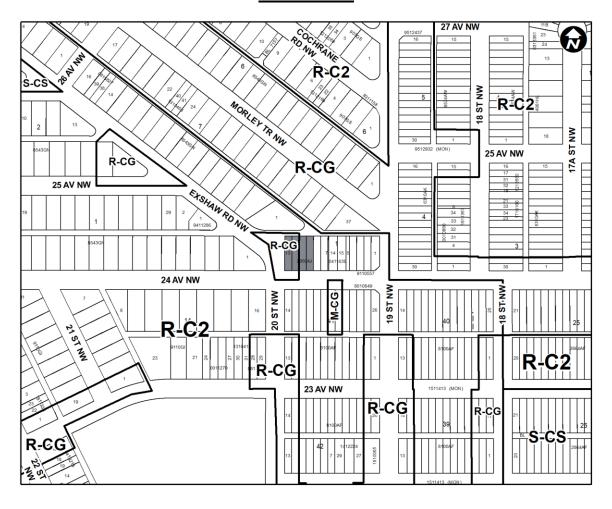
  CITY CLERK

SIGNED ON \_\_\_\_\_



#### AMENDMENT LOC2019-0080/CPC2019-1507 BYLAW NUMBER 20D2020

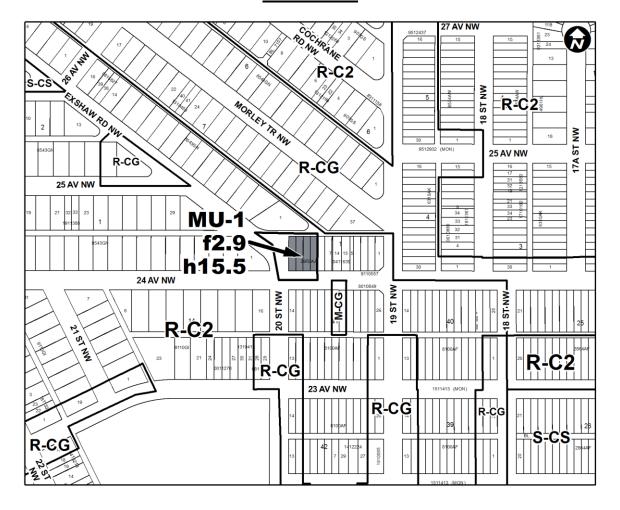
### **SCHEDULE A**





#### AMENDMENT LOC2019-0080/CPC2019-1507 BYLAW NUMBER 20D2020

#### **SCHEDULE B**



### **Calgary Planning Commission Member Comments**



For CPC2019-1507 / LOC2019-0080 heard at Calgary Planning Commission Meeting 2019 December 19



Member	Reasons for Decision or Comments	
Commissioner Juan	Reasons for Approval     I support these applications as they are strong and exciting pieces of work in a street improvement area.     We hear the term "spot zoning" a lot, which isn't particularly useful.     Seeing the 3 applications at once is a rebuttal to that argument as it brings a comprehensive approach to planning.	
Commissioner Schmalz	<ul> <li>At Planning Commission, it was discussed to round the MH-1 FAR of 2.9 to 3 and the 15.5 height to 16 metres.</li> <li>It was decided to leave the height and FAR modifiers as is because this was the number communicated to the Community and it may result in adverse community reaction coming to Public hearing.</li> <li>The application is of high quality and exemplifies the usefulness in concurrent LU-DP process to add to the process.</li> <li>Congratulations to City staff on the collaboration between items 7.2.2, 7.2.3, and 7.2.4.</li> </ul>	
Commissioner Gedye	<ul> <li>Reasons for Approval</li> <li>Fantastic cooperation between applicant and planning and transportation to bring these streetscape improvements together with ARP amendments in a TOD area.</li> <li>The land use provides a fine-grained, sensitive infill framework along 24 Ave and the transportation infrastructure improvements to support it.</li> <li>Kudos to all parties for bringing all factors together.</li> </ul>	

Item 7.2.2 LOC2019-0080	Item 7.2.3 LOC2019-0081	Item 7.2.4 LOC2019-0079
<ul> <li>ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	<ul> <li>1. ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	ARP Amendment     Stay in Medium Density Mid-Rise     Add mixed-use development     Increase height from 20m to 23m
<ul> <li>2. Land Use Amendment</li> <li>TOD development 10-minute walk</li> <li>From R-C2 &amp; R-CG</li> <li>To MU-1 f2.9 h15.5</li> </ul>	<ul> <li>2. Land Use Amendment</li> <li>TOD development 10-minute walk</li> <li>From R-C2</li> <li>To MU-1 f2.9 h16</li> </ul>	2. Land Use Amendment - TOD development 5-minute walk - From R-C2 - To MU-1 f3.9 h23
<ul> <li>3. Development Permit</li> <li>- Mixed-use development</li> <li>- 4 storey building</li> <li>- 2 commercial units (7% of FAR)</li> </ul>	<ul> <li>3. Development Permit</li> <li>Mixed-use development</li> <li>4 storey building</li> <li>4 commercial units (7% of FAR)</li> </ul>	3. Development Permit  - Mixed-use development  - 6 story building  - 3 commercial units (7% of FAR)
<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>5 letters of support</li> <li>6 letters in opposition</li> <li>CA general support (previous)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>6 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>3 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>
<ul> <li>5. 24 Avenue NW Improvements</li> <li>Signal improvements</li> <li>Street Trees</li> <li>Public Realm Improvements</li> <li>Triangular park/garden/open space</li> </ul>	<ul> <li>5. 24 Avenue NW Improvements</li> <li>Signal improvements</li> <li>Street Trees</li> <li>Public Realm Improvements</li> </ul>	5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements
6. Restrictive Covenant - Not applicable	6. Restrictive Covenant - 2103 - no - 2107 - yes	6. Restrictive Covenant - 2460 – yes - 2464 – yes - 2468 – yes

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER

DEC 19 2019 #7.22 #7.23, #7.2.4 ITEM: CACCO 9-185/1507, 1508, 1509 Corporate Record

CITY CLERK'S DEPARTMENT

January 14, 2020

To City of Calgary Councillors and the Mayor,

I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

As a long term resident and home owner in Banff Trail, I am concerned about the impacts of medium density development in our community, however I believe the advantages of this project outweigh the disadvantages. Here are my comments:

- Without medium density development is areas set out by the ARP, the housing stock along 24<sup>th</sup> Ave and Capitol Hill Crescent are likely to continue decaying for a long time.
- According to the 2018 census, 65% of dwellings in Banff Trail are not owner occupied. Concerns of becoming a rental district don't seem relevant.
- Our community could benefit greatly from commercial business on the main floor.
- 24<sup>th</sup> Avenue (at this location) is currently not pedestrian friendly. This type of building is proven to improve the pedestrian experience. The building height and proximity to 24<sup>th</sup> Avenue will provide a measure of traffic calming.
- Our community has one recently built, 6 storey medium density building on the NW corner of 24<sup>th</sup> Avenue and Crowchild trail. Although this project was opposed by some residence, the concerns where not realized. The number of units did not lead to any parking issues. It was also discovered that the building provide a sound barrier to many of the residence in the east.

Thank you,

Rob Hirsch

2227 Halifax Cr NW, Calgary AB T2M 4E1

January 8, 2020

Re: Developments in Banff Trail 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509 2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507 2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

My name is Shawna Curry, my husband Jason and I live at 2436 26 Avenue NW. We are in support of increased densification of Banff Trail as our community will significantly benefit from this positive change. Much of the housing stock in Banff Trail is nearing the end of its useable life and needs to be torn down or significantly renovated. The increase in density will increase the number of people actively using the community, providing for safer streets, increases in active transportation, higher transit usage and an increase in a sense of community as residents connect with their neighbours more often. As houses are replaced, more permanent residents move in, reducing the transient nature of illegal rental units that are prevalent in Banff Trail.

We moved into Banff Trail in 2011, to be closer to amenities and active transportation routes. Due to the proximity to three train stations, we walk or cycle daily and went down to a single vehicle until Car2Go pulled out. We plan to be a single car family again. Our friends in Banff Trail have also reduced their need for additional vehicles. I anticipate similar factors would exist for the future residents of Banff Trail.

After sitting on the Banff Trail Planning and Development Committee for over 5 years, parking is a concern frequently raised by residents. These issues are most frequently brought up by residents who live in single-family bungalows. There is ample parking in Banff Trail with few parking restrictions and permits available for residents in controlled areas. We live 100m from the Kaleidoscope building, a six story mixed residential, commercial, and office use building at 2520 Capitol Hill Crescent; the intersection of 24<sup>th</sup> Avenue and Crowchild Trail. We have no spillover from the residents. Kaleidoscope is unable to fill their parking lot, a factor that I anticipate would be common with future developments.

Increased density helps to support the infrastructure for safer corridors for active transportation. I see more people walking and biking since Kaleidoscope has been built. More eyes on the street increases community awareness and decreases safety issues. Active transportation improves our personal health and the health of our communities. The more people walk and bike the more we lower health care costs as we decrease the incidence of chronic diseases.

Approximately 98% of collisions on regional roads are between gas-powered vehicles. Creating roads for alternative forms of transportation means less traffic accidents. An increase in cycling and walking has the outcome of fewer vehicles on the road. Streets where more people walk, and bike have been shown to reduce local crime rates. Active transportation has other environmental benefits including cutting down on greenhouse gas emissions, air pollutants and

global climate change. It reduces noise pollution and congestion and reduces the need for new parking lots and roadways.

Allowing Banff Trail to increase their density would support active transportation corridors while increasing the health of our populations. As loneliness is quickly becoming a global epidemic, active transportation supports increased contact with neighbours and community, improving mental health outcomes and creates social bonds.

It is for these reasons that we support this project and the increase of density in Banff Trail.

Shawna Curry 2436 26 Avenue NW Calgary, Alberta T2M2G9

#### **January 18, 2020**

Land Use Redesignations - Bylaw 20D2020, 21D2020, and 22D2020 Amendments to the Banff Trail Area Redevelopment Plan - Bylaw 5P2020, 6P2020, and 7P2020

My name is Gareth Spicer, my wife Heather and children James, Carys, and David live at 5 Creston Crescent NW. We moved into the neighbourhood of Banff Trail in 2008.

Banff Trial has undergone significant contextual changes since its initial development in the middle of the last century. Although many of the original resident cohort has been replaced by families such as ours, this replacement has not been at a rate to maintain the rate of attrition. Like many areas in Calgary of similar age and demographic, this has led to a decreasing population and related decrease in overall community health. Over the same period, additional development in proximity to Banff Trail including the University of Calgary and related sports training facilities, the light railway transit line, and additional suburban development have greatly altered the urban context from which Banff Trail was originally conceived. The proposed developments related to the land use and redevelopment plan amendments reference above are in alignment with the contemporary urban context of the area and represent an opportunity to mitigate demographic issues by contributing to the long term health and stability of Banff Trail.

It is for these reasons that I support the proposed land use redesignations listed under Bylaw 20D2020, 21D2020, and 22D2020 and related amendments to the Banff Trail Area Redevelopment Plan listed under Bylaw 6P2020, 7P2020, and 8P2020

Located at the intersection of 24<sup>th</sup> Avenue NW and Crowchild Trail, a similar project as those represented by the amendments listed above, at 2520 Capitol Hill Crescent (Kaleidoscope) includes similar features, including; 4-6 stories, underground parking, landscaped public space, and a mixed use commercial/office ground floor. Despite widespread trepidation from many local residents at the time, this mixed use multi-story development has enjoyed great success. This development provides an important safe, well maintained, and serviced residential option for many people at a stage in life not currently in alignment with home ownership. Particularly at the scale and economic commitment currently required in Banff Trail.

This resident population helps to support the tenant coffee shop (currently a Higher Ground bistro) at this location; which includes an outdoor patio. This commercial space is well used and has developed into a valued meeting and social opportunity for community residents in addition to those occupying the Kaleidoscope development. I live approximately 100 metres north of this development and have not experienced any related parking or noise issues and can confirm the grounds and structure have been well maintained since its construction in 2012. I anticipate the subject projects represented by the above amendments will enjoy a similar level of success.

As was the case with the Kaleidoscope project, the proposed development at the northeast corner of 24 Avenue and Exshaw Road NW (Bylaw 20D2020 and 5P2020)

includes landscaped public space facing Exshaw Road toward the northwest portion of this irregular lot. The component included in this proposed development is an innovative design solution to the space created by the transition of Exshaw Road from 20 Street NW creating a public gathering space and park amenity for the community. In combination with the at grade commercial space also planned at this location, I anticipate a positive public/private dynamic will develop similar to the Kaleidoscope example.

Unlike the residential development from which the community of Banff Trail was initially built upon, or the contemporary expression of this building form (new single family, duplex, side by side) seen in recent years, mixed use multi-story developments, like those currently proposed under the above amendments, represent a scale of investment which allows for a more creative approach to building form, a complementary and diverse resident population, and the development of a more dynamic public realm. This investment is manifest in not only the planned architecture elements (building form/public park space) but also the public/private interaction provided by the commercial potential they provide (bistro, coffee shop, etc.).

Contemporary developments offering greater density, uses, and a broader resident demographic such as those currently proposed and represented by the above listed amendments (as exemplified by the existing Kaleidoscope development) are consistent with the contemporary urban reality of the neighbourhood and will provide an important part of a strong foundation in support of Banff Trail's future health and viability. It is in light of this discussion, that I support these proposed developments and urge Mayor and Council to approve the proposed land use redesignations and related amendments to the Banff Trail Area Redevelopment Plan

With best wishes,

Gareth Spicer

 From:
 Rick Schulze

 To:
 Public Submissions

 Cc:
 ben@civicworks.ca

**Subject:** [EXT] RE: February 3 Public Hearing: LOC2019-0079, LOC2019-0080, LOC2019-0081

**Date:** Monday, January 20, 2020 4:22:38 PM

#### To City of Calgary Councillors and the Mayor,

## I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

The vast majority of housing stock in Banff Trail was built in the '50s to serve the growing working population of northwest Calgary. Much of this housing stock is reaching the end of its lifecycle. Replacing it with higher density housing benefits the City by taking advantage of existing infrastructure; and the community by providing more variety for people wanting to live near schools and large employment centres.

Increasing density in Banff Trail has several easily recognized benefits:

- increased tax base
- more eyes on the street
- increased demand for local services

Using existing inner city infrastructure helps the community and the city by:

- not requiring new roads
- lowering the per person cost for maintenance

Providing more variety of residences benefits the community and the city by:

- broadening the range of people residing in the community increases the cultural and economic diversity
- increases the demand for public spaces and amenities
- encourages alternate modes of transportation by reducing the number of parking spots per residence over all

I support the 2 applications listed above.

Thank you, Rick Schulze 1925 22 Ave NW T2M 1R8 
 From:
 Jennifer Herring

 To:
 Public Submissions

 Cc:
 ben@civicworks.ca

**Subject:** [EXT] RE: February 3 Public Hearing: LOC2019-0079, LOC2019-0080, LOC2019-0081

**Date:** Tuesday, January 14, 2020 7:29:58 PM

#### To City of Calgary Councillors and the Mayor,

#### I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081

Banff Trail is blessed with an inner city locale, proximity to the university and its corresponding amenities, and potential to be a hotspot of cultural and economic growth that can impact the city as a whole.

As a young graduate student living in a rental suite in Banff Trail, I do not have the same economic means to purchase single-family homes in the Banff Trail area. I benefit greatly from the retrofitted, multi-suite single family home that I rent from (with three different suites inside). Densifying the neighbourhood will allow for more options for student living, while also creating infrastructure that supports local businesses within the area, increasing of pedestrian and cycling traffic and reducing vehicular traffic in the area.

While the university itself has many amenities, it can be difficult to access if you are either not a student or if you have disability, or are afraid of crossing traffic by foot across Crowfoot. Implementing these developments will allow for a greater mosaic of amenities that would be accessible by foot, bike, and/or personal movement aids such as wheelchairs, crutches, and other variations of the like. Implementing these developments will also stimulate the construction of safer pedestrian crossings, which are imperative to safety of all ages and abilities when attempting to cross 24<sup>th</sup> street. The walkability/accessibility of these developments will cut down on vehicular traffic within the community and increase the overall quality of life of residents and people commuting to this area for school and work by fostering community and creating an inviting streetscape. I know this because I chose to live two blocks away from Higher Ground in Banff Trail, so that I may have a community hub to access without having to cross pedestrian-unfriendly major roads (like 19<sup>th</sup> Street and Crowfoot Trail) with my own occasional difficulty with walking. I can only imagine the great economic, social, and health-related benefit that these developments will bring to residents and neighbouring communities in and around Banff Trail, and my hope is that council approves these applications in support of the future of Banff Trail and its many diverse inhabitants.

Thank you for your time,

Jennifer Herring

Jennifer.herring@shaw.ca

From: Randi Berting <randi.berting@gmail.com>
Sent: Thursday, January 23, 2020 11:35 PM

To: Public Submissions
Cc: Farrell, Druh

Subject: [EXT] Comments opposing the Application for Land Use Amendment LOC2019-0080 (Document

attached and text inserted below)

Attachments: Application for Land Use Amendment LOC2019-0080 - Comments from Randi and Al Berting

opposing development.pdf

January 24, 2020

Attn: Office of the City Clerk, PublicSubmissions@Calgary.ca

The City of Calgary, 700 Macleod Trail S.E.

PO Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5

#### RE: Comments opposing the Application for Land Use Amendment LOC2019-0080

We are writing to oppose the Application for Land Use Amendment LOC2019-0080 which pertains to parcels 2022 24 AV NW and 2026 24 AV NW. Unfortunately, we are not able to attend the Public Hearing, but we hope that City Council will consider our comments. We have several concerns with this application, which seeks to redesignate the two parcels from the current R-CG and R-C2 designations to the mixed use (residential and commercial) designations of MU-1f2.9h15.5 and MU-1f2.9h15.5. In the recently revised Banff Trail ARP, these parcels have been designated Medium Density Low-Rise Residential, which does not permit commercial/retail other than minor home businesses located within the dwelling units (live/work units).

We have three main reasons for objecting to this proposed land use amendment:

- (1) inclusion of commercial/retail uses on the main floor of the development;
- (2) building size/scale which seeks to place +/- 45 dwellings on the two (50-foot) parcels;
- (3) placement of the underground parking garage access and commercial loading dock on the already busy alley/laneway.

#### **Reasons for Opposing this Application:**

We live on the block where these parcels are located and we will be directly impacted by increased traffic on the alley/laneway as well as other negative impacts from the proposed commercial/retail uses. Our three main reasons for objecting to this proposed amendment are described fully below:

Concern #1: Proposal to include commercial/retail uses on the main floor of the development

The Banff Trail ARP states "Further commercial expansion into the existing residential area is strongly discouraged." Redesignating these parcels as Mixed Use is also inconsistent with the Land Use Bylaw (Part 14, Division 2 Mixed Use-General District), which states that Mixed Use-General District is intended to "be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street".

The Land Use Bylaw (Division 2: Mixed Use - General (MU-1f#h#d#) District; Subsection (1) Purpose states: "the Mixed Use-General District is intended to: (a) be located along commercial streets where both

residential uses and commercial uses are supported at grade facing the commercial street; (b) accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and (c) respond to local area context by establishing maximum building height for individual parcels. Subsection (2) states: "The Mixed Use-General District should only be located where a local area plan, or other policy, supports land uses and development aligned with the purpose statements in subsection (1).

This proposed redesignation to Mixed Use-General is not a minor amendment to the Banff Trail ARP; it and similar current applications will have the effect of transforming 24<sup>th</sup> Avenue from a residential street (collector) to a commercial street. This has major impacts to the nature and character of the community and will have traffic impacts for existing residents. Commercial/retail zones are already located a short walk away on nearby 20<sup>th</sup> Avenue and Morley Trail.

The commercial/retail spaces will require delivery vehicles to access a rear loading dock which will be located on the short alley/laneway between Exshaw Road and 19<sup>th</sup> Street NW. This will generate significantly more truck traffic along the alley, adding to the existing high traffic and noise along the lane. Delivery trucks will likely need to block the alley while goods are being unloaded, and the commercial/retail businesses will require waste disposal services that will add more truck congestion. Retail/Commercial uses will generate additional traffic along 24<sup>th</sup> Avenue, the alley and 19<sup>th</sup> Street. This block is currently not designated as commercial except near the intersection of 24<sup>th</sup> Avenue and Crowchild Trail.

A further concern is that Land Use Bylaw lists a number of discretionary uses for Mixed Use include a large number of commercial activities that would have significant negative impacts on the existing residents in neighbouring homes, such as an accessory liquor store; brewery, winery or distillery; cannabis store; drinking establishment; hotel; liquor store; restaurant: licensed; vehicle rental; vehicle sales. While the applicant is not proposing any of these uses at this time, it will be possible for a future owner to apply for these discretionary uses. These discretionary uses that could be permitted over time are not compatible with the residential character of the neighbourhood.

Concern #2: Building size/scale which seeks to place +/- 45 dwellings on the two (50-foot) parcels

This size and scale of this application is *not* supported by the objectives of the Banff Trail Area Redevelopment Plan. The Banff Trail ARP "accommodates modest redevelopment while contributing to the existing character of the community" (Page 1).

The objectives of the Banff Trail ARP set out in section 2.1.1 are:

- a) To create and maintain stability within the community.
- b) To ensure the continued viability of Banff Trail as a desirable neighbourhood by preserving the existing character and quality of the area while permitting compatible infill development.
- c) To ensure the availability of a variety of housing types within the community.
- d) Identify areas in the community that are appropriate for modest intensification. Bylaw 11P2016

The block on which these two parcels are located was redesignated as Medium Density Low-Rise Residential when the Banff Trail ARP was recently amended. Page 9 of the Banff Trail ARP indicates:

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

2.1.3.5 New development within this area should be limited to medium-density low-rise residential developments and includes townhouses, apartments, and live/work units.

2.1.3.6 Redevelopment of individual parcels should demonstrate sensitivity with the neighbourhood context through building scale and design while encouraging innovation in design.

While the Banff Trail ARP Medium Density Low-Rise Area does allow for rowhouses, townhouses and apartments, the proposed +/- 45 dwelling units on two (50-foot) parcels is out of context with the existing character of the area and is not simply a modest increase in density. The Land Use Bylaw indicates that the existing R-CG designation "accommodates grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters" (in addition to existing residential development). It also "accommodates secondary suites and backyard suites with new and existing residential development."

On the existing two 50-foot parcels, the current R-CG designation would allow for a total of 8-12 rowhouses (four to six per 50-foot lot) plus 8-12 secondary suites for a maximum of about 24 dwellings. This already would be beyond a normal understanding of "modest intensification" from the existing two houses. However, the proposed redesignation would double this number of dwellings to +/- 45 in addition to the commercial/retail on the main floor. This cannot reasonably be considered "modest intensification."

The proposal includes one underground parking space for each unit, with access via the already busy alley between Exshaw Road and 19<sup>th</sup> Street. The applicant is not providing parking for commercial/retail customers or for guests of the dwelling units. This will compound a parking problem in the area, with parking by permit only between 24<sup>th</sup> Avenue and Morley Trail, and much of the existing parking on 24<sup>th</sup> Avenue being converted to bike lanes.

<u>Concern #3</u>: Placement of the underground parking garage access and commercial loading dock on the already busy alley/laneway.

The alley/laneway between Exshaw Road and 19<sup>th</sup> Street is a short alley that is bisected by a long alley connecting to 26<sup>th</sup> Avenue NW. The "Y" shape of the alley encourages short-cutting traffic with drivers attempting to avoid the lights at 24<sup>th</sup> Avenue and 19<sup>th</sup> Street NW. Those of us who live along the alley often have difficulty accessing it, and having to stop and even back-up to let another vehicle pass through the alley occurs often if not daily. The +/- 45 units will require private waste disposal (roll-off type dumpsters) as the alley cannot accommodate an additional 135 green, blue and black bins. The process of moving and dumping a large dumpster takes time, is loud, and leads to leaking of garbage and odours. This will be unpleasant for those living near the complex. As mentioned earlier, if commercial/retail is approved for the site, delivery trucks will also likely need to block the alley while goods are being unloaded, and the commercial/retail businesses will require waste disposal services that will add more truck congestion.

#### Conclusion:

We respectfully request that City Council not permit the inclusion of commercial/retail space on the main floor of this apartment complex. If a development of this magnitude and redesignation to Mixed Use (with commercial/retail) from Medium Density Low-Rise Residential is approved, it will undermine the integrity, value and purpose of the Area Redevelopment Planning process. We are not opposed to reasonable, modest intensification as was proposed last year for one of the subject parcels. Banff Trail has been a desirable, pleasant neighbourhood and we hope that it continues to be so, as envisioned in the Banff Trail ARP. Thank you.

Randi Berting and Al Berting 2509 19 Street NW, Calgary, Alberta T2M 4T9 January 24, 2020

Attn: Office of the City Clerk, PublicSubmissions@Calgary.ca The City of Calgary, 700 Macleod Trail S.E. PO Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5

#### RE: Comments opposing the Application for Land Use Amendment LOC2019-0080

We are writing to oppose the Application for Land Use Amendment LOC2019-0080 which pertains to parcels 2022 24 AV NW and 2026 24 AV NW. Unfortunately, we are not able to attend the Public Hearing, but we hope that City Council will consider our comments. We have several concerns with this application, which seeks to redesignate the two parcels from the current R-CG and R-C2 designations to the mixed use (residential and commercial) designations of MU-1f2.9h15.5 and MU-1f2.9h15.5. In the recently revised Banff Trail ARP, these parcels have been designated Medium Density Low-Rise Residential, which does not permit commercial/retail other than minor home businesses located within the dwelling units (live/work units).

We have three main reasons for objecting to this proposed land use amendment:

- (1) inclusion of commercial/retail uses on the main floor of the development;
- (2) building size/scale which seeks to place +/- 45 dwellings on the two (50-foot) parcels;
- (3) placement of the underground parking garage access and commercial loading dock on the already busy alley/laneway.

#### **Reasons for Opposing this Application:**

We live on the block where these parcels are located and we will be directly impacted by increased traffic on the alley/laneway as well as other negative impacts from the proposed commercial/retail uses. Our three main reasons for objecting to this proposed amendment are described fully below:

Concern #1: Proposal to include commercial/retail uses on the main floor of the development

The Banff Trail ARP states "Further commercial expansion into the existing residential area is strongly discouraged." Redesignating these parcels as Mixed Use is also inconsistent with the Land Use Bylaw (Part 14, Division 2 Mixed Use-General District), which states that Mixed Use-General District is intended to "be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street".

The Land Use Bylaw (Division 2: Mixed Use - General (MU-1f#h#d#) District; Subsection (1) Purpose states: "the Mixed Use-General District is intended to: (a) be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street; (b) accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and (c) respond to local area context by establishing maximum building height for individual parcels. Subsection (2) states: "The Mixed Use-General District should only be located where a local area plan, or other policy, supports land uses and development aligned with the purpose statements in subsection (1).

This proposed redesignation to Mixed Use-General is not a minor amendment to the Banff Trail ARP; it and similar current applications will have the effect of transforming 24<sup>th</sup> Avenue from a residential street (collector) to a commercial street. This has major impacts to the nature and

character of the community and will have traffic impacts for existing residents. Commercial/retail zones are already located a short walk away on nearby 20<sup>th</sup> Avenue and Morley Trail.

The commercial/retail spaces will require delivery vehicles to access a rear loading dock which will be located on the short alley/laneway between Exshaw Road and 19<sup>th</sup> Street NW. This will generate significantly more truck traffic along the alley, adding to the existing high traffic and noise along the lane. Delivery trucks will likely need to block the alley while goods are being unloaded, and the commercial/retail businesses will require waste disposal services that will add more truck congestion. Retail/Commercial uses will generate additional traffic along 24<sup>th</sup> Avenue, the alley and 19<sup>th</sup> Street. This block is currently not designated as commercial except near the intersection of 24<sup>th</sup> Avenue and Crowchild Trail.

A further concern is that Land Use Bylaw lists a number of discretionary uses for Mixed Use include a large number of commercial activities that would have significant negative impacts on the existing residents in neighbouring homes, such as an accessory liquor store; brewery, winery or distillery; cannabis store; drinking establishment; hotel; liquor store; restaurant: licensed; vehicle rental; vehicle sales. While the applicant is not proposing any of these uses at this time, it will be possible for a future owner to apply for these discretionary uses. These discretionary uses that could be permitted over time are not compatible with the residential character of the neighbourhood.

Concern #2: Building size/scale which seeks to place +/- 45 dwellings on the two (50-foot) parcels

This size and scale of this application is *not* supported by the objectives of the Banff Trail Area Redevelopment Plan. The Banff Trail ARP "accommodates modest redevelopment while contributing to the existing character of the community" (Page 1).

The objectives of the Banff Trail ARP set out in section 2.1.1 are:

- a) To create and maintain stability within the community.
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The block on which these two parcels are located was redesignated as Medium Density Low-Rise Residential when the Banff Trail ARP was recently amended. Page 9 of the Banff Trail ARP indicates:

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2.1.3.5 New development within this area should be limited to medium-density low-rise residential developments and includes townhouses, apartments, and live/work units.
2.1.3.6 Redevelopment of individual parcels should demonstrate sensitivity with the neighbourhood context through building scale and design while encouraging innovation in design.

While the Banff Trail ARP Medium Density Low-Rise Area does allow for rowhouses, townhouses and apartments, the proposed +/- 45 dwelling units on two (50-foot) parcels is out of context with the existing character of the area and is not simply a modest increase in density. The Land Use Bylaw indicates that the existing R-CG designation "accommodates grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters" (in addition to existing residential development). It also "accommodates secondary suites and backyard suites with new and existing residential development."

On the existing two 50-foot parcels, the current R-CG designation would allow for a total of 8-12 rowhouses (four to six per 50-foot lot) plus 8-12 secondary suites for a maximum of about 24 dwellings. This already would be beyond a normal understanding of "modest intensification" from the existing two houses. However, the proposed redesignation would double this number of dwellings to +/- 45 in addition to the commercial/retail on the main floor. This cannot reasonably be considered "modest intensification."

The proposal includes one underground parking space for each unit, with access via the already busy alley between Exshaw Road and 19<sup>th</sup> Street. The applicant is not providing parking for commercial/retail customers or for guests of the dwelling units. This will compound a parking problem in the area, with parking by permit only between 24<sup>th</sup> Avenue and Morley Trail, and much of the existing parking on 24<sup>th</sup> Avenue being converted to bike lanes.

<u>Concern #3</u>: Placement of the underground parking garage access and commercial loading dock on the already busy alley/laneway.

The alley/laneway between Exshaw Road and 19<sup>th</sup> Street is a short alley that is bisected by a long alley connecting to 26<sup>th</sup> Avenue NW. The "Y" shape of the alley encourages short-cutting traffic with drivers attempting to avoid the lights at 24<sup>th</sup> Avenue and 19<sup>th</sup> Street NW. Those of us who live along the alley often have difficulty accessing it, and having to stop and even back-up to let another vehicle pass through the alley occurs often if not daily. The +/- 45 units will require private waste disposal (roll-off type dumpsters) as the alley cannot accommodate an additional 135 green, blue and black bins. The process of moving and dumping a large dumpster takes time, is loud, and leads to leaking of garbage and odours. This will be unpleasant for those living near the complex. As mentioned earlier, if commercial/retail is approved for the site, delivery trucks will also likely need to block the alley while goods are being unloaded, and the commercial/retail businesses will require waste disposal services that will add more truck congestion.

#### Conclusion:

We respectfully request that City Council not permit the inclusion of commercial/retail space on the main floor of this apartment complex. If a development of this magnitude and redesignation to Mixed Use (with commercial/retail) from Medium Density Low-Rise Residential is approved, it will undermine the integrity, value and purpose of the Area Redevelopment Planning process. We are not opposed to reasonable, modest intensification as was proposed last year for one of the subject parcels. Banff Trail has been a desirable, pleasant neighbourhood and we hope that it continues to be so, as envisioned in the Banff Trail ARP. Thank you.

From: Scott Neate
To: Public Submissions

Subject: [EXT] Land Use Designation comments - 2022 and 2026-24 Ave NW (Plan 2950AJ, Block 1, Lots 10 to 13)

**Date:** Sunday, January 26, 2020 5:57:02 PM

To whom it may concern,

I've received a notice of public hearing on planning matters from the City of Calgary regarding the above property and re-designation. My concerns are outlined as follows:

-parking - adding 50 units with single stall will create further parking congestion; -in addition to this property and the one proposed to go kitty corner to this particular property, the through traffic through these alleys will increase. Children play in these alleys -the proposed properties exceed the height restrictions in this zone and the effect on privacy and natural light to adjacent properties.

I would welcome these projects if I saw safety improvements in these blocks. At present, these are my safety concerns.

- 1) During busy times (particularly evening rush hour and during Stampeder games), cars are flying through the alleys between 23 and 24th Ave west of 19th St in an attempt to bypass the traffic light at 19th St. and 24th Ave NW; this traffic will increase with the development of these two projects and parkade access through these alleys;
- 2) Cars travelling westbound on 24th Ave fly through the marked intersection at 20th St, where kids are crossing.

If the developer would agree to pave the back alleys both north and south of 24th Ave with speed bumps to reduce vehicles cutting through our back alleys, I would see this as an improvement to our community and welcome their development.

If the city agree to install a pedestrian flashing light at the 20th St crossing of 24th Ave, I would welcome the City's approval of this as well.

Regards, Scott Neate (403) 680-7673 Owner/resident at 2023-24 Ave NW

Item # 8.1.8

CPC2019-1508

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 – 24 Avenue NW, LOC2019-0081

#### **EXECUTIVE SUMMARY**

This local area plan and land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowner, TWENTY4 LTD. (Amritpal Kundun). The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f2.9h16) to allow for:

- a mixed-use development with residential and commercial uses in the same building;
- a maximum building height of 16 metres, about four storeys (an increase from the current maximum of 10 metres);
- a maximum floor area ratio of 2.9 FAR, approximately 4,700 square metres of building floor area; and
- the uses listed in the MU-1 District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use amendment. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A Development Permit (DP2019-4101) was submitted on 2019 August 09 for a four-storey mixed-use building and is in alignment with the ARP, as amended. The development permit is currently under review. Administration is anticipates that it will be ready for approval at the time of Council's decision on this land use amendment application.

CPC2019-1508

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- Give three readings to the proposed bylaw.
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.16 hectares ± (0.40 acres ±) located at 2103 and 2107 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Residential Contextual One / Two Dwelling (R-C2) District **to** Mixed Use General (MU-1f2.9h16) District; and
- 4. Give three readings to the proposed bylaw.

#### RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to Proposed Bylaw 6P2020.
- 3. Adopt, by bylaw, the proposed redesignation of 0.16 hectares ± (0.40 acres ±) located at 2103 and 2107 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from Residential Contextual One / Two Dwelling (R-C2) District to Mixed Use General (MU-1f2.9h16) District; and
- 4. Give three readings to Proposed Bylaw 21D2020.

## EXCERPT FROM THE MINUTES OF THE 2019 DECEMBER 19 CALGARY PLANNING COMMISSION:

"Moved by: Commissioner Gedye	

And further, the summary document received for the Corporate Record be forwarded to Council for Items 7.2.2, 7.2.3, and 7.2.4.

**MOTION CARRIED**"

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

City Clerks: A. Pendola

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

#### **BACKGROUND**

This land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowner, TWENTY4 LTD. (Amritpal Kundun). The Applicant's Submission (Attachment 2) indicates the landowner's intent to:

- amend the Banff Trail ARP to allow for the redesignation of the subject site; and
- redesignate the subject site to allow for the development of a mixed-use building in alignment with the rules of the MU-1f2.9h16 District.

The proposal is intended to allow for a grade-oriented mixed-use building containing neighbourhood scale commercial, live/work and residential units within a 10-minute walking distance of the Banff Trail LRT Station.

This application presents one of six development projects along 24 Avenue NW in Banff Trail proposing to redesignate and redevelop existing low density residential dwellings. The six applications are in different stages of review and approval. This land use amendment (LOC2019-0081) is one of three applications submitted by the same applicant (CivicWorks) for consideration and approval by Calgary Planning Commission and Council at the same time. Attachment 3 contains a map of the active 24 Avenue NW applications and indicates where the six applications are in relation to each other.

In 2013, Council directed Administration to review the *Banff Trail ARP* to identify areas for modest intensification. As a result of this work, Council adopted Bylaw 11P2016 amending the ARP to allow for medium density low-rise and medium density mid-rise along 24 Avenue NW.

In 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for densification in alignment with the goals and objectives of the Banff Trail ARP where it conflicts with a restrictive covenant potentially limiting development to one or two-dwelling units, as explained below.

Many properties in Banff Trail are subject to a 1952 caveat restricting the use of and development on all affected lots to single and semi-detached dwellings. Caveats registered against individual properties and entire subdivision plans such as this one, were used as an early land use planning tool before municipalities adopted land use bylaws and other newer planning legislation designed to inform land development. While these caveats are not binding on Council or Administration in making land use or development permit decisions, they present a level of risk to landowners should a different landowner chooses to enforce a particular caveat though a civil legal route. The applicant and landowner are aware of these risks and have decided to proceed with this application on that basis.

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

In 2018 October, Transportation Infrastructure initiated the Banff Trail Area Improvements Project with a community open house/information session. A component of this work focuses on improvements to the 24 Avenue NW corridor. The improvements to 24 Avenue NW are currently being designed and earmarked for construction beginning in 2020/2021, as described in the Transportation section of this report.

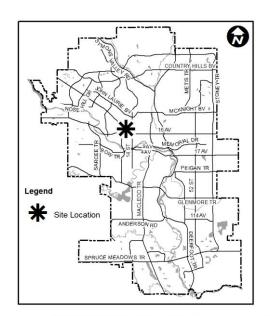
Finally, community outreach for the six applications along 24 Avenue NW in Banff Trail is consistent with The City's Community Outreach Took Kit and trialed an approach whereby Community Planning, Transportation Infrastructure and all six applicants held joint open houses/information sessions to inform the community and collect feedback on the development proposals and The City led projects in the area.

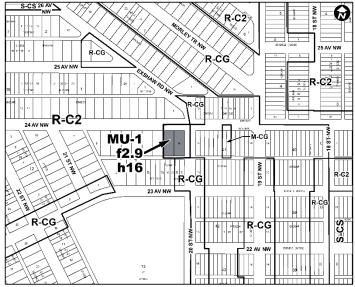
Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1508

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

# **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081



#### **Site Context**

The subject site, consisting of two separate parcels, is located on 24 Avenue NW in the innercity community of Banff Trail. The site is located approximately 600 metres or a 10-minute walk from the Banff Trail LRT Station as shown in Attachment 4. Twenty-Fourth Avenue NW is a collector road providing a connection between the largely residential communities to the east and the major activity centre to the west, which includes major educational, medical and recreational facilities (University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and McMahon Stadium). In proximity to the subject site, 24 Avenue NW intersects with Crowchild Trail NW and 19 Street NW, as well as 14 Street NW further to the east, providing north and south connections through the city, including access to downtown Calgary.

The subject site is located at the southwest corner of the intersection of 20 Street NW and 24 Avenue NW in the community of Banff Trail. The site is approximately 0.16 hectares in size with approximately 36 metres of frontage along 24 Avenue NW and a depth of approximately 45 metres. The site is currently developed with two single detached dwellings with one single-car detached garage with access from the rear lane and one double detached garage with access directly from 20 Street NW.

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

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

Surrounding development is comprised of predominantly low-density residential dwelling forms such as single detached and semi-detached dwellings. A large portion of the existing residential community in Banff Trail is designated R-C2, with several blocks of parcels along strategic corridors designated R-CG as a result of an amendment to the Banff Trail ARP in 2017 and a subsequent City-initiated land use redesignation. Over the last couple of years, the broader community of Banff Trail has experienced several rowhouse redevelopments on corner lots.

As identified in Figure 1, Banff Trail has experienced a relatively substantial population decline from its peak in 1968.

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
Current Population (2018)	4,165
Difference in Population (Number)	-718
Difference in Population (Percent)	-14.7%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Banff Trail community profile.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment proposal and development permit application have the potential for the redevelopment of a site in close proximity to a major activity centre, as well as a key transportation and transit corridor in the city. The subject site can contribute to transit oriented development by providing a low-rise, mixed-use development at a medium density within walking distance to an existing LRT station.

## **Planning Considerations**

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

# Land Use

The subject site consists of two parcels, both designated Residential - Contextual One / Two Dwelling (R-C2) District, allowing for low density residential development with a maximum of two dwelling units and a maximum building height of no more than 10 metres.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

In conjunction with the amendments to the *Banff Trail ARP*, this land use amendment application proposes to redesignate the subject site to Mixed Use - General (MU-1f2.9h16) District with a floor area ratio of 2.9 FAR and a maximum building height of 16 metres or four storeys. The proposed MU-1f2.9h16 District is intended to accommodate mixed-use development and respond to the local context by establishing maximum building heights.

The land use amendment proposes a maximum building height for the subject site of 16 metres, which enables four storeys as proposed by the development permit (DP2019-4101). The height rules of the MU-1 District protect the existing low density residential development to the west of the subject site through building step backs on the fourth floor. These low density residential properties to the west of the subject site are currently identified for Medium Density – Low-Rise development in the *Banff Trail ARP* with a height of three to four storeys. The low density residential properties to the south of the subject site are separated from the subject site by a rear lane. A shadow study of the proposed building, provided by the applicant, indicated that these properties to the south of the subject site will not be affected by any shadow impacts.

The MU-1 District contains general rules in Part 14 of *Land Use Bylaw 1P2007* to ensure quality building and urban design. The rules can be summarized as follows:

- establish building separations where a building contains balconies;
- requiring permeability and transparency through window and door glazing;
- establishing a minimum ground floor height;
- provides for an active street frontage with direct access at grade and connections to the sidewalk;
- regulating the appearance of building frontages facing a street;
- provide extensive landscaping and planting requirements;
- stipulate residential amenity space requirements;
- provide rules on parking requirements and relaxations as well as vehicular access from rear lanes; and
- screening, garbage and recycling facility rules.

The MU-1f2.9h16 District allows for a mix of residential and a range of commercial uses in the same building. Although the MU-1 District allows for a wider range of commercial uses, the proposed ARP amendment requires that the commercial uses be of a neighbourhood scale to the satisfaction of the Development Authority. The development permit plans indicate that the applicant proposes four commercial units at a neighbourhood scale fronting directly onto 24 Avenue NW.

Other supporting factors for the MU-1 District include:

- the context of Banff Trail within the inner-city communities north of downtown Calgary;
- the major activity centre west of the subject site is connected via 24 Avenue NW with 14 Street NW and 19 Street NW to the east: and
- the Banff Trail LRT Station further supports the proposal for mixed-use development.

Approval(s): T. Goldstein concurs with this report. Author: G. Brenkman

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

### City Wide Urban Design

City Wide Urban Design (CWUD) reviewed both the land use amendment and the development permit application. The CWUD review, and ultimately support, of the land use amendment is contained in Attachment 5. CWUD also supports the commercial at grade as retail will activate the street environment and contribute towards placemaking.

# **Urban Design Review Panel**

The development permit application (DP2019-4101) in support of the land use application was reviewed by the Urban Design Review Panel (UDRP) on 2019 October 30. The UDRP endorses the application and provided the following comments in support of the land use amendment and development permit application. UDRP's comments can be summarised as follows:

- the UDRP supports the proposed density, height and architectural massing in transition to adjacent single-family homes existing in the neighbourhood;
- this contemporary land use application covers a development permit positioning for dynamic urban character with economic, environmental and social benefits;
- the sustainable land use, transportation and built form outcome will be responsive to changing economic, environmental and social factors over time:
- the densification transition balances the needs of the present and future generations; and
- the outcome of this highly complementary project under ARP guidance will be a complete liveable neighbourhood with mixed mobility in an environment that is safe, accessible and enjoyable.

## Development and Site Design

The land use amendment and development permit were submitted and reviewed at the same time. The development permit (DP2019-4101), as shown in Attachment 6, is anticipated to be ready for approval by the Development Authority following Council's approval of the proposed land use amendment. The development permit is being evaluated against the rules of the MU-1f2.9h16 District.

The development permit application proposes a four-storey mixed-use building with a total of 53 residential units, nine live/work units and four commercial units. The total size of the commercial space is approximately 318 square metres (3,421 square feet) and represents approximately seven percent of the total building floor area. Administration would categorize the size of the proposed commercial area to be consistent of that at a neighbourhood scale.

The commercial space is provided at grade on the corner of the intersection between 24 Avenue NW and 20 Street NW, primarily activating the 24 Avenue NW frontage. Nine live/work units have been provided to the south of the commercial uses fronting onto

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

20 Street NW and the courtyard/lightwell. The remaining residential units are provided on the three upper floors.

The building façade is well articulated, and the fourth storey of the building has been stepped back approximately 1.2 metres on both the 24 Avenue NW and the 20 Street NW frontages to reduce the perceived height and mass of the building from a pedestrian perspective at grade and to reduce shadow impacts.

Other key factors that were considered during the review of the development permit application include the following:

- ensuring higher residential densities to support existing bus ridership and the LRT ridership at the Banff Trail LRT Station;
- ensuring acceptable vehicular access from the rear lane to on-site underground parking;
- mitigating any potential impacts on the existing R-C2 properties to the north, east and south of the subject site; and
- integrate sufficient amenity space in the site plan.

#### Environmental

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

## **Transportation**

The MDP classifies 24 Avenue NW as a collector road between Crowchild Trail NW and 14 Street NW in the communities of Banff Trail and Capitol Hill. In considering the location and context of 24 Avenue NW in Banff Trail, as well as the recent amendments to the *Banff Trail ARP* to increase density, Transportation Infrastructure (TI) recognizes the need to retrofit this corridor. As such, TI initiated the planning of a major road construction project called *Banff Trail Area Improvements* in 2018 and a component of this project includes improvements to the 24 Avenue NW corridor from Crowchild Trail NW to 14 Street NW. Construction is anticipated to start in 2020/2021.

Proposed improvements to the 24 Avenue NW corridor consist of the following, which are shown on a conceptual street cross section in Attachment 7:

- roadway reconfiguration and resurfacing;
- new bicycle pathways on both sides of the street;
- sidewalk improvements on both sides of the street:
- pedestrian crossing improvements which may include curb extensions and Rectangular Rapid-Flashing Beacons (RRFB); and
- the possibility of additional traffic control signals.

The planned 24 Avenue NW street improvements adjacent to the subject site propose to reconfigure the road right-of-way to include two vehicle travel lanes, one in each direction, with

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

an on-street parking lane along the north side of the street. New additions to the road right-ofway include sidewalks and bicycle pathways on both sides of the street to better facilitate active modes, improve the public realm and create a vibrant street interface.

As the proposed 24 Avenue NW upgrades directly impact the subject site, as well as the overall community, Administration partnered with the applicant in significant community outreach, as described in the Stakeholder Engagement, Research and Communication section of this report.

The MDP mobility policies for the Residential Developed area typology calls for high-quality pedestrian and cyclist connections and facilities to link communities, areas of higher intensities and activity centres. The MDP states that where streets are retrofitted, the Complete Streets policies in the *Calgary Transportation Plan* (CTP) should be used. A key direction of the CTP is to create Complete Streets which are defined as streets that move people by foot, bike, bus and car. Streets play a major role in placemaking as they also function as places where people live, work, shop and play which is facilitated by different mobility choices. TI identified 24 Avenue NW as a street where retrofitting is required, and the mobility policies of the CTP should be applied. The CTP supports the proposal in this application.

A Transportation Impact Assessment (TIA) was required for this proposal and reviewed by Administration. It was determined through the review of the TIA that additional transportation improvements beyond the Banff Trail Area Improvements Project may be required to accommodate the proposed density increase of this, and other existing land use amendment applications along 24 Avenue NW. Further review is currently under way coinciding with the review of the development permit applications along 24 Avenue NW to determine the specific requirements of the improvements. To facilitate existing and proposed pedestrian and active mode crossings and movement, as well as vehicular traffic, improvements that may be required at the development permit stage include the following:

- additional traffic signals along 24 Avenue NW; and
- improved pedestrian crossings, that may include Rectangular Rapid-Flashing Beacons.

The subject site is situated near the Primary Transit Network in the following locations:

- the LRT line along Crowchild Trail with the Banff Trail LRT Station within a 10-minute walking distance of the site; and
- 16 Avenue NW with several bus lines including the Max Orange rapid transit service.

Other bus routes in proximity to the site run along Morley Trail NW to the north of the site and along 19 Street NW one block directly east of subject site. The subject site is very well served by public transit to accommodate the proposed density increase.

Vehicular access to the subject site is proposed from the existing rear lane to on-site underground parking which is currently under review as part of the development permit application.

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# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

## **Utilities and Servicing**

Water, storm and sanitary sewer are available to service the subject site. The site-specific servicing arrangements and stormwater management are being reviewed and evaluated in detail through the development permit application and Development Site Servicing Plan.

# Stakeholder Engagement, Research and Communication

In addition to Administration's standard practices for stakeholder engagement, the applicant conducted extensive community outreach. The applicant and Administration closely coordinated the community outreach given The City led projects proposed in the area. Several City departments and the applicants of six active applications along 24 Avenue NW held two open houses on 2019 June 11 and 2019 October 24. The purpose of these open houses/information sessions was to inform the community and gather public input on all six of the proposals along 24 Avenue NW. The public input received by both Administration and the applicant of this application has been summarized in Attachment 8.

Administration circulated the land use amendment and the development permit application to relevant stakeholders and notice posted the proposal on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Additionally, Administration launched a website (<a href="mailto:calgary.ca/24 Avenue NW">calgary.ca/24 Avenue NW</a>) dedicated to the active applications along 24 Avenue NW Banff Trail, with direct links to the Development Map where comments can be submitted by the public.

Administration circulated the application to the Banff Trail Community Association and their comments are included in Attachment 9. The comments focus primarily on the development permit (DP2019-4101) but expressed concerns with the scale and density proposed in the land use amendment. Increased traffic congestion, insufficient parking, pedestrian safety, overlooking and inconsistency with the existing *Banff Trail ARP* are further concerns raised by the community association.

Further to the public input received at the two open houses/information sessions, Administration received six letters in support of the application and six letters in opposition to the application. The comments received can be summarized as follows:

Comments provided in favour of the application:

- allow new investment in the community through mixed-use development;
- support ground floor commercial through densification and diversification;
- support densification to address infrastructure issues best use of existing infrastructure;
- support live/work units to make Banff Trail a Live/Work/Play community;
- support for more housing options for all stages of life these applications will provide more choices in the residential market;
- · redevelopment will increase safety with more eyes on the street; and

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Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

- proposal will contribute to the health and contemporary urban reality of Banff Trail. Comments provided in opposition to the application:
  - it will significantly change the character of the community;
  - the proposal deviates from the current area redevelopment plan and land use district;
  - the proposed height and density are too high for 24 Avenue NW;
  - there is a shortage of parking in the community;
  - this development will create traffic congestion on 24 Avenue NW and the rear lane;
  - this development will create a fire safety concern the buildings are of wood construction; and
  - the buildings fail to incorporate green technology.

The applicant used the following outreach strategies to communicate the land use amendment proposal and to ensure stakeholders are well informed:

- project website a website was created by the applicant for both the land use amendment and the development permit application with the ability to provide direct feedback to the applicant (eaglecrest24.com);
- on-site signage the applicant created their own signage with the proposed rendering of the building in addition to the City's notice posting;
- community association meeting the applicant group met with the Planning Committee of the Banff Trail Community Association to discuss the proposal;
- stakeholder meeting the applicant group met with other stakeholders to discuss and coordinate the active applications along 24 Avenue NW;
- postcard mail drops two postcard mail drops were completed to provide updates and information on engagement opportunities; and
- information sessions the applicant group conducted two open houses together with representation from Administration on City led improvements to coordinate information on the development proposal and the 24 Avenue NW reconfiguration project.

Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Planning 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 <u>South Saskatchewan Regional Plan</u> (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

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# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

## Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the <u>Interim Growth Plan</u>. The proposed policy and land use amendment build on the principles of the <u>Interim Growth Plan</u> 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 land use typology area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP).

Land use policies in the MDP for Developed Inner City communities states the following:

- redevelopment should support the revitalization of local communities by adding population and a mix of commercial uses;
- sites may intensify in transition zones adjacent to areas designated for higher intensity uses:
- intensification strategies should be employed from parcel-by-parcel intensification to larger comprehensive approaches at the block level; and
- expand local commercial in proximity to where the population is increasing.

Map 3: Road and Street Network in the MDP classifies 24 Avenue NW as a Collector Road. Mobility policies in the MDP applicable to Developed Inner City communities, such as 24 Avenue NW states the following:

- when retrofitting existing streets, use the Complete Streets policies in the *Calgary Transportation Plan*; and
- ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development.

The proposal is in keeping with relevant MDP policies, as the rules of the MU-1 District provide for a development form that is appropriate to the subject site, as well as to the surrounding land use typology of the approved *Banff Trail ARP* in terms of height, built form and density.

# Banff Trail Area Redevelopment Plan (Statutory – 1986)

The <u>Banff Trail ARP</u> was adopted in 1986 with numerous subsequent amendments approved since its adoption. The most recent community wide ARP amendments were in 2016 when Council adopted Bylaw 11P2016 identifying several areas and corridors for modest intensification. During this amendment process, 24 Avenue NW was designated in the ARP with a medium density typology, and in the location where the subject site is situated, with a low-rise building height of three to four storeys.

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# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

The Medium Density Low-Rise typology is intended to allow for medium density residential development (Figure 2 – Land Use Plan in the ARP), including townhouses, apartments and live/work units at a maximum building height of four storeys. Figure 3 – Maximum Building Heights in the ARP restricts the building height to a maximum of 12 metres.

In support of the land use amendment and development permit, the applicant proposes to amend the *Banff Trail ARP* as follows, which is included in Attachment 1 to this report:

- no change to the typology the subject site remains in the Medium Density Low-Rise land use typology (three to four storeys);
- add a new section to allow for mixed-use development containing commercial uses at a neighbourhood scale to the satisfaction of the Development Authority;
- amend Figure 3 to allow for a maximum building height of 16 metres; and
- apply these policies only to the subject site.

A summary of the *Banff Trail ARP* amendment is provided in the table below:

	<b>Existing ARP Policies</b>	Proposed ARP Amendment
Uses	Residential	Mixed-Use Development:
		Residential plus neighbourhood scale commercial
Height	12 metres	16 metres

An increase to the maximum building height is required for the subject site since the height restriction of 12 metres in Figure 3 – Maximum Building Heights of the ARP is insufficient to accomplish the building height of 4 storeys specified in the Medium Density Low-Rise typology.

## Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The <u>Transit Oriented Development</u> (TOD) Policy Guidelines provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of a transit station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. Attachment 4 indicates the location of the subject site on a walkshed analysis map from the Banff Trail LRT Station. The site is within a 10 minute walking distance from the Banff Trail LRT Station, but also from the Primary Transit Network bus stops along 16 Avenue NW.

The TOD guidelines call for mixed-use activity nodes adjacent to LRT stations which are intended to provide increased services, employment and a variety of housing options within the community. In the community of Banff Trail, the area directly east of the LRT station does not specifically lend itself to moderate mixed-use redevelopment due to the existing lower density residential character of the residential neighbourhood and limited access from surrounding areas.

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# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

Still within the TOD area of the Banff Trail LRT Station, 24 Avenue NW provides the opportunity for moderate mixed-use redevelopment for the following reasons:

- it carries larger volumes of traffic through the communities of Banff Trail and Capitol Hill;
- it is considered a corridor connecting Crowchild Trail NW and 14 Street NW;
- it will be reconfigured and reconstructed in 2020/2021 to allow for a pedestrian and bicycle-oriented street;
- it is anticipated that 24 Avenue NW will intersect with Crowchild Trail NW via an interchange in the future;
- it provides direct access to the community and functions as a gateway street from Crowchild Trail NW; and
- it provides direct access to the major activity centre to the west identified in the MDP which includes major institutions such as the university, hospitals and large recreational facilities.

## Location Criteria for Multi-Residential Infill (2016)

The <u>Location Criteria for Multi-Residential Infill</u> is generally intended to apply to pure multi-residential infill development. However, as the criteria are a broad set of best practices for where intensification is most appropriate, and the commercial component comprises only 318 square metres (3,421 square feet) or approximately seven percent of the total building floor area, Administration considered the criteria helpful and applicable in considering the proposed infill development.

The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable in low density residential areas. The proposed land use amendment and development permit meet all eight of the *Location Criteria for Multi-Residential Infill Development*.

The subject site meets the criteria in the following ways:

- 1. it is situated on a corner parcel with a reduced impact on neighbouring properties and therefore respecting the surrounding low density character;
- 2. it is situated within 150 metres of bus transit stops along 19 Street NW to the east;
- 3. it is situated within 600 metres of an existing primary transit stop at the Banff Trail LRT Station:
- 4. it is situated on 24 Avenue NW which is a collector road;
- 5. it is situated adjacent to planned future medium-density residential development in the ARP, as well as diagonally across from planned mixed-use development;
- 6. the site is situated diagonally across from an existing open space area which will be redeveloped as a future community amenity as part of another mixed-use application;
- 7. with the reconfiguration of 24 Avenue NW, the street is considered as a corridor between Crowchild Trail NW and 19 Street NW providing direct access to the MDP Major Activity Centre surrounding the University of Calgary; and

Approval(s): T. Goldstein concurs with this report. Author: G. Brenkman

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

8. the subject site gains vehicular access by means of a rear lane. While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

# Social, Environmental, Economic (External)

This proposal will allow for additional residential density in an established inner-city community in proximity to a major transit corridor. The proposal will facilitate a more compact urban form with the additional neighbourhood scale commercial and will provide Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure. Increased development of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary.

# **Financial Capacity**

# **Current and Future Operating Budget**

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

# **Current and Future Capital Budget**

The proposed amendments do not trigger capital infrastructure investment.

## **Risk Assessment**

There are no significant risks associated with this proposal.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2103 and 2107 - 24 Avenue NW, LOC2019-0081

#### **REASONS FOR RECOMMENDATIONS:**

The proposed policy and land use amendment are supported for the reasons outlined below. The proposal is in keeping with:

- the applicable policies of the *Municipal Development Plan* for modest intensification of inner city communities;
- the applicable mobility policies of the *Calgary Transportation Plan* for placemaking through Complete Streets;
- the land use typology of the Banff Trail Area Redevelopment Plan for Medium Density Low-Rise (three to four storeys) development, as amended;
- the guidelines of the *Transit Oriented Development Policy Guidelines* as well as the *Location Criteria for Multi-Residential Infill*;
- the goals and objectives of the Banff Trail Area Improvements Project; and
- the context of the subject site on a collector road in close proximity to a major activity centre.

The proposed MU-1f2.9h16 District is designed to respond to the local context by establishing maximum building heights and provide for a variety of commercial uses which are regulated through the *Banff Trail Area Redevelopment Plan*, as amended.

## **ATTACHMENTS**

- 1. Proposed Bylaw 6P2020
- 2. Applicant Submission
- 3. 24 Avenue NW Applications Map
- 4. Banff Trail LRT Station Walkshed Analysis
- 5. City Wide Urban Design Review Comments
- 6. Development Permit (DP2019-3846) Summary
- 7. 24 Avenue NW Proposed Road Improvements
- 8. Applicant's Community Outreach Report
- 9. Banff Trail Community Association Comments
- 10. Proposed Bylaw 21D2020
- 11. **CPC Commissioner Comments**
- 12. Summary Document
- 13. Public Submissions



CPC2019-1508 ATTACHMENT 1

## **BYLAW NUMBER 6P2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 (LOC2019-0081/CPC2019-1508)

**WHEREAS** it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

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

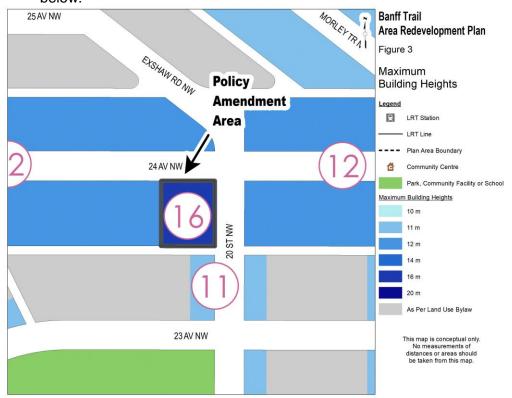
# NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

- 1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 Land Use, under the heading Medium Density Low-Rise, add a new subsection after subsection 2.1.3.7 and renumber the following sections accordingly:
    - "2.1.3.8 For the sites located at 2103 and 2107 24 Avenue NW, the following policies apply:
      - a. Development on these parcels should allow for mixed-use development.
      - b. Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.
      - c. Commercial uses should be of a local neighbourhood-scale to the satisfaction of the Development Authority and should be located on the floor closest to grade only."



## **BYLAW NUMBER 6P2020**

(b) Amend Figure 3 titled 'Maximum Building Heights', by changing 0.16 hectares ± (0.40 acres ±) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from '12 m' to '16 m' as generally illustrated in the sketch below:





# **BYLAW NUMBER 6P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	

# **Applicant Submission**

## November 25, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 P 403 201 5305 F 403 201 5344

### APPLICANT SUBMISSION STATEMENT (UPDATED NOVEMBER 28, 2019)

#### RE:

 $Land\ Use\ Redesignation\ at\ 2103,\ 2107\ -\ 24\ AV\ NW\ FROM:\ Residential\ -\ Contextual\ One/Two\ Dwelling\ (R-C2)\ District\ TO:\ Mixed\ Use\ -\ General\ (MU-1f2.9h16)\ District\ TO:\ Mixed\ Dixed\ District\ TO:\ Mixed\ Dixed\ Dixel$  Dixed\ Dixed\ Dix

#### INTRODUCTION

On behalf of Stone West Homes, CivicWorks has prepared a Land Use Redesignation proposal for a two parcel assembly located at the corner of 20 ST NW and 24 AV NW in the community of Banff Trail. The parcels currently contain two (2) single-detached dwellings with accessory garage structures, which will all be removed prior to development. The project team is undertaking a concurrent application process with a Development Permit submitted by FAAS Architecture currently under review by City Administration. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed development is a mixed-use multi-residential development with neighbourhood-scaled commercial/retail use at grade. Comprised of ±61 units, the proposed four-storey building has been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD--a Municipal Development Plan (MDP) identified Major Activity Centre).

#### POLICY CONTEXT

The project site is located within the boundaries of the Banff Trail Area Redevelopment Plan (ARP), a Local Area Plan approved in 1986. In 2016, the ARP was amended as a result of Council's 2013 direction for City Administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of The City's overarching strategic policy documents that identify the community of Banff Trail as a key location for new growth within the city. The Banff Trail ARP locates the site within the "Medium Density Low-Rise" land use policy area, which outlines a vision for higher density development of 3-4 storeys. Recognizing an opportunity to provide greater community amenity and in response to expressed stakeholder interest, the development proposal includes an ARP amendment to allow for limited support retail/commercial uses along 24 Avenue NW.



The adjacent Foothills Hospital/Stadium/Banff Trail Transit-Oriented Development (TOD) area forms part of the University Major Activity Centre in the Municipal Development Plan.



The Banff Trail Area Improvements Project, which includes improvements to the 24 AV NW corridor and Crowchild TR NW intersection, has been fully funded as part of The City's four-year capital plan.

www.civicworks.ca 1/2

# **Applicant Submission**

#### 24 AV NW CORRIDOR REDEVELOPMENT

The development proposal is sited in a context of significant growth and change. Following policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, several applications proposing to redevelop parcels along 24 AV NW in Banff Trail have recently been submitted to The City for review. Eagle Crest Construction and Stone West Homes have partnered with CivicWorks and FAAS Architecture for three of these sites.

#### STAKEHOLDER OUTREACH

#### 24 AV NW Active Redevelopment Applications

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website (calgary.ca/24avenw) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

#### **Local Member-based Organizations**

During the course of the application review process, the Banff Trail Community Association Planning & Development Committee membership underwent wholesale change. While the current voice of the Community Association remains unclear, meetings and early correspondence with the former committee indicated a favourable review of the development proposals. While no official letter from the Community Association has been received, a personalized letter of support from the former chair of the Planning & Development Committee and other former members have been provided.

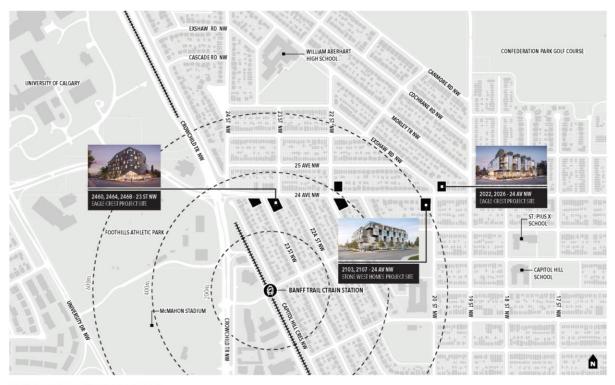
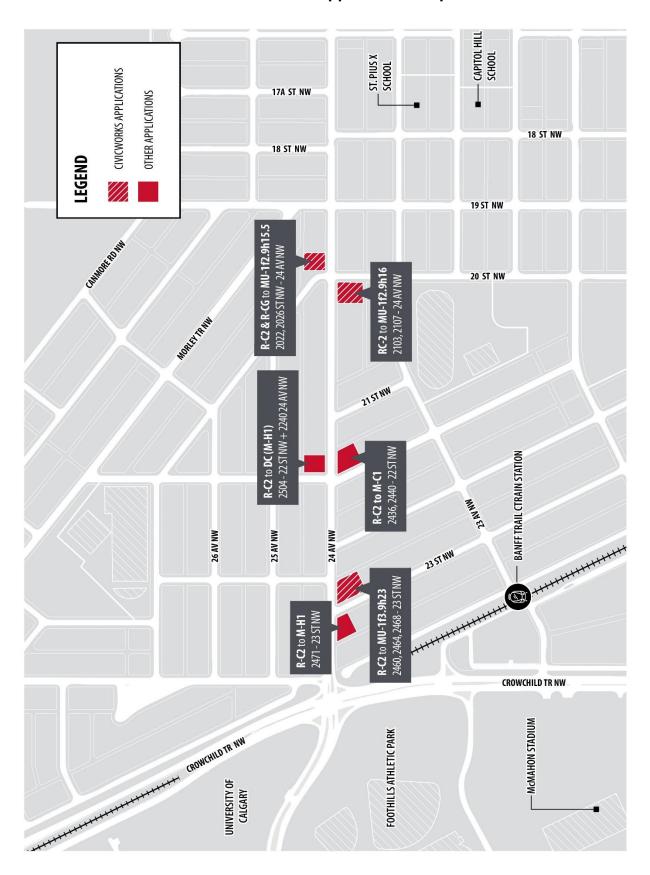


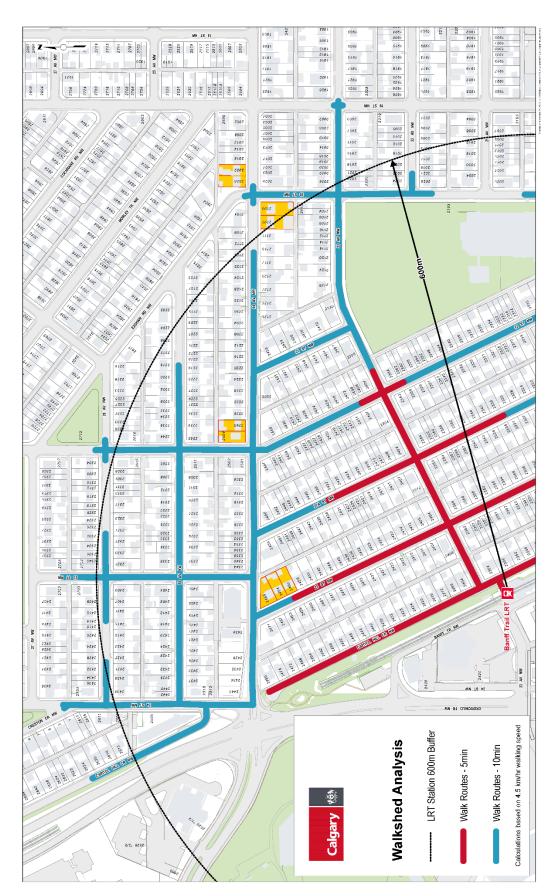
FIGURE 1.1 24 AV NW CORRIDOR REDEVELOPMENT

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# 24 Avenue NW Applications Map



# **Banff Trail LRT Station Walkshed Analysis**



# **City Wide Urban Design Review Comments**

November 20, 2019

URBAN DESIGN REVIEW LOC2019-0081 and DP2019-4101

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

**TO:** MU-1 f2.9h16.5 (Mixed Use – General District)

**COMMUNITY:** BANFF TRAIL **SITE ADDRESS:** 2103, 2107 – 24 Avenue NW

## **CONTEXTUAL FIT - Context I Creativity I Integration I Diversity**

- CWUD is supportive of the proposed land use as it presents the opportunity to provide
  additional residential density and a variety of commercial/retail uses along the redeveloping 24
  Avenue NW Corridor.
- Subject site is located approximately 10-12 mins walking distance to the Banff Trail LRT Station, major amenities and services, and is well serviced by bus routes including route 65 and 105.
   Additionally, the site is in close proximity to the Branton School and Banff Trail Park.

# SITE DESIGN - Context I Connectivity I Integration I Human Scale I Orientation I Accessibility I Flexibility I Safety I Sustainability I Durability

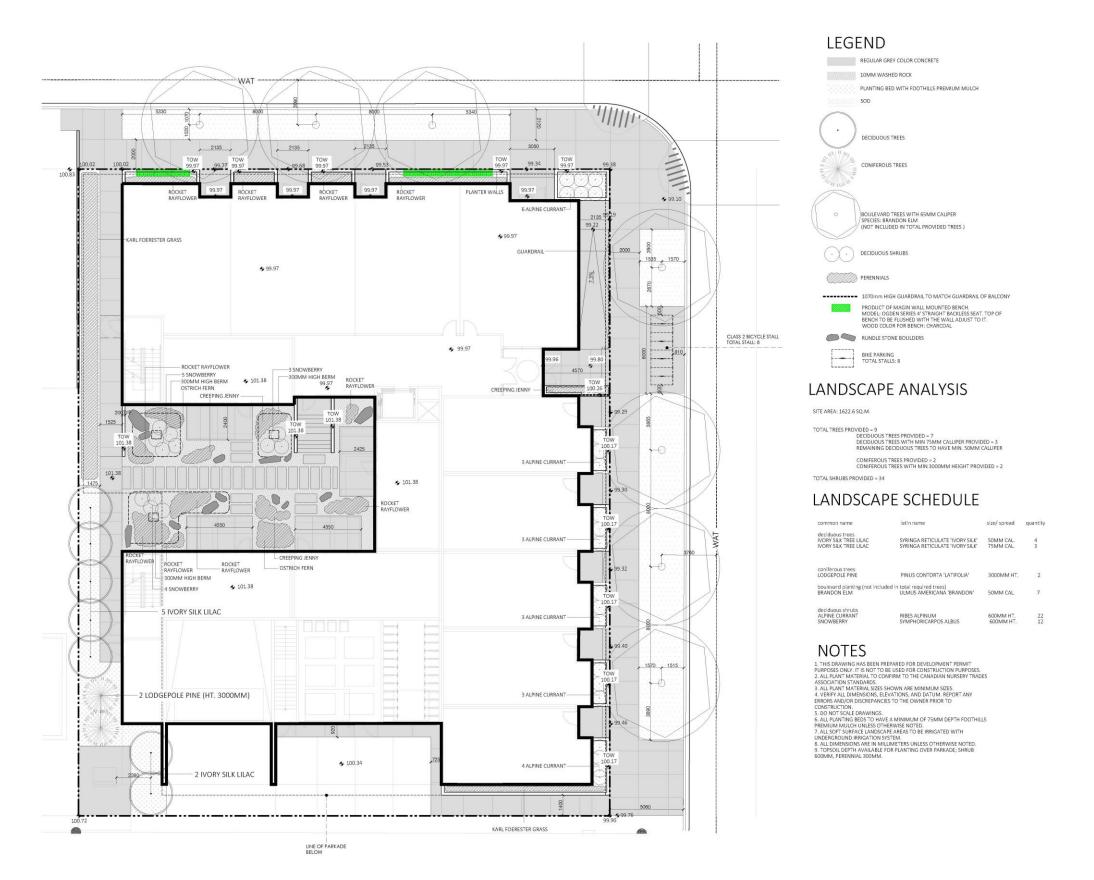
- Due to its location on a corner parcel, the proposed development should address both streets by orienting the building's main entrances (commercial/retail, and residential) towards 24 Avenue and 20 Street NW.
- 2. Proposed development should allocate parking access to the rear of the proposed building via the south rear lane.
- 3. Integrate the provision of outdoor amenity spaces such as patio/seating and street furniture where applicable to activate the areas in front of the commercial/retail units.
- 4. Consider the use of design features in surface paving design treatments, streetscape furniture, and public art that could establish the character and identify of the proposed development, as well as contribute place-making features to enhance the local community and commercial street.

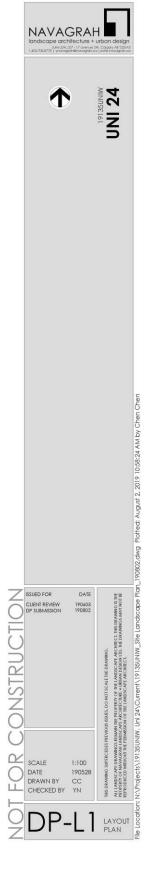
## BUILDING DESIGN - Context I Animation I Human Scale I Flexibility I Safety I Sustainability

- Proposed development should develop and activate the street environment by encouraging retail/service uses at-grade (well-defined entries, places to sit and interact) along with residential and or office uses on the upper floors.
- 2. Proposed development should orient at-grade entrances towards 24 Avenue and 20 Street.
- 3. Proposed development's at-grade frontage should be well-designed with a high degree of architectural articulation, utilize robust and aesthetic materials that integrates well with the sidewalk and public realm.
- 4. Proposed development should have active building frontages by incorporating commercial/retail units, public access and display areas that are highly visible from the sidewalk. This will help ensure the activation of the public realm, and support transit uses.
- 5. Proposed building height/massing/envelop should be mindful of setback requirements and should transition appropriately with adjacent parcels.

CPC2019-1508 - Attach 5 ISC: UNRESTRICTED

# **Development Permit Plans**

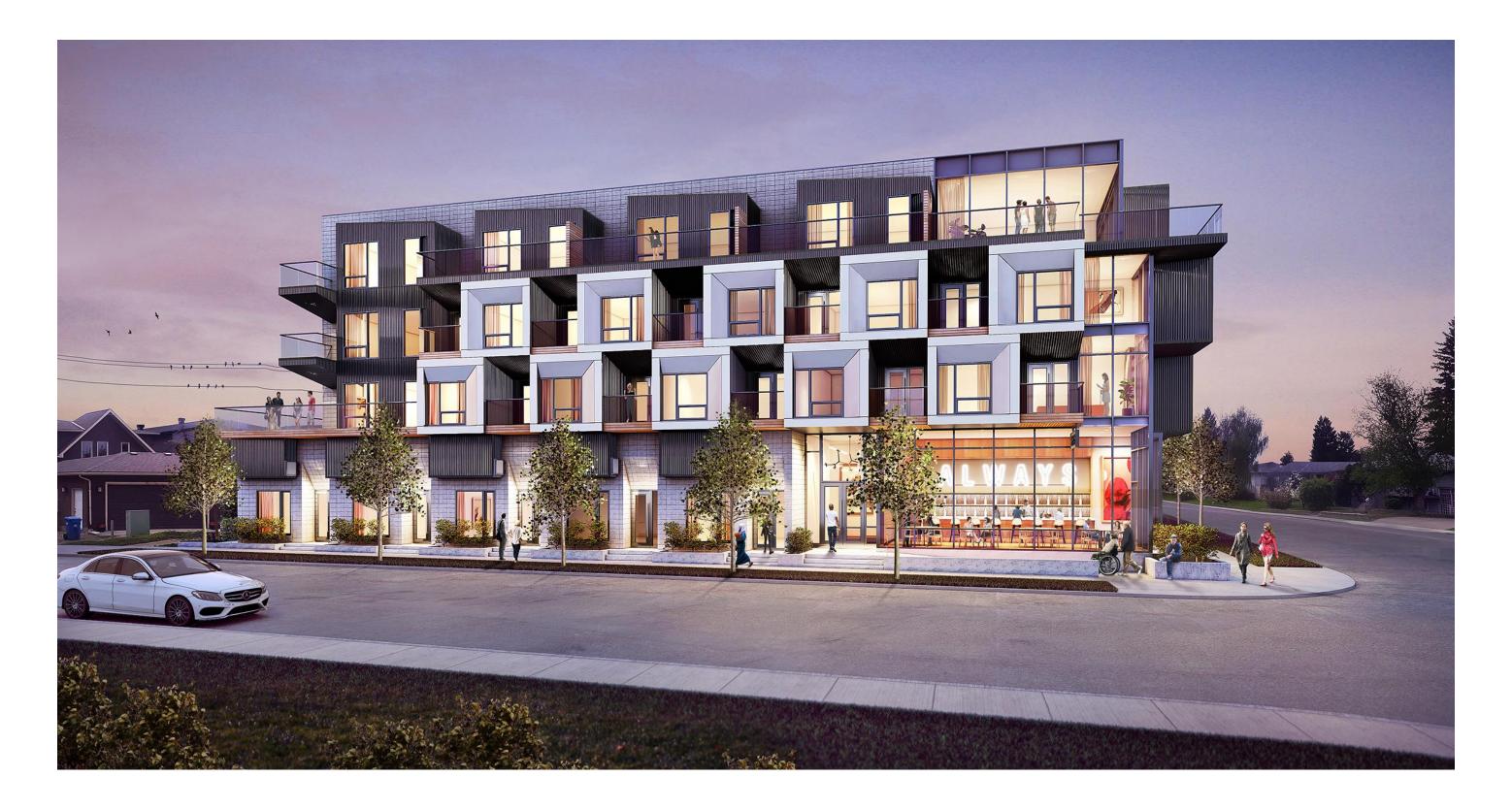




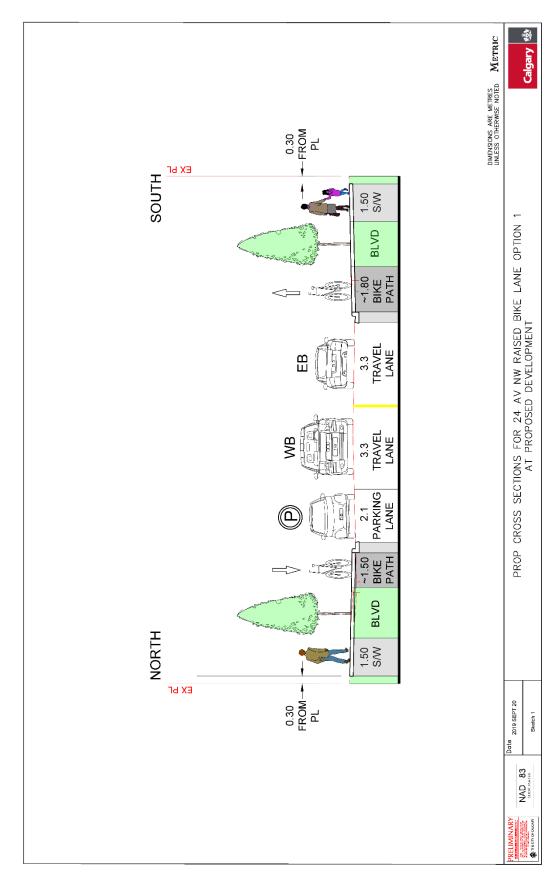
# **Development Permit Plans**



# **Development Permit Plans**



# 24 Avenue NW Proposed Road Improvements



# **Applicant's Community Outreach Report**

### November 20, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 P 403 201 5305 F 403 201 5344

# Outreach Strategies



#### PROJECT WEBSITE & FEEDBACK FORM

Project website (stonewesthomes24.com) launched (11.06.2019), providing convenient 24-hour access to up-todate project information as well as a built-in feedback form.



#### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@ civicworks.ca) goes live (11.06.2019), serving as a direct line to the project team.



#### E-NEWSLETTER

Optional e-newsletter bulletins provided key project status updates and information about future outreach opportunities.



#### **ON-SITE SIGNAGE**

Large format signage installed (13.06.2019), notifying the surrounding community of the project and sharing project team contact information.



#### COMMUNITY ASSOCIATION MEETING

The project team met with the Banff Trail Development Committee (13.02.2019) to present the development vision, and discuss and their review of the proposal.



#### ACTIVE APPLICATIONS DEVELOPER MEETING

The project team met with City Administration and other 24 AV NW corridor redevelopment applicants (05.05.2019) to discuss coordinated outreach opportunities.



#### CANADA POST MAILERS

Two (2) separate Canada Post mail drops reaching ±2,000 homes and local businesses were deployed, providing notification of upcoming outreach events.



#### INFORMATION SESSIONS

Two (2) scheduled drop-in information sessions (06.11.2019 & 10.24.2019) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.

# What We Heard + Team Response



## **VEHICULAR & BICYCLE PARKING**

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough of parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

#### TEAM RESPONSE

The underground parkade will be used for residential and residential visitor parking, and will meet and exceed the minimum Bylaw requirement of forty-two (42) stalls by five (5) stalls. Commercial parking will also meet and exceed the minimum Bylaw requirement of three (3) stalls by twelve (12) stalls.

Forty-one (41) Class 1 Bicycle Stalls and eight (8) Class 2 Bicycle Stalls will be provided, meeting the minimum Bylaw requirements. Class 2 Bicycle stalls are outdoors and provided at-grade along 20 ST NW.



## **BUILDING HEIGHT & DENSITY**

#### WHAT WE HEARD

Some stakeholders expressed concern over a 4-storey building height at this location, while others shared their enthusiasm for the proposed development.

#### TEAM RESPONSE

The Banff Trail Area Redevelopment Plan (ARP), amended in 2016, identifies 24 AV NW as a corridor for growth and development including Medium Density Low-Rise Residential built forms (3-4 storeys). The building is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential and employment densities in close proximity to retail services, community facilities and services, transport and supporting infrastructure.

Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to

www.clvlcworks.ca

WHAT WE HEARD REPORT SUMMARY (LOC2019-0081 / DP2019-4101)

1/2

# **Applicant's Community Outreach Report**

#### November 20, 2019

adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.



#### TRAFFIC CONGESTION & SAFETY

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 24 AV NW was a chief concern among some stakeholders. Conversely, some in support of the development acknowledged the benefit of targeted improvements to improve pedestrian safety, in addition to coordinating with the Banff Trail Area Improvements Project.

#### TEAM RESPONSE

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. and submitted as part of the application. The report concluded the proposed developments would marginally increase overall delays; however, all intersections would continue to operate at an acceptable level of service (LOS) and traffic signals would not be warranted at 24 AV NW after the addition of development traffic. The review of pedestrian infrastructure found that Rectangular Rapid Flashing Beacon (RRFB) controls on 24 AV NW should be added at 23 ST (East) and 22 ST NW. These crossings, along with pedestrian realm improvements (curb extensions, street trees, etc.) are being explored with the City of Calgary Transportation department in coordination with the Banff Trail Area Improvements Project and as part of the application review process.



# RESTRICTIVE COVENANT 1358GL

## WHAT WE HEARD

A restrictive legal caveat is registered on many of the land titles within Capitol Hill and Banff Trail that restricts development to one and two-unit dwellings per parcel. Some stakeholders want to see the caveat enforced, preventing the proposed developments from being realized. Other stakeholders have expressed their desire to see the caveats discharged.

#### TEAM RESPONSE

The restrictive legal caveat, established in 1952, is registered on many of the land titles within Capitol Hill and Banff Trail. The rules of this caveat are now outdated and no longer conform to the long term planning vision of these communities, specifically the statutory policy of the two Area Redevelopment Plans which provide a framework for increased density at locations in proximity of LRT stations, along major streets, on corner sites, and near existing multi-residential development. It is important to note the presence of this caveat does not prevent City Administration or Council from making decisions on planning matters such as land use redesignations or policy amendments.

# (5)

#### NEIGHBOURHOOD AMENITY

#### WHAT WE HEARD

Some stakeholders shared their enthusiasm for new neighbourhood retail and amenities that promote walkability and connectivity. Other stakeholders did not want to see any commercial or retail included in the development proposal.

#### TEAM RESPONSE

24 AV NW is particularly well-suited for neighbourhood-focused retail and amenities. As a Collector class road, it is well connected to high quality transit and transportation options and offers the opportunity to sensitively intensify, while maintaining the stability and character of the Low Density Residential areas described in the Banff Trail Area Redevelopment Plan.

Connecting people to local amenities is one of our five project principles, consistent with established community growth that supports neighbourhood vitality. It is also embedded within the goals of Calgary's Municipal Development Plan—complete communities that provide a broad range of housing choices and services and the ability for people to meet their day-to-day needs within their own neighbourhood.

www.clvlcworks.ca

WHAT WE HEARD REPORT SUMMARY (LOC2019-0081 / DP2019-4101)

2/2

## **Banff Trail Community Association Comments**

October 21, 2019

## **Community Association Feedback Form**

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staffbetter understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will reviewall relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

File Numbers: LOC 2019-0081 / DP2019-4101 Parcel Address: 2103, 2107 24 Avenue NW

Name of Planning Representative/s who completed this form: Wayne Howse

Community Association: Banff Trail Date returned: October 21, 2019

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility. **Yes** 

Please provide your perspective and respond to the following questions

The Banff Trail Community Association provides the comments below based on a collation of community resident input as provided by email correspondence, or through direct engagement at recent community information sharing and engagement events.

- 1. What are the strengths and challenges of the proposed development?
- The proposed offers a significant degree of articulation and through this and the use ofmaterial differentiation attempts to minimize massing and related impacts as well as establish some distinction between the residential and commercial elements.
- The at-grade articulation along both street front elevations help supply contrast relief, increase visual interest, and provides well for pedestrian use.
- There are several concerns of note related to the scale and density of the proposed. These
  include:
  - o Increased local traffic congestion and parking concerns the TOD stall credit notwithstanding, it was reiterated that the provided parking allotment ratios would be insufficient relative to both residential and commercial uses. Moreover, it has been postulated by some that commercial / retail viability at this location would entail a net influx of traffic further exacerbating the matter. These concerns are informed by area residents direct evidence and experience with the parking and congestion impacts of recent area developments which although significantly more modest in scale than the

CPC2019-1508 - Attach 9 ISC: UNRESTRICTED

## **Banff Trail Community Association Comments**

- proposed allowed for the same policy based influences and credit and allotment schemes which have not played out in the reality of material effect.
- o Related concerns about the crosswalk at the intersection of 24th Avenue 20th Street include the difficulty of navigating this busy intersection both as a driver and as a pedestrian. The concern is that the increased density and use at this intersection through the influence of both the proposed and the other current application directly across 24th Avenue will only degrade this situation further.
- O The provided Transportation Impact Study while considering the proposed along withall other current applications along 24h Avenue does not consider or model the predicted cumulative effect of the proposed within the fully realized context of either how the applicant envisions redevelopment will proceed throughout the community, nor that which the Banff Trail ARP also identifies as a goal. This should be rectified and provided to the community.
- o Concerns of increased noise as an associated compound by-product of increases in density, traffic, and commercial use.
- o The policy goals of the ARP notwithstanding it was consistently noted that the proposed is significantly out of context and inconsistent with the surrounding pattern of development. Of note is the application for amendment to the ARP to allow for commercial development at this location.
- Concerns were also shared about the height of the proposed with the resulting overlooking / onlooking / privacy concerns for adjacent residents.
- Additionally, the material affects of the proposed (in its overall scale and the commercial / retail aspects) on adjacent properties and residents, including the potential loss of enjoyment of use or privacy by adjacent residents, as well as loss of value - either through resale or redevelopment potential of the impacted properties – were noted concerns.
- Concerns related to the loss of mature trees under this application and the resulting negative
  impact to the urban forest with its social and environmental benefit were also noted by area
  residents. The area councillor is on record as being an advocate for the beneficial social and
  environmental benefits of a flourishing urban forest as well as the compromising impacts of
  urban redevelopment projects on its viability through overuse of land and minimal orsub-par
  tree replacement programs ("shrubs are not trees").
- Relatedly community members cited the loss of viable permeable surfaces for localized runoff
  management associated with this application. The result here is that local run-off from the
  proposed will potentially be re-directed into the stormwater system having downstream
  ecological impacts by increasing deleterious environmental influence on the river systems.
- Also noted with the proposed is the absence of Leadership in Energy and Environmental Design
  or similar such Green Build environmental standards, use of materials etc. and renewables
  integration. It was further suggested that such applications include such standards and practices
  as a matter of course or bylaw expectation, leveraging the most advanced technology and
  innovative design standards available, in particular in relation to the opportunity presented by

2

## **Banff Trail Community Association Comments**

- such community redevelopment scenarios, both to the benefit of the local community and the greater public good.
- Concerns and conjectures were raised that term tenancy needs of the University are being
  downloaded on the community with the contention that such residency needs are better
  addressed through on-campus and not with off-campus schemes which do not align with the
  spirit and intent of either the ARP or the residential nature of the community.
- 2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

Community feedback here includes:

- Better integration and harmonization with surrounding context and pattern of development through design amendments and improvements including changes scale and massing resulting in a more discreet and less-conspicuous multiplex design that still achieve the ARP policy goals of modest increase in density and diverse housing options.
- Consider the removal of commercial / retail component and the associated policy amendments of the application.
- Install improved infrastructure on 24th Avenue to mitigate traffic and pedestrian concerns.
- Increase available onsite parking.
- 3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
  - The use (if identified not applicable for single-detached houses, semi-detached dwellings or duplexes):
  - b. The site design:
  - c. The building design:

Questions 3a, 3b, and 3c have been addressed above with answers provided for Questions 1 and 2.

4. Please provide any additional comments or concerns regarding the proposed development:

Community comments included legal considerations and influences of the Restrictive Covenant for this application at this location. Respecting the City's more recent amendment to the ARP acknowledging the misalignment of the ARP policy with the Covenant, for area residents the noted concern was that any advancement of City Land Use policy in direct contravention of an enforceable legal contractual instrument backed by civil case law has the appearance of misdirection potentially placing redevelopment applicants in a double bind resulting in wasted effort and cost. Further to this we note the corollary advanced by some residents that the policy goals of the ARP for modest increase indensity can be achieved differently than the proposed at this location, while the specific goals of this application can be realized elsewhere.

3

CPC2019-1508 - Attach 9 ISC: UNRESTRICTED



CPC2019-1508 ATTACHMENT 10

### **BYLAW NUMBER 21D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0081/CPC2019-1508)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

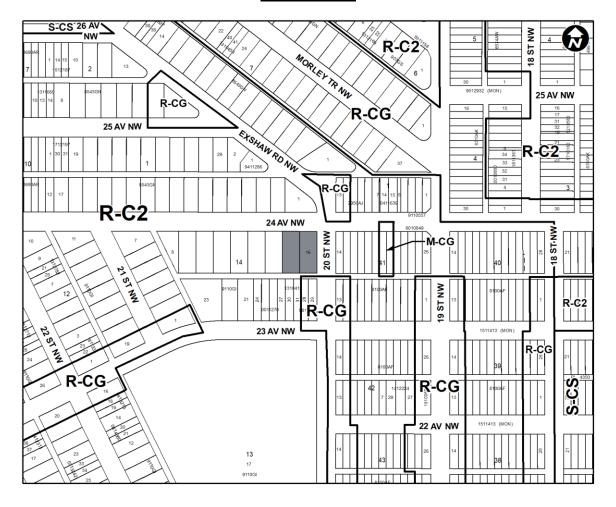
  CITY CLERK

SIGNED ON \_\_\_\_\_



## AMENDMENT LOC2019-0081/CPC2019-1508 BYLAW NUMBER 21D2020

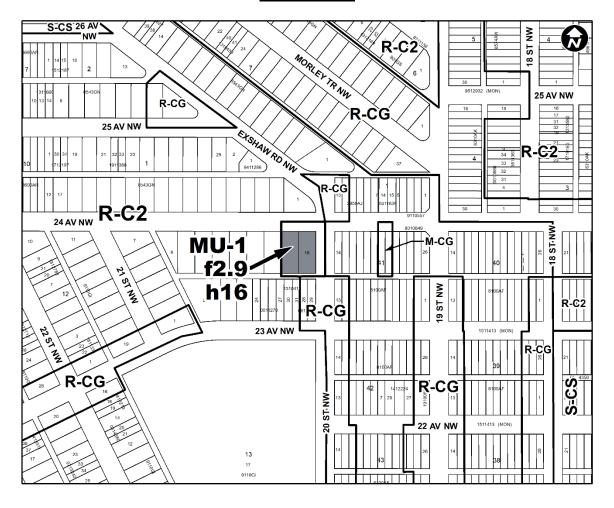
## **SCHEDULE A**





## AMENDMENT LOC2019-0081/CPC2019-1508 BYLAW NUMBER 21D2020

### **SCHEDULE B**



## **Calgary Planning Commission Member Comments**



For CPC2019-1508 / LOC2019-0081 heard at Calgary Planning Commission Meeting 2019 December 19



Member	Reasons for Decision or Comments
Commissioner Gedye	<ul> <li>Fantastic cooperation between applicant, Planning and Transportation to bring these streetscape improvements together with ARP amendments in a TOD area.</li> <li>The land use provides a fine-grained, sensitive infill framework along 24 Ave and the transportation infrastructure improvements to support it.</li> <li>Kudos to all parties for bringing all factors together.</li> </ul>
Commissioner Juan	<ul> <li>I support these applications as they are strong and exciting pieces of work in a street improvement area.</li> <li>We hear the term "spot zoning" a lot, which isn't particularly useful.</li> <li>Seeing the 3 applications at once is a rebuttal to that argument as it brings a comprehensive approach to planning.</li> </ul>

Item 7.2.2 LOC2019-0080	Item 7.2.3 LOC2019-0081	Item 7.2.4 LOC2019-0079
<ul> <li>1. ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	<ul> <li>1. ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	ARP Amendment     Stay in Medium Density Mid-Rise     Add mixed-use development     Increase height from 20m to 23m
<ul> <li>2. Land Use Amendment</li> <li>TOD development 10-minute walk</li> <li>From R-C2 &amp; R-CG</li> <li>To MU-1 f2.9 h15.5</li> </ul>	<ul> <li>2. Land Use Amendment</li> <li>TOD development 10-minute walk</li> <li>From R-C2</li> <li>To MU-1 f2.9 h16</li> </ul>	2. Land Use Amendment - TOD development 5-minute walk - From R-C2 - To MU-1 f3.9 h23
<ul> <li>3. Development Permit</li> <li>- Mixed-use development</li> <li>- 4 storey building</li> <li>- 2 commercial units (7% of FAR)</li> </ul>	<ul> <li>3. Development Permit</li> <li>Mixed-use development</li> <li>4 storey building</li> <li>4 commercial units (7% of FAR)</li> </ul>	3. Development Permit  - Mixed-use development  - 6 story building  - 3 commercial units (7% of FAR)
<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>5 letters of support</li> <li>6 letters in opposition</li> <li>CA general support (previous)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>6 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>3 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>
5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements - Triangular park/garden/open space	5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements	5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements
6. Restrictive Covenant - Not applicable	6. Restrictive Covenant - 2103 – no - 2107 – yes	6. Restrictive Covenant - 2460 – yes - 2464 – yes - 2468 – yes

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER

DEC 19 2019 #7.22 #7.23, #7.2.4 ITEM: CACCO 9-185/1507, 1508, 1509 Corporate Record

CITY CLERK'S DEPARTMENT

January 14, 2020

To City of Calgary Councillors and the Mayor,

I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

As a long term resident and home owner in Banff Trail, I am concerned about the impacts of medium density development in our community, however I believe the advantages of this project outweigh the disadvantages. Here are my comments:

- Without medium density development is areas set out by the ARP, the housing stock along 24<sup>th</sup> Ave and Capitol Hill Crescent are likely to continue decaying for a long time.
- According to the 2018 census, 65% of dwellings in Banff Trail are not owner occupied. Concerns of becoming a rental district don't seem relevant.
- Our community could benefit greatly from commercial business on the main floor.
- 24<sup>th</sup> Avenue (at this location) is currently not pedestrian friendly. This type of building is proven to improve the pedestrian experience. The building height and proximity to 24<sup>th</sup> Avenue will provide a measure of traffic calming.
- Our community has one recently built, 6 storey medium density building on the NW corner of 24<sup>th</sup> Avenue and Crowchild trail. Although this project was opposed by some residence, the concerns where not realized. The number of units did not lead to any parking issues. It was also discovered that the building provide a sound barrier to many of the residence in the east.

Thank you,

Rob Hirsch

2227 Halifax Cr NW, Calgary AB T2M 4E1

January 8, 2020

Re: Developments in Banff Trail 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509 2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507 2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

My name is Shawna Curry, my husband Jason and I live at 2436 26 Avenue NW. We are in support of increased densification of Banff Trail as our community will significantly benefit from this positive change. Much of the housing stock in Banff Trail is nearing the end of its useable life and needs to be torn down or significantly renovated. The increase in density will increase the number of people actively using the community, providing for safer streets, increases in active transportation, higher transit usage and an increase in a sense of community as residents connect with their neighbours more often. As houses are replaced, more permanent residents move in, reducing the transient nature of illegal rental units that are prevalent in Banff Trail.

We moved into Banff Trail in 2011, to be closer to amenities and active transportation routes. Due to the proximity to three train stations, we walk or cycle daily and went down to a single vehicle until Car2Go pulled out. We plan to be a single car family again. Our friends in Banff Trail have also reduced their need for additional vehicles. I anticipate similar factors would exist for the future residents of Banff Trail.

After sitting on the Banff Trail Planning and Development Committee for over 5 years, parking is a concern frequently raised by residents. These issues are most frequently brought up by residents who live in single-family bungalows. There is ample parking in Banff Trail with few parking restrictions and permits available for residents in controlled areas. We live 100m from the Kaleidoscope building, a six story mixed residential, commercial, and office use building at 2520 Capitol Hill Crescent; the intersection of 24<sup>th</sup> Avenue and Crowchild Trail. We have no spillover from the residents. Kaleidoscope is unable to fill their parking lot, a factor that I anticipate would be common with future developments.

Increased density helps to support the infrastructure for safer corridors for active transportation. I see more people walking and biking since Kaleidoscope has been built. More eyes on the street increases community awareness and decreases safety issues. Active transportation improves our personal health and the health of our communities. The more people walk and bike the more we lower health care costs as we decrease the incidence of chronic diseases.

Approximately 98% of collisions on regional roads are between gas-powered vehicles. Creating roads for alternative forms of transportation means less traffic accidents. An increase in cycling and walking has the outcome of fewer vehicles on the road. Streets where more people walk, and bike have been shown to reduce local crime rates. Active transportation has other environmental benefits including cutting down on greenhouse gas emissions, air pollutants and

global climate change. It reduces noise pollution and congestion and reduces the need for new parking lots and roadways.

Allowing Banff Trail to increase their density would support active transportation corridors while increasing the health of our populations. As loneliness is quickly becoming a global epidemic, active transportation supports increased contact with neighbours and community, improving mental health outcomes and creates social bonds.

It is for these reasons that we support this project and the increase of density in Banff Trail.

Shawna Curry 2436 26 Avenue NW Calgary, Alberta T2M2G9

## **January 18, 2020**

Land Use Redesignations - Bylaw 20D2020, 21D2020, and 22D2020 Amendments to the Banff Trail Area Redevelopment Plan - Bylaw 5P2020, 6P2020, and 7P2020

My name is Gareth Spicer, my wife Heather and children James, Carys, and David live at 5 Creston Crescent NW. We moved into the neighbourhood of Banff Trail in 2008.

Banff Trial has undergone significant contextual changes since its initial development in the middle of the last century. Although many of the original resident cohort has been replaced by families such as ours, this replacement has not been at a rate to maintain the rate of attrition. Like many areas in Calgary of similar age and demographic, this has led to a decreasing population and related decrease in overall community health. Over the same period, additional development in proximity to Banff Trail including the University of Calgary and related sports training facilities, the light railway transit line, and additional suburban development have greatly altered the urban context from which Banff Trail was originally conceived. The proposed developments related to the land use and redevelopment plan amendments reference above are in alignment with the contemporary urban context of the area and represent an opportunity to mitigate demographic issues by contributing to the long term health and stability of Banff Trail.

It is for these reasons that I support the proposed land use redesignations listed under Bylaw 20D2020, 21D2020, and 22D2020 and related amendments to the Banff Trail Area Redevelopment Plan listed under Bylaw 6P2020, 7P2020, and 8P2020

Located at the intersection of 24<sup>th</sup> Avenue NW and Crowchild Trail, a similar project as those represented by the amendments listed above, at 2520 Capitol Hill Crescent (Kaleidoscope) includes similar features, including; 4-6 stories, underground parking, landscaped public space, and a mixed use commercial/office ground floor. Despite widespread trepidation from many local residents at the time, this mixed use multi-story development has enjoyed great success. This development provides an important safe, well maintained, and serviced residential option for many people at a stage in life not currently in alignment with home ownership. Particularly at the scale and economic commitment currently required in Banff Trail.

This resident population helps to support the tenant coffee shop (currently a Higher Ground bistro) at this location; which includes an outdoor patio. This commercial space is well used and has developed into a valued meeting and social opportunity for community residents in addition to those occupying the Kaleidoscope development. I live approximately 100 metres north of this development and have not experienced any related parking or noise issues and can confirm the grounds and structure have been well maintained since its construction in 2012. I anticipate the subject projects represented by the above amendments will enjoy a similar level of success.

As was the case with the Kaleidoscope project, the proposed development at the northeast corner of 24 Avenue and Exshaw Road NW (Bylaw 20D2020 and 5P2020)

includes landscaped public space facing Exshaw Road toward the northwest portion of this irregular lot. The component included in this proposed development is an innovative design solution to the space created by the transition of Exshaw Road from 20 Street NW creating a public gathering space and park amenity for the community. In combination with the at grade commercial space also planned at this location, I anticipate a positive public/private dynamic will develop similar to the Kaleidoscope example.

Unlike the residential development from which the community of Banff Trail was initially built upon, or the contemporary expression of this building form (new single family, duplex, side by side) seen in recent years, mixed use multi-story developments, like those currently proposed under the above amendments, represent a scale of investment which allows for a more creative approach to building form, a complementary and diverse resident population, and the development of a more dynamic public realm. This investment is manifest in not only the planned architecture elements (building form/public park space) but also the public/private interaction provided by the commercial potential they provide (bistro, coffee shop, etc.).

Contemporary developments offering greater density, uses, and a broader resident demographic such as those currently proposed and represented by the above listed amendments (as exemplified by the existing Kaleidoscope development) are consistent with the contemporary urban reality of the neighbourhood and will provide an important part of a strong foundation in support of Banff Trail's future health and viability. It is in light of this discussion, that I support these proposed developments and urge Mayor and Council to approve the proposed land use redesignations and related amendments to the Banff Trail Area Redevelopment Plan

With best wishes,

Gareth Spicer

 From:
 Rick Schulze

 To:
 Public Submissions

 Cc:
 ben@civicworks.ca

**Subject:** [EXT] RE: February 3 Public Hearing: LOC2019-0079, LOC2019-0080, LOC2019-0081

**Date:** Monday, January 20, 2020 4:22:38 PM

#### To City of Calgary Councillors and the Mayor,

## I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

The vast majority of housing stock in Banff Trail was built in the '50s to serve the growing working population of northwest Calgary. Much of this housing stock is reaching the end of its lifecycle. Replacing it with higher density housing benefits the City by taking advantage of existing infrastructure; and the community by providing more variety for people wanting to live near schools and large employment centres.

Increasing density in Banff Trail has several easily recognized benefits:

- increased tax base
- more eyes on the street
- increased demand for local services

Using existing inner city infrastructure helps the community and the city by:

- not requiring new roads
- lowering the per person cost for maintenance

Providing more variety of residences benefits the community and the city by:

- broadening the range of people residing in the community increases the cultural and economic diversity
- increases the demand for public spaces and amenities
- encourages alternate modes of transportation by reducing the number of parking spots per residence over all

I support the 2 applications listed above.

Thank you, Rick Schulze 1925 22 Ave NW T2M 1R8 Dated: January 24, 2020

Reference:

Land Use Redesignation

**Banff Trail** 

BYLAW 21D2020 or LOC2019-0081

2103,2107 -24th Ave NW

We have received 2 letters form the city, no date on the letters.

Not clear on what applies to BYLAW 21D2020 and LOC2019-0081. Majority of our concerns have been included for both as we are unable to get total clarity (not bylaw savy) on which items apply to Bylaw and which apply to Land Use Amendment.

We are owners of 2104, and 2106 23rd AVE NW.

We are backing onto the proposed land use change.

#### Objections/Concerns

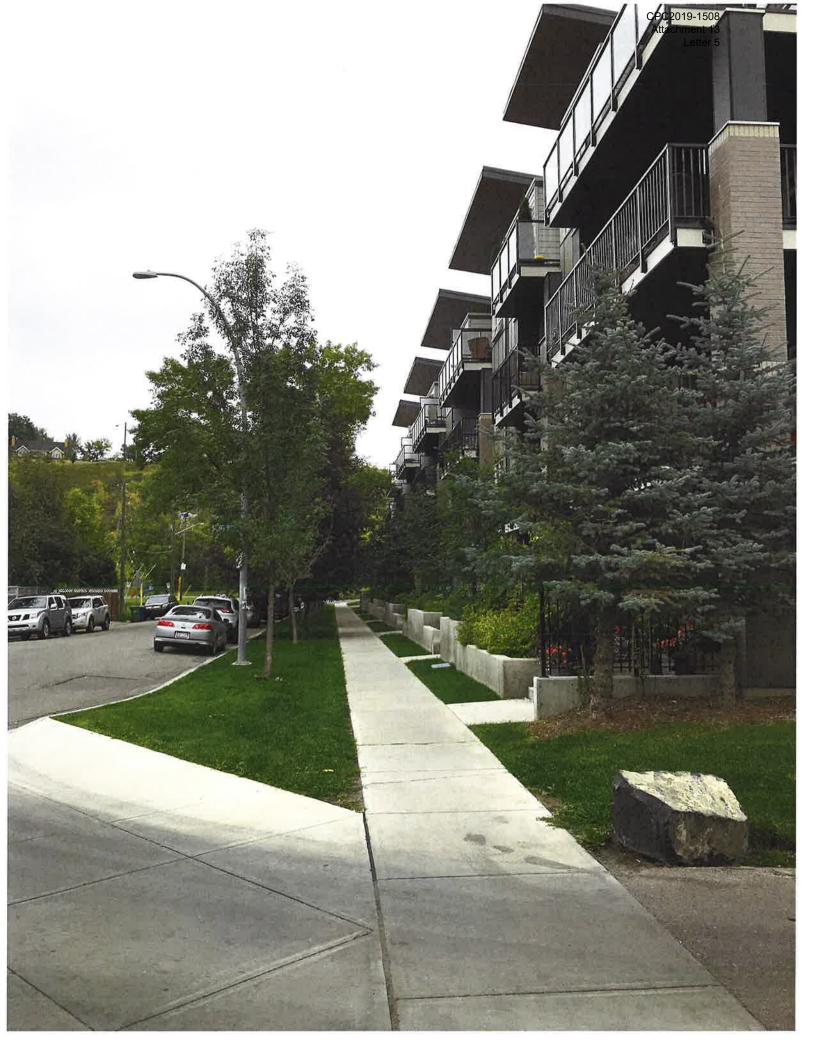
- There are covenants in place that address the size of developments for the in the Banff Trail area, and as such, this development does not abide by the provincial covenant,
- Change in zoning on 2 lots from 2-4 units to 61 units, this is not a modest development or modest increase in density.
- This development does not fit into the community setting based on its external façade and design for an inner city development, see attached the 5<sup>th</sup> Ave and 7<sup>th</sup> St SW Sunnyside development, or another development called Savoy at 19<sup>th</sup> street and Kensington Rd NW
- Based on unit size, we were told this was a family orientated development, majority are 1 bedroom units, not family friendly
- Setback on 3<sup>rd</sup> and 4<sup>th</sup> levels against the alley, so the 4 story massive wall isn't so intrusive on the existing homes across the alley,
- Garbage (current 2 units to proposed 61), garbage management
- Alley improvements with all additional vehicles utilizing the alley
- Elm trees on city property (east side of the proposed project) provide a canopy for shade and welcoming green entrance to the community, and are part of the environmental street scape preservation, where the city perseveres all healthy trees in community developments.
- Non glare glass on the units facing the alley, sunlight reflecting off the building glass and glaring into the backyards
- Slight lines addressed to 24<sup>th</sup> and 20<sup>th</sup> street
- Congestion now at that intersection, access onto 24<sup>th</sup> Ave., because of line up at 19<sup>th</sup> street NW and 24<sup>th</sup> Ave NW, and short cutting on 20<sup>th</sup> street both ways
- Venting through top of the building to reduce odour's being released at or near ground level

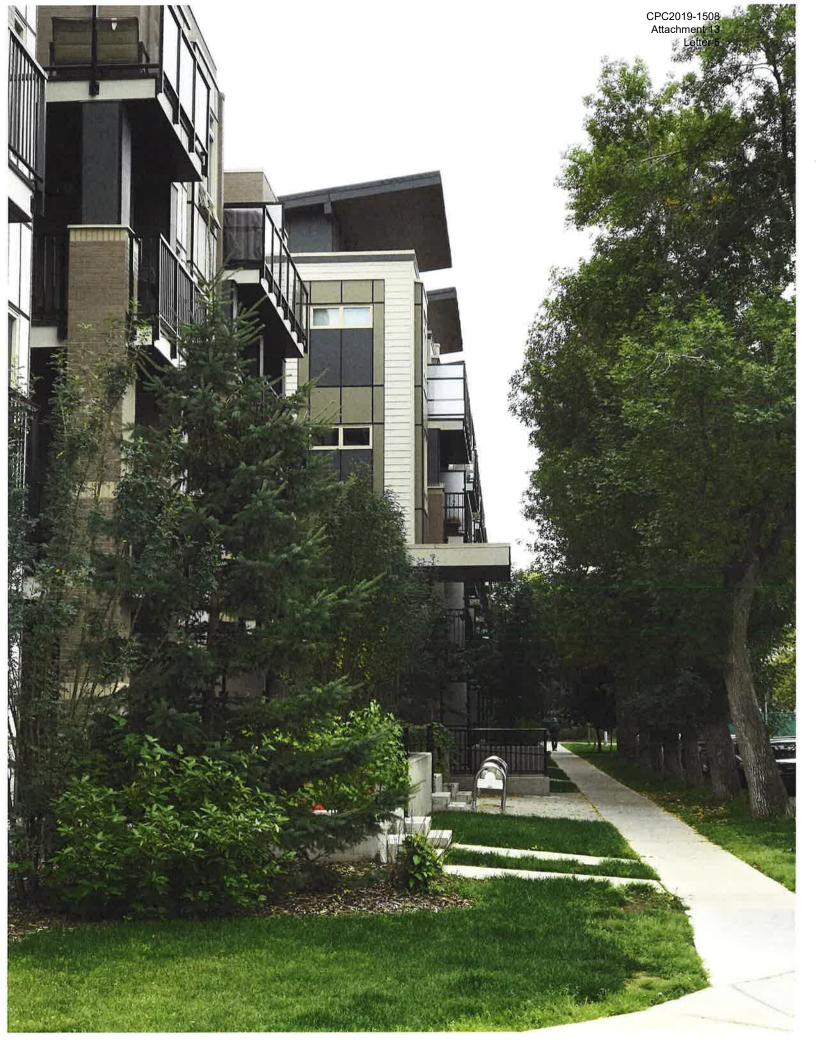
Pat Oscienny – 2104-23rd Ave NW, pjoscienny@gmail.com

Lynn Oscienny – 2104-23<sup>rd</sup> Ave NW

Fernando Moreno – Merlo – 2106-23rd Ave NW

Virginia Prado – Peralta – 2106-23rd Ave NW, pokemo14@icloud.com





 From:
 John Preston

 To:
 Public Submissions

 Cc:
 prestonsgt@gmailcom

Subject: [EXT] Amendment to Land use located at 2103/2107-24 Ave NW Plan 9110GI,BI 14,L 15 16 from R-C2 to General

MU-1f2.9h16 Banff Trail By Law 21D2020

**Date:** Sunday, January 26, 2020 7:26:03 PM

John Preston and Maureen Preston owners of 2110-23 Ave NW Calgary AB T2M 1W3. We are in favour of the amendment fo the zoning change from R-C2 to MU-1 f2.9h16.

We believe this project will allow Banff Trail to transition to a more advanced and forward moving community. It is time to upgrade the area to take advantage of the surrounding infrastructures

(C-train, University, Schools and Hospitals ). To get this to happen there has to be some rezoning to facilitate new projects like this along a major boundary road like 24 Ave NW

Yours Truley

John and Maureen Preston

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079

#### **EXECUTIVE SUMMARY**

This policy and land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowner, TWENTY3 LTD. (Namrita Rattan). The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.9h23) to allow for:

- a mixed-use development with residential and commercial uses in the same building;
- a maximum building height of 23 metres, about six storeys (an increase from the current maximum of 10 metres);
- a maximum floor area ratio of 3.9 FAR, approximately 6,700 square metres of building floor area; and
- the uses listed in the MU-1 District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use amendment. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit (DP2019-3660) was submitted on 2019 July 18 for a mixed-use building with a maximum building height of six storeys, and is in alignment with the ARP, as amended. The development permit is currently under review. Administration is anticipating that it will be ready for approval at the time of Council's decision on this land use amendment application.

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#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to the proposed bylaw.
- 3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 2460, 2464 and 2468 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from Residential Contextual One / Two Dwelling (R-C2) District **to** Mixed Use General (MU-1f3.9h23) District; and
- 4. Give three readings to the proposed bylaw.

#### **RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2019 DECEMBER 19:**

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (Attachment 1); and
- 2. Give three readings to Proposed Bylaw 7P2020.
- 3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres ±) located at 2460, 2464 and 2468 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from Residential Contextual One / Two Dwelling (R-C2) District to Mixed Use General (MU-1f3.9h23) District; and
- 4. Give three readings to Proposed Bylaw 22D2020.

#### **OPPOSITION TO RECOMMENDATIONS**

Commissioner Cameron

## EXCERPT FROM THE MINUTES OF THE 2019 DECEMBER 19 CALGARY PLANNING COMMISSION:

"Moved by: Commissioner Gedye

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And further, the summary document received for the Corporate Record be forwarded to Council for Items 7.2.2, 7.2.3, and 7.2.4.

**MOTION CARRIED**"

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 - 23 Street NW, LOC2019-0079

#### **BACKGROUND**

This land use amendment application was submitted by CivicWorks Planning + Design on 2019 May 27 on behalf of the landowner, TWENTY3 LTD. (Namrita Rattan). The Applicant's Submission (Attachment 2) indicates the landowner's intent to:

- amend the Banff Trail ARP to allow for the redesignation of the subject site; and
- redesignate the subject site to allow for the development of a mixed-use building in alignment with the rules of the MU-1f3.9h23 District.

The proposal is intended to allow for a grade-oriented mixed-use building containing neighbourhood scale commercial, live/work and residential units within a 5 minute walking distance of the Banff Trail LRT Station.

This application presents one of six development projects along 24 Avenue NW in Banff Trail proposing to redesignate and redevelop existing low density residential dwellings. The six applications are in different stages of review and approval. This land use amendment (LOC2019-0079) is one of three applications submitted by the same applicant (CivicWorks) for consideration and approval by Calgary Planning Commission and Council at the same time. Attachment 3 contains a map of the active 24 Avenue NW applications and indicates where the six applications are in relation to each other.

In 2013, Council directed Administration to review the *Banff Trail ARP* to identify areas for modest intensification. As a result of this work, Council adopted Bylaw 11P2016 amending the ARP to allow for medium density low-rise and medium density mid-rise along 24 Avenue NW, with the subject site located in the Medium Density Mid-Rise land use typology.

In 2019 September, Council adopted Bylaw 56P2019 to:

- remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW; and
- express support for densification in alignment with the goals and objectives of the Banff Trail ARP where it conflicts with a restrictive covenant potentially limiting development to one or two-dwelling units, as explained below.

Many properties in Banff Trail are subject to a 1952 caveat restricting the use of and development on all affected lots to single and semi-detached dwellings. Caveats registered against individual properties and entire subdivision plans such as this one, were used as an early land use planning tool before municipalities adopted land use bylaws and other newer planning legislation designed to inform land development. While these caveats are not binding on Council or Administration in making land use or development permit decisions, they present a level of risk to landowners should a different landowner choose to enforce a particular caveat though a civil legal route. The applicant and landowner are aware of these risks and decided to proceed with this application on that basis.

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In 2018 October, Transportation Infrastructure initiated the Banff Trail Area Improvements Project with a community open house/information session. A component of this work focuses on improvements to the 24 Avenue NW corridor. The improvements to 24 Avenue NW are currently being designed and earmarked for construction beginning in 2020/2021, as described in the Transportation section of this report.

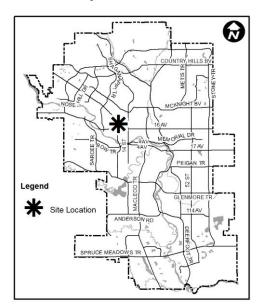
Finally, community outreach for the six applications along 24 Avenue NW in Banff Trail is consistent with The City's Community Outreach Took Kit and trialed an approach whereby Community Planning, Transportation Infrastructure and all six applicants held joint open houses/information sessions to inform the community and collect feedback on the development proposals and The City led projects in the area.

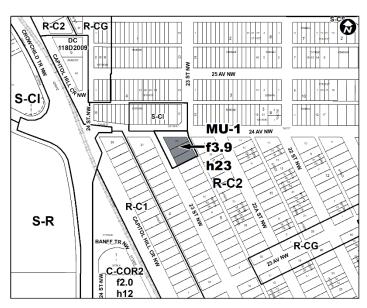
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ISC: UNRESTRICTED CPC2019-1509

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 - 23 Street NW, LOC2019-0079

## **Location Maps**







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#### **Site Context**

The subject site, consisting of three separate parcels, is located on the southeast corner of 24 Avenue NW and 23 Street NW in the inner city community of Banff Trail. The site is located approximately 300 metres or a 5 minute walk from the Banff Trail LRT Station as shown in Attachment 4. Twenty-Fourth Avenue NW is a collector road providing a connection between the largely residential communities to the east and the major activity centre to the west, which includes major educational, medical and recreational facilities (University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and McMahon Stadium). The subject site is situated one street block east of the major intersection between Crowchild Trail NW and 24 Avenue NW, earmarked for future intersection upgrades with a potential interchange. Twenty-Fourth Avenue NW intersects with 19 Street NW and 14 Street NW to the east of the subject site, providing north and south connections through the city, including access to downtown Calgary.

The site is approximately 0.17 hectares in size with approximately 40 metres of frontage along 24 Avenue NW and 55 metres along 23 Street NW. The site is currently developed with three single detached dwellings with a single detached and a double detached garage as well as a parking pad with access from the rear lane.

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Surrounding development is comprised of predominantly low-density residential dwelling forms such as single detached and semi-detached dwellings. A large portion of the existing residential community in Banff Trail is designated R-C2, with several blocks of parcels along strategic corridors designated R-CG as a result of an amendment to the *Banff Trail ARP* in 2017 and a subsequent City-initiated land use redesignation. Over the last couple of years, the broader community of Banff Trail has experienced several rowhouse redevelopments on corner lots.

As identified in *Figure 1*, Banff Trail has experienced a relatively substantial population decline from its peak in 1968.

Figure 1: Community Peak Population

rigare 1: Community 1 Cart oparation			
Banff Trail			
Peak Population Year	1968		
Peak Population	4,883		
Current Population (2018)	4,165		
Difference in Population (Number)	-718		
Difference in Population (Percent)	-14.7%		

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Banff Trail community profile.

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

This land use amendment proposal and development permit application have the potential for the redevelopment of a site near a major activity centre, as well as a key transportation and transit corridor in the city. The subject site can contribute to transit oriented development by providing a mid-rise, mixed-use development at a medium density within walking distance to an existing LRT station.

#### **Planning Considerations**

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

#### Land Use

The subject site consists of three parcels designated Residential – Contextual One / Two Dwelling (R-C2) District, allowing for low density residential development with a maximum of two dwelling units and a maximum building height of no more than 10 metres.

In conjunction with the amendments to the *Banff Trail ARP*, this land use amendment application proposes to redesignate the subject site to Mixed Use - General (MU-1f3.9h23)

Approval(s): T. Goldstein concurs with this report. Author: G. Brenkman

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District with a floor area ratio of 3.9 FAR and a maximum building height of 23 metres or six storeys. The height rules of the MU-1 District protect the existing low density residential development to the south and east of the subject site through building step backs. The development permit (DP2019-3660) for the subject site indicates the building step backs above the third floor as well as above the fifth floor. These low density residential properties to the south of the subject site are, however, identified for Medium Density – Low-Rise development in the Banff Trail ARP with a height of three to four storeys. The low density residential properties to the east of the subject site are separated from the subject site by a rear lane and are also identified for Medium Density – Low-Rise development in the ARP. A shadow study of the proposed building, provided by the applicant, indicated that the properties to the south of the subject site will not be affected by any shadow impacts.

The MU-1 District contains general rules in Part 14 of *Land Use Bylaw 1P2007* to ensure quality building and urban design. The rules can be summarized as follows:

- establish building separations where a building contains balconies;
- requiring permeability and transparency through window and door glazing;
- establishing a minimum ground floor height;
- provides for an active street frontage with direct access at grade and connections to the sidewalk;
- regulating the appearance of building frontages facing a street;
- provide extensive landscaping and planting requirements;
- stipulate residential amenity space requirements;
- provide rules on parking requirements and relaxations as well as vehicular access from rear lanes; and
- screening, garbage and recycling facility rules.

The MU-1f3.9h23 District allows for a mix of residential and a range of commercial uses in the same building. Although the MU-1 District allows for a wider range of commercial uses, the proposed ARP amendment requires that the commercial uses be of a neighbourhood scale to the satisfaction of the Development Authority. The development permit plans indicate that the applicant proposes only three commercial units which are of a neighbourhood scale. The commercial units front onto 24 Avenue NW and wrap around the corner onto 23 Street NW for no more than approximately 20 metres.

Other supporting factors for the MU-1 District include:

- the context of Banff Trail within the inner city communities north of downtown Calgary;
- the major activity centre west of the subject site is connected via 24 Avenue NW with 14 Street NW and 19 Street NW to the east; and
- the Banff Trail LRT Station further supports the proposal for mixed-use development.

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#### City Wide Urban Design

City Wide Urban Design (CWUD) reviewed both the land use amendment and the development permit application. The CWUD review, and ultimately support, of the land use amendment is contained in Attachment 5. CWUD also supports the commercial at grade as retail will activate the street environment and contribute towards placemaking.

#### **Urban Design Review Panel**

The development permit application (DP2019-3660) in support of the land use application was reviewed by the Urban Design Review Panel (UDRP) on 2019 October 30. The UDRP endorses the application and provided the following comments in support of the land use amendment and development permit application. UDRP's comments can be summarised as follows:

- the UDRP supports the proposed density, height and architectural massing in transition to adjacent single family homes existing in the neighbourhood;
- this contemporary land use application covers a development permit positioning for dynamic urban character with economic, environmental and social benefits;
- the sustainable land use, transportation and built form outcome will be responsive to changing economic, environmental and social factors over time:
- the densification transition balances the needs of the present and future generations; and
- the outcome of this highly complementary project under ARP guidance will be a complete liveable neighbourhood with mixed mobility in an environment that is safe, accessible and enjoyable.

## **Development and Site Design**

The land use amendment and development permit were submitted and reviewed at the same time. The development permit (DP2019-3660), as shown in Attachment 6, is anticipated to be ready for approval by the Development Authority following Council's approval of the proposed land use amendment. The development permit is being evaluated against the rules of the MU-1f3.9h23 District.

The development permit application proposes a mixed-use building on a prominent corner at an entrance to the community of Banff Trail and in proximity to the Banff Trail LRT Station. The ARP calls for this location to be developed with a gateway-type building with a high level of design and material quality. Under the Built Form and Site Design section of the ARP (Section 2.1.4), the design policies require that the highest building heights and massing should locate along the street frontages. The purpose of this policy is to create a separation between the highest portions of the building and the surrounding lower density residential dwellings. The subject site with the proposed new building as illustrated in Attachment 6, achieves the separation by allocating the maximum building height of 23 metres (six storeys) on the corner of the intersection between 24 Avenue NW and 23 Street NW. The building then steps down to

Approval(s): T. Goldstein concurs with this report. Author: G. Brenkman

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approximately 17 metres to the south and finally has a maximum building height of less than 12 metres along the southern property line with the adjacent low density residential development.

The mixed-use building proposes a total of 90 residential units, seven live/work units and three commercial units. The commercial space is provided at grade on the corner of the intersection between 24 Avenue NW and 20 Street NW, primarily activating the 24 Avenue NW frontage. The total size of the commercial space is approximately 490 square metres and represents approximately seven percent of the total building floor area. Administration would categorize the size of the proposed commercial area to be consistent of that at a neighbourhood scale.

Other key factors that were considered during the review of the development permit application include the following:

- ensuring higher residential densities to support existing bus ridership and the LRT ridership at the Banff Trail LRT Station;
- ensuring acceptable vehicular access from the rear lane to on-site underground parking;
- mitigating any potential impacts on the existing R-C2 properties to the north, east and south of the subject site; and
- integrate sufficient amenity space in the site plan.

#### Environmental

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

#### **Transportation**

The MDP classifies 24 Avenue NW as a collector road between Crowchild Trail NW and 14 Street NW in the communities of Banff Trail and Capitol Hill. In considering the location and context of 24 Avenue NW in Banff Trail, as well as the recent amendments to the *Banff Trail ARP* to increase density, Transportation Infrastructure (TI) recognizes the need to retrofit this corridor. As such, TI initiated the planning of a major road construction project called *Banff Trail Area Improvements* in 2018 and a component of this project includes improvements to the 24 Avenue NW corridor from Crowchild Trail NW to 14 Street NW. Construction is anticipated to start in 2020/2021.

Proposed improvements to the 24 Avenue NW corridor consist of the following, which are shown on a conceptual street cross section in Attachment 7:

- roadway reconfiguration and resurfacing;
- new bicycle pathways on both sides of the street;
- sidewalk improvements on both sides of the street;
- pedestrian crossing improvements which may include curb extensions and Rectangular Rapid-Flashing Beacons (RRFB); and

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• the possibility of additional traffic control signals.

The planned 24 Avenue NW street improvements adjacent to the subject site propose to reconfigure the road right-of-way to include two vehicle travel lanes, one in each direction, with an on-street parking lane along the north side of the street. New additions to the road right-of-way include sidewalks and bicycle pathways on both sides of the street to better facilitate active modes, improve the public realm and create a vibrant street interface.

As the proposed 24 Avenue NW upgrades directly impact the subject site, as well as the overall community, Administration partnered with the applicant in significant community outreach, as described in the Stakeholder Engagement, Research and Communication section of this report.

The MDP mobility policies for the Residential Developed area typology calls for high-quality pedestrian and cyclist connections and facilities to link communities, areas of higher intensities and activity centres. The MDP states that where streets are retrofitted, the Complete Streets policies in the *Calgary Transportation Plan* (CTP) should be used. A key direction of the CTP is to create Complete Streets which are defined as streets that move people by foot, bike, bus and car. Streets play a major role in placemaking as they also function as places where people live, work, shop and play which is facilitated by different mobility choices. TI identified 24 Avenue NW as a street where retrofitting is required, and the mobility policies of the CTP should be applied. The CTP supports the proposal in this application.

A Transportation Impact Assessment (TIA) was required for this proposal and reviewed by Administration. It was determined through the review of the TIA that additional transportation improvements beyond the Banff Trail Area Improvements Project may be required to accommodate the proposed density increase of this, and other existing land use amendment applications along 24 Avenue NW. Further review is currently under way coinciding with the review of the development permit applications along 24 Avenue NW to determine the specific requirements of the improvements. To facilitate existing and proposed pedestrian and active mode crossings and movement, as well as vehicular traffic, improvements that may be required at the development permit stage include the following:

- · additional traffic signals along 24 Avenue NW; and
- improved pedestrian crossings, that may include Rectangular Rapid-Flashing Beacons.

The subject site is situated near the Primary Transit Network in the following locations:

- the LRT line along Crowchild Trail with the Banff Trail LRT Station within a 5 minute walking distance of the site; and
- 16 Avenue NW with several bus lines including the Max Orange rapid transit service.

Other bus routes in proximity to the site run along Morley Trail NW and 19 Street NW to the east of site. The subject site is also situated within walking distance to the University of Calgary Bus Terminal with several bus lines. The subject site is very well served by public transit to accommodate the proposed density increase.

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Vehicular access to the subject site is proposed from the existing rear lane to on-site underground parking which is currently under review as part of the development permit application.

### **Utilities and Servicing**

Water and sanitary sewer are available to service the site, but storm sewer is not immediately available. The site-specific servicing arrangements and stormwater management are being reviewed and evaluated in detail through the Development Permit application and Development Site Servicing Plan.

## Stakeholder Engagement, Research and Communication

In addition to Administration's standard practices for stakeholder engagement, the applicant conducted extensive community outreach. The applicant and Administration coordinated the community outreach given The City led projects proposed in the area. Several City departments and the applicants of six active applications along 24 Avenue NW held two open houses/information sessions on 2019 June 11 and 2019 October 24. The purpose of these open houses/information sessions was to inform the community and gather public input on all six of the proposals along 24 Avenue NW. The public input received by both Administration and the applicant of this application has been summarized in Attachment 8.

Administration circulated the land use amendment and the development permit application to relevant stakeholders and notice posted the proposal on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Additionally, Administration launched a website (calgary.ca/24 Avenue NW) dedicated to the active applications along 24 Avenue NW Banff Trail, with direct links to the Development Map where comments can be submitted by the public.

Administration circulated the application to the Banff Trail Community Association and their comments are included in Attachment 9. The comments focus primarily on the development permit (DP2019-3660) but expressed concerns with the scale and density proposed in the land use amendment. Increased traffic congestion, insufficient parking, pedestrian safety, overlooking and inconsistency with the existing *Banff Trail ARP* are further concerns raised by the community association.

Further to the public input received at the two open houses/information sessions, Administration received three letters in support of the application and six letters in opposition to the application. The comments received can be summarized as follows:

Comments provided in favour of the application:

- allow new investment in the community through mixed-use development;
- support ground floor commercial through densification and diversification;

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- support densification to address infrastructure issues best use of existing infrastructure;
- support live/work units to make Banff Trail a Live/Work/Play community;
- support for more housing options for all stages of life these applications will provide more choices in the residential market;
- redevelopment will increase safety with more eyes on the street; and
- proposal will contribute to the health and contemporary urban reality of Banff Trail.

Comments provided in opposition to the application:

- it will significantly change the character of the community;
- the proposal deviates from the current area redevelopment plan and land use district;
- the proposed height and density are too high for 24 Avenue NW;
- there is a shortage of parking in the community;
- this development will create traffic congestion on 24 Avenue NW and the rear lane;
- this development will create a fire safety concern the buildings are of wood construction; and
- the buildings fail to incorporate green technology.

The applicant used the following outreach strategies to communicate the land use amendment proposal and to ensure stakeholders are well informed:

- project website a website was created by the applicant for both the land use amendment and the development permit application with the ability to provide direct feedback to the applicant (eaglecrest24.com);
- on-site signage the applicant created their own signage with the proposed rendering of the building in addition to the City's notice posting;
- community association meeting the applicant group met with the Planning Committee of the Banff Trail Community Association to discuss the proposal;
- stakeholder meeting the applicant group met with other stakeholders to discuss and coordinate the active applications along 24 Avenue NW;
- postcard mail drops two postcard mail drops were completed to provide updates and information on engagement opportunities; and
- information sessions the applicant group conducted two open houses together with representation from Administration on City led improvements to coordinate information on the development proposal and the 24 Avenue NW reconfiguration project.

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

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## **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 <u>South Saskatchewan Regional Plan</u> (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

### Interim Growth Plan (2018)

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

## Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed – Inner City land use typology area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP).

Land use policies in the MDP for Developed Inner City communities states the following:

- redevelopment should support the revitalization of local communities by adding population and a mix of commercial uses;
- sites may intensify in transition zones adjacent to areas designated for higher intensity uses;
- intensification strategies should be employed from parcel-by-parcel intensification to larger comprehensive approaches at the block level; and
- expand local commercial in proximity to where the population is increasing.

Map 3: Road and Street Network in the MDP classifies 24 Avenue NW as a Collector Road. Mobility policies in the MDP applicable to Developed Inner City communities, such as 24 Avenue NW states the following:

- when retrofitting existing streets, use the Complete Streets policies in the Calgary Transportation Plan; and
- ensure that high-quality pedestrian and cyclist connections and facilities are provided from the Developed Residential Area and linked to adjacent areas of higher intensity development.

The proposal is in keeping with relevant MDP policies, as the rules of the MU-1 District provide for a development form that is appropriate to the subject site, as well as to the surrounding land use typology of the approved *Banff Trail ARP* in terms of height, built form and density.

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### Banff Trail Area Redevelopment Plan (Statutory – 1986)

The <u>Banff Trail ARP</u> was adopted in 1986 with numerous subsequent amendments approved since its adoption. The most recent community wide ARP amendments were in 2016 when Council adopted Bylaw 11P2016 identifying several areas and corridors for modest intensification. During this amendment process, 24 Avenue NW was designated in the ARP with a medium density typology, and in the location where the subject site is situated, with a mid-rise building height of five to six storeys.

The Medium Density Mid-Rise typology is intended to allow for medium density multi-residential development (Figure 2 – Land Use Plan in the ARP), including townhouses, apartments and live/work units at a maximum building height of six storeys. Figure 3 – Maximum Building Heights in the ARP restricts the building height to a maximum of 20 metres.

In support of the land use amendment and development permit, the applicant proposes to amend the *Banff Trail ARP* as follows, which is included in Attachment 1 to this report:

- no change to the typology the subject site remains in the Medium Density Mid-Rise land use typology (five to six storeys);
- add a new section to allow for mixed-use development containing commercial uses at a neighbourhood scale to the satisfaction of the Development Authority;
- amend Figure 3 to allow for a maximum building height of 23 metres; and
- apply these policies only to the subject site.

A summary of the *Banff Trail ARP* amendment is provided in the table below:

	Existing ARP Policies	Proposed ARP Amendment
Uses	Multi-Residential	Mixed-Use Development:
		Multi-Residential plus neighbourhood scale commercial
Height	20 metres	23 metres

An increase to the maximum building height is required for the subject site since the height restriction of 20 metres in Figure 3 – Maximum Building Heights of the ARP is insufficient to accomplish the building height of six storeys specified in the Medium Density Mid-Rise typology currently included in the ARP.

## Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The <u>Transit Oriented Development</u> (TOD) <u>Policy Guidelines</u> provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of a transit station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. Attachment 4 indicates the location of the subject site on a walkshed analysis map from the Banff Trail LRT Station. The site is within a 5 minute (300 metre) walking distance from

Approval(s): T. Goldstein concurs with this report. Author: G. Brenkman

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the Banff Trail LRT Station. The Primary Transit Network and MAX Orange bus stops along 16 Avenue NW is also within walking distance.

The TOD guidelines call for mixed-use activity nodes adjacent to LRT stations which are intended to provide increased services, employment and a variety of housing options within the community. In the community of Banff Trail, the area directly east of the LRT station does not specifically lend itself to moderate mixed-use redevelopment due to the existing lower density residential character of the residential neighbourhood and limited access from surrounding areas.

Still within the TOD area of the Banff Trail LRT Station, 24 Avenue NW provides the opportunity for moderate mixed-use redevelopment for the following reasons:

- it carries larger volumes of traffic through the communities of Banff Trail and Capitol Hill;
- it is considered a corridor connecting Crowchild Trail NW and 14 Street NW;
- it will be reconfigured and reconstructed in 2020/2021 to allow for a pedestrian and bicycle-oriented street;
- it is anticipated that 24 Avenue NW will intersect with Crowchild Trail NW via an interchange in the future:
- it provides direct access to the community and functions as a gateway street from Crowchild Trail NW: and
- it provides direct access to the major activity centre to the west identified in the MDP which includes major institutions such as the university, hospitals and large recreational facilities.

### Location Criteria for Multi-Residential Infill (2016)

The <u>Location Criteria for Multi-Residential Infill</u> is generally intended to apply to pure multi-residential infill development. However, as the criteria are a broad set of best practices for where intensification is most appropriate, and the commercial component comprises only 490 square metres (5,274 square feet) or approximately seven percent of the total building floor area, Administration considered the criteria helpful and applicable in considering the proposed infill development.

The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable in low density residential areas. The proposed land use amendment and development permit meet seven of the eight *Location Criteria for Multi-Residential Infill Development*.

The subject site meets the criteria in the following ways:

1. it is situated on a corner parcel with a reduced impact on neighbouring properties and therefore respecting the surrounding low density character;

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 - 23 Street NW, LOC2019-0079

- it is situated within 300 metres of an existing primary transit stop at the Banff Trail LRT Station;
- 3. it is situated on 24 Avenue NW which is a collector road:
- 4. it is situated adjacent to planned future medium-density residential development in the ARP, as well as across from future multi-residential development;
- 5. the site is situated near the recreation/sports facilities at Foothills Athletic Park;
- 6. with the reconfiguration of 24 Avenue NW, the street is considered as a corridor between Crowchild Trail NW and 19 Street NW providing direct access to the MDP Major Activity Centre surrounding the University of Calgary; and
- 7. the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

## Social, Environmental, Economic (External)

This proposal will allow for additional residential density in an established inner city community in proximity to a major transit corridor. The proposal will facilitate a more compact urban form with the additional neighbourhood scale commercial and will provide Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure. Increased development of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary.

### **Financial Capacity**

## **Current and Future Operating Budget**

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

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

The proposed amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns currently.

#### **Risk Assessment**

There are no significant risks associated with this proposal.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2460, 2464 and 2468 - 23 Street NW, LOC2019-0079

#### **REASONS FOR RECOMMENDATIONS:**

The proposed policy and land use amendment are supported for the reasons outlined below. The proposal is in keeping with:

- the applicable policies of the *Municipal Development Plan* for modest intensification of inner city communities;
- the applicable mobility policies of the *Calgary Transportation Plan* for placemaking through Complete Streets;
- the land use typology of the Banff Trail Area Redevelopment Plan for Medium Density Mid-Rise (five to six storeys) development, as amended;
- the guidelines of the *Transit Oriented Development Policy Guidelines* as well as the *Location Criteria for Multi-Residential Infill*;
- the goals and objectives of the Banff Trail Area Improvements Project; and
- the context of the subject site on a collector road in close proximity to a major activity centre.

The proposed MU-1f3.9h23 District is designed to respond to the local context by establishing maximum building heights and provide for a variety of commercial uses which are regulated through the *Banff Trail Area Redevelopment Plan*, as amended.

#### **ATTACHMENTS**

- 1. Proposed Bylaw 7P2020
- 2. Applicant Submission
- 3. 24 Avenue NW Applications Map
- 4. Banff Trail LRT Station Walkshed Analysis
- 5. City Wide Urban Design Review Comments
- 6. Development Permit (DP2019-3660) Summary
- 7. 24 Avenue NW Proposed Road Improvements
- 8. Applicant's Community Outreach Report
- 9. Banff Trail Community Association Comments
- 10. Proposed Bylaw 22D2020
- 11. **CPC Commissioner Comments**
- 12. Summary Document
- 13. Public Submissions



CPC2019-1509 ATTACHMENT 1

### **BYLAW NUMBER 7P2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 (LOC2019-0079/CPC2019-1509)

**WHEREAS** it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

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

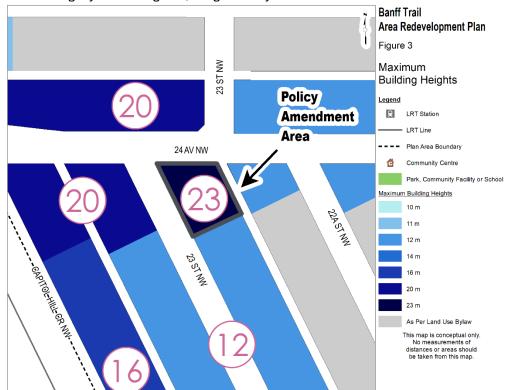
# NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

- 1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 Land Use, under the heading Medium Density Mid-Rise Residential, add a new subsection after subsection 2.1.3.11:
    - "2.1.3.12 For the sites located at 2460, 2464 and 2468 23 Street NW, the following policies apply:
      - a. Development on these parcels should allow for mixed-use development.
      - Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.
      - c. Commercial uses should be of a local neighbourhood-scale to the satisfaction of the Development Authority and should be located on the floor closest to grade only."



### **BYLAW NUMBER 7P2020**

(b) Amend Figure 3 titled 'Maximum Building Heights', by changing 0.17 hectares ± (0.42 acres ±) located at 2460, 2464 and 2468 - 23 Street NW (Plan 9110GI, Block 5, Lots 15 to 17) from '20 m' to '23 m' and add a new 23 metre height category to the legend, as generally illustrated in the sketch below:





## **BYLAW NUMBER 7P2020**

2.	This Bylaw comes into force on the	date it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	

## **Applicant Submission**

November 22, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 P 403 201 5305 F 403 201 5344

#### APPLICANT SUBMISSION STATEMENT (UPDATED NOVEMBER 22, 2019)

#### RE:

Land Use Redesignation at 2460, 2464, 2468 - 23 ST NW FROM: Residential - Contextual One/Two Dwelling (R-C2) District TO: Mixed Use - General (MU-1f3.9h23) District

#### INTRODUCTION

On behalf of Eagle Crest Construction, CivicWorks has prepared a Land Use Redesignation proposal for a three parcel assembly located at the corner of 23 ST NW and 24 AV NW in the community of Banff Trail. The parcels currently contain three (3) single-detached dwellings with accessory garage structures, which will all be removed prior to development. The project team is undertaking a concurrent application process with a Development Permit submitted by FAAS Architecture currently under review by City Administration. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed development is a mixed-use multi-residential development with neighbourhood-scaled commercial/retail use at grade. Comprised of  $\pm 96$  units, the proposed six-storey building has been designed to respond to a Transit-Oriented Development (TOD) opportunity next to one of the highest concentration of jobs, community facilities and services outside of the Centre City (The Foothills Hospital/Stadium/Banff Trail TOD--a Municipal Development Plan (MDP) identified Major Activity Centre).

#### POLICY CONTEXT

The project site is located within the boundaries of the Banff Trail Area Redevelopment Plan (ARP), a Local Area Plan approved in 1986. In 2016, the ARP was amended as a result of Council's 2013 direction for City Administration to work with the Banff Trail Community Association and other local stakeholders to identify areas for modest intensification, consistent with the policies of The City's overarching strategic policy documents that identify the community of Banff Trail as a key location for new growth within the city. The Banff Trail ARP locates the site within the "Medium Density Mid-Rise" land use policy area, which outlines a vision for higher density development of 5-6 storeys. Recognizing an opportunity to provide greater community amenity and in response to expressed stakeholder interest, the development proposal includes an ARP amendment to allow for limited support retail/commercial uses along 24 Avenue NW.



The adjacent Foothills Hospital/Stadium/Banff Trail Transit-Oriented Development (TOD) area forms part of the University Major Activity Centre in the Municipal Development Plan.



The Banff Trail Area Improvements Project, which includes improvements to the 24 AV NW corridor and Crowchild TR NW intersection, has been fully funded as part of The City's four-year capital plan.

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## **Applicant Submission**

#### 24 AV NW CORRIDOR REDEVELOPMENT

The development proposal is sited in a context of significant growth and change. Following policy updates to the Banff Trail Area Redevelopment Plan, and coinciding with a number of City-led investments to local infrastructure described as the Banff Trail Area Improvements Project, several applications proposing to redevelop parcels along 24 AV NW in Banff Trail have recently been submitted to The City for review. Eagle Crest Construction and Stone West Homes have partnered with CivicWorks and FAAS Architecture for three of these sites.

#### STAKEHOLDER OUTREACH

#### 24 AV NW Active Redevelopment Applications

Committed to best-practice outreach and recognizing the cumulative change proposition along the 24 AV NW corridor, CivicWorks coordinated outreach opportunities with other existing and emerging 24 AV NW corridor redevelopment Applicants for a holistic conversation with Banff Trail stakeholders. The outreach process included a variety of opportunities for stakeholders to learn about the vision for 24 AV NW early on, and included a dedicated City of Calgary website (calgary.ca/24avenw) as well as (2) applicant-led information sessions coordinated by multiple applicants along the 24 AV NW corridor. These sessions were hosted in coordination with the City-led Banff Trail Area Improvements Project Open Houses held in June and October of 2019.

#### **Local Member-based Organizations**

During the course of the application review process, the Banff Trail Community Association Planning & Development Committee membership underwent wholesale change. While the current voice of the Community Association remains unclear, meetings and early correspondence with the former committee indicated a favourable review of the development proposals. While no official letter from the Community Association has been received, a personalized letter of support from the former chair of the Planning & Development Committee and other former members have been provided.

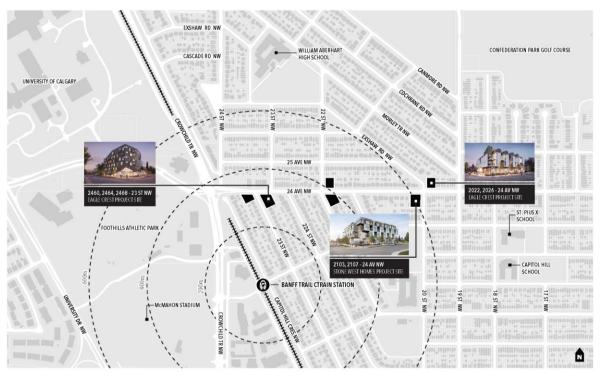
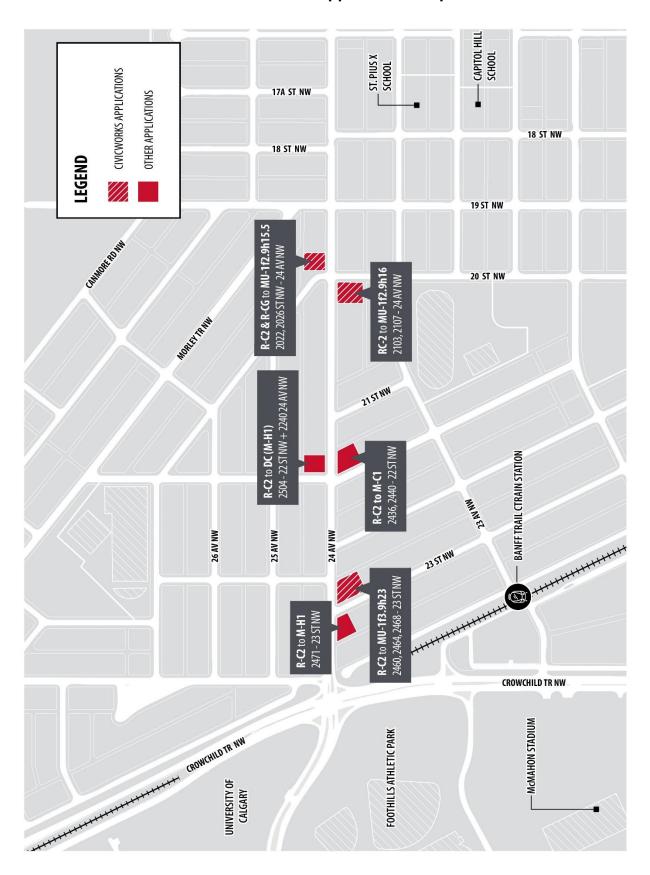


FIGURE 1.1 24 AV NW CORRIDOR REDEVELOPMENT

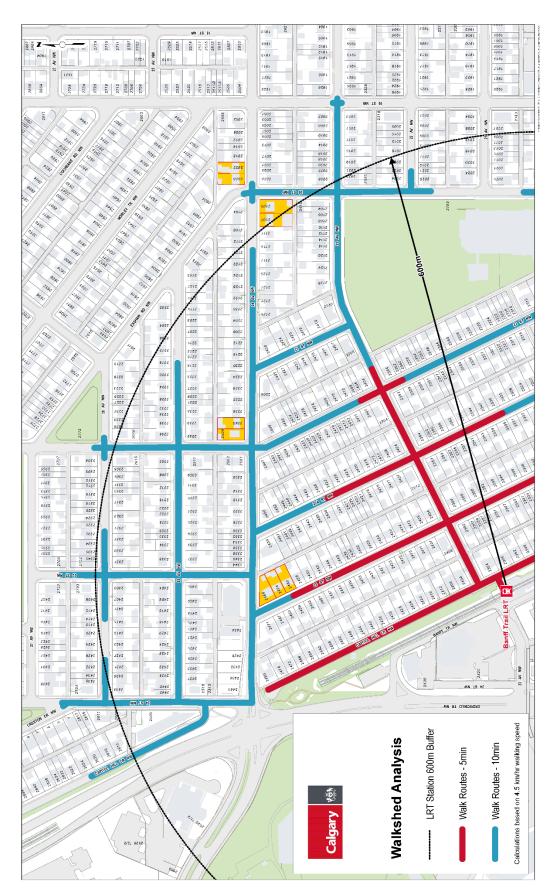
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CPC2019-1509 - Attach 2 ISC: UNRESTRICTED

## 24 Avenue NW Applications Map



## **Banff Trail LRT Station Walkshed Analysis**



## **City Wide Urban Design Review Comments**

November 20, 2019

URBAN DESIGN REVIEW LOC2019-0079 and DP2019-3660

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

**TO:** MU-1 f3.9h23 (Mixed Use – General District)

**COMMUNITY:** BANFF TRAIL **SITE ADDRESS:** 2460, 2464,2468 – 23 ST NW

## **CONTEXTUAL FIT - Context I Creativity I Integration I Diversity**

- CWUD is supportive of the proposed land use as it presents the opportunity to provide additional residential density and a variety of commercial/retail uses along the redeveloping 24 Avenue NW Corridor.
- Subject site is located approximately 5-8 mins walking distance to the Banff Trail LRT Station, major amenities and services, and is well serviced by bus routes including route 65 and 105.
   Additionally, the site is in close proximity to the Branton School and Banff Trail Park.

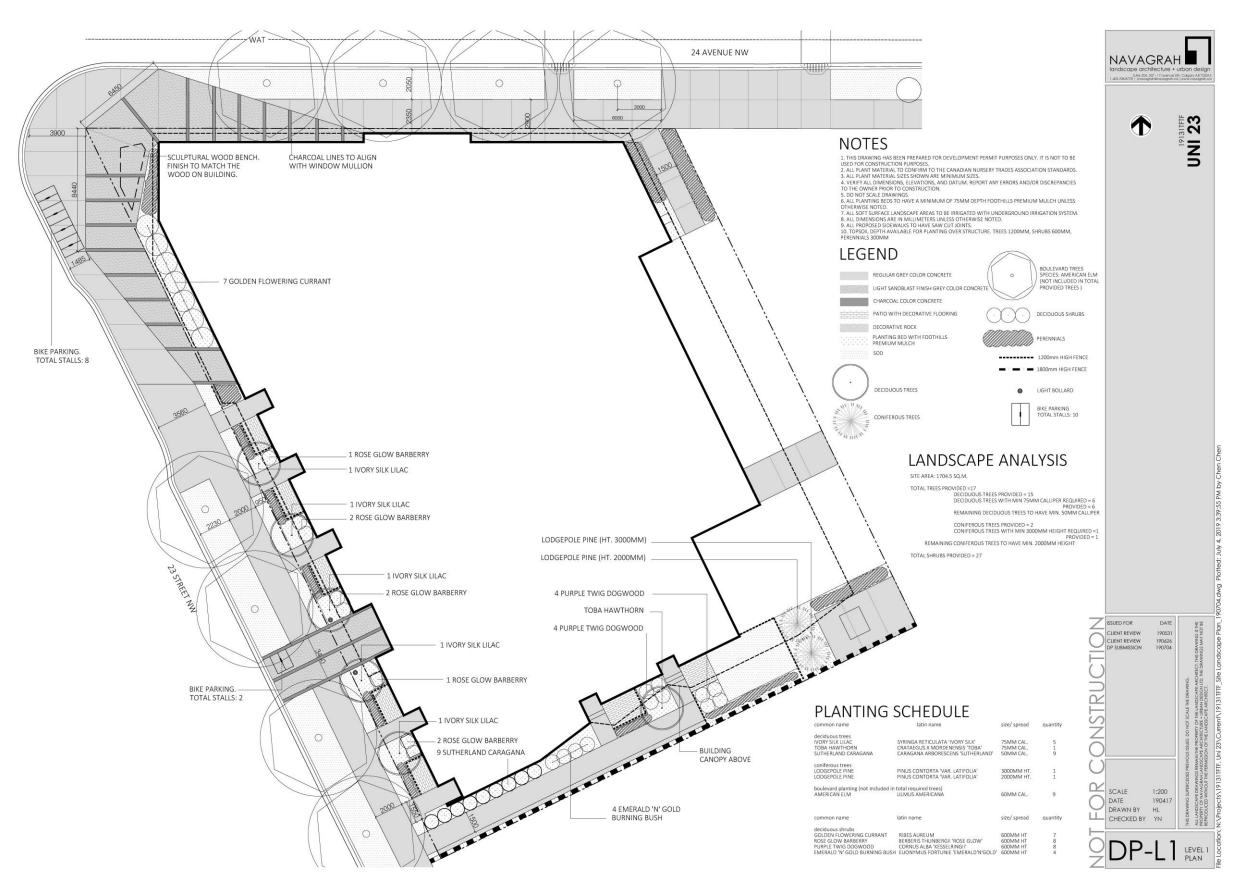
# SITE DESIGN - Context I Connectivity I Integration I Human Scale I Orientation I Accessibility I Flexibility I Safety I Sustainability I Durability

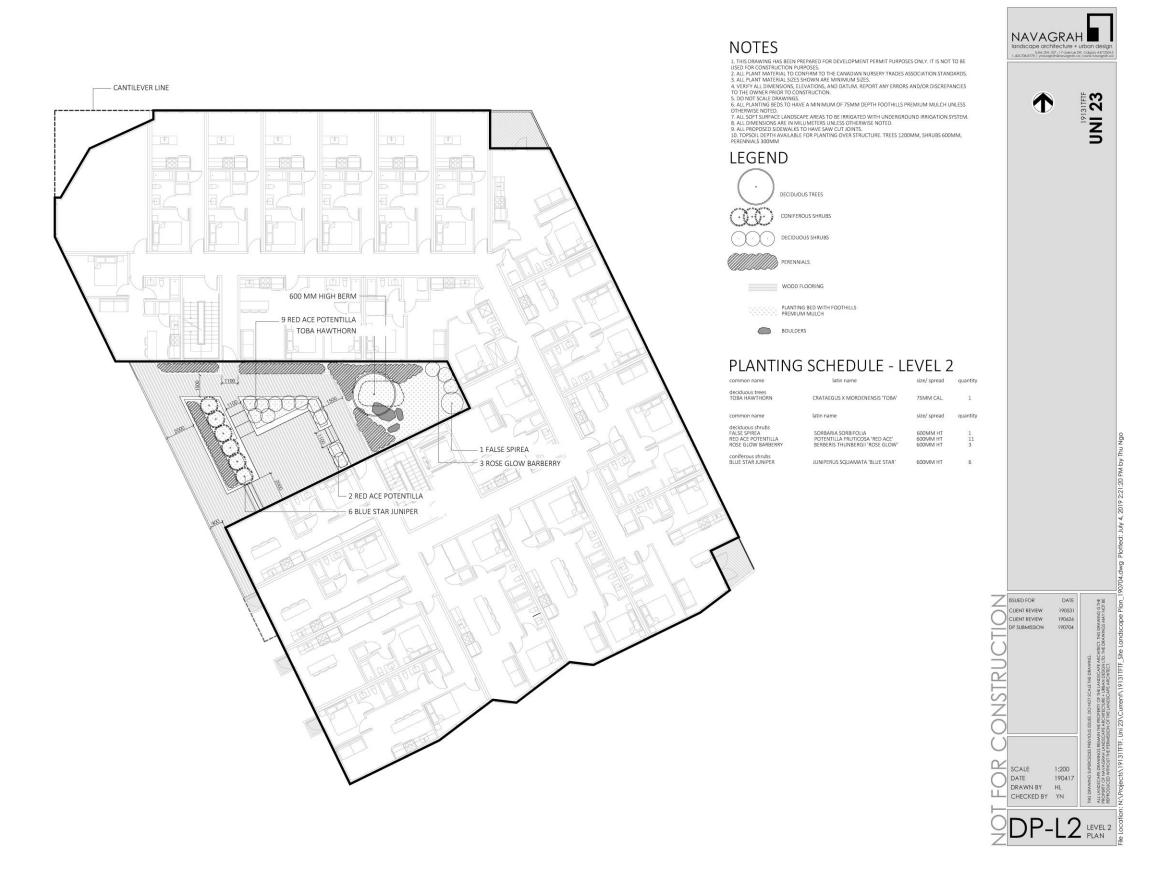
- Due to its location on a corner parcel, the proposed development should address both streets by orienting the building's main entrances (commercial/retail, and residential) towards 24 Avenue and 23 Street NW.
- 2. Proposed development should allocate parking access to the rear of the proposed building via the east rear lane.
- 3. Integrate the provision of outdoor amenity spaces such as patio/seating and street furniture where applicable to activate the areas in front of the commercial/retail units.
- 4. Consider the use of design features in surface paving design treatments, streetscape furniture, and public art that could establish the character and identify of the proposed development, as well as contribute place-making features to enhance the local community and commercial street.

### BUILDING DESIGN - Context I Animation I Human Scale I Flexibility I Safety I Sustainability

- 1. Proposed development should develop and activate the street environment by encouraging retail/service uses at-grade (well-defined entries, places to sit and interact) along with residential and or office uses on the upper floors.
- 2. Proposed development should orient at-grade entrances towards 24 Avenue and 23 Street.
- 3. Proposed development's at-grade frontage should be well-designed with a high degree of architectural articulation, utilize robust and aesthetic materials that integrates well with the sidewalk and public realm, especially with a pronounced street corner at 23 St NW and 24 Ave NW.
- 4. Proposed development should have active building frontages by incorporating commercial/retail units, public access and display areas that are highly visible from the sidewalk. This will help ensure the activation of the public realm, and support transit uses.
- 5. Proposed building height/massing/envelop should be mindful of setback requirements and should transition appropriately with adjacent parcels.

CPC2019-1509 - Attach 5 ISC: UNRESTRICTED

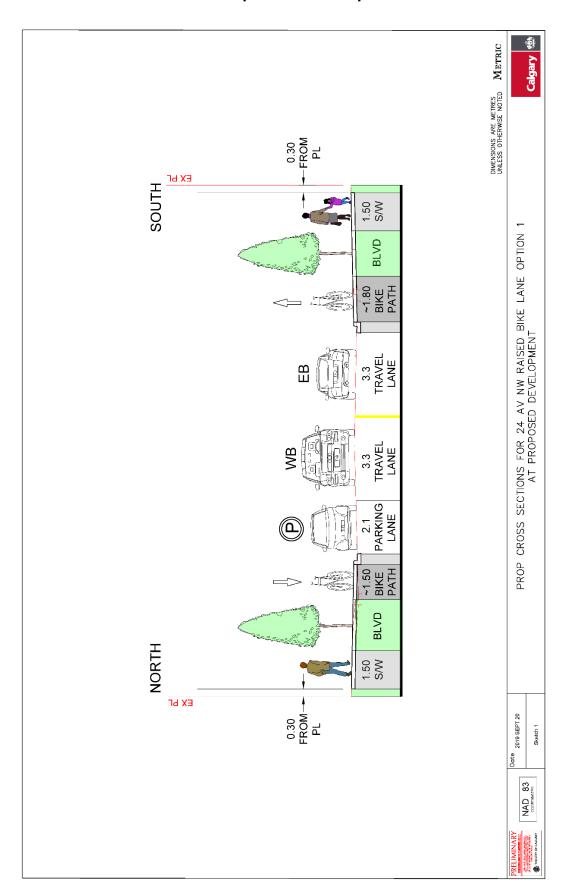








## 24 Avenue NW Proposed Road Improvements



## **Applicant's Community Outreach Report**

#### November 20, 2019



460 - 5119 Elbow Drive SW Calgary, Alberta T2V 1H2 **P** 403 201 5305 **F** 403 201 5344

## **Outreach Strategies**



#### PROJECT WEBSITE & FEEDBACK FORM

Dedicated project website (eaglecrest24.com) launched (11.06.2019), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.



#### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@civicworks.ca) goes live (11.06.2019), serving as a direct line to the project team.



#### **E-NEWSLETTER**

Optional e-newsletter bulletins provided key project status updates and information about future outreach opportunities.



#### **ON-SITE SIGNAGE**

Large format signage installed (13.06.2019), notifying the surrounding community of the project and sharing project team contact information.



#### COMMUNITY ASSOCIATION MEETING

The project team met with the Banff Trail Development Committee (13.02.2019) to present the development vision, and discuss and their review of the proposal.



#### **ACTIVE APPLICATIONS DEVELOPER MEETING**

The project team met with City Administration and other 24 AV NW corridor redevelopment applicants (05.05.2019) to discuss coordinated outreach opportunities.



#### CANADA POST MAILERS

Two (2) separate Canada Post mail drops reaching  $\pm 2,000$  homes and local businesses were deployed, providing notification of upcoming outreach events.



#### INFORMATION SESSIONS

Two (2) scheduled drop-in information sessions (06.11.2019 & 10.24.2019) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.

## What We Heard + Team Response



#### VEHICULAR & BICYCLE PARKING

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some stakeholders expressed concern over not enough of parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

#### TEAM RESPONSE

The underground parkade will be used for residential and residential visitor parking, and will meet and exceed the minimum Bylaw requirement of sixty-four (64) stalls by two (2) stalls. Commercial parking will also satisfy the minimum Bylaw requirement of six (6) stalls.

Forty-eight (48) Class 1 Bicycle Stalls and ten (10) Class 2 Bicycle Stalls will be provided at ratio of 0.5 per unit and 0.1 per unit respectively, meeting the minimum Bylaw requirements. Class 2 Bicycle stalls are outdoors and provided at-grade along 23 ST NW.



#### **BUILDING HEIGHT & DENSITY**

#### WHAT WE HEARD

Some stakeholders expressed concern over a 6-storey building height at this location, while others shared their enthusiasm for the proposed development.

#### TEAM RESPONSE

The Banff Trail Area Redevelopment Plan (ARP), amended in 2016, identifies 24 AV NW as a corridor for growth and development including Medium Density Mid-Rise Residential built forms (5-6 storeys). The building is reflective of, and supported by, The City's strategic growth policies, which aim to increase residential and employment densities in close proximity to retail services, community facilities and services, transport and supporting infrastructure

Human-scaled, mid-rise buildings represent a best-practice solution to balancing intensification objectives with sensitive transitions to

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WHAT WE HEARD REPORT SUMMARY (LOC2019-0079 / DP2019-3660)

1/2

## **Applicant's Community Outreach Report**

#### November 20, 2019

adjacent residential streets. Accordingly, no significant changes have been made to the density and/or scale of the proposed development and the current building design.



#### **TRAFFIC CONGESTION & SAFETY**

#### WHAT WE HEARD

Anticipated traffic activity associated with the proposed development and other redevelopments along 24 AV NW was a chief concern among some stakeholders. Conversely, some in support of the development acknowledged the benefit of targeted improvements to improve pedestrian safety, in addition to coordinating with the Banff Trail Area Improvements Project.

#### **TEAM RESPONSE**

A Transportation Impact Assessment (TIA) was prepared by Bunt & Associates Engineering Ltd. and submitted as part of the application. The report concluded the proposed developments would marginally increase overall delays; however, all intersections would continue to operate at an acceptable level of service (LOS) and traffic signals would not be warranted at 24 AV NW after the addition of development traffic. The review of pedestrian infrastructure found that Rectangular Rapid Flashing Beacon (RRFB) controls on 24 AV NW should be added at 23 ST (East) and 22 ST NW. These crossings, along with pedestrian realm improvements (curb extensions, street trees, etc.) are being explored with the City of Calgary Transportation department in coordination with the Banff Trail Area Improvements Project and as part of the application review process.



#### **ARCHITECTURE & DESIGN**

#### WHAT WE HEARD

Some stakeholders expressed dislike for the architectural materials palette, specifically the metal exterior. Others shared their appreciation of the building design.

#### TEAM RESPONSE

We appreciate that not everyone will agree with a particular style of architecture. While architectural style is subjective, good design is not. In the creation of safe, comfortable and interesting places, a principled approach guides the design of a new building. Our development proposal incorporates these best-practice design approaches—demonstrated in its massing relationship to context and orientation to street edges, contribution to the public realm at grade, high-quality long-lasting materials, facade articulation, and animation



## **END-USERS**

#### WHAT WE HEARD

Some stakeholders made assumptions about the potential endusers of the proposed development, stating negative perceptions. A differing opinion was that more housing choice brought greater community benefit, welcoming the potential for a more diverse landscape of future residents.

#### **TEAM RESPONSE**

Census data shows that, today, proportionally fewer households are composed of a 'mom, dad and kids' family and more people are living alone, as part of a couple without children, or as part of a multi-generational family. The changing household composition will affect the demand for different types of housing forms, especially as housing affordability becomes an issue. We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities.



#### **RESTRICTIVE COVENANT 1358GL**

#### WHAT WE HEARD

A restrictive legal caveat is registered on many of the land titles within Capitol Hill and Banff Trail that restricts development to one and two-unit dwellings per parcel. Some stakeholders want to see the caveat enforced, preventing the proposed developments from being realized. Other stakeholders have expressed their desire to see the caveats discharged.

#### TEAM RESPONSE

The restrictive legal caveat, established in 1952, is registered on many of the land titles within Capitol Hill and Banff Trail. The rules of this caveat are now outdated and no longer conform to the long term planning vision of these communities, specifically the statutory policy of the two Area Redevelopment Plans which provide a framework for increased density at locations in proximity of LRT stations, along major streets, on corner sites, and near existing multi-residential development. It is important to note the presence of this caveat does not prevent City Administration or Council from making decisions on planning matters such as land use redesignations or policy amendments.



#### **NEIGHBOURHOOD AMENITY**

#### WHAT WE HEARD

Some stakeholders shared their enthusiasm for new neighbourhood retail and amenities that promote walkability and connectivity. Other stakeholders did not want to see any commercial or retail included in the development proposal.

#### **TEAM RESPONSE**

24 AV NW is particularly well-suited for neighbourhood-focused retail and amenities. As a Collector class road, it is well connected to high quality transit and transportation options and offers the opportunity to sensitively intensify, while maintaining the stability and character of the Low Density Residential areas described in the Banff Trail Area Redevelopment Plan.

Connecting people to local amenities is one of our five project principles, consistent with established community growth that supports neighbourhood vitality. It is also embedded within the goals of Calgary's Municipal Development Plan—complete communities that provide a broad range of housing choices and services and the ability for people to meet their day-to-day needs within their own neighbourhood.

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WHAT WE HEARD REPORT SUMMARY (LOC2019-0079 / DP2019-3660)

## **Banff Trail Community Association Comments**

## **Community Association Feedback Form**

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staffbetter understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will reviewall relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

File Numbers: LOC2019-0079/DP2019-3660 Parcel Address: 2460, 2464, 2468 - 23 ST NW

Name of Planning Representative/s who completed this form: Wayne Howse

Community Association: **Banff Trail** Date returned: **October 22, 2019** 

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility. **Yes** 

Please provide your perspective and respond to the following questions

The Banff Trail Community Association provides the comments below based on a collation of community resident input as provided by email correspondence, or through direct engagement at recent community information sharing and engagement events.

- 1. What are the strengths and challenges of the proposed development?
- Through articulation and the use of material differentiation the proposed attempts to minimize
  massing and related impacts, while presenting visual interest and establishing a distinction
  between the residential and commercial elements.
- The at-grade articulation along both street front elevations maintains visual interestand provides for pedestrian use.
- There are several concerns of note related to the scale and density of the proposed. These
  include:
  - O Increased local traffic congestion and parking concerns the TOD stall credit notwithstanding, it was reiterated that the provided parking allotment ratios would be insufficient relative to both residential and commercial uses. Moreover, it has been postulated by some that commercial / retail viability at this location would entail a net influx of traffic further exacerbating the matter. These concerns are informed by area residents direct evidence and experience with the parking and congestion impacts of recent area developments which although significantly more modest in scale than the

1

CPC2019-1509 - Attach 9 ISC: UNRESTRICTED

## **Banff Trail Community Association Comments**

- proposed allowed for the same policy based influences and credit and allotment schemes which have not played out in the reality of material effect.
- o Related concerns about the crosswalk at the intersection of 24th Avenue 23th Street (near the laneway between 22A & 23 Street) include the difficulty of navigating this busy intersection both as a driver and as a pedestrian. The concern is that the increased density and use at this intersection through the influence of both the proposed and the other current application directly across 23th Street will only degrade this situation further.
- Additionally, the "Lane Activating Retail" component of this application, with associated at-grade laneway parking, and access and egress to parkade, further compound the matter and the related congestion and safety concerns from the increased use at this location.
- o The provided Transportation Impact Study while considering the proposed along with all other current applications along 24h Avenue does not consider or model the predicted cumulative effect of the proposed within the fully realized context of either how the applicant envisions redevelopment will proceed throughout the community, nor that which the Banff Trail ARP also identifies as a goal. This should be rectified and provided to the community.
- Concerns of increased noise as an associated compound by-product of increases in density, traffic, and commercial use were raised.
- o The policy goals of the ARP notwithstanding it was consistently noted that the proposed is significantly out of context and inconsistent with the surrounding pattern of development. Of note is the application for amendment to the ARP to allow for commercial development at this location.
- Concerns were also shared about the height of the proposed with the resulting overlooking / onlooking / privacy concerns for adjacent residents.
- Additionally, the material affects of the proposed (in its overall scale and the commercial / retail aspects) on adjacent properties and residents, including the potential loss of enjoyment of use or privacy by adjacent residents, as well as loss of value - either through resale or redevelopment potential of the impacted properties – were noted concerns.
- Community members cited the loss of viable permeable surfaces for localized runoff
  management associated with this application. The result here is that local run-off from the
  proposed will potentially be re-directed into the stormwater system having downstream
  ecological impacts by increasing deleterious environmental influence on the river systems.
- Also noted with this application is the absence of Leadership in Energy and Environmental
  Design or similar such Green Build environmental standards, use of materials etc. and
  renewables integration. It was further suggested that such applications include such standards
  and practices as a matter of course or bylaw expectation, employing the most advanced
  technology and innovative design standards available, in particular in relation to the opportunity

2

## **Banff Trail Community Association Comments**

- presented by such community redevelopment scenarios, both to the benefit of the local community and the greater public good.
- Concerns and conjectures were raised that term tenancy needs of the University are being
  downloaded on the community with the contention that such residency needs are better
  addressed through on-campus and not with off-campus schemes which do not align with the
  spirit and intent of either the ARP or the residential nature of the community.
- 2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

Community feedback here includes:

- Better integration and harmonization with surrounding context and pattern of development through design amendments and improvements including changes scale and massing resulting in a more discreet and less-conspicuous multiplex design that still achieve the ARP policy goals of modest increase in density and diverse housing options.
- Consider the removal of commercial / retail component and the associated policy amendments of the application.
- Reconsider the "Lane Activating Retail" component. In particular, the at-gradelaneway
  parking component.
- Install improved infrastructure on 24th Avenue to help mitigate traffic and pedestrian concerns.
- Increase available onsite parking.
- 3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
  - a. The use (if identified not applicable for single-detached houses, semi-detached dwellings or duplexes):
  - b. The site design:
  - c. The building design:

Questions 3a, 3b, and 3c have been addressed above with answers provided for Questions 1 and 2.

 ${\bf 4.\ Please\ provide\ any\ additional\ comments\ or\ concerns\ regarding\ the\ proposed\ development:}$ 

Community comments included legal considerations and influences of the Restrictive Covenant for this application at this location. Respecting the City's more recent amendment to the ARP acknowledging the misalignment of the ARP policy with the Covenant, for area residents the noted concern was that any advancement of City Land Use policy in direct contravention of an enforceable legal contractual instrument backed by civil case law has the appearance of misdirection potentially placing redevelopment applicants in a double bind resulting in wasted effort and cost. Further to this we note the corollary advanced by some residents that the policy goals of the ARP for modest increase indensity can be achieved differently than the proposed at this location, while the specific goals of this application can be realized elsewhere.

3

CPC2019-1509 - Attach 9 ISC: UNRESTRICTED



CPC2019-1509 ATTACHMENT 10

### BYLAW NUMBER 22D2020

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0079/CPC2019-1509)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

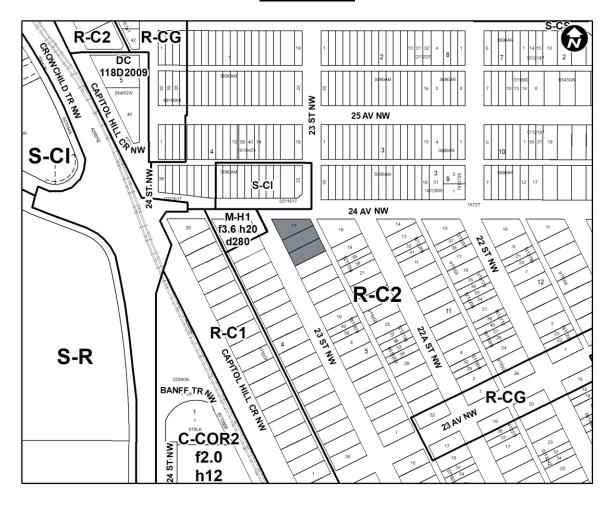
  CITY CLERK

SIGNED ON \_\_\_\_\_



## AMENDMENT LOC2019-0079/CPC2019-1509 BYLAW NUMBER 22D2020

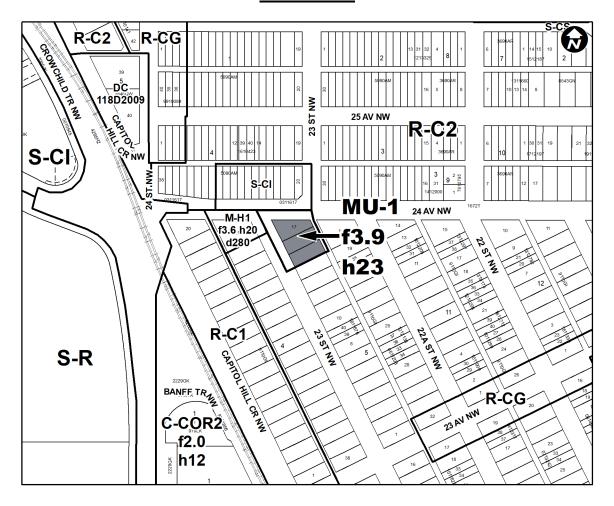
## **SCHEDULE A**





## AMENDMENT LOC2019-0079/CPC2019-1509 BYLAW NUMBER 22D2020

### **SCHEDULE B**



## **Calgary Planning Commission Member Comments**



For CPC2019-1509 / LOC2019-0079 heard at Calgary Planning Commission Meeting 2019 December 19



Member	Reasons for Decision or Comments
Commissioner Juan	<ul> <li>Reasons for Approval</li> <li>I support these applications as they are strong and exciting pieces of work in a street improvement area.</li> <li>We hear the term "spot zoning" a lot, which isn't particularly useful.</li> <li>Seeing the 3 applications at once is a rebuttal to that argument as it brings a comprehensive approach to planning.</li> </ul>
Commissioner Gedye	<ul> <li>Project, while larger than others along 24 Ave NW at 6 storeys, the massing and density are appropriate given the site's proximity to Crowchild and higher density allowed in base ARP.</li> </ul>

Item 7.2.2 LOC2019-0080	Item 7.2.3 LOC2019-0081	Item 7.2.4 LOC2019-0079
<ul> <li>ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	<ul> <li>1. ARP Amendment</li> <li>Stay in Medium Density Low-Rise</li> <li>Add mixed-use development</li> <li>Increase height 12m to 16m</li> </ul>	ARP Amendment     Stay in Medium Density Mid-Rise     Add mixed-use development     Increase height from 20m to 23m
2. Land Use Amendment - TOD development 10-minute walk - From R-C2 & R-CG - To MU-1 f2.9 h15.5	<ul> <li>2. Land Use Amendment</li> <li>TOD development 10-minute walk</li> <li>From R-C2</li> <li>To MU-1 f2.9 h16</li> </ul>	2. Land Use Amendment - TOD development 5-minute walk - From R-C2 - To MU-1 f3.9 h23
<ul> <li>3. Development Permit</li> <li>- Mixed-use development</li> <li>- 4 storey building</li> <li>- 2 commercial units (7% of FAR)</li> </ul>	<ul> <li>3. Development Permit</li> <li>Mixed-use development</li> <li>4 storey building</li> <li>4 commercial units (7% of FAR)</li> </ul>	3. Development Permit  - Mixed-use development  - 6 story building  - 3 commercial units (7% of FAR)
<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>5 letters of support</li> <li>6 letters in opposition</li> <li>CA general support (previous)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>6 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>	<ul> <li>4. Community Outreach</li> <li>2 combined open houses / websites</li> <li>3 letters of support</li> <li>6 letters in opposition</li> <li>CA general opposition (new)</li> </ul>
5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements - Triangular park/garden/open space	5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements	5. 24 Avenue NW Improvements - Signal improvements - Street Trees - Public Realm Improvements
6. Restrictive Covenant - Not applicable	6. Restrictive Covenant - 2103 – no - 2107 – yes	6. Restrictive Covenant - 2460 – yes - 2464 – yes - 2468 – yes

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER

DEC 19 2019 #7.22 #7.23, #7.2.4 ITEM: CACCO 9-185/1507, 1508, 1509 Corporate Record

CITY CLERK'S DEPARTMENT

January 14, 2020

To City of Calgary Councillors and the Mayor,

I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

As a long term resident and home owner in Banff Trail, I am concerned about the impacts of medium density development in our community, however I believe the advantages of this project outweigh the disadvantages. Here are my comments:

- Without medium density development is areas set out by the ARP, the housing stock along 24<sup>th</sup> Ave and Capitol Hill Crescent are likely to continue decaying for a long time.
- According to the 2018 census, 65% of dwellings in Banff Trail are not owner occupied. Concerns of becoming a rental district don't seem relevant.
- Our community could benefit greatly from commercial business on the main floor.
- 24<sup>th</sup> Avenue (at this location) is currently not pedestrian friendly. This type of building is proven to improve the pedestrian experience. The building height and proximity to 24<sup>th</sup> Avenue will provide a measure of traffic calming.
- Our community has one recently built, 6 storey medium density building on the NW corner of 24<sup>th</sup> Avenue and Crowchild trail. Although this project was opposed by some residence, the concerns where not realized. The number of units did not lead to any parking issues. It was also discovered that the building provide a sound barrier to many of the residence in the east.

Thank you,

Rob Hirsch

2227 Halifax Cr NW, Calgary AB T2M 4E1

January 8, 2020

Re: Developments in Banff Trail 2460, 2464 and 2468 – 23 Street NW, LOC2019-0079, CPC2019-1509 2022 and 2026 – 24 Avenue NW, LOC2019-0080, CPC2019-1507 2103 and 2107 – 24 Avenue NW, LOC2019-0081, CPC2019-1508

My name is Shawna Curry, my husband Jason and I live at 2436 26 Avenue NW. We are in support of increased densification of Banff Trail as our community will significantly benefit from this positive change. Much of the housing stock in Banff Trail is nearing the end of its useable life and needs to be torn down or significantly renovated. The increase in density will increase the number of people actively using the community, providing for safer streets, increases in active transportation, higher transit usage and an increase in a sense of community as residents connect with their neighbours more often. As houses are replaced, more permanent residents move in, reducing the transient nature of illegal rental units that are prevalent in Banff Trail.

We moved into Banff Trail in 2011, to be closer to amenities and active transportation routes. Due to the proximity to three train stations, we walk or cycle daily and went down to a single vehicle until Car2Go pulled out. We plan to be a single car family again. Our friends in Banff Trail have also reduced their need for additional vehicles. I anticipate similar factors would exist for the future residents of Banff Trail.

After sitting on the Banff Trail Planning and Development Committee for over 5 years, parking is a concern frequently raised by residents. These issues are most frequently brought up by residents who live in single-family bungalows. There is ample parking in Banff Trail with few parking restrictions and permits available for residents in controlled areas. We live 100m from the Kaleidoscope building, a six story mixed residential, commercial, and office use building at 2520 Capitol Hill Crescent; the intersection of 24<sup>th</sup> Avenue and Crowchild Trail. We have no spillover from the residents. Kaleidoscope is unable to fill their parking lot, a factor that I anticipate would be common with future developments.

Increased density helps to support the infrastructure for safer corridors for active transportation. I see more people walking and biking since Kaleidoscope has been built. More eyes on the street increases community awareness and decreases safety issues. Active transportation improves our personal health and the health of our communities. The more people walk and bike the more we lower health care costs as we decrease the incidence of chronic diseases.

Approximately 98% of collisions on regional roads are between gas-powered vehicles. Creating roads for alternative forms of transportation means less traffic accidents. An increase in cycling and walking has the outcome of fewer vehicles on the road. Streets where more people walk, and bike have been shown to reduce local crime rates. Active transportation has other environmental benefits including cutting down on greenhouse gas emissions, air pollutants and

global climate change. It reduces noise pollution and congestion and reduces the need for new parking lots and roadways.

Allowing Banff Trail to increase their density would support active transportation corridors while increasing the health of our populations. As loneliness is quickly becoming a global epidemic, active transportation supports increased contact with neighbours and community, improving mental health outcomes and creates social bonds.

It is for these reasons that we support this project and the increase of density in Banff Trail.

Shawna Curry 2436 26 Avenue NW Calgary, Alberta T2M2G9

## **January 18, 2020**

Land Use Redesignations - Bylaw 20D2020, 21D2020, and 22D2020 Amendments to the Banff Trail Area Redevelopment Plan - Bylaw 5P2020, 6P2020, and 7P2020

My name is Gareth Spicer, my wife Heather and children James, Carys, and David live at 5 Creston Crescent NW. We moved into the neighbourhood of Banff Trail in 2008.

Banff Trial has undergone significant contextual changes since its initial development in the middle of the last century. Although many of the original resident cohort has been replaced by families such as ours, this replacement has not been at a rate to maintain the rate of attrition. Like many areas in Calgary of similar age and demographic, this has led to a decreasing population and related decrease in overall community health. Over the same period, additional development in proximity to Banff Trail including the University of Calgary and related sports training facilities, the light railway transit line, and additional suburban development have greatly altered the urban context from which Banff Trail was originally conceived. The proposed developments related to the land use and redevelopment plan amendments reference above are in alignment with the contemporary urban context of the area and represent an opportunity to mitigate demographic issues by contributing to the long term health and stability of Banff Trail.

It is for these reasons that I support the proposed land use redesignations listed under Bylaw 20D2020, 21D2020, and 22D2020 and related amendments to the Banff Trail Area Redevelopment Plan listed under Bylaw 6P2020, 7P2020, and 8P2020

Located at the intersection of 24<sup>th</sup> Avenue NW and Crowchild Trail, a similar project as those represented by the amendments listed above, at 2520 Capitol Hill Crescent (Kaleidoscope) includes similar features, including; 4-6 stories, underground parking, landscaped public space, and a mixed use commercial/office ground floor. Despite widespread trepidation from many local residents at the time, this mixed use multi-story development has enjoyed great success. This development provides an important safe, well maintained, and serviced residential option for many people at a stage in life not currently in alignment with home ownership. Particularly at the scale and economic commitment currently required in Banff Trail.

This resident population helps to support the tenant coffee shop (currently a Higher Ground bistro) at this location; which includes an outdoor patio. This commercial space is well used and has developed into a valued meeting and social opportunity for community residents in addition to those occupying the Kaleidoscope development. I live approximately 100 metres north of this development and have not experienced any related parking or noise issues and can confirm the grounds and structure have been well maintained since its construction in 2012. I anticipate the subject projects represented by the above amendments will enjoy a similar level of success.

As was the case with the Kaleidoscope project, the proposed development at the northeast corner of 24 Avenue and Exshaw Road NW (Bylaw 20D2020 and 5P2020)

includes landscaped public space facing Exshaw Road toward the northwest portion of this irregular lot. The component included in this proposed development is an innovative design solution to the space created by the transition of Exshaw Road from 20 Street NW creating a public gathering space and park amenity for the community. In combination with the at grade commercial space also planned at this location, I anticipate a positive public/private dynamic will develop similar to the Kaleidoscope example.

Unlike the residential development from which the community of Banff Trail was initially built upon, or the contemporary expression of this building form (new single family, duplex, side by side) seen in recent years, mixed use multi-story developments, like those currently proposed under the above amendments, represent a scale of investment which allows for a more creative approach to building form, a complementary and diverse resident population, and the development of a more dynamic public realm. This investment is manifest in not only the planned architecture elements (building form/public park space) but also the public/private interaction provided by the commercial potential they provide (bistro, coffee shop, etc.).

Contemporary developments offering greater density, uses, and a broader resident demographic such as those currently proposed and represented by the above listed amendments (as exemplified by the existing Kaleidoscope development) are consistent with the contemporary urban reality of the neighbourhood and will provide an important part of a strong foundation in support of Banff Trail's future health and viability. It is in light of this discussion, that I support these proposed developments and urge Mayor and Council to approve the proposed land use redesignations and related amendments to the Banff Trail Area Redevelopment Plan

With best wishes,

Gareth Spicer

 From:
 Rick Schulze

 To:
 Public Submissions

 Cc:
 ben@civicworks.ca

**Subject:** [EXT] RE: February 3 Public Hearing: LOC2019-0079, LOC2019-0080, LOC2019-0081

**Date:** Monday, January 20, 2020 4:22:38 PM

#### To City of Calgary Councillors and the Mayor,

## I am writing in support of Banff Trail Applications LOC2019-0079, LOC2019-0080, LOC2019-0081.

The vast majority of housing stock in Banff Trail was built in the '50s to serve the growing working population of northwest Calgary. Much of this housing stock is reaching the end of its lifecycle. Replacing it with higher density housing benefits the City by taking advantage of existing infrastructure; and the community by providing more variety for people wanting to live near schools and large employment centres.

Increasing density in Banff Trail has several easily recognized benefits:

- increased tax base
- more eyes on the street
- increased demand for local services

Using existing inner city infrastructure helps the community and the city by:

- not requiring new roads
- lowering the per person cost for maintenance

Providing more variety of residences benefits the community and the city by:

- broadening the range of people residing in the community increases the cultural and economic diversity
- increases the demand for public spaces and amenities
- encourages alternate modes of transportation by reducing the number of parking spots per residence over all

I support the 2 applications listed above.

Thank you, Rick Schulze 1925 22 Ave NW T2M 1R8 From: donotreply@calgary.ca
To: Public Submissions

**Subject:** 2460 23 ST NW - LOC2019-0079 - Comment from Development Map

**Date:** Sunday, January 26, 2020 9:11:29 PM

Application: LOC2019-0079

Submitted by: Janice Holloway

**Contact Information** 

Address: 2451 - 22 A St. NW

Phone: 4034045250

Email: janiceholloway1@gmail.com

#### Feedback:

My husband and I agree in principle, with the City's direction to densify the inner city, especially near transportation routes. We have lived in the Banff Trail community for more than 6 years and have come to appreciate that it is a vibrant community served by elementary and junior high schools. A structure up to 4 storeys seems appropriate and would not change the nature of the community to a great extent. It is difficult to predict the nature and the impact of a six storey building alongside single residences. We are concerned about increased traffic and parking problems that would arise, not to mention increased risk to pedestrians, many of whom are elderly or very young along residential streets. If the building was removed from the neighborhood such as that of the Higher Ground building on the north side of 24th Ave., it would be much more desirable for all concerned. A structure with over 90 units makes us question the wisdom of this development in the proposed location. Another 4 storey structure such as the others proposed would certainly be more appropriate.

Thank you for your consideration of these concerns.

Item # 8.1.10

CPC2019-1517

ISC: UNRESTRICTED

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

Land Use Amendment in Foothills Industrial (Ward 9) at 5210 – 76 Avenue SE, LOC2019-0059

#### **EXECUTIVE SUMMARY**

This land use amendment application was submitted by Formed Alliance Architecture Studio on 2019 April 30 on behalf of the land owner, 2065550 Alberta Ltd (Eagle Crest Construction). This application proposes to change the designation of this property from Industrial – Commercial (I-C) District to DC Direct Control based on the Industrial – Commercial (I-C) District to allow for the additional use of Cannabis Facility.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the Southeast Industrial Area Structure Plan.

There is not an active development permit on this site.

#### ADMINISTRATION RECOMMENDATION:

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

- **ADOPT**, by bylaw, the proposed redesignation of 0.66 hectares ± (1.63 acres ±) located 1. at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) from Industrial - Commercial (I-C) District to DC Direct Control District to accommodate the additional use of a Cannabis Facility, with guidelines (Attachment 1); and
- 2. Give three readings to the proposed bylaw.

#### **RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2019 DECEMBER 19:**

That Council hold a Public Hearing; and

- 1. Adopt, by bylaw, the proposed redesignation of 0.66 hectares ± (1.63 acres ±) located at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) from Industrial – Commercial (I-C) District to DC Direct Control District to accommodate the additional use of a Cannabis Facility, with guidelines (Attachment 1); and
- 2. Give three readings to Proposed Bylaw 26D2020.

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

#### **BACKGROUND**

This application was submitted by Formed Alliance Architecture Studio on 2019 April 30 on behalf of the land owner, 2065550 Alberta Ltd (Eagle Crest Construction). The application was submitted as a result of a development permit (DP2017-4619) which proposed a Cannabis

Approval(s): K. Froese concurs with this report. Author: B. Bevill

City Clerks: A. Pendola

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

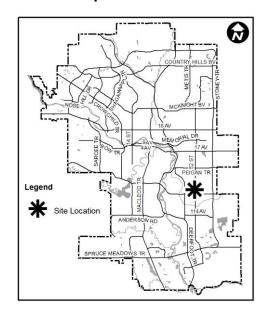
Facility within a new commercial development as referenced in the attached Applicant Submission (Attachment 2).

**ISC: UNRESTRICTED** 

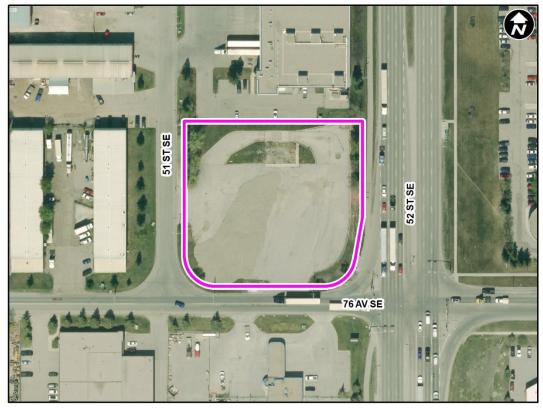
Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

## **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059



#### **Site Context**

The subject site is currently vacant and located within the Foothills Industrial Area, fronting onto 52 Street SE and 76 Avenue SE. The parcel is approximately 6,600 square metres in area with dimensions of approximately 85 metres by 80 metres.

Surrounding developments are a mix of industrial commercial uses with the majority light industrial uses. The Glenmore Trail SE interchange with 52 Street SE is located approximately 600 metres to the south of the subject site.

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

The requirement for a land use application was determined at the development permit stage where the applicant indicated their desire to develop a Cannabis Facility as part of their proposed industrial commercial development. The decision was made to make an application for a Direct Control District based on the I-C District for the reasons discussed in the strategic alignment sections of this report.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

#### **Planning Consideration**

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

#### Land Use

The existing I-C District allows for a wide range of light industrial uses. The I-C District also allows small scale commercial uses that are compatible with light industrial uses. The I-C District is typically intended to provide for service commercial uses at key locations along major roadways on the edges of industrial areas.

The proposed district is a DC Direct Control District based on the I-C District. The proposed DC is intended to allow for the existing industrial commercial uses with the additional use of Cannabis Facility. Cannabis Facility was not added to the I-C District as a permitted or discretionary use at the time of legalization of cannabis use within Canada, and therefore changes to the land use bylaw were undertaken, in part because the I-C District is generally used as a transition from industrial uses to commercial or residential uses. A Cannabis Facility was not seen as an appropriate transition use in this regard. This specific site is appropriate for a Cannabis Facility as it is not directly adjacent to residential or commercial districts and does not act as a transition to other non-compatible uses.

### **Development and Site Design**

Development permit DP2017-4619 which has already been approved proposes building frontages along the street with parking located internally away from the street. High quality materials and façade treatments have been incorporated into the design to ensure an attractive commercial node within a largely employment focused area.

This land use redesignation was submitted as a result of a development permit (DP2017-4619) which proposed a General Industrial – Light use that could transition to a Cannabis Facility if this land use application is approved.

#### **Environmental**

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

#### **Transportation**

Vehicular accesses to the subject site is available from 51 Street SE. A bus stop is located directly adjacent to the site at the corner of 76 Avenue SE and 51 Street SE for the Route 23, and another transit stop for the Routes 23, 176 and 409 is located approximately 160 metres away on 52 Street SE. Route 23 connects Saddletown Station and Mckenzietowne Station.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

Future plans for BRT along this route are planned but unfunded at this time. A Transportation Impact Assessment and parking study was not required as part of this land use amendment.

#### **Utilities and Servicing**

The site has been approved to be developed and serviced with water, sanitary, and storm service connections from 76 Avenue SE, under DP2017-4619. There is adequate capacity available to support the proposal.

#### 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.

Administration received no letters of concern or support from nearby residents and businesses at the time of writing this report.

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

#### **Strategic Alignment**

#### South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the <u>South Saskatchewan Regional Plan</u> (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 <u>Interim Growth Plan</u>. The proposed policy and land use amendment builds on the principles of the <u>Interim Growth Plan</u> by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

## Municipal Development Plan (Statutory – 2009)

The site is located within an area in the <u>Municipal Development Plan</u> (MDP) identified as an Industrial – Employee Intensive area (<u>MDP Map 1: Urban Structure</u>). These areas are intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network located along 52 Street SE.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

MDP land use policies identify that a minimum intensity threshold of 100 jobs per gross developable hectare should be achieved in these areas with predominantly industrial uses. Other uses that support the industrial function of these areas with specific rules for the amount of support uses should be determined as part of the policy planning process and land use application process.

In recognition of these MDP job intensity policies, the proposed additional use of Cannabis Facility will increase the flexibility of available uses, increase the available potential jobs in the area, and therefore contribute to the MDP targets for jobs within employee intensive areas.

#### Southeast Industrial Area Structure Plan (Statutory – 1996)

The site is within the <u>Southeast Industrial Area Structure Plan</u> (ASP) identified as an 'Existing I-2 General Light Industrial District' (Map 2 - Land use and Transportation Plan, p.5). The ASP identifies that the purpose of the general light industrial area is to allow for a range of light industrial and associated uses that are compatible with each other and that do not adversely affect surrounding non-industrial uses. In this regard, high quality light industrial uses are intended to be provided within the plan area, particularly along the major roadways.

The ASP also recognizes capacity to allow for select uses other than only general light industrial uses so long as they are compatible with the overall intent of the light industrial area. The ASP recognizes that major retail commercial facilities often create impacts on industrial areas in terms of land use compatibility, pedestrian movements, vehicular traffic congestion and road capacity. As such, The City has employed various land use and policy strategies to ensure that commercial development of an intensity not appropriate to industrial areas is limited. However, all forms of commercial development are not necessarily inappropriate, and the ASP recognizes the need for commercial development in the Southeast Industrial Area, particularly to support the needs of the industrial employees.

The proposed DC Direct Control District based on the I-C District with the additional use of Cannabis Facility is an appropriate and compatible district for the site that is in keeping with the ASP's policy objectives.

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

The proposal will allow for additional employment intensity adjacent to a primary transit network which will facilitate a more compact urban form, making efficient use of land and existing infrastructure. The proposed land use also encourages economic diversity within the City of Calgary through the industrial production of cannabis products.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Foothills Industrial (Ward 9) at 5210 - 76 Avenue SE, LOC2019-0059

#### **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 goals and policies of the *Municipal Development Plan* as well as the *Southeast Industrial Area Structure Plan*. It serves to accommodate future development for the existing range of industrial commercial uses with the additional use of Cannabis Facility. This additional use is considered compatible with the existing adjacent uses as well as the existing uses within the Industrial – Commercial (I-C) District.

### ATTACHMENT(S)

- 1. Proposed Bylaw 26D2020
- 2. Applicant's Submission



CPC2019-1517 ATTACHMENT 1

### **BYLAW NUMBER 26D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0059/CPC2019-1517)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

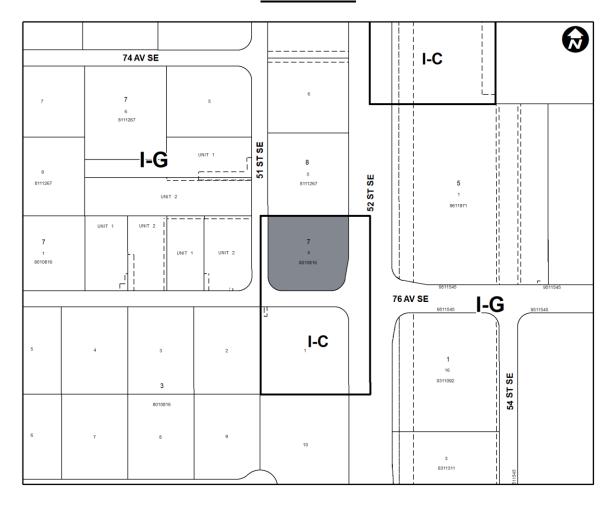
  CITY CLERK

SIGNED ON



## AMENDMENT LOC2019-0059/CPC2019-1517 BYLAW NUMBER 26D2020

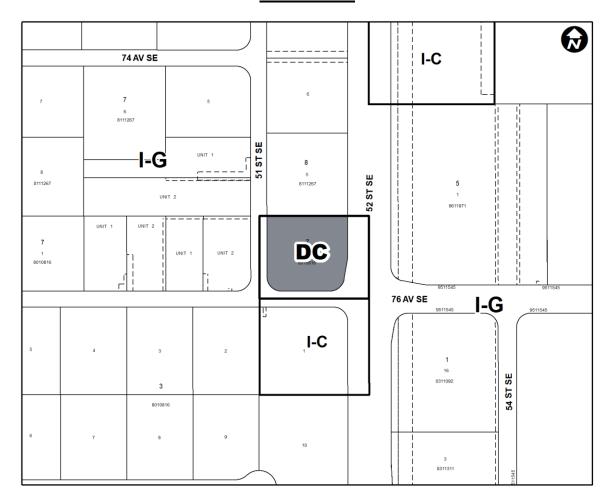
## **SCHEDULE A**





## AMENDMENT LOC2019-0059/CPC2019-1517 BYLAW NUMBER 26D2020

### **SCHEDULE B**



#### **DIRECT CONTROL DISTRICT**

## **Purpose**

1 This Direct Control District Bylaw is intended to allow for the additional use of cannabis 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

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**

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



## AMENDMENT LOC2019-0059/CPC2019-1517 BYLAW NUMBER 26D2020

## **Discretionary Uses**

- 5 The *discretionary uses* of the Industrial Commercial (I-C) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:
  - (a) Cannabis Facility.

## Bylaw 1P2007 District Rules

The rules of Industrial – Commercial (I-C) District of Bylaw 1P2007 apply to this Direct Control District.

## **Applicant's Submission**

30 April 2019

#### FORMED ALLIANCE ARCHITECTURE STUDIO

303 -1812 4<sup>th</sup> Street SW P: 403-214-7595 www.faasarch.com

### APPLICANT STATEMENT - 52ND STREET SE COMMERCIAL

Date: 2019-02-13

Municipal Address: 5210 76 Avenue SE Legal Description: Lot 4; Block 7; Plan 801 0816

Parcel Area: 0.66 ha (1.63 ac)

The proposed Land Use Re-designation from *Industrial Commercial (I-C) District* to an *Industrial Commercial (I-C)* based Direct Control District is to preserve the existing character of the parcel while allowing for the inclusion of the discretionary use *Cannabis Facility*, which is Light Industrial in nature and provides employment generation for the area.

The previously approved uses contained within the subject parcel lend themselves to the character of an Industrial Commercial (I-C) District, which is described as "small scale commercial uses that are compatible with and complement light industrial uses".

Use	Gross Area (SQ M.)	% Of Total Area	
General Industrial – Light	450.5	18.9%	
Retail & Customer Service	1419.5	59.4%	
Liquor Store	306	12.8%	
Restaurant: Food Service Only – Small	212.5	8.9%	

Cannabis Facility, defined in the Land Use Bylaw as "a use where cannabis is grown, processed, packaged, tested, destroyed or stored", is a discretionary use within an Industrial General (I-G) land use district. Several rules are outlined specific to this use:

- A cannabis growing, processing, packaging, testing, destruction or storage license must be issued by Health Canada
- Equipment designed and intended to remove odours from the air where it is discharged from the facility as part
  of a ventilation system must be included.
- The development must not be within 75.0 metres of a residential district.
- The development authority may require a Public Utility and Waste Management plan completed by a qualified professional.

Cannabis Facility can be compared with General Industrial - Light, a similar use permitted within an Industrial Commercial (I-C) District and a use previously approved within the subject parcel. General Industrial – Light is defined as a use "where any of the following uses may occur... the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, beverages, products or equipment..." Parking Requirements for General Industrial – Light, the use for which the subject site has been designed, are the same as those defined for Cannabis Facility.

It is proposed that the inclusion of Cannabis Facility as a discretionary use for this site is consistent with both the character of permitted uses within an Industrial Commercial (I-C) District and the City of Calgary's vision and goals outlined within Municipal Development Plan, where the retention of a broad range of industrial uses with uses that support the industrial function of the area and cater to the day-to-day needs of area businesses and their employees is strongly encouraged.

If you have any questions or concerns pertaining to the items above, please do not hesitate to contact me.

Thank you,
MICHAEL FARRAR
AAA MRAIC LEED.AP
Michael@faasarch.com
403 629 7589

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### **EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Urban Systems on 2019 February 12 on behalf of the landowner Domain Apartments Limited. This application proposes to change the designation from Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District and Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – Medium Profile (M-2f2.5) District, Mixed Use - General (MU-1f2.5h25d130) District and Mixed Use – Active Frontage (MU-2f2.5h25d130) District to accommodate multi-residential and mixed-use development. The proposed redesignation will allow for:

- approximately 575 dwelling units (an increase from the current maximum of approximately 280 dwelling units);
- approximately 1.65 hectares (4.08 acres) of M-2 Multi-Residential Medium Profile development, with a floor area ratio (FAR) of 2.5, a maximum building height of 16.0 metres (an increase from the current maximum of 14.0 metres) and a minimum density of 60 units per hectare with no maximum (an increase from the current minimum of 50 and maximum of 148 units per hectare);
- approximately 3.28 hectares (8.11 acres) of mixed-use development with a FAR of 2.5 (an increase from the current maximum of 1 FAR for C-C1), a maximum building height of 25.0 metres (an increase from the current maximum of 10.0 metres for C-C1 and 11.0 metres for R-2M) and a maximum density of 130 units per hectare (an increase from the current maximum of 50 units per hectare for R-2M); and
- the uses listed in the M-2, MU-1, and MU-2 Districts.

This proposal aligns with the *Southwest Community "A" and Employment Centre Mixed-Use Area Structure Plan (ASP)* that envisions the lands as a Neighbourhood Node and is located approximately 800 metres to the future LRT station. This application also complies with the applicable policies of the Municipal Development Plan (MDP).

No development permit has been submitted at this time.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### ADMINISTRATION RECOMMENDATION:

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

- 1. **ADOPT**, by bylaw, the proposed redesignation of 4.93 hectares ± (12.18 acres ±) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential Low Profile (M-1) District, Commercial Community 1 (C-C1) District and Residential Low Density Multiple Dwelling (R-2M) District **to** Multi-Residential Medium Profile (M-2f2.5) District, Mixed Use General (MU-1f2.5h25d130) District and Mixed Use Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and
- 2. Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council hold a Public Hearing; and

- 1. Adopt by bylaw, the proposed redesignation of 4.93 hectares ± (12.18 acres ±) located at 18440 and 18550 Sheriff King Street SE (Portion of Plan 1910138, Block 3; Portion of Plan 7410507, Block 4) from Multi-Residential Low Profile (M-1) District, Commercial Community 1 (C-C1) District and Residential Low Density Multiple Dwelling (R-2M) District to Multi-Residential Medium Profile (M-2f2.5) District, Mixed Use General (MU-1f2.5h25d130) District and Mixed Use Active Frontage (MU-2f2.5h25d130) District to accommodate Multi-Residential Development and mixed-use development; and
- 2. Give three readings to **Proposed Bylaw 23D2020.**

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

#### **BACKGROUND**

This land use redesignation application was submitted by Urban Systems on 2019 February 12 on behalf of the landowner Domain Apartments Limited (Attachment 1). No development permit has been submitted at this time, however, the applicant has submitted a concept plan through a separate pre-application process.

On 2015 July 30, Calgary Planning Commission approved the original Outline Plan (LOC2008-0129, Attachment 2), followed by land use approval by Council on 2015 September 14. That approval shifted the Neighbourhood Node west of the original 2004 ASP Land Use Conceptmap 2.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

For reference, on 2016 June 30, Calgary Planning Commission approved the Silverton Station Outline Plan (LOC2015-0118, Attachment 3). Silverton Station is directly south of the subject lands.

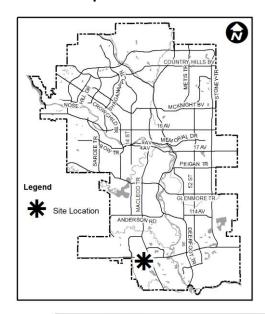
On 2019 July 24, Administration approved the subdivision application (SB2018-0305) which includes portions of the subject lands. At the writing of this report, the subdivision application is pending registration.

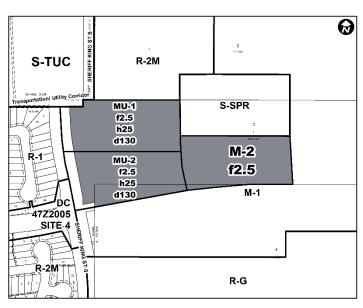
**ISC: UNRESTRICTED** 

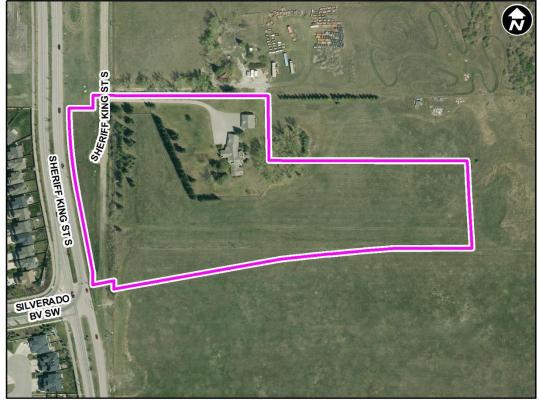
Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

## **Location Maps**







ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019



#### **Site Context**

The subject lands are located in the community of Silverado in the southwest quadrant of the city. The subject lands were part of an approved outline plan under LOC2008-0129 (Attachment 2). The lands subject to this application comprise an area of approximately 4.93 hectares (12.18 acres). The application proposes to change the designations of the undeveloped land, which currently allows for Low Density Multiple Dwelling, Multi-Residential and commercial development to accommodate medium profile Multi-Residential and Mixed Use development consisting of both commercial and residential uses. This land use redesignation aligns closely with the *Municipal Development Plan (MDP)* goals of having greater housing choice and supporting intensification. The proposed redesignation also aligns with the ASP's vision for the site of a Neighbourhood Node of local commercial, a concentration of housing and transit stops.

The parcels are bound by Sherriff King Street S to the west and the future Silverton Boulevard SE to the south. The adjacent parcel to the north of the subject site is designated as Residential - Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. Adjacent to the east of the subject site is designated as Multi-Residential – Low Profile (M-1) District.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

Adjacent to the south of the site is vacant land and designated as Multi-Residential – Low Profile (M-1) District. These lands are included in the Silverton Station land use and outline plan (approved by CPC and Council in 2016) which encompasses approximately 37.47 hectares (92.59 acres) of land (Attachment 3).

The subject lands are mainly low rolling open prairie which have no significant features and have been cultivated for agricultural use. There are existing country residential structures on the lands.

As identified in *Figure 1*, the community of Silverado's peak population is 7,400 residents in 2018.

Figure 1: Community Peak Population

Silverado				
Peak Population Year	2018			
Peak Population	7400			
2018 Current Population	7400			
Difference in Population (Number)	0			
Difference in Population (Percent)	0%			

Additional demographic and socio-economic information may be obtained online through the <u>Silverado</u> community profile.

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

This proposed land use amendment will allow for multi-residential and mixed-use development, an increase to residential densities to the community and will provide more housing diversity in the area. Specifically, this application implements the *Municipal Development Plan* policies for building complete communities, supporting intensification and greater housing and employment choice all of which is also in compliance with the *Southwest Community "A" ASP*.

The proposed land use area is large enough to provide flexible options within a future site design, allow for break-up of building massing, while improving interfaces with public streets and pathways.

#### **Planning Considerations**

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

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### Land Use

The existing land uses allows for community commercial on the west, low density multiresidential (ie. rowhouse and townhouse) on the north and low profile multi-residential development on the east of the subject site.

This land use amendment application proposes to redesignate the subject lands to accommodate medium profile multi-residential development and mixed-use development consisting of both commercial and residential uses, as follows:

- 1.65 hectares (4.08 acres) of the site from Multi-Residential Low Profile development (M-1) to Multi-Residential – Medium Profile development (M-2), with a floor area ratio of 2.5, a maximum building height of 16.0 metres and a minimum density of 60 units per hectare;
- 1.25 hectares (3.09 acres) of the site from Residential Low Density Multiple Dwelling (R-2M) District and 0.42 hectares (1.04 acres) Commercial - Community 1 (C-C1) District to Mixed Use - General (MU-1f2.5h25d130) District, with a floor area ratio of 2.5, a maximum building height of 25.0 metres and a maximum density of 130 units per hectare; and
- 1.61 hectares (3.98 acres) of the site from Commercial Community 1 (C-C1) District to Mixed Use – Active Frontage (MU-2f2.5h25d130) District, with a floor area ratio of 2.5, a maximum building height of 25.0 metres and a maximum density of 130 units per hectare.

#### Density

The Southwest Community "A" and Employment Centre Mixed-Use Area Structure Plan (ASP) states that Neighbourhood Node shall contain a concentration of housing. The proposed redesignation anticipates up to 575 units across the application area. As such, the proposal can facilitate a higher intensity of mix use residential supporting a ground level local commercial development as well as supporting transit use. It also ensure that residential development in Community "A" achieve the minimum target density of 17.3 units per gross developable hectare.

#### Environmental

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

## **Transportation**

A Transportation Impact Assessment and parking study was not required as part of this land use amendment. Vehicular access to the subject sites will be on the approved local arterial off the existing intersection of Sheriff King Street S and Silverado Boulevard SW. Two proposed bus stops are located directly adjacent to the sites, one at the corner of Sheriff King Street S and Silverado Boulevard SW and another transit stop located on the future local arterial.

City Clerks: A. Pendola

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### **Utilities and Servicing**

The overall utilities and servicing for this development area were reviewed and approved under the previous outline plan. The proposed change in use and density does not significantly impact the proposed services for the area which have capacity to service the proposed development.

## Stakeholder Engagement, Research and Communication

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

The Silverado Community Association was circulated on this application and responded indicating they do not oppose the proposed application (Attachment 4).

Three letters were received indicating opposition with the following comments:

- high density with very tall buildings will block views;
- devalue of existing homes;
- high density housing comes rental properties, crime and noise;
- Sheriff King St. SE is a very high traffic road with a lot of noise pollution;
- overwhelmed by construction activities in this area; and
- Calgary market is saturated with apartment style dwellings.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The applicant has submitted a concept site plan through a pre application process, which has been informed by comments from Administration. The design is in accordance with the Neighbourhood Node as per the ASP. Further discussion on items such as site planning, building design and location, landscaping and lighting will be discussed during the development permit review process.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on the subject 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 <u>South Saskatchewan Regional Plan</u> (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

## Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### Interim Growth Plan (2018)

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

### Municipal Development Plan (Statutory – 2019)

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The ASP for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community. The proposal's scope and intensity will create a range and mix of housing opportunities and choices, which is in alignment with relevant MDP policies.

## Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2004)

The subject lands are located within the Residential Redevelopment Area on Map 2 – Land Use Concept in the <u>Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan</u> (ASP). The Residential Redevelopment Area is intended to accommodate low density residential development and may also contain medium density residential, high density residential, recreational, institutional and local commercial uses. A Neighbourhood Node (transit oriented) requires a transit stop and concentration of housing to support transit use. Local commercial is also listed to complement and support the transit function of the Neighbourhood Node.

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

The proposed land uses would allow for a wider range of housing types and commercial uses. As such, the proposed changes can be seen as being able to better accommodate the housing and servicing needs of different age groups, lifestyles and demographics. Further the proposal is in alignment with MDP policies as the mixed-use districts will facilitate transit supportive development near future bus stops and future LRT station.

### 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.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Land Use Amendment in Silverado (Ward 13) at multiple addresses, LOC2019-0019

#### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal conforms to the *Southwest Community 'A'* and *Employment Centre / Mixed-Use Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use amendment would allow for a mixed-used development that is transit supportive and provide a mix of housing types in the developing community of Silverado.

#### ATTACHMENT(S)

- 1. Applicant Submission
- 2. Approved Outline Plan, LOC2008-0129
- 3. Approved Silverton Station Outline Plan, LOC2015-0118
- 4. Silverado Community Association Letter
- 5. Proposed Bylaw 23D2020

## **Applicant Submission**

On behalf of Domain Apartments Ltd., we are pleased to submit this proposed redesignation in the community of Silverado in SW Calgary. The original redesignation was approved July 30, 2015 under LOC 2008-0129 for various districts of residential uses (M-1 and R-2M), a commercial site (C-C1) and public open space (S-SPR). Please note a Development Permit (PE2018-02514) has been initiated for the northwest parcel of the site in conjunction with this land use application.

This application proposes an amendment to the approved commercial and a portion of the residential parcels. Under the South West Community 'A' ASP (Bylaw 1P2004, approved March 22, 2004, with amendments) the subject lands are identified as "residential redevelopment area" with a neighbourhood node, and the easterly portion within the Transit Station Planning Area. Although the current Districts meet the policy criteria, subsequent design and development analysis has prompted the landowner to reconsider uses on the parcel.

Silverado is a holistically designed community that blends diverse housing and landscape components into an environment that creates an exciting compatible sense of place. With a mix of upscale purpose built rental, for sale condos, and small boutique retail this development brings a thoughtful blend of diversified housing options all within a walkable distance to the LRT. To support this the application proposes to amend the C-C1 and R-2M sites to MU-1 and MU-2 and the M-1 parcel to M-2 to accommodate integration of residential and boutique retail uses and support the creation of a neighbourhood node at a key juncture of the community.

We acknowledge that the current C-C1 District has a wide range of uses and can accommodate residential development. However, there is a preference to explore the MU-1 and MU-2 Districts as they provide a broader range of uses and better integration of multi-family dwellings. The location of the site at the intersection of Silverado Station Blvd and Sheriff King Street along with the site's proximity to the future LRT make it well suited for pedestrian scale development.

Adjustment to the M-2 District aligns with the creation of a neighbourhood node as articulated in the ASP and reflects the sites proximity to the future LRT Station and location along a key transportation corridor. Adjustment to the land uses will marginally add dwelling units to the site and will reduce the overall commercial square footage.

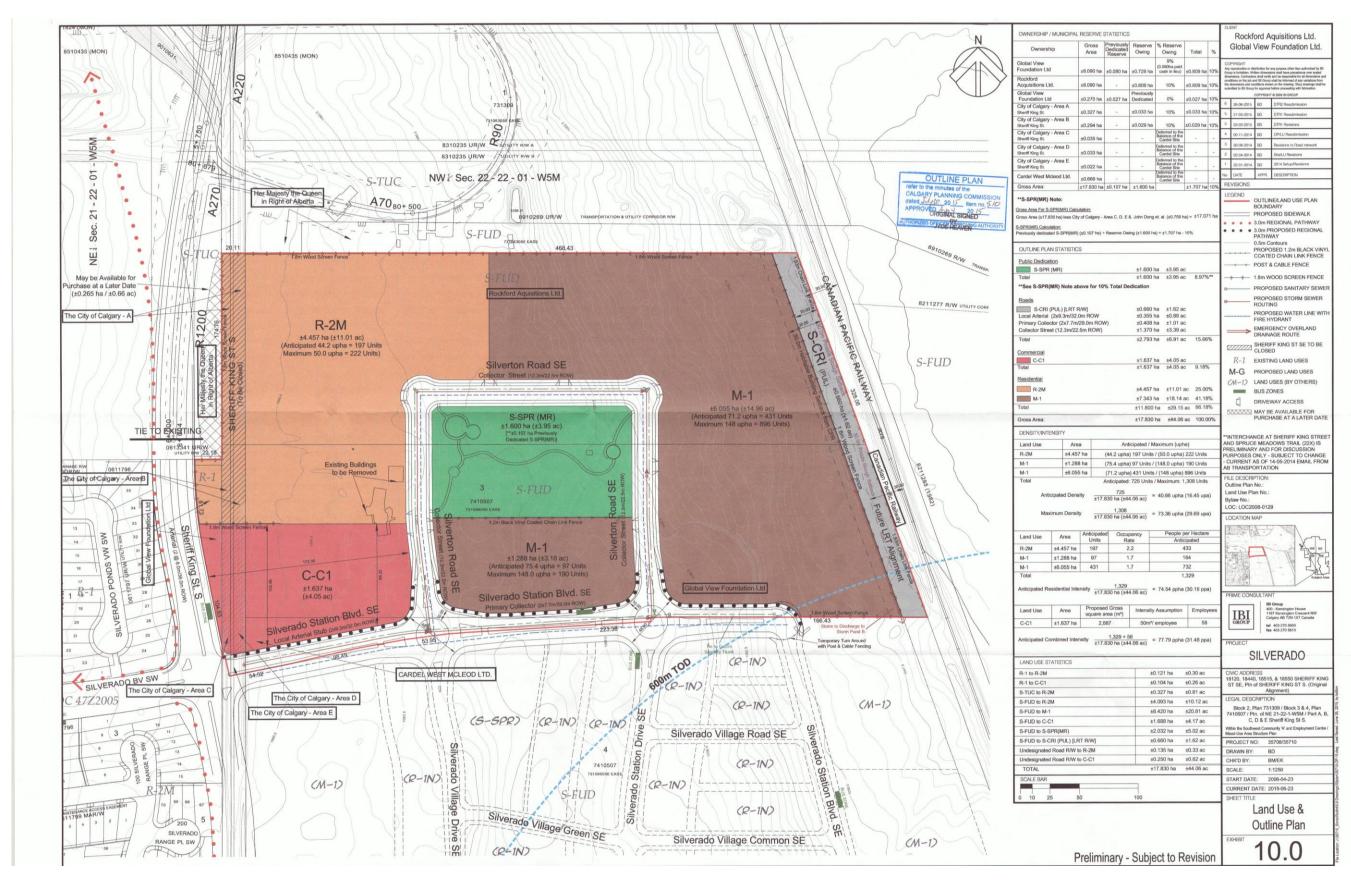
This redesignation impacts two parcels within the previously approved plan area. The road network, open space configuration and servicing are unchanged. Based on the marginal adjustment to the overall residential units and proposed reduction in commercial square footage, a transportation analysis review has been completed and is attached for reference.

Thank you for your consideration of this application. Our team would be pleased to gain your feedback and discuss this application further. If you have any questions or require further information, please do not hesitate to call me at 403.710.8048 or email knelson@urbansystems.ca.

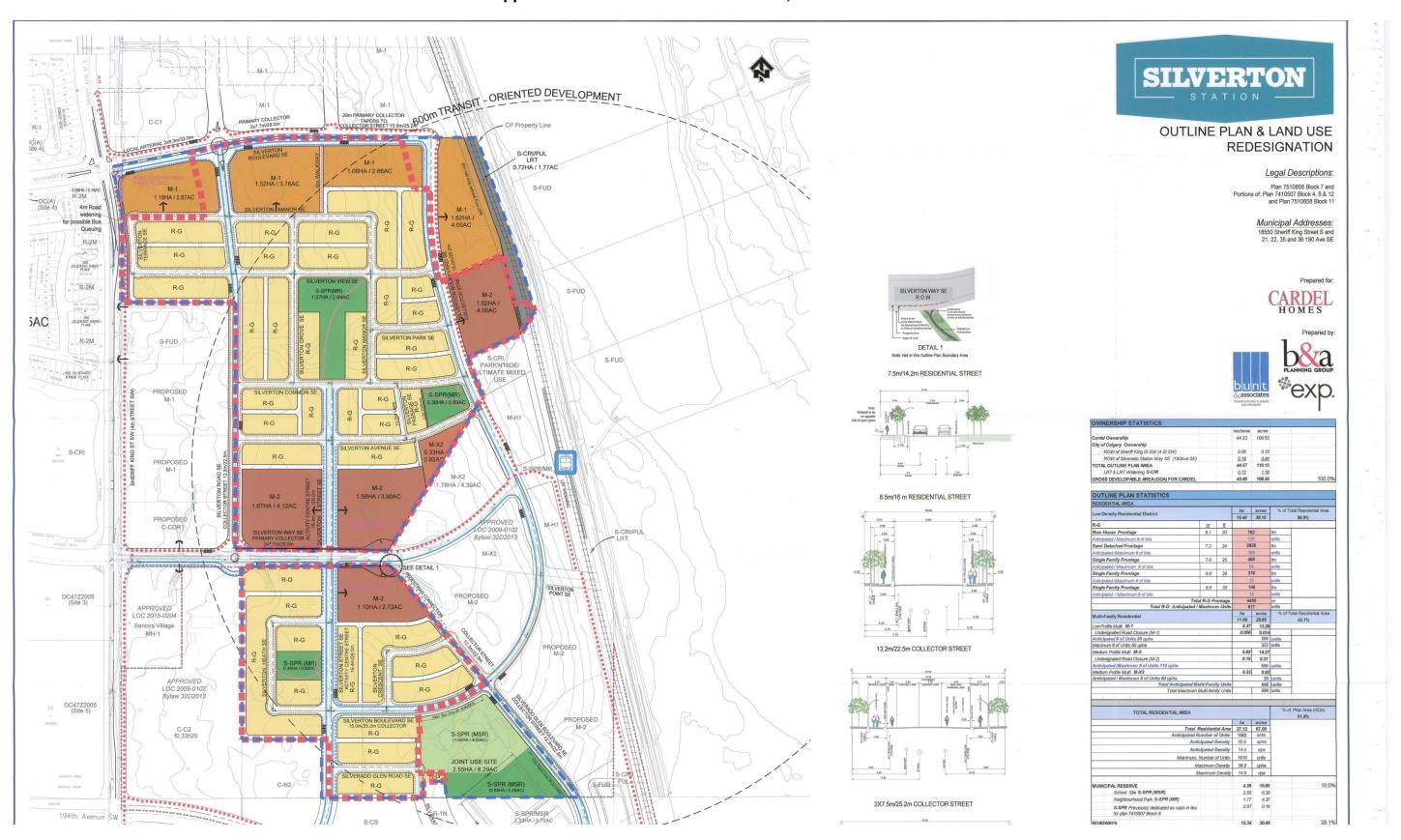
Cheers, Kris Nelson

CPC2019-1544 - Attach 1 ISC: UNRESTRICTED

# **Approved Outline Plan, LOC2018-0129**



# Approved Silverton Station Outline Plan, LOC2015-0118



### **Silverado Community Association Letter**



PO Box 32003 Silverado Calgary AB, T2X 0X4 info@silveradoca.ca

May 21st, 2019

To Benedict Ang,

On April 11th, 2019 the Silverado Community Association (SCA) met with the company Urban Systems, who addressed the board with their proposal of their multi-level condominiums with a mixture of business and residential.

In this meeting we discussed many different plans and opportunity for our community to grow, evolve and join together to ensure that the best results were in place for our community residents. Together both parties discussed options and growth for the community, as well as a partnership between the Urban Systems and the SCA going forward. It was discussed that a member of the SCA would sit on the board of the Urban Systems development in the Silverado community. Both parties felt there were true benefits to this collaboration and it would be a true asset to keep both parties informed of the various events and growth in the community.

On May 16th, 2019 the SCA board members met for their monthly meeting. At this meeting it was discussed whether the association supports Urban Systems in their plans to develop in the Silverado community. The board has voted and the SCA does not currently oppose the application for Urban Systems' Land Use Redesignation Application LOC2019-0019. We look forward to future conversations with Urban Systems as we continue to work hand-in-hand in growing the Silverado community in an inclusive and sustainable way.

Sincerely,

Taryn Gunn-Law Vice-President Silverado Community Association



CPC2019-1544 ATTACHMENT 5

### **BYLAW NUMBER 23D2020**

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0019/CPC2019-1544)

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

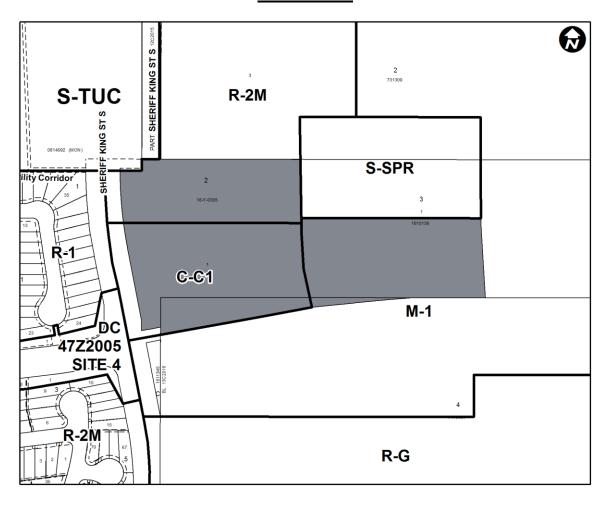
  CITY CLERK

SIGNED ON \_\_\_\_\_



### AMENDMENT LOC2019-0019/CPC2019-1544 BYLAW NUMBER 23D2020

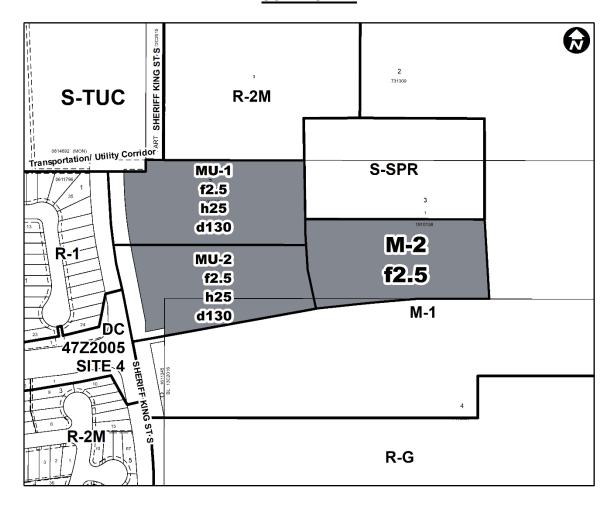
# **SCHEDULE A**





### AMENDMENT LOC2019-0019/CPC2019-1544 BYLAW NUMBER 23D2020

### **SCHEDULE B**



ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011

#### **EXECUTIVE SUMMARY**

A request to name an unnamed access road to "Shriners Road" NW was submitted by the Al Azhar Shriners on October 16, 2019.

The access road has been used to reach the Al Azhar Shriners property located at 5151 - 101 Street NW for over 40 years.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed street name change from Unnamed Access Road to Shriners Road NW.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council adopt the Administration Recommendations contained in Report CPC2019-1547.

# PREVIOUS COUNCIL DIRECTION / POLICY

None.

### **BACKGROUND**

The Al Azhar Shriners have requested The City of Calgary name the access road that has been used to access their property for over 40 years.

Access to the Shriners site, located at 5151 - 101 Street NW, is obtained by turning west off of 85 Street NW and travelling along an access road that is north of Scenic Bow Road, south of the CPR tracks and, at one point, under Stoney Trail NW. Refer to the photos in Attachments 1-5.

The City recently acquired the easterly portion of the access road, and a road plan, 191 1198, has been registered for that portion (Attachment 6). The remaining portion of the access road runs through lands owned by the Province of Alberta. Stoney Trail is constructed over one portion of the access road (see photo in Attachment 7). There is a registered access easement on the lands owned by The Province to permit access to the Al Azhar lands. Alberta Infrastructure has provided a letter stating they have no objection to naming the access road Shiners Road NW.

The access road terminates at 101 Street NW (Attachment 8). Administration suggested the name of 101 Street NW be changed to Shriners Way as well, but the applicant declined that suggestion.

ISC: UNRESTRICTED

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

# Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011

The applicant has provided the following information:

"We would like to commemorate the huge amount of work done by generations of Shriners to help sick children at our hospitals and our ongoing presence in Calgary for the last 113 years, by naming the unnamed road "Shriners Road". The Shriners were established in 1905 here in Calgary, the same year that the Province of Alberta came into existence, and we are here to this day. 2022 will be the 100th Anniversary of the establishment of our first Children's Hospital in Shreveport, Louisiana. We now have 22 hospitals in Canada, Mexico and the USA."

The proposed street name complies with the Municipal Naming, Sponsorship and Naming Rights Policy, as the Shriners have been part of the Calgary community since 1905 and the proposed "Shriners Road NW" leads to the Shriners Centre which has been located at that site since 1954.

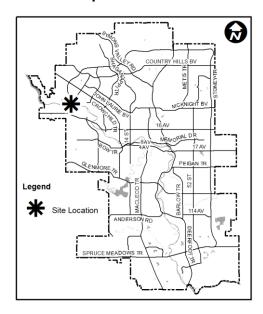
Clerks: A. Degrood

**ISC: UNRESTRICTED** 

Planning & Development Report to Calgary Planning Commission 2019 December 19

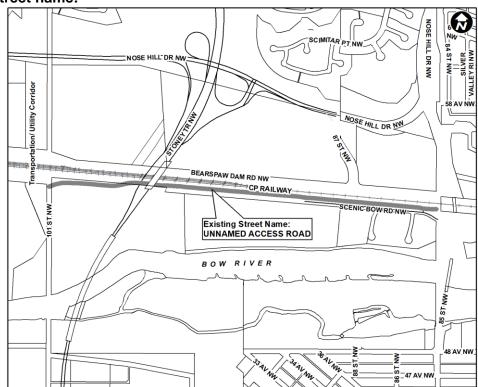
# Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011

### **Location Maps**





### **Existing street name:**

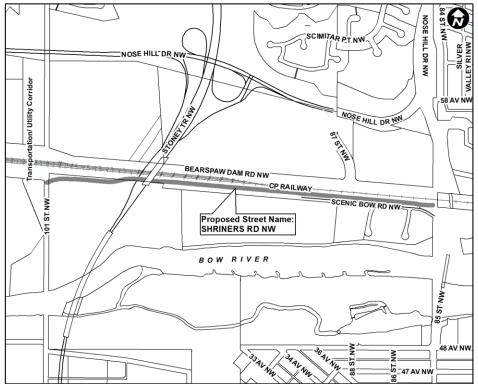


ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011

Proposed street name:



### **Site Context**

The access road is located west of 85 Street NW, south of the CP Rail tracks and north of Scenic Bow Road NW. Scenic Bow Road NW runs parallel to the access road but terminates west of Baker Park, at the City of Calgary Parks Depot. A row of trees separates the access road from Scenic Bow Road.

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

### Stakeholder Engagement, Research and Communication

This application was circulated to various City of Calgary business units, Alberta Infrastructure and related agencies for review. No objections were received.

### **Strategic Alignment**

The proposed street name conforms to the *Municipal Naming, Sponsorship and Naming Rights Policy*, as the Shriners have been part of the Calgary community for many years.

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

# Proposed Street Name Change in Scenic Acres (Ward 1) from Unnamed Access Road to Shriners Road NW, SN2019-0011

### 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 within the City.

### **Financial Capacity**

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

Roads will invoice the applicant for the cost of preparation and installation of the new sign posts and sign blades.

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

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

### **Risk Assessment**

No risks have been identified.

### **REASON FOR RECOMMENDATION:**

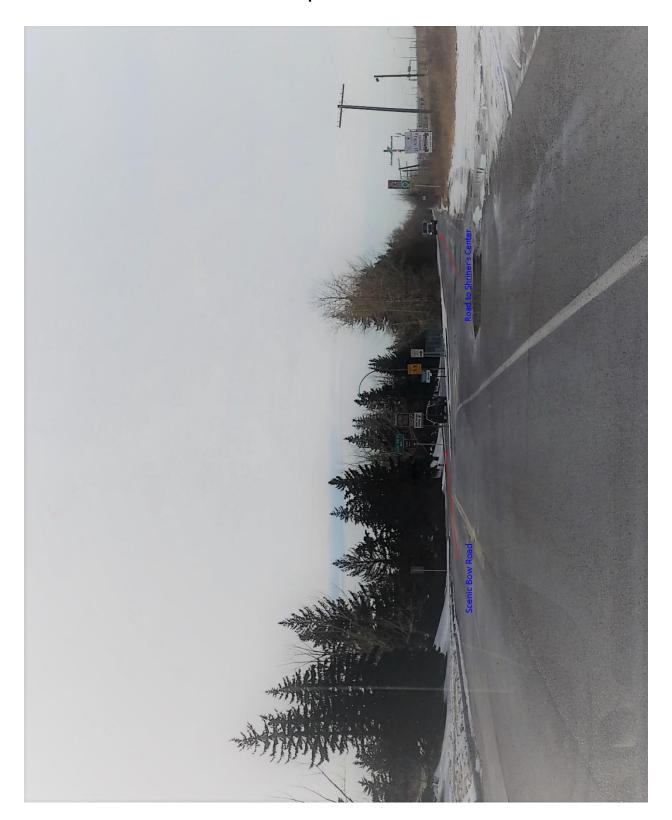
Administration recommends approval of the street name change, as identification of the access road will be helpful to people who require access to the Shriners property and the proposed street name is in alignment with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

### **ATTACHMENTS**

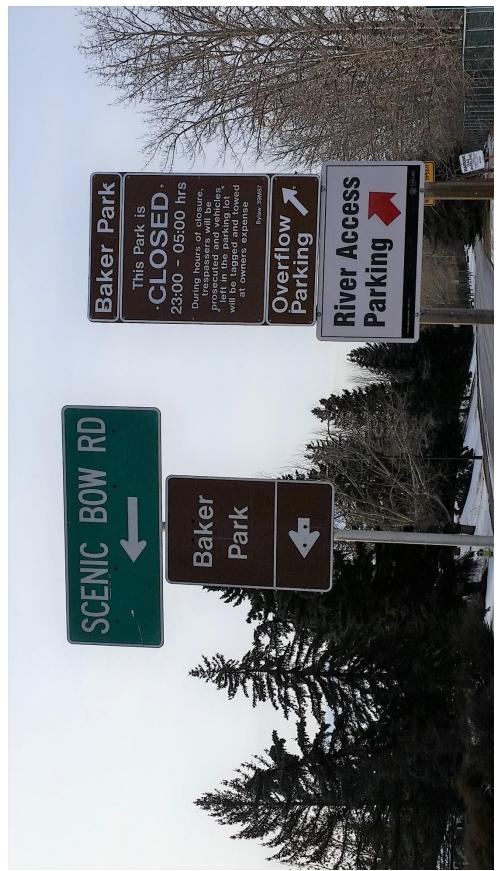
- 1. Split Road
- 2. Directional Signage
- 3. Shriner Directional Signage
- 4. Shriner Sign
- 5. Along Train Tracks
- 6. Road Plan 1911198
- 7. Under Stoney Trail
- 8. Shriner Entrance

Clerks: A. Degrood

# **Split Road**



# **Directional Signage**

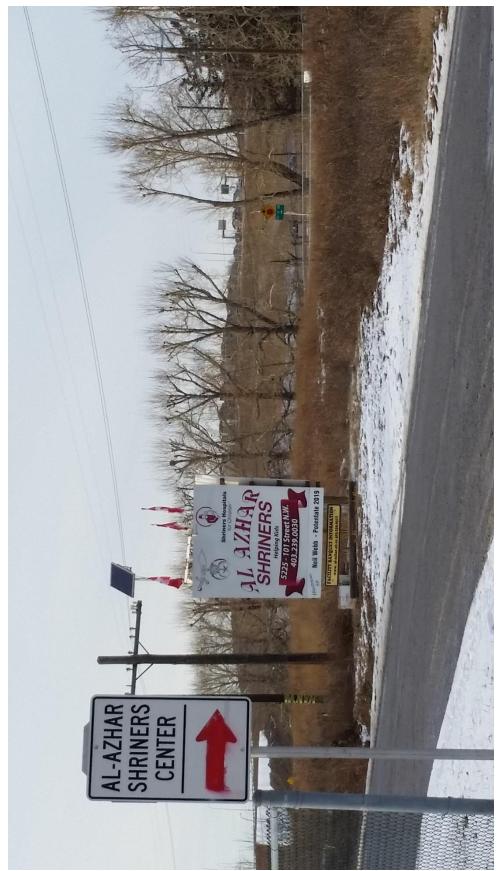


# **Shriner Directional Signage**

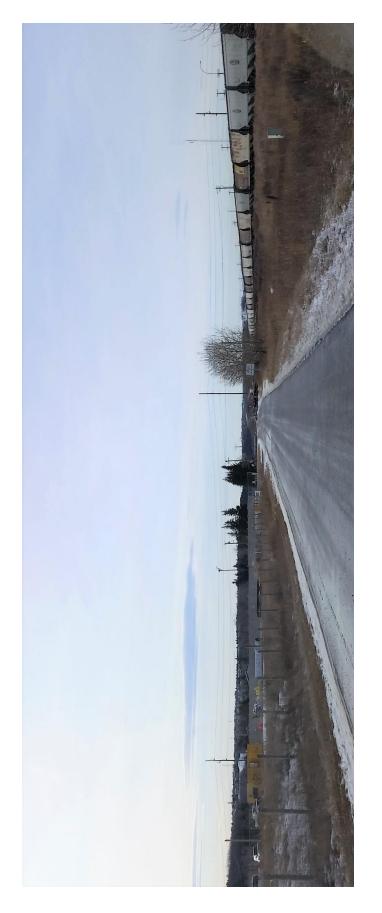


CPC2019-1547- Attach 3 ISC: UNRESTRICTED

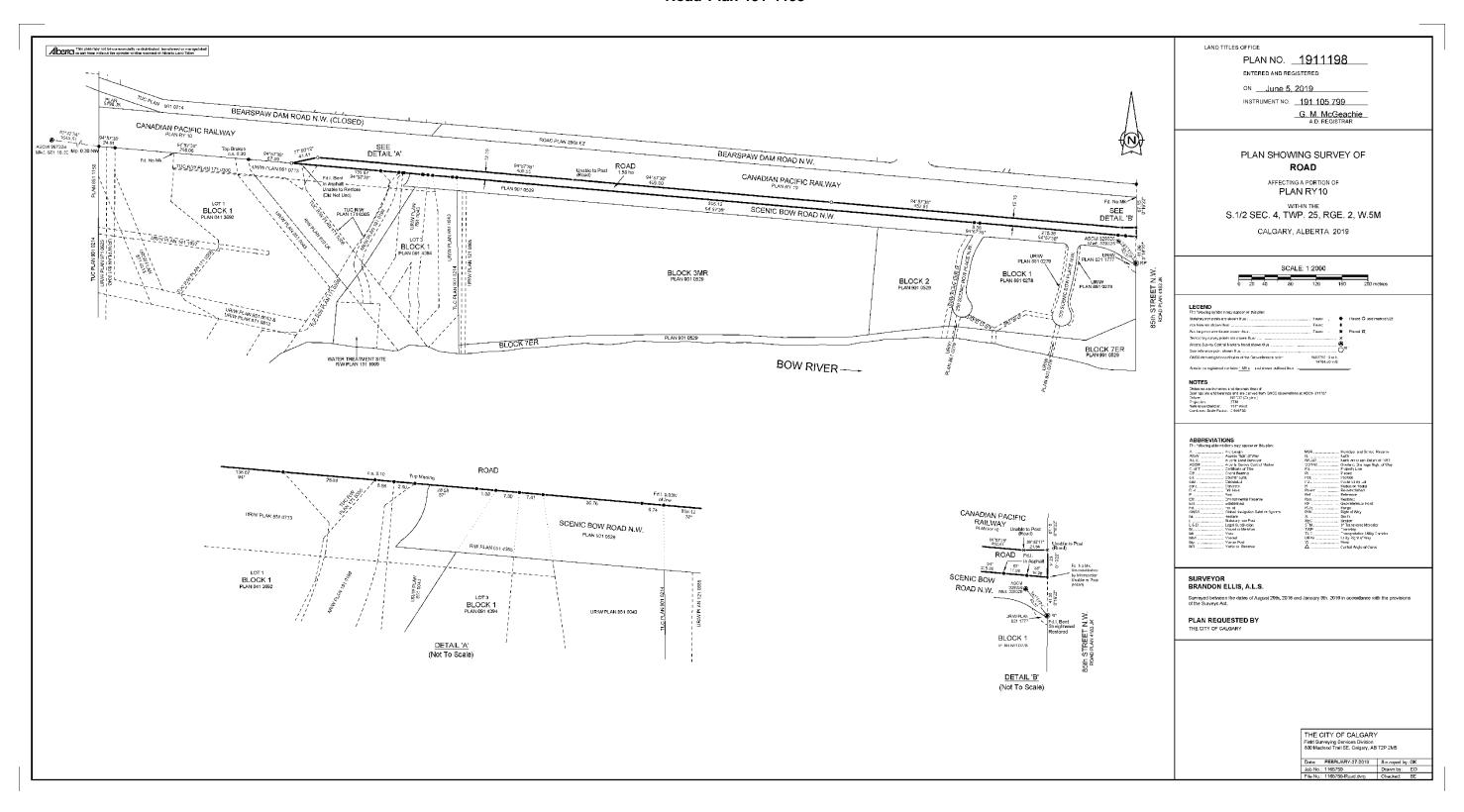
# Shriner Sign



# **Along Train Tracks**



## Road Plan 191 1198



# **Under Stoney Trail**



## **Shriner Entrance**



ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 December 19

Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012

### **EXECUTIVE SUMMARY**

This community name and street name application was submitted by Stantec Consulting Ltd., on behalf of Qualico Communities, on 2019 October 25. The proposed community name and street names are for land located within Community D, Neighborhood 3 of the Glacier Ridge Area Structure Plan. The names are for use within the outline plan area, LOC2017-0311, which was approved by CPC on 2019 June 20 and the land use was approved by Council on 2019 July 29.

The proposed community name is Ambleton.

The proposed street names are: Ambleton, Amblefield, Ambleside, Amblehurst and Ambledale. The developer selected Ambleton as a community name, to use as a theme throughout the proposed development to promote walkability through the proposed interconnected nature and mobility systems. For example, "amble" through the community, meaning to take a leisurely, pleasurable walk.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

- 1. **ADOPT**, by Resolution, the proposed community name of Ambleton.
- 2. **ADOPT**, by Resolution, the proposed street names: Ambleton, Amblefield, Ambleside, Amblehurst and Ambledale.

## RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 19:

That Council adopt the Administration Recommendations contained in Report CPC2019-1546.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### **BACKGROUND**

Stantec Consulting Ltd., on behalf of Qualico Communities, has requested the community name of Ambleton and the street names: Ambleton, Amblefield, Ambleside, Amblehurst and Ambledale, for use within the area approved in outline plan, LOC2017-0311.

As noted in the executive summary, the developer selected Ambleton as a community name, to use as a theme throughout the proposed development to highlight the options for traveling through the community via the pathways, etc. that will be constructed throughout the neighborhood. Please refer to the applicant's submission for further information (Attachment 1).

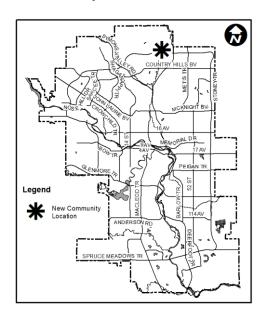
The proposed community name and street names comply with the recommendation of the *Municipal Naming, Sponsorship and Naming Rights Policy*.

Planning & Development Report to Calgary Planning Commission 2019 December 19

ISC: UNRESTRICTED CPC2019-1546

# Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012

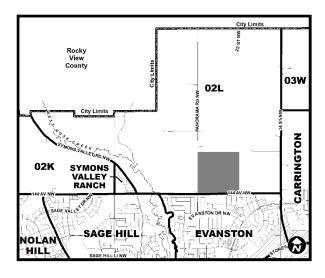
### **Location Maps**

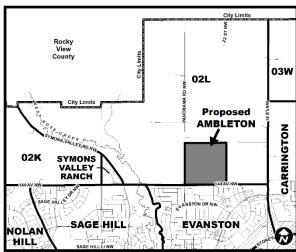




Existing: Residual Sub-Area 02L

Proposed: Ambleton





ISC: UNRESTRICTED

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

# Proposed Community Name and Street Name within Residual Sub-Area 02L (Ward 2), SN2019-0012

#### **Site Context**

The site is located north of 144 Avenue NW and east of Panorama Road NW, within Residual Sub-Area 02L. It is identified in The Glacier Ridge Area Structure Plan as Community D, Neighborhood 3. Refer to Attachment 2.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

### Stakeholder Engagement, Research and Communication

This application was circulated to various City of Calgary business units and related agencies for review. No objections were received.

### **Strategic Alignment**

The Glacier Ridge Area Structure Plan identifies four proposed communities. The subject area is located within Community D, Neighborhood 3.

### 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 within the city.

### **Financial Capacity**

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

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

### Current and Future Capital Budget:

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

#### Risk Assessment

There are no risks identified with this proposal.

### **REASON FOR RECOMMENDATIONS:**

Administration recommends approval of the community name and street names, as the names are in alignment with the Municipal Naming, Sponsorship and Naming Rights Policy.

### **ATTACHMENTS**

- 1. Applicant's submission
- 2. Glacier Ridge ASP Communities and Neighborhoods

Clerks: A. Degrood



Stantec Consulting Ltd. 200 – 325 25 Street SE, Calgary AB T2A 7H8

October 24, 2019 File: 116500475.235

Attention: Vivian Barr
Subdivision Services
City of Calgary
P.O. Box 2100, Postal Station M
800 Macleod Trail SE
Calgary, AB T2P 2M5

Dear Ms. Barr,

Reference: Glacier Ridge Outline Plan Community & Street Naming Proposal (LOC2017-0311)

On behalf of Qualico Communities (Qualico), Stantec Consulting Ltd. (Stantec) is proposing the name "Ambleton" be considered as the name for Community D Neighbourhood 3 of the Glacier Ridge Area Structure Plan (ASP), as illustrated in **Figure 1.0**.

The word "Amble" (meaning to take a leisurely, pleasurable walk) has been chosen as the thematic element for the community in order to highlight the interconnected nature and mobility system facilitated through the design of the plan. The pedestrian oriented network throughout the neighbourhood is evidenced by the grid-based design, various pathway styles and purposes, and conveniently located open spaces which provide residents with the accessible and leisurely, relaxed focus for pedestrian movement (including trails along the creek being retained for passive recreation). While suburban greenfield developments in Calgary are not typically thought of in terms of accentuated multi-modal connectivity, Ambleton will provide a high standard for direct pedestrian, cyclist, and non-motorized connections for residents, demonstrated by a Street Connectivity Index of 1.55 (above the target of 1.4) and an Active Modes Connectivity of 1.76 (above the target of 1.6).

Each proposed street name in the community has been chosen to carry the "Amble" theme throughout the neighbourhood by inclusion within the prefix. The five names proposed for the streets within the Outline Plan include the following:

Prefix	Proposed Street Types			
Ambleton	Boulevard, Drive, Street			
Amblefield	Common, Grove, Heights, Passage, Terrace, View			
Ambleside	Avenue, Crescent, Heath, Hill, Park, Rise			
Amblehurst	Way, Gardens, Green, Link, Rise			
Ambledale	Crescent, Drive			

Design with community in mind

CPC2019-1546 - Attach 1 ISC: UNRESTRICTED

October 24, 2019 Vivian Barr Page 2 of 2

Reference: Glacier Ridge Outline Plan Community & Street Naming Proposal (LOC2017-0311)

Orientation and configuration of the proposed street names are illustrated in Figure 2.0. Additional roads along the western and northern borders of the Outline Plan are proposed to continue existing City street numbering and naming which includes Panorama Road NW and 152 Avenue NW.

The name Ambleton and additionally proposed street names above are unique in the Calgary context, and are not presently used for any other residential communities or streets to the best of our knowledge. The thematic association of "Amble" for easy, relaxed pace walks is intended to reflect the overall interconnected multi-modal nature of the Outline Plan celebrating the grid-based design and enhanced walkability.

We trust that you will find this naming proposal in order. Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.

David Symes PMP, RPP, MCIP Senior Planner, Project Manager

Phone: 403.716.1477 Fax: 403.716.8099 david.symes@stantec.com

Attachment: Figure 1.0 Community Naming

Figure 2.0 Road Naming Application

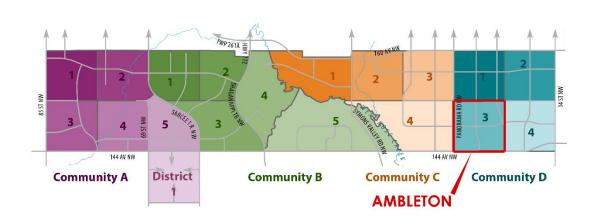
c. Ben Mercer, Qualico Communities Calgary Joanne Voll, Qualico Communities Calgary

Coleen Auld, City of Calgary

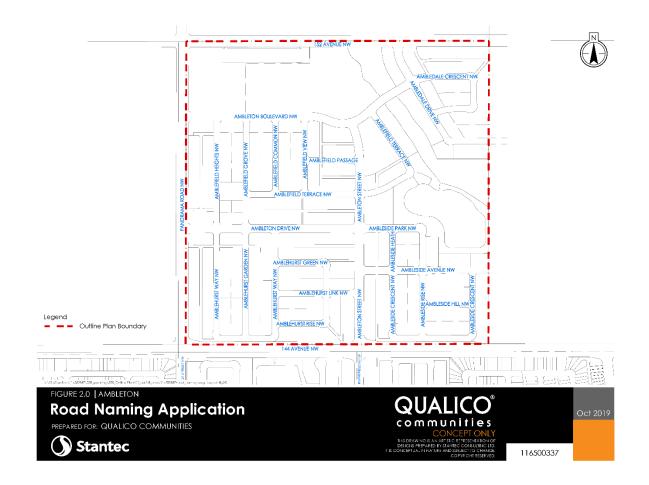
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f 4









### Glacier Ridge ASP - Communities and Neighbourhoods

Approved:49P2015 Amended:37P2016

# Community D Community C Community B MAP 4: COMMUNITIES AND NEIGHBOURHOODS District Community A

WN T2 41

# 382 gross hectares

14,000 people, 4,500 jobs

360 gross hectares

Provide the framework for the development of complete and distinct communities and neighbourhoods

**COMMUNITIES AND NEIGHBOURHOODS** 

3.1

NTENT

6,600 people, 3,700 jobs

Bylaw 37P2016

353 gross hectares

Opportunities for urban agriculture and community gardens are encouraged to retain and enhance the Plan Area's agricultural heritage and contribute to more complete communities.

Co-location and facility co-development of civic uses will be pursued where feasible and where it

contributes to community development and cost savings.

Notwithstanding the New Community Planning Guidebook policy on neighbourhood size, some neighbourhoods may exceed the maximum size of 75 ha (185 ac) due to the significant area of natural

features included within those neighbourhoods.

The Plan Area should create four Communities and 18 Neighbourhoods and one District as shown on

Map 4: Communities and Neighbourhoods.

Distinct community and neighbourhood identities should be established, where feasible, by designing the NACs to relate to unique features of the Plan Area such as coulees, glacial erratics, valley escarpments, sites

of Aboriginal significance and other natural and cultural elements.

14,600 people, 1,600 jobs

260 gross hectares

Δ

13,600 people, 2,600 jobs

GLACIER RIDGE AREA STRUCTURE PLAN

91

CPC2019-1546 - Attach 2 ISC: UNRESTRICTED

Community and Neighbourhood Framework

ISC: UNRESTRICTED

Planning & Development Report to Combined Meeting of Council 2020 February 03

Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

### **EXECUTIVE SUMMARY**

The Public Hearing and first reading of Bylaw 4D2020 were held at the 2020 January 13 Combined Meeting of Council. Council referred second and third reading for Administration and the applicant to consider a Direct Control (DC) District that addresses setbacks and potential restriction to auto-oriented uses, and to return directly to the 2020 February 3 Combined Meeting of Council. The applicant has proposed a DC District based on Commercial – Neighbourhood 2 (C-N2) District addressing the setbacks and restricting auto-oriented uses, as directed by Council (Attachment 1).

The proposed DC District, as amended, will allow for:

- small-scale commercial developments with buildings that are keeping with the scale of nearby residential areas (same as the originally proposed C-N2 District);
- a maximum building height of 10 metres (same as the originally proposed C-N2 District);
- a maximum building floor area of approximately 5,000 square metres, based on a parcel to floor area ratio (FAR) of 1.0 (same as the originally proposed C-N2 District);
- storefront commercial buildings oriented towards the street (building orientation requirement was not specified in the originally proposed C-N2 District);
- a maximum 18 metre setback from a property line shared with a street (the originally proposed C-N2 District had no maximum setback requirement); and
- the uses listed in the C-N2 District with the exception of the following auto-oriented uses:
   Auto Service Minor, Car Wash Single Vehicle, Drive Through, and Gas Bar (the originally proposed C-N2 District allowed for auto-oriented uses).

The proposed DC District, as amended, responds to Council direction and achieves site design objectives while addressing the applicant's concern of marketability for the commercial units.

### **ADMINISTRATION RECOMMENDATION:**

That Council:

- 1. AMEND proposed Bylaw 4D2020, prior to second reading, by replacing the existing Schedule B with a new Schedule B, as contained in Attachment 1; and
- 2. Give second and third readings to Bylaw 4D2020 as amended

### PREVIOUS COUNCIL DIRECTION / POLICY

At the 2020 January 13 Combined Meeting of Council, with respect to CPC2019-1436, Council gave first reading to Bylaw 4D2020 and referred second and third reading for Administration and the applicant to consider a DC District that addresses setbacks and potential restriction to auto-oriented uses, and to return directly to the 2020 February 3 Combined Meeting of Council.

ISC: UNRESTRICTED

Planning & Development Report to Combined Meeting of Council 2020 February 03

Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

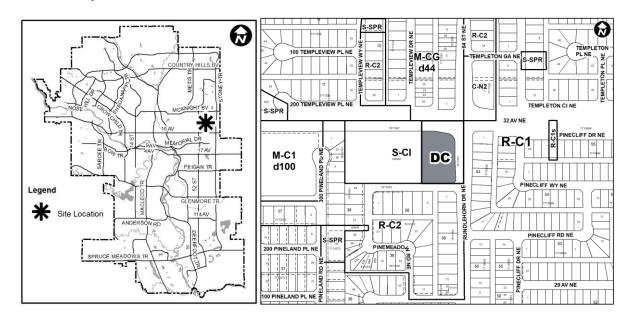
### **BACKGROUND**

The original application was submitted by Zeidler Architecture on 2019 July 03 on behalf of the landowner, The Western Canadian District of The Christian and Missionary Alliance. No development permit application has been submitted at this time, however, as noted in the updated Applicant Submission (Attachment 2), the applicant intends to subdivide the subject portion of the parcel and develop it with a small-scale commercial building.

At 2020 January 13 Combined Meeting of Council, Administration brought forward this application with a recommendation to approve C-N2 District. Council expressed concerns regarding the interface of the commercial building with the street and potential auto-oriented uses. Council directed the applicant to consider a DC District that addresses setbacks and potential restriction to auto-oriented uses.

Following Council's direction, the applicant met with Administration and has proposed a DC District based on C-N2 District addressing the setbacks and restricting auto-oriented uses.

### **Location Maps**



**ISC: UNRESTRICTED** 

Planning & Development Report to Combined Meeting of Council 2020 February 03

# Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020



### **Site Context**

The subject parcel is located in the northeast community of Pineridge on the southwest side of the intersection of 32 Avenue NE and Rundlehorn Drive NE. This approximate 1.67 hectare (4.1 acre) parcel is currently developed with a place of worship in the middle and a single detached dwelling toward the southeast corner.

The eastern portion of the parcel, which is the subject site for this land use redesignation application, is approximately 0.5 hectares (1.23 acres) in size with dimensions of approximately 89 metres by 50 metres. This portion contains the single detached dwelling and surface parking for the place of worship. The western portion of this parcel is currently vacant. Although not included in this application, the applicant intends to develop the western portion of the parcel with residential uses in the future.

The parcel currently has driveway access from Rundlehorn Drive NE to the east, two driveway accesses from Pinemeadow Road NE to the south, and a pedestrian-only access from 32 Avenue NE to the north. The parcel is easily accessible by foot, bicycle, transit or vehicle. The nearest transit stops are located approximately 350 metres south at 28 Avenue NE and Rundlehorn Drive NE (five-minute walk).

Surrounding development consists of low-density dwellings with the exception of the northeast corner of the intersection of 32 Avenue NE and Rundlehorn Drive NE, which is also developed with a small-scale commercial building and has the C-N2 District. Other C-N2-designated

**ISC: UNRESTRICTED** 

Planning & Development Report to Combined Meeting of Council 2020 February 03

# Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

parcels are available within 500 metres in both west and east directions along 32 Avenue NE; however, no recent commercial redevelopment is evident in the nearby area.

As identified in *Figure 1*, the community of Pineridge reached its peak population in 1991 and since then it has lost population.

Figure 1: Community Peak Population

Pineridge	
Peak Population Year	1991
Peak Population	10,501
2019 Current Population	9,822
Difference in Population (Number)	-479
Difference in Population (Percent)	-4.6%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the Pineridge community profile.

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

The proposed amended DC District allows for small-scale commercial buildings that are in keeping with the scale of nearby residential areas. Following Council's direction, the applicant met with Administration, and has proposed addressing the setbacks and restricting auto-oriented uses. The applicant has largely addressed the site design concerns Administration noted previously in the original report (Attachment 3). As the Pineridge community does not have a local area plan, this development is primarily guided by the policies within the *Municipal Development Plan*. The proposal complies with the 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 current Special Purpose - Community Institution (S-CI) District is a special purpose designation to provide for large scale culture, worship, education, health and treatment facilities. The S-CI District allows for a wide variety of building forms which are sensitive to context when located within residential areas. At this location, the S-CI District allows for a maximum building height of 12 metres and does not have any maximum floor area ratio (FAR) requirements.

The proposed DC District is based on the C-N2 District and addresses setbacks and restricts auto-oriented uses, as directed by Council. Similar to the originally proposed C-N2 District, the amended land use provides for small-scale commercial developments with buildings that are in keeping with the scale of nearby residential areas. The proposed land use would allow for

**ISC: UNRESTRICTED** 

Planning & Development Report to Combined Meeting of Council 2020 February 03

# Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

approximately 5,000 square metres of building floor area (based on a maximum FAR of 1.0) to be developed within a 10-metre height maximum, which is the same as the originally proposed C-N2 District. The changes made to the land use proposal in response to Council direction from the 2020 January 13 meeting are as follows:

- The proposed land use was amended to remove the following auto-oriented uses: Auto Service – Minor, Car Wash – Single Vehicle, Drive Through, and Gas Bar.
- The proposed land use was amended to require that storefront commercial buildings be oriented towards the street (whereas the originally proposed C-N2 District had no requirements for a specific building orientation).
- The proposed land use maintains the minimum front setback requirement of three
  metres (consistent with C-N2) and was amended to include a maximum setback
  requirement of 18 metres (whereas C-N2 had no such requirement), which allows limited
  motor vehicle parking directly in front of the new building from a site design perspective.
  Typically, this results in a one or two-storey commercial building with potentially one row
  of parking provided in front of buildings.

### Development and Site Design

The applicable land use policies, the rules of the proposed DC District, and feedback from the City-Wide Urban Design team will provide guidance for future site development including building height, massing, landscaping, parking and the building's relationship with adjacent streets.

The applicant provided a concept site plan showing potential site development under the originally proposed C-N2 District which showed a conventional strip mall with approximately 24 metre setback from the property line facing Rundlehorn Drive NE, and indication two rows of parking in front of the building. The new proposed DC District includes a maximum setback requirement of 18 metres and requires the commercial building to be oriented towards the street; therefore, adjustments will be needed to the site layout to account for the new provisions in the proposed DC District.

The original concept plan also highlighted the relocation of the existing parking stalls located on the subject portion of the site to the west of the existing place of worship building. At the development permit stage, it will be important to ensure that the place of worship has adequate parking available for their continued use. Also, noteworthy – is that the subject parcel does not have a lane which puts certain constraints to the future site design.

While the proposed DC District provides the necessary land use framework to redevelop this site with small-scale commercial uses to serve the nearby residential area, additional items to be considered through the development permit process include, but are not limited to:

- ensuring building and site design that prioritizes pedestrians and provides for high quality interface with the streets through landscaping and other features;
- ensuring building and site design that addresses the unique setting of this corner site:

**ISC: UNRESTRICTED** 

Planning & Development Report to Combined Meeting of Council 2020 February 03

# Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

- explore if parking could be shared with the existing place of worship to achieve efficiency;
- considering relaxations to required parking for shared parking scenarios and finding ways to integrate this site with the place of worship; and
- require 10 percent Municipal Reserve dedication at the time of subdivision and explore options of cash-in-lieu payment.

### Environmental

An Environmental Site Assessment was not required for the originally proposed C-N2 District. There are no environmental concerns associated with the site or this proposal.

### **Transportation**

The proposed DC District does not have any additional transportation impacts compared to the originally proposed C-N2 District (see original Administration report in Attachment 3).

### **Utility and Servicing**

The proposed DC District does not have any additional utility and servicing impacts compared to the originally proposed C-N2 District (see original Administration report in Attachment 3).

### Stakeholder Engagement, Research and Communication

No additional engagement with the public or Community Association was conducted by the applicant or Administration for the changes to the proposed land use (see original Administration report in Attachment 3 for engagement on the originally proposed C-N2). The Community Association provided a letter of support for the originally proposed C-N2 District (Attachment 4).

### **Strategic Alignment**

The strategic alignment for the proposed DC District is the same as for the originally proposed C-N2 District and remains in alignment with relevant policies (see original Administration report in Attachment 3).

### Social, Environmental, Economic (External)

There are no changes to external social, environmental and/or economic impacts of the proposed DC District from the originally proposed C-N2 District (see original Administration report in Attachment 3).

### **Financial Capacity**

### Current and Future Operating Budget:

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

ISC: UNRESTRICTED

Planning & Development Report to Combined Meeting of Council 2020 February 03

# Land Use Amendment in Pineridge (Ward 10) at 6927 Rundlehorn Drive NE, LOC2019-0105, Bylaw4D2020

### **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 proposed Direct Control District responds to Council's direction to address setbacks and restrict auto-oriented uses on the subject site, and conforms to the applicable policies of the *Municipal Development Plan*.

### ATTACHMENT(S)

- 1. Proposed Bylaw 4D2020
- 2. Updated Applicant Submission
- 3. Administration Report CPC2019-1436
- 4. Community Association Letter LOC2019-0105



### CPC2019-1436/C2020-0167 ATTACHMENT 1

### **BYLAW NUMBER 4D2020**

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2019-0105/CPC2020-1436

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

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

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

This Bylaw comes into force on the date it is passed.

2.

- 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".
- READ A FIRST TIME ON

  READ A SECOND TIME ON

  READ A THIRD TIME ON

  MAYOR

  SIGNED ON

  CITY CLERK

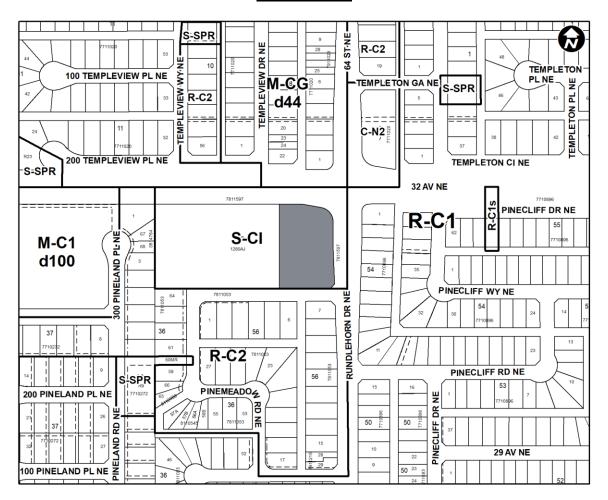
SIGNED ON \_\_\_\_\_



### AMENDMENT LOC2019-0105/CPC2019-1436/C2020-0167 BYLAW NUMBER 4D2020

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".

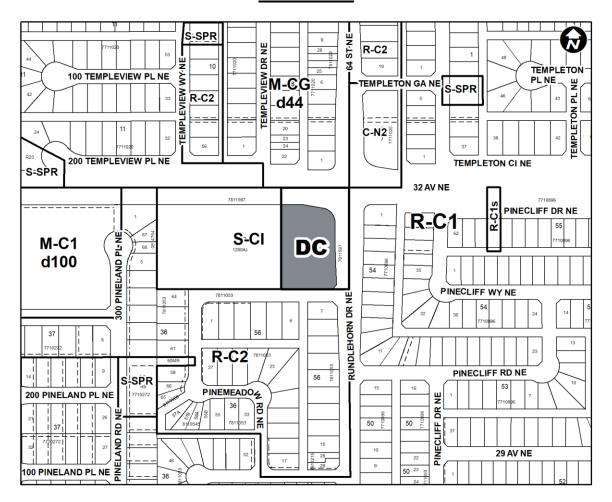
### **SCHEDULE A**





### AMENDMENT LOC2019-0105/CPC2019-1436/C2020-0167 BYLAW NUMBER 4D2020

### **SCHEDULE B**



### **DIRECT CONTROL DISTRICT**

### **Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - a) accommodate a storefront commercial development with public entrances and pedestrian connections oriented toward a street;
  - b) restrict auto-oriented uses;
  - c) limit the amount of motor vehicle parking located between a building and a street; and
  - d) provide for a maximum building setback from a street.

### 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.



### AMENDMENT LOC2019-0105/CPC2019-1436/C2020-0167 BYLAW NUMBER 4D2020

### Reference to Bylaw 1P2007

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**

The **permitted uses** of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### **Discretionary Uses**

- The *discretionary uses* of the Commercial Neighbourhood 2 (C-N2) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the exclusion of:
  - (a) Auto Service Minor;
  - (b) Car Wash Single Vehicle;
  - (c) **Drive Through**; and
  - (d) Gas Bar.

### **Bylaw 1P2007 District Rules**

6 Unless otherwise specified, the rules of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 apply in this Direct Control District.

### **Building Location and Orientation**

- 7 (1) The *public entrance* to a *building* must face a *property line* shared with a *street*.
  - (2) The maximum **building setback** from a **property line** shared with a **street** is 18.0 metres.

### Relaxations

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

### **Updated Applicant Submission**



PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,
CAA, AIA (IA)

JAMES D BROWN | ARCHITECT

R. SEAN CRAWFORD | LICENSED INTERIOR DESIGNER, AAA, IDC, IDA, NCIDQ

JEAN GUY BELIVEAU BILL MITCHELL

### PRINCIPALS

MARTIN VEENHOVEN | ARCHITECT AAA, AIBC, MRAIC, AIA (WA) January 22, 2020 Manish Singh City of Calgary Planning P.O. Box 2100 Station M Calgary AB, T2P 2M5

RE: 6927 Rundlehorn Drive NE – Applicant's Submission Land Use Amendment Number: LOC2019-0105

Dear Manish,

Following the public hearing on January 13, 2020, we immediately reached out to the Planning Department. A meeting was arranged for the following Friday. We listened to several suggestions and responded to some questions the planners raised. As we concluded from prior discussions, we know we can work collegially and are committed and willing to work with the Administration through the DP design stages towards a mutually agreed upon outcome.

We have made ourselves very familiar with this neighbourhood. It is not a gridded street system. There are several segments of street in this neighbourhood without sidewalks and there is no consistent impression of street trees throughout. The site is bounded on the north and part of the way down Rundlehorn Drive by a berm on public land which is intended to serve as a sound buffer to the traffic on  $32^{nd}$  Ave NE, a designated four-lane arterial street, complete with dedicated right turn lane and associated island, onto Rundlehorn Drive. There is no lane and we have been advised that no access from  $32^{nd}$  Ave to the subject site will be allowed by Transportation.

We have met with the community association and have received a letter of support for our land use re-designation as proposed and supported at CPC. Our confidence in the appropriateness of this proposed rezoning is so high that we have already had a transportation and parking study completed as well as a full site servicing study, anticipating Development Permit requirements which Rockyview Church intends to pursue immediately subsequent to the approval of this re-designation.

Development on this long under-developed, non-taxable 1-acre corner lot will be beneficial as it allows a significant improvement of the intersection and with prominent architecture the new building will visibly "tighten" the wide intersection giving the established neighbourhood a fresh and new identifier.

Retail development is changing across north America. Big shopping centres are being impacted by internet shopping. People are looking for more food and service alternatives located closer to their homes.

The development allowed by this rezoning will enhance the walkability of this neighbourhood in a number of ways: we will be adding sidewalks where there are none today; we will be adding trees where there are none today; we will be adding a full-time destination where there is none today. With prominent architecture this will be an interesting and attractive site to visit however any person chooses to travel to get there.

### **Updated Applicant Submission**



We have listened to many potential retailers and their concerns. Having a set-back that will allow space for parking and patios to co-exist and both be immediately apparent to any passer-by and still accommodate the delivery and sanitation requirements with limited public interface, is very important to these retailers. We listen carefully to them, many are new to Canada and many are considering making life-changing long-term economic commitments to invest their money into our city, to bring services to its residents and to pay their taxes due. They are our lifeblood.

We are also very sensitive to residential neighbours across the two residential streets adjacent to the site - Pinemeadow to the south and Rundlehorn to the east. Presently they face into a parking lot. Following a successful land re-designation and a completed development with an appropriate set-back and public land upgrades, the details of which are to be worked out as part of the DP process, we believe they will enjoy the increased access to shops and services without an imposing change to the character of the streetscape which they are familiar with, and brought them to the neighbourhood originally.

We have thoughtfully considered Council's request to setting a limit to the setback from the street in the recommended C-N2 zoning. We have met with and listened carefully to several good suggestions from staff in the Planning Department and are prepared to establish a limit which will allow for the minimum required setback by C-N2, a drive aisle with parking on one side and a pedestrian-friendly sidewalk along what will be the 'front' of the proposed development, with exact details to be worked out with the planning department.

We are further prepared to accept elimination of certain 'Discretionary Uses' of an automotive-related nature.

This rezoning, as anticipated by the Pineridge Community and as recommended by Planning Commission, will allow us to work hand in hand with the planning department to bring sustainable and successful, vibrant new shops and services closer to existing residents thereby enhancing their quality of life.

Sincerely,

Martin Veenhoven Architect/Principal AAA, AIBC, RAIC, AIA, NCARB

Document1

6927 Rundlehorn Drive NE - Rezoning Application LOC2019-0105 | January 22, 2020 PAGE 2 of 2

Zeidler Architecture | 300, 640 - 8 Avenue SW Calgary, Alberta T2P 1G7 | T + 1 403 233 2525 | zeidler.com

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CPC2019-1436

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 November 21

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

### **EXECUTIVE SUMMARY**

This application was submitted by Zeidler Architecture on 2019 July 03 on behalf of landowner The Western Canadian District of The Christian and Missionary Alliance. The application proposes to redesignate an eastern 0.5 hectare (1.23 acre) portion of 6927 Rundlehorn Drive NE from Special Purpose – Community Institution (S-CI) District to Commercial – Neighbourhood 2 (C-N2) District to allow for:

- small-scale commercial developments with buildings that are in keeping with the scale of nearby residential areas;
- a maximum building height of 10 metres (a decrease from the current maximum of 12 metres);
- a maximum building floor area of approximately 5,000 square metres, based on a parcel
  to floor area ratio (FAR) of 1.0; and
- · the uses listed in the C-N2 District.

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

No development permit application has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

- ADOPT, by bylaw, the proposed land use redesignation of 0.50 hectares ± (1.23 acres ±) 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
- Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 NOVEMBER 21:

That Council hold a Public Hearing; and

- Adopt, by bylaw, the proposed land use redesignation of 0.50 hectares ± (1.23 acres ±) 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
- Give three readings to Proposed Bylaw 4D2020.

**OPPOSITION TO RECOMMENDATION:** Director Vanderputten

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ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 November 21

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

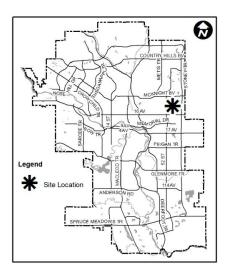
### PREVIOUS COUNCIL DIRECTION / POLICY

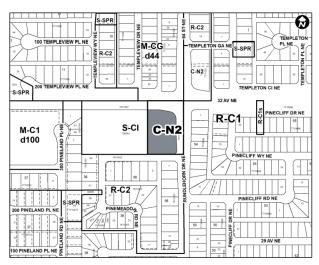
None.

### **BACKGROUND**

This application was submitted by Zeidler Architecture on 2019 July 03 on behalf of landowner The Western Canadian District of The Christian and Missionary Alliance. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 1), the applicant intends to subdivide the subject portion of the parcel and develop it with a small-scale commercial building (see Attachment 2 for the conceptual site plan).

### **Location Maps**





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Planning & Development Report to Calgary Planning Commission 2019 November 21

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



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Planning & Development Report to Calgary Planning Commission 2019 November 21

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

### Site Context

The subject parcel is located in the northeast community of Pineridge on the southwest side of the intersection of 32 Avenue NE and Rundlehorn Drive NE. This approximate 1.67 hectare (4.1 acre) parcel is currently developed with a place of worship in the middle and a single detached dwelling toward the southeast corner.

The eastern portion of the parcel, subject to this land use redesignation application, is approximately 0.5 hectares (1.23 acres) in size with dimensions of approximately 89 metres by 50 metres. This portion contains the single detached dwelling and surface parking for the place of worship. The western portion of this parcel is currently vacant. Although not included in this application, the applicant wishes to develop the western portion of the parcel with residential uses in future.

The parcel currently has driveway access from Rundlehorn Drive NE to the east, two driveway accesses from Pinemeadow Road NE to the south and a pedestrian-only access from 32 Avenue NE to the north. The parcel is easily accessible by foot, bicycle, transit or vehicle. The nearest transit stops are located approximately 350 metres south at 28 Avenue NE and Rundlehorn Drive NE (5-minute walk).

Surrounding development consists of low-density dwellings with the exception of the northeast corner of the intersection of 32 Avenue NE and Rundlehorn Drive NE which is also developed with a small-scale commercial building and has the C-N2 District. Other C-N2-designated parcels are available within 500 metres in both west and east directions along 32 Avenue NE; however, no recent commercial redevelopment is evident in the nearby area.

As identified in *Figure 1*, the community of Pineridge reached its peak population in 1991 and since then it has lost population.

Figure 1: Community Peak Population

rigano ri community r cuitti ch	
Pineridge	
Peak Population Year	1991
Peak Population	10,501
2018 Current Population	9,822
Difference in Population (Number)	-679
Difference in Population (Percent)	-6%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the Pineridge community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS** 

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Planning & Development Report to Calgary Planning Commission 2019 November 21

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

The proposal allows for small-scale commercial buildings that are in keeping with the scale of nearby residential areas. As the Pineridge community does not have a local area plan, this development is primarily guided by the policies within the *Municipal Development Plan*. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report.

At the pre-application and formal application review stages, Administration recommended Commercial – Neighbourhood 1 (C-N1) District or a DC Direct Control District based on C-N1 District to ensure a building and site design that provides street-oriented buildings with high quality interface with the public realm. The C-N1 District has a maximum front setback requirement of three metres which encourages buildings to be located closer to the property line and discourages the provision of parking in the front. However, the applicant decided to continue with C-N2 as it allows them to have more flexibility with building and site design at the development permit stage. While the alternative designations would have been more appropriate for this site, similar development outcomes may also be achieved with the C-N2 District. Administration's concerns associated with the proposed concept plan are discussed in the Development and Site Design section in this report.

### **Planning Considerations**

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

### Land Use

The current S-CI District is a special purpose designation to provide for large scale culture, worship, education, health and treatment facilities. This District allows for a wide variety of building forms which are sensitive to context when located within residential areas. At this location, the S-CI District allows for a maximum building height of 12 metres. The S-CI District does not have any maximum floor area ratio (FAR) requirements.

The proposed C-N2 District is a commercial designation. The C-N2 District provides for small-scale commercial developments with buildings that are in keeping with the scale of nearby residential areas. The C-N2 District also allows for dwelling units. The proposed district would allow for approximately 5,000 square metres of building floor area (based on a maximum FAR of 1.0) to be developed under 10-metre height limit. The C-N2 District provides for setbacks and landscaping that buffer residential districts from commercial developments. The C-N2 District has a minimum front setback requirement of three metres and allows motor vehicle access to commercial uses. Typically, this results in a one to two-storey commercial building with parking provided in front of buildings.

For comparison purposes, the purpose of the C-N1 District is broadly similar to C-N2 District for providing small-scale commercial developments except that C-N1 District limits direct motor vehicle access to commercial uses. The C-N1 District is very similar in its list of allowed uses as C-N2 with the exception of vehicle-oriented uses. The C-N1 District brings the commercial

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building closer to the sidewalk as it provides for a maximum front setback requirement of three metres. The C-N1 Districts envisions lanes for motor vehicle access to parking areas.

### Development and Site Design

The applicable land use policies, the rules of the proposed C-N2 District, and feedback from the City-Wide Urban Design team will provide guidance for future site development including building height, massing, landscaping, parking and the building's relationship with adjacent streets.

The applicant has provided a concept plan showing potential site development (Attachment 2). The concept plan shows a conventional strip mall with two rows of parking in front of the building and highlights the relocation of the existing parking stalls located on the subject portion of the site to the west of the existing place of worship building. At the development permit stage, it will be important to ensure that the place of worship has adequate parking available for their continued use. Also, noteworthy – is that the subject parcel does not have a lane which puts certain constraints to the future site design.

Administration has concerns about this conceptual site design. Notably, the setting of the subject site at the corner of 32 Avenue NE and Rundlehorn Drive NE offers an opportunity for strengthening an already existing commercial/retail node with a street-oriented building with high quality interface with the pedestrian realm, Administration has reviewed this conceptual design and determined that it does not demonstrate a high quality interface with the pedestrian realm. This direction is supported by the *Municipal Development Plan* urban design objectives in established neighborhoods which envision developments to "demonstrate a strong relationship to human scale and contribute positively to the public realm and street." Site design will continue to be reviewed at the development permit stage to potentially bring the commercial building closer to the sidewalk by moving the parking behind the building to provide for a pedestrian-friendly interface with the street and this corner.

While the proposed C-N2 District provides the necessary land use framework to redevelop this site with small-scale commercial uses to serve the nearby residential area, additional items to be considered through the development permit process include, but are not limited to:

- ensuring building and site design that prioritizes pedestrians and provides for high quality interface with the streets;
- ensuring building and site design that addresses the unique setting of this corner site;
- explore if parking could be shared with the existing place of worship to achieve efficiency:
- considering relaxations to required parking for shared parking scenarios and finding ways to integrate this site with the place of worship; and
- require 10 percent Municipal Reserve (MR) dedication at the time of subdivision and explore options of cash-in-lieu payment.

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

A new commercial building on this parcel will require a discretionary use development permit. Site design, building placement and orientation will be negotiated with the applicant at the development permit stage relying on the *Municipal Development Plan* Urban Design objectives.

### Environmental

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

### Transportation

Vehicular access to the site will be determined at the development permit stage, but will be generally available from Rundlehorn Drive NE and Pinemeadow Road NE. Direct vehicular access to or from 32 Avenue NE is prohibited. Pedestrian access is available from 32 Avenue NE, Pinemeadow Road NE, and Rundlehorn Drive NE. Regarding transit service, Route 48 (Rundle) and Route 34 (Pineridge) have stops adjacent to the intersection of 28 Avenue NE and Rundlehorn Drive NE, approximately 350 metres south from the site (5-minute walk).

At present time, there are no sidewalks along the north boulevard of Pinemeadow Road NE. At the development permit stage, the developer will be required to address this deficiency.

A Transportation Impact Assessment (TIA) was reviewed as part of this application. The TIA findings have been accepted by Administration.

### Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. A sanitary servicing study was submitted for review in support of the proposed land use and deemed acceptable. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

### Stakeholder Engagement, Research and Communication

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

Administration received two public responses in opposition to this application. The concerns focused on the following areas:

- · no need for additional commercial establishments in the area; and
- potential to increase traffic.

The applicant-led engagement included two meetings with Pineridge Community Association

Approval(s): T. Goldstein concurs with this report. Author: M. Singh
City Clerks: J. Palaschuk

City Clerks. U. Falas

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Planning & Development Report to Calgary Planning Commission 2019 November 21

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

representatives. A letter was received from the Pineridge Community Association in support of the application (Attachment 3).

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 the efficient use of land.

### Interim Growth Plan (2019)

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

### Municipal Development Plan (Statutory - 2009)

The proposed land use conforms to multiple policies in the *Municipal Development Plan* (MDP). The subject parcel is located within Residential – Developed – Established designation as identified on Map 1: Urban Structure in the MDP.

Section 3.5.1 outlines Land Use Policies for Developed Residential Area and encourages "moderate intensification in a form and nature that respects the scale and character of the neighborhood" and "revitalization of local communities by ... adding a mix of commercial and service uses." Section 3.5.3 outlines Land Use Policies for Established Area, within Developed Residential Area. It encourages "modest redevelopment of Established Areas." Section 2.3 Creating great communities provides a City-wide key direction for providing "more choice within complete communities."

The proposed C-N2 District complies with these policies as it allows for small-scale commercial development that would serve the nearby residential area. This corner site is an appropriate location for infill neighborhood-oriented commercial uses because it is currently developed with a parking lot and has other similar commercial uses across the intersection.

There is no local area plan for the subject area.

Social, Environmental, Economic (External)

Approval(s): T. Goldstein concurs with this report. Author: M. Singh
City Clerks: J. Palaschuk

C2020-0167 - Attach 3 ISC: UNRESTRICTED

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CPC2019-1436

ISC: UNRESTRICTED

Planning & Development Report to Calgary Planning Commission 2019 November 21

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

The recommended land use allows for additional neighborhood-oriented commercial uses and services for the nearby residential area.

### **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

While a small-scale commercial development has potential to activate the street and to strengthen the developing commercial node, the proposed C-N2 District has a minimum front setback requirement of three metres and allows "motor vehicle access to commercial uses." The C-N2 District poses the risk of the parcel being developed with a commercial building that is not oriented to the street and has a parking lot in the front – which may not provide a pedestrian-friendly interface with the public realm. However, as identified in the Development and Site Design section of this report, Administration has notified the applicant about the *Municipal Development Plan* urban design objectives and will continue to work toward improvement of the site design through the development permit stages.

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

The proposal conforms to the applicable policies of the *Municipal Development Plan*. The Commercial – Neighbourhood 2 (C-N2) District is structured to allow for small-scale commercial developments with buildings that are in keeping with the scale of nearby residential areas. The proposed district will allow for moderate intensification and add a mix of additional neighborhood-oriented commercial uses in an established community where commercial uses are already existing.

### ATTACHMENT(S)

- 1. Applicant Submission
- 2. Concept Site Plan
- 3. Community Association Letter
- 4. Proposed Bylaw 4D2020

### **Community Association Letter LOC2019-0105**



### **Pineridge Community Association**

May 13, 2019

Zeidler Architecture Calgary, Alberta

Attention: Martin Veenhoven

RE: Proposed Development on Rockyview Alliance Church Property

32<sup>nd</sup> Avenue/Rundlehorn Drive NE, Calgary, AB

### Good day, Martin:

Based on our conversation and a subsequent meeting of our Board of Directors in April, we are in favour of the exploration by your company for the re-zoning to add retail and multi-family residential to the Rockyview Alliance Church property located on the southwest corner of 32<sup>nd</sup> Avenue and Rundlehorn Drive NE.

We believe that both of these draft proposals will have a positive impact on the Pineridge community and we look forward to further opportunities to discuss once more details are known.

Let us know if there is anything further you need.

Kind regards,

Marjorie Roy President

cc Councillor Ray Jones, Ward 10

6024 Rundlehorn Drive NE, Calgary, Alberta T1Y 2X1 Telephone: 403-280-2774 Email: info@pineridgecommunity.ca Website: www.pineridgecommunity.ca

### POSTPONED REPORT

### Excerpt from the Minutes of the Strategic Meeting of Council, held 2020 January 27:

"5.1. Re-Balancing The City's Capital Portfolio, C2020-0040

Moved by Councillor Chu Seconded by Councillor Farkas

That with respect to Report C2020-0040, the following be adopted:

### That Council:

- 1. Postpone Report C2020-0040 to the 2020 February 3 Combined Meeting of Council to be heard on 2020 February 04.
- 2. Pursuant to Sections 31(3) and 31(4) of the Procedure Bylaw 35M2017, as amended, that Council hear from Members of the Public, in panels if required, with respect to Report C2020-0040 on Tuesday, 2020 February 04.
- 3. Request the following service owners be available to address questions on 2020 February 04 with respect to Report C2020-0040:
  - a. Citizen Engagement and Insights regarding Budget ID 788-001
  - b. Fire and Emergency Response regarding Budget ID 041-171
  - c. Emergency Management and Business Continuity regarding Budget ID 049-004
  - d. Records Management, Access and Privacy regarding Budget ID 796-001
  - e. Sidewalks and Pathways regarding Budget ID 481-400
  - f. Affordable Housing regarding Budget ID 489-013

**MOTION CARRIED**"

ISC: UNRESTRICTED

Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

### Re-Balancing The City's Capital Portfolio

### **EXECUTIVE SUMMARY**

On 2019 October 24, the Government of Alberta (GoA) tabled its 2019-2020 budget. This budget included material impacts to The City in the form of reductions or eliminations of municipal capital grants and programs including:

- Reductions to the Municipal Sustainability Initiative (MSI)
- Cancellation of the Alberta Community Resilience Program (ACRP)
- Cancellation of the Alberta Community Transit Program (ACT)
- Changes to the timing of provincial contributions to Green Line

Administration has identified proposed capital changes from the One Calgary service plan and budget that take a least-harm approach to City services and residents, specifically addressing an estimated \$73 million shortfall in MSI funding. The report outlines the process, recommended changes to The City's capital budget, and risks associated with the recommended changes to meet the MSI shortfall. Later reports will be brought to Council addressing ACRP, ACT and Green Line.

This report also requests Council's approval of the 2020 Capital Budget Recast to adjust approved budget to the most recent cash flow projections. A capital continuity schedule is included, for information, that provides an overall view of capital, and builds off the schedule in the 2020 Adjustment report (C2019-1052).

### **KEY MESSAGES**

- The City is financially responsible, immediately addressing the \$73 million MSI shortfall that impacts the One Calgary 2020-2023+ capital budget.
- City of Calgary investment remains a priority in service areas highest-rated by citizens including Affordable Housing, Public Transit, Streets, Police Service and Traffic Flow Management.
- Service level impacts are anticipated due to reductions in lifecycle maintenance of City assets because of these capital budget reductions.

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Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

### Re-Balancing The City's Capital Portfolio

### **ADMINISTRATION RECOMMENDATION:**

That Council:

- 1. Approve the proposed 2020-2023+ capital budget relinquishments in Attachment 1;
- 2. Approve the 2020 capital budget recast in Attachment 2;
- 3. Direct Administration to report back to the Standing Policy Committee on Utilities and Corporate Services regarding the impacts of the Province's Alberta Community Resilience Program (ACRP) funding reductions on The City's flood resilience plan as part of Administration's annual flood update to Council on 2020 April 15; and
- 4. Direct Administration to report back on next steps regarding the loss of Alberta Community Transit (ACT) funding during One Calgary mid-cycle adjustments in November 2020.

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2015 November 25, the Capital Infrastructure Investment Strategy was approved by Council (C2015-0855) and on 2017 March 6, Council directed that Infrastructure Calgary update this strategy as part of the capital planning for the 2018 budget process (C2017-0214).

On 2018 March 21 (C2018-0304), Council approved the Capital Infrastructure Investment Strategy. Council renamed this document the Capital Infrastructure Investment Principles.

On 2018 November 29 (C2018-1158), as part of the 2018 November 14 Regular Meeting of Council, Council approved the 2019-2022 Service Plans and Budgets. This included the approval of a \$5.13 billion capital budget for 2019-2023+, which included \$2.05 billion of previously approved capital.

On 2019 November 12 (C2019-1052), as part of the 2020 Adjustments to the One Calgary Service Plans and Budgets, Council approved a recommendation that directed Administration to report back to Council with an update on the capital budget in response to the funding reductions from the 2019 October 24 provincial budget no later than 2020 February 4.

### **BACKGROUND**

The City is committed to making life better every day for its citizens, communities and businesses. One Calgary brought forward plans and budgets by service, bringing together the idea that both operations and capital infrastructure investment collectively are critical to providing the services that Calgarians rely on everyday. Residents depend on access to clean drinking water and a healthy environment, the ability to move around the city safely and efficiently, access to facilities and services that promote an active and healthy lifestyle and support for a prosperous city with opportunities for everyone. The City's infrastructure investment supports the services needed to provide these things and build a great city. Critical to this is the maintenance of current investments, upgrades to existing and aging infrastructure, new infrastructure to provide needed services and investment in new and established areas of the city. Infrastructure Calgary works at an enterprise portfolio level to manage The City's

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Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

overall investment strategy and tries to balance these needs while finding efficiencies and supporting a well-run and efficient modern municipal government.

According to the 2018 MBNCanada Performance Measure Report, Calgary's Municipal Expenses (Operating and Capital) equate to \$3,939 per capita. This compares to \$4,704 in Toronto, \$4,642 in Montreal, \$4,007 in Hamilton and \$2,390 in Winnipeg. Despite a responsible level of investment per capita in comparison to other municipalities, investment in infrastructure is increasingly difficult as The City's capital budget has experienced significant change and reduction over the past several years. MSI funding is an example of this.

The Alberta Government's Municipal Sustainability Initiative started in 2007, with the capital funding program planned to last for 10 years. It was intended to be a reliable, stable source of funding for municipal capital projects. However, its uneven, and continually reduced payouts have proven challenging for funding capital projects. Apart from the initial two years, actual MSI transfers to The City tracked below the provincial commitments each subsequent year; and in several instances, considerably below expected levels. The program has been extended multiple times to 15 years, with payments deferred or delayed by multiple provincial administrations. This has impacted capital projects tied to MSI funding. In some cases, The City used short term debt to bridge finance projects rather than delay them to match the funding. While the Province allowed the finance costs to be funded through the MSI grant, this added to The City's capital costs and diverted some MSI funding from infrastructure to financing costs.

The provincial government, in their 2019 October budget, announced that the Fiscal Framework, negotiated as part of the City Charter, was being replaced by a new Local Government Fiscal Framework after 2022, and that MSI funding for its last years (2020-21 and 2021-22) was to be reduced again, by an estimated \$73 million for The City. The recent funding changes to MSI, in a constrained capital environment, have a significant impact to The City.

Further to the \$73 million reduction (which may change when the allocation factors are updated by the province for 2020, 2021 and 2022), other impacts of the provincial budget include:

- Elimination of the Alberta Community Transit (ACT) fund. The City anticipated receiving \$100 million in funding from ACT to replace the original, 1980s-era CTrain cars. The City moved forward with a City-funded procurement for a smaller order at the end of 2019 to maintain four-car service, but lost economies of scale on this purchase.
- Closing of the Alberta Community Resilience Program (ACRP) three years early (2021 vs 2024). The City invested in flood mitigation projects that have outstanding funding requirements and will no longer be funded by ACRP, a reduction of \$81 million that was promised but not yet included in the capital budget.
- Pace-of-funding changes to the Green Line, changing The City's funding from \$555 million to \$75 million over the next four years.

Administration is still reviewing implications of the provincial funding changes over the One Calgary budget cycle. The \$73 million shortfall in MSI funding is addressed in the report, as it has an immediate impact to the capital portfolio. Further information about addressing the ACT fund, ACRP reductions and Green Line will be provided in follow up reports to Council.

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Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

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

#### **Review and Re-Balance Process**

Administration undertook a collaborative, cross-corporate process to review The City's capital investments and identify potential least-harm reductions. All Service Owners were asked to review their capital portfolios and look at capital investments that could be reduced in scope, considered for next cycle, or where budget could be released.

The Infrastructure Calgary Steering Committee (ICSC), with representatives from all major capital-intensive departments and supporting business units, reviewed all options put forward by Service Owners and took a balanced approach in considering which capital investment reductions should be proposed. Areas of consideration included:

- Least-harm to service delivery and residents, especially front-facing services
- Least-harm to key areas including economic development, ability to attract and/or leverage private investment, growth and the downtown
- Impacts to long-term asset performance, ultimately impacting service delivery
- Consideration of safety, legal and regulatory requirements
- Existing citizen research on services and investment
- Note: the four major projects (Event Centre, BMO Convention Centre, Field House, Arts Commons) were not included in the review process

Through this work, Administration identified \$73 million in portfolio changes that can be made (Attachment 1). Investment was largely maintained in service areas highest-rated by citizens for more investment: Affordable Housing, Public Transit, Streets, Police Service and Traffic Flow Management. Project investment was also maintained in areas that affect economic development and tourism (including the four major projects), private investment, the downtown and growth communities.

While every measure was taken to minimize service impacts, the recommendations include some service reductions, specifically to Annual Investment Programs (AIP). AIPs are established based on information from infrastructure asset management plans that summarize asset condition and investment requirements for effective lifecycle management and levels of service. Reductions in capital funding impacts investment in lifecycle maintenance, which affects overall asset condition, levels of service and reliability, and increases operating costs over time. A significant effort has been made to ensure critical maintenance activities and public health and safety are preserved.

The MSI shortfall can be addressed using budget relinquishments and increasing the use of capital reserves. The breakdown is as follows:

Budget Relinquishments Reductions to the Capital Budget	\$60.4M	83%	Budget Refinements (no scope impacts) Estimate changes, contingency releases, project completions	\$27.1M (37% of Total)
			Scale Back (scope impacts) Programs / Projects that are being scaled back	\$15.9M (22% of Total)

**ISC: UNRESTRICTED** 

Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

			Consider for Next Cycle Projects that won't start this cycle and will be re-prioritized for next cycle	\$17.4M (24% of Total)
Capital Reserves Funding optimization	\$12.6M	17%	Increasing the use of capital reserves to allow flexible funding sources to be redirected to of MSI shortfall. Doesn't change the capital bud immediate service impacts.	ffset the

54% of the total comes from sources that pose low impact to service, including 37% from budget refinement activities that occur during an investment's lifecycle such as estimate changes and contingency releases. These budget refinements, which occur on a regular basis, would normally create capital budget savings that could be used to fund new investments or emerging needs as approved by Council. The loss of this funding limits The City's ability to make new investments. Another 17% from the use of capital reserves (through funding optimization) contributes to the 54%. Using reserve funds reduces the ability to mitigate risk and fund future projects.

46% of the total amount comes from scaling back programs or projects and considering projects for the next budget cycle. Some changes will have service impacts as described above. A full list of the proposed recommendations and impact is in Attachment 1.

#### 2020 Capital Budget Recast

Administration has prepared a 2020 capital budget recast for Council approval (Attachment 2). The capital budget recast shifts previously approved budget between years to better reflect cash flow estimates. These timing changes are driven by actual experience to date as well as the capital re-balancing work resulting from the provincial funding shortfall.

The recast does not impact the overall capital budget or project scope but will re-align the budget by year to reflect the latest timelines and work plans. An update to Council on the overall capital budget progress will be provided as part of the 2019 year end accountability report as well as mid-cycle budget adjustments in 2020 November.

## Stakeholder Engagement, Research and Communication

Considerable public consultation and research data from 2017-2019 conducted for One Calgary has been reviewed to help inform the rebalancing of the capital portfolio. This includes One Calgary Roll-Up Engagement & Research Insights that help set Council Directives, Value Characteristics, Service Targets, Service Plan Previews and most recently, the 2019 Citizen Satisfaction Survey.

As stated, investment is largely maintained in service areas highest-rated by citizens as wanting more investment: Affordable Housing, Public Transit, Streets, Police Service and Traffic Flow Management.

Citizen input on the proposed capital reductions will be received via submission to the City Clerk's Office.

**ISC: UNRESTRICTED** 

Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

#### **Strategic Alignment**

Infrastructure Calgary helps implement The City's "Three Conversations, One Calgary" framework and follows Council's Five Strategic Plan Principles (PFC2018-0445). The program directly addresses the commitment to service-based plans and budgets and contributes to Council's Five Guidelines to Administration approved by Council on 2018 February 28: integrated service delivery, engaged leadership, trust and confidence, investment and value, and cooperative alliances (C2018-0201). Infrastructure Calgary also supports Citizen Priorities, particularly a Well-Run City and a Prosperous City.

## Social, Environmental, Economic (External)

Given changes in MSI funding and an overall constrained environment, Administration identified investment priorities for the One Calgary service plan and budget cycle (2019-2023+) using corporate capital investment criteria. The capital investment criteria help guide decision making ensuring that the social, economic and environmental value of infrastructure investment is considered.

Programs or projects aligning with <u>essential criteria</u> are those that:

- Address legal, regulatory, health and safety requirements;
- Maintain the delivery of critical services that are necessary to health, safety or well-being
  of Calgarians, the environmental health of Calgary, and business continuity of good
  government;
- Address critical assets, meaning those most crucial for service delivery or have a high consequence in the event of failure caused by operational failures, climate impacts or other stressors; and
- Investments that reduce the delivery costs of services by reducing operational costs.

The capital budget changes proposed to meet the MSI reduction impact essential capital investments. Every effort was made to select the reductions with the least harm and impact to residents and maintain critical infrastructure and critical asset maintenance.

### **Financial Capacity**

# **Current and Future Operating Budget:**

Much of the capital infrastructure investment budget is allocated to Annual Investment Programs. The proposed capital reductions will impact investment in these lifecycle maintenance programs, which affects overall asset condition, levels of service, reliability, and increases operating costs over time. It is expected that operating costs will increase as the infrastructure degrades and operating adjustments may be requested over time. The specific operating impact depends on the asset class. There are no 2020 operating budget adjustments proposed in this report, however Administration is evaluating the future budget impact and will bring forward any budget changes in mid-cycle adjustments.

ISC: UNRESTRICTED

Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

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

The recommended changes to the capital budget reduce the overall capital budget by \$60.4 million (\$47.7 million from the 2020 capital budget and \$12.7 in future years). As well, the capital recast moves \$226.4 million from 2020 to 2021-2023+.

A capital continuity schedule is included, for information, that provides an overall view of capital, and builds off the schedule in the 2020 Adjustment report (C2019-1052).

#### **Risk Assessment**

An impact analysis and risk review were conducted by Infrastructure Calgary, the Corporate Integrated Risk Management Team and Asset Management division in the Corporate Analytics and Innovation business unit. Administration has determined that overall, the Principal Corporate risks to watch (strategic risks that could impact The City's ability to achieve its objectives) because of these reductions and resulting budget rebalance include:

- Fairly low impact in the health and safety and technology risk as currently identified within The Corporation.
- Moderate increase in the reputation risk, due to reductions in lifecycle maintenance that may be experienced in communities over time.
- Moderate increase in the infrastructure management risk, due to the delaying or deferring of lifecycle maintenance.

The infrastructure gap quantifies unfunded investment needs to maintain the existing asset base valued at \$84.7 billion, as well as projected needs due to growth. The 2017 Infrastructure Status Report identified an existing 10-year infrastructure gap of \$5.67 billion. While this gap is a substantial decrease from previous reports, there is risk the gap will begin trending up through ongoing reductions in capital and operating funding.

Administration mitigates infrastructure risk through proactive asset management programs involving Corporate Asset Management, business units and service owners including development of asset management plans and integrated infrastructure risk management that informs the overall capital budget and plan.

Note, there is established area and new community growth strategy work underway in 2020, as directed by Council, that has unfunded capital requirements. This work will require financial strategies to support it.

The future capital environment is uncertain – revenue sharing with the province and federal infrastructure funding is still being determined under the new Local Government Fiscal Framework. This continued ambiguity of funding may place long range infrastructure investment planning at risk and cause additional year by year budget adjustment efforts. Reductions in capital investment in the short term will affect capital investment needs in the longer term as infrastructure assets require ongoing investment to maintain service and performance levels.

ISC: UNRESTRICTED

Deputy City Manager's Office Report to Strategic Meeting of Council 2020 January 27

# Re-Balancing The City's Capital Portfolio

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

A reduction of \$73 million in anticipated MSI capital funding has caused The City to rebalance its capital portfolio. A portfolio-level (or all-service-area) response was undertaken instead of targeting specific investments for elimination. The proposed use of capital reserves (funding optimization switches) and budget relinquishments are considered by Administration to be the least harmful and impactful to residents. Lifecycle maintenance on City assets will be reduced causing future impacts.

The recommendations do not impact critical infrastructure, critical asset maintenance or public health and safety.

#### ATTACHMENT(S)

- 1. Attachment 1 Proposed One Calgary Capital Portfolio Changes
- 2. Attachment 2 2020 Capital Budget Recast
- 3. Attachment 3 Capital Budget Continuity Schedule
- 4. Attachment 4 Public Submissions

# PROPOSED ONE CALGARY CAPITAL PORTOLIO CHANGES (\$000s)

Purpose: To provide capital budget changes required to address to Provincial Budget funding shortfall.

Citizen Priority	Service	Budget ID	Budget ID Name	Previously Approved Budget <sup>1</sup>	2020 Increase/ (Decrease)	2021 Increase/ (Decrease)	2022 Increase/ (Decrease)	2023 Increase/ (Decrease)	TOTAL Increase/ (Decrease)	Description / Impact
	Refinement (no scope impacts) <sup>1</sup> - For any releases, project completions	Approval								
A Prosperous City	Economic Development & Tourism	510_004	Calgary Zoo - Land of Lemurs	116	(89)	-	-	-	(89)	Project is complete. Remaining budget can be released.
A City That Moves	Public Transit	738_001	Financing Costs	21,308	(21,000)	-	-	-	(21,000)	Financing costs associated with MSI debt (primarily for the West LRT project) are now complete and future borrowing for MSI funded projects is not anticipated.
A Healthy & Green City	Parks & Open Spaces	500_004	Park Development	12,959	(100)	-	-	-	(100)	Releasing contingency no longer required. This eliminates flexibility on projects that may have cost overruns.
	Recreation Opportunities	507_630	Mobile SkatePark	1,567	(1,540)	-	-	-	(1,540)	The mobile skateparks program was cancelled as part of council decisions on budget reduction packages in July 2019.
		519_039	RC-Centennial Planetarium	6,198	(3,000)	-	-	-	(-,,	Project is close to completion. Majority of remaining budget can be released.
		519_130	Facility Lifecycle	82,387	(300)	-	-	-	(300)	Project is complete. Contingency can be released.
			Total	90,153	(4,840)	-	-	-	(4,840)	
A Well-Run City	Citizen Engagement & Insights	788_001	Customer Service Framework, Research & Analytics	1,169	(14)	-	-	-	(14)	Project does not need to be continued with capital funding; Work can continue with operating resources.
	City Auditor's Office	481150	Upgrade Meeting Rooms	140	(50)	-	-	-	(50)	Project is close to completion. Majority of remaining budget can be released.
	Municipal Elections	481000	Census - Election Software	3,600	(250)	-	-	-	(250)	Cost estimates are lower than expected; associated budget can be released.
	Taxation	480200	Tax Management Sustainment	2,000	(120)	-	-	-	(120)	The scope of this project depends on direction from the Province and Council as to what changes are required to the tax billing system. Once the direction has been clearly established the project budget can be more firmly established. If additional budget and funding is required at a later date, a business case will be submitted.
Enabling Services	Data Analytics & Information Access	480703	Corporate GIS Upgrades	1,965	(21)	-	-	-	(21)	Releasing contingency no longer required.
		813_001	Energy Information Systems	97	(2)	-	-	-	(2)	Project is complete with actual costs under estimates. Remaining budget can be released.
		813_551	Cityonline Phase III	155	(5)	-	-	-	(5)	Project is complete with actual costs under estimates. Remaining budget can be released.
			Total	2,217	(28)	-	-	-	(28)	
	Facility Management	770_024	Plaza Redevelopment	1	(1)	-	-	-	(1)	Project is complete with actual costs under estimates. Remaining budget can be released.
		776_008	Major OWC - Bearspaw	2	(2)	-	-	-	(2)	Project is complete with actual costs under estimates. Remaining budget can be released.
		779_729	Workplace Continuity Management Program	1,257	(400)	-	-	-	(400)	Reduction in recoveries to support the program. This could lead to a reduced preparedness of Facility Management's facilities and sites to respond to events and emergencies.
			Total	1,261	(403)	-	-	-	(403)	
	Financial Support	730_001	Treasury Capital	1,320	(79)	-	-	-	(79)	Releasing contingency no longer required.
	IT Solutions & Support	741_080	Infrastructure Management Systems	1	(1)	-	-	-	(1)	Project is complete. Remaining budget can be released.
	Procurement & Warehousing	736_002	Warehouse	1,374	(104)	-	-	-	(104)	Project is complete. Remaining budget can be released.
		736_006	Building U Upgrade	0	(0)	-	-	-	(0)	Project is complete. Remaining budget can be released.
			Total	1,375	(104)	-	-	-	(104)	

 Total Relinquishments - Budget Refinement
 (27,078)
 (27,078)

# PROPOSED ONE CALGARY CAPITAL PORTOLIO CHANGES (\$000s)

Purpose: To provide capital budget changes required to address to Provincial Budget funding shortfall.

Citizen Priority	Service	Budget ID	Budget ID Name		Previously Approved Budget <sup>1</sup>	2020 Increase/ (Decrease)	2021 Increase/ (Decrease)	2022 Increase/ (Decrease)	2023 Increase/ (Decrease)	TOTAL Increase/ (Decrease)	Description / Impact
Relinquishments - Scale Bac Programs / Projects that are b	ck (scope impacts) <sup>1</sup> - For Approval eing scaled back										
A Prosperous City	Affordable Housing	480350 489_013	Silvera for Seniors -LMP AH Pre-Development		9,507 2,469	(122)	(122)	(122) (500)	-	(500)	Overall 5% decrease targeted towards non critical/safety items. Reprioritization is required. Reduction of pre-development funding will limit future ability to complete planning, feasibility, and
				Total	11,977	(122)	(122)	(622)	-		preliminary design work. These cost burdens may need to be shifted to project budgets, which may result in design modifications or reduced project scope.
	Arts & Culture	480651	Community Cultural Spaces	Total	9,000	- (122)	- (122)	- (022)	(1,200)	(1,200)	Further engagement with the community is required before proceeding. A reduction in this budget amount will still allow some priority work to be completed (MOBS, Max Bell, Fort Calgary,Forest Lawn).
A City of Safe and Inspiring Neighbourhoods	Bylaw Education & Compliance	480405	CCS ByLaw Equip Lifecycle		920	(20)	(20)	(20)	-	(60)	Reductions in capital funding impacts investment in lifecycle maintenance which could affect overall asset condition, levels of service, reliability, and increase operating costs over time.
	Emergency Management & Business Continuity	480450	EOC IT Lifecycle		2,194	-	-	(205)	-	,	Reducing IT relating to the Emergency Operations Center (EOC) could result in a failure of the equipment during an emergency. By reducing the EOC IT Lifecycle ability, this may increase operational costs to maintain technology in the future.
		049_004	Equipment Acquisition		400	(205)	-	-	-	(205)	Reducing equipment relating to CANTF2 disaster response capabilities and decreasing ability to lifecycle required equipment, may reusult in a decrease to the ability to effectively respond during an emergency.
				Total	2,594	(205)	-	(205)	-	(410)	
	Pet Ownership & Licensing	048_011	Equipment Lifecycle		814	(17)	(17)	(17)	-	(50)	Reductions in capital funding impacts investment in lifecycle maintenance which could affect overall asset condition, levels of service, reliability, and increase operating costs over time.
A City That Moves	Public Transit	657_01W	Bus Refurbishment		5,230	(5,000)	-	-	-	(5,000)	Reduction to the bus refurbishment budget used for mid-life refurbishment of articulated buses. Removal of this budget will result in operating cost increases to maintain un-refurbished buses, increased risk of vehicle failure, and could lead to reduced service levels.
		657_02W	LRV Refurbishment		52,105	(5,000)	-	-	-	, , ,	Reduction of the LRV refurbishment budget used to reduce the number of different vehicle types. This program is separate from the capital program to purchase new LRVs during the current budget cycle. This budget reduction will mean more breakdowns will occur, and therefore increase the number of LRVs needed on standby. It also means that Calgary Transit will need to manage 4 different types of fleet, some of the U2s (the oldest type of LRVs) will need to be used even longer.
		657_03W	Fleet & Equipment		2,423	(500)	-	-	-	. ,	Reduction to the replacement of vehicles for Calgary Transit operational support staff. This means that all Calgary Transit operational support groups will have to hold onto existing vehicles for additional years. Service reliability will not be immediately affected but the ability of Calgary Transit to respond to operational issues in the field will gradually degrade.
				Total	59,758	(10,500)	-	-	-	(10,500)	
	Sidewalks & Pathways	481400	Comm Mobility Imp-Sidewalks		27,875	(860)	-	-	-	(860)	This program includes funding for multi-use pathways, bikeway and pedestrian improvements including adaptive sidewalks. Adaptive sidewalks provide safe, dedicated space for pedestrians without construction of a traditional sidewalk (e.g. low concrete curbs with sign posts). Reductions include cancellation of two multi-use pathway projects and associated pedestrian improvements. Lacking adequate / any multi-use trail infrastructure may pose some safety risks to people attempting to travel in those areas using unsuitable boulevards.

#### PROPOSED ONE CALGARY CAPITAL PORTOLIO CHANGES (\$000s)

Purpose: To provide capital budget changes required to address to Provincial Budget funding shortfall.

Citizen Priority	Service	Budget ID	Budget ID Name	Previously Approved Budget <sup>1</sup>	2020 Increase/ (Decrease)	2021 Increase/ (Decrease)	2022 Increase/ (Decrease)	2023 Increase/ (Decrease)	TOTAL Increase/ (Decrease)	Description / Impact
Relinquishments - Scale B Programs / Projects that are	ack (scope impacts) <sup>1</sup> - For Approval being scaled back	ı								
A Healthy & Green City	Environmental Management	815_14F	Environmental Programs	1,671	(300)	-	-	-	(300)	Rescoping of projects relating to contaminated site management, climate mitigation & adaptation, climate resilience action plan and Sustainable Environmental and Ethical Procurement projects. This could lead to reduced access to data, information, and consulting services for customers. Leveraging third party funding is also at risk.
A Well-Run City	Corporate Governance	873_001	Investment Optimization Program	3,561	(308)	-	-	-	(308)	No impact as remaining IOP funds were not allocated.
	Records Management, Access & Privacy	796_001	Content Suite (Phase 2) - EDRM	2,693	(250)	-	-	-	(250)	Delays the delivery of new records management functionality for electronic records throughout the organization by 12 to 24 months. Additional time will be required and funded out of corporate records operational activities in 2023 and beyond.
Enabling Services	Financial Support	737_001	Finance Capital	1,791	(195)	-	-	-	(195)	All projects within this Annual Investment Program will scale back scope and find efficiencies. This will impact TCA Project Costing (TBD), Hyperion (impact to automated reporting), CI Document Production System (use of existing solutions).
	Human Resources Support	795_002	Corporate Workforce Strategy	245	(45)	-	-	-	(45)	Reduced scope of HR data management tools and solutions. This reduction in capital constricts scope of HR data management to customers.
	Infrastructure Support	480702	Survey Control Program	1,600	(7)	(7)	(7)	-	(20)	The reduction will limit the ability to maintain and expand the survey control network including the DART system. The number of survey monuments that we establish in new communities and maintain in existing communities will be reduced.
		480705	Project and Portfolio Mgmt	3,635	(115)	-	-	-	(115)	The majority of desired functionality for the project management community is maintained, but it does further delay other important functionality necessary for a fulsome PM suite of tools.
		813_099	Construction Documents and Drawings Management Pro	1,423	(20)	-	-	-	(20)	Reduction to E-Submission project which is a part of the Construction Drawing Management Program. The reduction comes from adopting best practices for document E-Submissions (particular PDA) used elsewhere in the organization to reduce project costs. The reduction is not expected to have a significant impact on service levels.
			Total	6,658	(142)	(7)	(7)	-	(155)	
	Strategic Marketing & Communications	793_002	Diversity and Crisis Communication Tools	1,045	(116)	(266)	(266)	-	(647)	Will continue with the limited amount of work in-flight and cancel work that has not started/been scoped. Will limit ability to react to new ideas for diversity and crisis communications but does not impact service levels.

(13,079) (1,136) (15,845) Total Relinquishments - Scale Back (431) (1,200)

# PROPOSED ONE CALGARY CAPITAL PORTOLIO CHANGES (\$000s)

Purpose: To provide capital budget changes required to address to Provincial Budget funding shortfall.

Citizen Priority	Service	Budget ID	Budget ID Name	Previously Approved Budget <sup>1</sup>	2020 Increase/ (Decrease)	2021 Increase/ (Decrease)	2022 Increase/ (Decrease)	2023 Increase/ (Decrease)	TOTAL Increase/ (Decrease)	Description / Impact
	for Next Cycle <sup>1</sup> - For Approval role and will be re-prioritized for next cy	/cle								
A City of Safe and Inspiring Neighbourhoods	Fire & Emergency Response	041_171	NE Station	13,695	-	-	(8,000)	-	(8,000)	Delay the delivery of the permanent fire station by entering into a lease for the current temporary station. This creates a new approach to the long term planning of assets to provide fire services. The cost of the lease payments would be in the range of \$150,000 to \$200,000 annually. Consider permanent fire station capital costs for next cycle.
A City That Moves	Streets	723_001	Macleod Tr / Lake Fraser Gate	3,620	(1,500)	-	-	-	(1,500)	Rescoping of the interim plan for this intersection. \$2.12 million in developer contributions (in capital deposits) will be held for implementation of the revised project.
A Healthy & Green City	Parks & Open Spaces	500_006	Park Upgrades	38,301	(577)	-	-	-	(577)	The Colonel Walker House at Inglewood Bird Sanctuary has not yet started. There are planned upgrades to this historical building to allow for more educational programming space and to address accessibility issues.
		500_008	Park Lifecycle	38,354	(90)	-	(700)	-	(790)	Infrastructure Repairs Office would have no direct citizen impacts.
			Total	76,655	(667)	-	(700)	-	(1,367)	
	Recreation Opportunities	507_632	Recreation Upgrade Retrofit	5,910	(3,089)	-	-	-	(3,089)	An artificial turf field at Tom Brook Athletic Park would provide an increased level of service to customers as well as increased revenue due to extended play time and playing season.
A Well-Run City	Citizen Information & Services	791_003	Customer Service Tools & Technology	321	(174)	(73)	(73)	-	(321)	Project was to enhance phone service optimization (Verint enhancements related to speech and the rollout of the Quality Assurance program) and web chat opportunities along with other technological advancements to reduce call wait times. Quality Assurance technology will be implemented at a much slower rate. Web chat options to improve online transactions will be impacted.
Enabling Services	Corporate Security	710_026	Information Security	5,362	-	-	(637)	-	(637)	Corporate Security will identify other potential controls that are already in place to reduce risks to information systems. Impact is still being determined.
	Data Analytics & Information Access	813_222	Building Repository-Generation III	93	(79)	-	-	-	(79)	Data clean-up is on hold, with little to no impact at this time.
	Facility Management	480757	Forest Lawn Civic Centre	450	-	-	(450)	-	(450)	With construction of the Forest Lawn Civic Centre expected next business cycle, The City can align pre-planning and pre-design to that same cycle.
		480762	Northeast Site Development	4,863	(2,000)	-	-	-	(2,000)	\$2M of repayment to the Real Estate and Development Services Revolving Fund will be deferred, which may impact the funding availability for future strategic land acquisitions for The City.
			Total	5,313	(2,000)	-	(450)	-	(2,450)	
			Total Relinquishments - Consider for	- Novt Cyala	(7,509)	(73)	(9,860)		(17,442)	
			i otai neiiiiquisiiiileiits - collsidel it	JI NEAL CYCIE	(1,509)	(73)	(3,000)	•	(17,442)	

Citizen Priority	Service	Budget ID	Budget ID Name	Amount	Capital Reserve	Description / Impact
Capital Reserves (no budget Increasing the use of capital re	impact) <sup>1</sup> - For Information eserves in order to free up more flexil	ole sources for	funding optimization			
A City of Safe and Inspiring Neighbourhoods	Calgary 9-1-1	045_015	Calgary 911 Facility Lifecycle Maintenance	(475)	911 Communications Centre Capital Financing Reserve	Work in this program is eligible under the 911 levy grant. Using this reserve reduces the amount of funding available for other initiatives such as Next Generation 9-1-1.
A Healthy & Green City	Parks & Open Spaces	500_008	Park Lifecycle	(143)	Parks Endowment and Sustainment Reserve	Replaces Pay-As-You-Go funding for Century Gardens with capital reserves.
	Waste & Recycling	256_000	Landfill/Treatment Infrastructure	(4,000)	Waste & Recycling Sustainment Reserve	Replaces Federal Gas Tax funding with capital reserves.
		258_000	Facilities & Equipment	(3,701)	Waste & Recycling Sustainment Reserve	Replaces Federal Gas Tax funding with capital reserves.
Enabling Services	IT Solutions & Support	741_102	Multi-Data Centre Strategy	(4,316)	Information Technology Reserve	The use of capital reserves for this program restricts the flexibility to accommodate other programs such as Smart Cities, Internet of Things, and City fibre infrastructure growth. While some flexibility within the reserve will be reduced, the commitment remains to Calgary being a Smart City and will look to prioritize the use of capital funds appropriately.

(12,635)

(47,665)

(504)

(10,996)

(1,200)

(60,365)

Total Relinquishments - For Approval

#### Notes:

1. Figures may not add due to rounding.

2. Previously approved budget contains the 2019-2023+ budget as at 2019 December 31 for each Budget ID. This budget total has not been adjusted to reflect 2019 actual spend.

**Total Capital Reserves - For Information** 

# 2020 CAPITAL BUDGET RECAST - FOR APPROVAL (\$000s)

Purpose: To provide capital budget timing changes for Council approval.

Note: Administration has the authority to approve revisions up to \$400,000 per CFO006; however, all recast changes have been consolidated in this attachment for completeness.

Citizen Priority	Service	Budget ID	Budget ID Name	2020	2021	2022	2023	2024	TOTAL
		·	•	Increase/	Increase/	Increase/	Increase/	Increase/	Increase/
				(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)
A Prosperous City									
	Affordable Housing	489 000	Affordable Housing Redevelopment	(12,600)	(22,089)	(400)	2,880	32,210	_
	Affordable Housing	489 013	AH Pre-Development	800		`- ´	(800)		-
	Affordable Housing	489 AHS	Increase Affordable Housing Supply	(30)	(3,330)	3,360	`- ´	-	-
	Affordable Housing	489 KLD	Kingsland	(500)	500	· -	-	-	-
	Ü		Total	(12,330)	(24,920)	2,960	2,080	32,210	-
				(4.000)					
	Economic Development & Tourism	480351	Heritage Park - Wet Dock	(1,900)	1,900	-	-	-	-
	Economic Development & Tourism	512_892	Fort Calgary - CIR	(1,383)	1,383		-	-	-
	Economic Development & Tourism	515_001	Culture Artifact	(200)	-	200	-	-	-
	Economic Development & Tourism	633_002	Civic Partners Infrastructure Grant	(3,367)	367	3,000	-	-	-
			Total	(6,850)	3,650	3,200	-	-	-
	Land Development & Sales	480850	Heritage Station TOD	(1,100)	_	1,100	_	_	_
	Land Development & Sales	480851	Srvc Connections-Driveways	(300)	300	,	_	_	_
	Land Development & Sales	696 BD1	Aurora Business Park	(15,200)	(50,000)	65,200	_	_	_
	Land Development & Sales	697 FLC	Forest Lawn Creek	(30,000)	(35,000)	65,000	_	_	_
	Land Development & Sales	697_GP4	Great Plains IV	(3,000)	3,000	-	_	_	_
	Land Development & Sales	697_PTT	Point Trotter	(5,155)	2,000	3,155	_	_	_
	Land Development & Sales	703 TOD	Anderson TOD	(17,000)	4.000	13,000	_	_	_
	Land Development & Sales	705_10D 705_MHP	Midfield Mobile Home Park	(14,000)	-,000	14,000	_	_	_
	Land Development & Sales	705_WITE 705_PDV	RE&DS Pre-Development	(450)	450	14,000			
	Land Development & Sales	705_PDV			(75,250)	161,455		<del></del>	
			Total	(86,205)	(75,250)	161,455			-
			Total - A Prosperous City	(105,385)	(96,520)	167,615	2,080	32,210	-
A City That Moves	Dublic Transit	CEE AANN	LDT Life and Accest Management	(2.400)	4 700	1,700			
	Public Transit	655_14W	LRT Lifecycle Asset Management	(3,400)	1,700	1,700	-	-	-
	Sidewalks & Pathways	612_000	Main Streets	(5,268)	5,268	-	-	-	_
	Sidewalks & Pathways	223_000	Pedestrian Bridge Replacement and Upgrading	(5,862)	5,862	-	-	-	-
	•	_	Total	(11,130)	11,130		-	-	-
	Stracta	491406	Stoney Trail Improvements	(20.500)	E 000	0.500	4.050	1.150	
	Streets	481406	Stoney Trail Improvements	(20,500)	5,000	9,500	4,850	1,150	-
	Streets	481407	144 AV NW at W Nose Creek	(5,000)	(6,000)	10,900	50	50	-
	Streets	570_001	Southwest & West Ring Road Connections	(19,885)	19,670	215	-	-	-
	Streets	859_001	Airport Trail NE Phase 2	(20,000)	10,000	10,000	- 4 000	- 4 000	-
			Total	(65,385)	28,670	30,615	4,900	1,200	-
			Total - A City That Moves	(79,915)	41,500	32,315	4,900	1,200	-

# 2020 CAPITAL BUDGET RECAST - FOR APPROVAL (\$000s)

Purpose: To provide capital budget timing changes for Council approval.

Note: Administration has the authority to approve revisions up to \$400,000 per CFO006; however, all recast changes have been consolidated in this attachment for completeness.

Citizen Priority	Service	Budget ID	Budget ID Name		2020	2021	2022	2023	2024	TOTAL
					Increase/	Increase/	Increase/	Increase/	Increase/	Increase/
					(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease
Healthy & Green City										
	Parks & Open Spaces	423350	Land Acquisition JUCC		-	(17,000)	-	17,000	-	-
	Parks & Open Spaces	500_006	Park Upgrades		(2,121)	(76)	2,197	-	-	-
			Total	_	(2,121)	(17,076)	2,197	17,000	•	-
	Recreation Opportunities	447999	Foothills Fieldhouse Redevelopment		(12,475)	12,475	_	_	_	_
	Recreation Opportunities	480353	Repsol Ctr Flood Res Pri		(800)		_	_	_	_
	Recreation Opportunities	480654	Vivo Expansion		(11,000)		5,000	_	_	_
	Recreation Opportunities	505 642	Golf Course Upgrade		(1,902)	-	-	1,902	_	_
	Recreation Opportunities	505_643	Golf Course Lifecycle		(2,510)			2,510		
	Recreation Opportunities	519_130	Facility Lifecycle		(4,000)	2,000	2,000	2,310	-	-
	Recreation Opportunities	519_130	Total	-	(32,687)	21,275	7,000	4,412		<del></del>
			Total	-	(32,007)	21,275	7,000	4,412		<u>-</u> _
	Waste & Recycling	258_000	Facilities & Equipment	-	(10,547)	7,661	2,886	•	•	
	Wastewater Collection & Treatment	894_000	Wastewater Treatment Plants		(14,571)	(6,036)	20,607	_	_	_
	Wastewater Collection & Treatment Wastewater Collection & Treatment	895_000	Wastewater Collection Network		28,431	(7,614)	(20,817)	-	_	_
	Wastewater Collection & Treatment	893_000	Total	-	13,860	(13,650)	(210)	<u>:</u>		
			Total	-	13,000	(13,030)	(210)			<u>-</u>
			Total - A Healthy & Green City	-	(31,495)	(1,790)	11,873	21,412	-	-
A Well-Run City				-	(2.22)					
	Property Assessment	153_001	Assessment Systems Improvement	-	(3,600)	-	3,600	-	<u> </u>	<u> </u>
	Taxation	480200	Tax Management Sustainment	-	(1,100)	550	550	-	-	-
				_						
			Total - A Well-Run City	-	(4,700)	550	4,150	-	-	<u> </u>
Enabling Services										
<b>3</b>	Corporate Security	710_026	Information Security		(1,146)	669	477	-	-	-
	Corporate Security	710_038	Physical Security		(1,926)	555	1,371	-	-	-
			Total	_	(3,072)	1,224	1,848	-	•	-
	Data Analytics & Information Access	480700	City Online Next Generation	-	(703)	500	-	203	-	-
				<u>-</u>						
	Infrastructure Support	480705	Project and Portfolio Mgmt		(640)		-	-	-	-
	Infrastructure Support	813_099	Construction Docs and Drawings	_	(307)	207	99	-	-	
			Total	-	(947)	847	99			•
	Real Estate	705_TCH	Technology Advancement	-	(200)	200		-	-	-
			Total - Enabling Services	-	(4,921)	2,771	1,947	203		_
				-	( -,/	-,- 1 1	-,			
				Total Recast	(226,416)	(53,488)	217,900	28,595	33,410	

Note: Figures may not add due to rounding

# CAPITAL BUDGET CONTINUITY SCHEDULE - FOR INFORMATION (By Citizen Priority and Service) (\$000s)

Purpose: To provide a summary of capital adjustments to maintain continuity and transparency of the capital budget.

		2019-1052) <sup>1</sup>		С	apital Budget	Relinquishme	nts and Recas	t <sup>1</sup>	Revised Budget <sup>1, 2</sup>						
Citizen Priority/Service	2020	2021	2022	2023	2024	2020 Change (Att 1, 2)	2021 Change (Att 1, 2)	2022 Change (Att 1, 2)	2023 Change (Att 1, 2)	2024 Change (Att 1, 2)	2020	2021	2022	2023	2024
A Prosperous City															
Affordable Housing	34,273	60,338	49,230	28,294	-	(12,451)	(25,041)	2,338	2,080	32,210	21,821	35,297	51,569	30,374	32,210
Arts & Culture	6,754	5,701	3,430	8,085	-	-	-	-	(1,200)	-	6,754	5,701	3,430	6,885	-
Business Licensing	1,000	150	50	-	-	-	-	-	-	-	1,000	150	50	-	-
Community Strategies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Economic Development & Tourism	20,050	9,019	7,558	-	-	(6,939)	3,650	3,200	-	-	13,111	12,669	10,758	-	-
Land Development & Sales	125,840	113,223	7,350	4,380	-	(86,205)	(75,250)	161,455	-	-	39,635	37,973	168,805	4,380	-
Library Services	3,174	3,619	2,352	-	-	-	-	-	-	-	3,174	3,619	2,352	-	-
Social Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL - A Prosperous City	191,091	192,050	69,971	40,759	-	(105,595)	(96,641)	166,994	880	32,210	85,496	95,409	236,964	41,639	32,210
A City of Safe & Inspiring Neighbourhoods															
Building Safety	4,097	8,097	8,097	-	-	-	-	-	-	-	4,097	8,097	8,097	-	-
Bylaw Education & Compliance	459	225	225	-	-	(20)	(20)	(20)	-	-	439	205	205	-	-
Calgary 9-1-1	4,650	2,900	2,500	-	-	- '	- '		-	-	4,650	2,900	2,500	-	-
City Cemeteries	2,608	3,009	4,293	-	-	-	-	-	-	-	2,608	3,009	4,293	-	-
City Planning & Policy	1,400	900	1,100	-	-	-	-	-	-	-	1,400	900	1,100	-	-
Development Approvals	5,522	2,790	2,630	-	-	-	-	-	-	-	5,522	2,790	2,630	-	-
Emergency Management & Business Continuity	4,513	1,761	1,615	-	-	(205)	-	(205)	-	-	4,308	1,761	1,410	-	-
Fire & Emergency Response	26,395	34,315	71,560	-	-	-	-	(8,000)	-	-	26,395	34,315	63,560	-	-
Fire Inspection & Enforcement	-	-	-	-	-	-	-	- 1	-	-	-	-	-	-	-
Fire Safety Education	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighbourhood Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Ownership & Licensing	391	191	191	-	-	(17)	(17)	(17)	-	-	375	175	175	-	-
Police Services	14,579	53,308	14,817	-	-		- '	- '	-	-	14,579	53,308	14,817	-	-
TOTAL - A City of Safe & Inspiring Neighbourhood	64,614	107,496	107,029	-	-	(242)	(37)	(8,242)	-	-	64,373	107,459	98,787	-	-
A City That Moves															
Parking	14,482	13,950	9,800	-	-	-	-	-	-	-	14,482	13,950	9,800	-	-
Public Transit	272,174	102,116	96,027	52,000	52,000	(34,900)	1,700	1,700	-	-	237,275	103,816	97,727	52,000	52,000
Sidewalks & Pathways	72,521	45,803	21,582	-	-	(11,990)	11,130	-	-	-	60,531	56,933	21,582	-	-
Specialized Transit	113	90	90	-	-	-	-	-	-	-	113	90	90	-	-
Streets	312,260	187,261	136,100	-	-	(66,885)	28,670	30,615	4,900	1,200	245,375	215,931	166,715	4,900	1,200
Taxi, Limousine & Vehicles-for-Hire	380	330	230	-	-	-	-	-	-	-	380	330	230	-	-
TOTAL - A City That Moves	671,930	349,550	263,829	52,000	52,000	(113,774)	41,500	32,315	4,900	1,200	558,156	391,050	296,144	56,900	53,200
A Healthy & Green City															
Environmental Management	742	335	245	-	-	(300)	-	-	-	-	442	335	245	-	-
Parks & Open Spaces	29,696	42,182	19,413	-	-	(2,888)	(17,076)	1,497	17,000	-	26,808	25,106	20,910	17,000	-
Recreation Opportunities	82,352	58,424	23,710	-	-	(40,616)	21,275	7,000	4,412	-	41,737	79,699	30,710	4,412	-
Stormwater Management	87,170	75,087	67,980	-	-	-	-	-	, -	-	87,170	75,087	67,980	, -	-
Urban Forestry	3,000	3,000	3,243	-	-	-	-	-	-	-	3,000	3,000	3,243	-	-
Waste & Recycling	40,090	29,937	29,656	-	-	(10,547)	7,661	2,886	-	_	29,543	37,598	32,542	-	-
Wastewater Collection & Treatment	280,286	194,377	163,053	-	-	13,860	(13,650)		-	_	294,146	180,727	162,843	-	-
Water Treatment & Supply	159,322	123,076	114,100	-	-	-	-	-	_	-	159,322	123,076	114,100	-	-
TOTAL - A Healthy & Green City	682,658	526,417	421,400	-	-	(40,491)	(1,790)	11.173	21,412	-	642,167	524,628	432,573	21,412	-

		As at 2020 A	djustments (C	2019-1052) <sup>1</sup>		C	apital Budget	Relinquishme	nts and Recas	t <sup>1</sup>	Revised Budget <sup>1, 2</sup>				
Citizen Priority/Service	2020	2021	2022	2023	2024	2020 Change (Att 1, 2)	2021 Change (Att 1, 2)	2022 Change (Att 1, 2)	2023 Change (Att 1, 2)	2024 Change (Att 1, 2)	2020	2021	2022	2023	2024
A Well-Run City															
Appeals & Tribunals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Citizen Engagement & Insights	343	143	143	-	-	(14)	-	-	-	-	329	143	143	-	-
Citizen Information & Services	3,662	2,003	2,003	-	-	(174)	(73)	(73)	-	-	3,488	1,930	1,930	-	-
City Auditor's Office	-	-	-	-	-	(50)	-	-	-	-	(50)	-	-	-	-
Corporate Governance	-	-	-	-	-	(308)	-	-	-	-	(308)	-	-	-	-
Council & Committee Support	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Executive Leadership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mayor & Council	100	-	-	-	-	-	-	-	-	-	100	-	-	-	-
Municipal Elections	2,200	380	-	-	-	(250)	-	-	-	-	1,950	380	-	-	-
Property Assessment	7,190	5,000	-	-	-	(3,600)	-	3,600	-	-	3,590	5,000	3,600	-	-
Records Management, Access & Privacy	1,392	280	500	-	-	(250)	-	-	-	-	1,142	280	500	-	-
Taxation	1,500	-	-	-	-	(1,220)	550	550	-	-	280	550	550	-	-
TOTAL - A Well-Run City	16,387	7,806	2,646	-	-	(5,867)	477	4,077	-	-	10,520	8,283	6,723	-	-
Enabling Services															
Corporate Security	5,694	1,380	2,308	-	-	(3,072)	1,224	1,211	-	-	2,622	2,604	3,519	-	-
Data Analytics & Information Access	2,298	1,527	2,456	-	-	(809)	500	-	203	-	1,488	2,027	2,456	203	-
Facility Management	73,498	66,552	48,442	-	-	(2,403)	-	(450)	-	-	71,095	66,552	47,992	-	-
Financial Support	460	348	280	-	-	(274)	-	-	-	-	186	348	280	-	-
Fleet Management	71,111	40,549	38,700	25,385	-	-	-	-	-	-	71,111	40,549	38,700	25,385	-
Human Resources Support	903	-	-	-	-	(45)	-	-	-	-	858	-	-	-	-
Infrastructure Support	3,988	1,989	1,372	-	-	(1,088)	841	93	-	-	2,900	2,830	1,464	-	-
Insurance & Claims	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IT Solutions & Support	34,105	28,401	25,761	-	-	(1)	-	-	-	-	34,104	28,401	25,761	-	-
Legal Counsel & Advocacy	66	195	195	-	-	- ` ´	-	-	-	-	66	195	195	-	-
Organizational Health, Safety & Wellness	360	109	105	-	-	-	-	-	-	-	360	109	105	-	-
Procurement & Warehousing	2,240	1,065	459	-	-	(104)	-	-	-	-	2,136	1,065	459	-	-
Real Estate	13,743	11,135	5,438	-	-	(200)	200	-	-	-	13,543	11,335	5,438	-	-
Strategic Marketing & Communications	270	270	270	-	-	(116)	(266)	(266)	-	-	154	4	4	-	_
TOTAL - Enabling Services	208,736	153,521	125,784	25,385		(8,113)	2,499	588	203	-	200,623	156,020	126,371	25,588	-
CORPORATE CAPITAL PROGRAMS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CITY <sup>3</sup>	1,835,416	1,336,840	990,658	118,145	52,000	(274,081)	(53,992)	206,904	27,395	33,410	1,561,335	1,282,848	1,197,562	145,539	85,410

#### Notes:

<sup>1.</sup> Figures may not add due to rounding.

<sup>2.</sup> Revised budget does not include any unspent 2019 budget that will be carried forward to 2020. This will be identified in the 2019 Year End Revision Report.

<sup>3.</sup> Excludes confidential budget remaining from previously approved reports (\$258.376 million), which will be allocated to services as confidentiality is lifted.



City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

#### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Curtis
* Last name	Mah
Email	curtmah@gmail.com
Phone	5874362878
* Subject	Don't cut Multi-Use Pathways or Pedestrian infrastructure
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Hi there,  I am writing to you to voice my concerns about the budget cuts. How can we not touch roads by even .5% yet we are cutting transportation alternatives that would actually save us money on roads. Cutting pedestrian improvements will actually cost people their lives, and cost us more in healthcare. Likewise PLEASE do not cut funding to multi-use pathways, many are in need of repair and they are inadequate as they are. This is desperately needed funding to give people an alternative to driving which will save us money in the long run. Please reconsider these cuts and take the money from roads not active transport  Curtis Mah

ISC: 1/1

Unrestricted Jan 25, 2020



City Clerk's Office

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▼ I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Brent
* Last name	Clark
Email	brentrclark@yahoo.ca
Phone	
* Subject	Submission with respect to Strategic Meeting of Council Item 5.1 Re-Balancing The City's Capital Por
	Dear Council,  Re-Balancing the Capital Portfolio recommends funding reductions in a number of areas. I want to comment on reductions associated with "A City that Moves".  Public Transit (657_01W, 657_02W & 657_03W):

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters) There is a significant scaling back of funds for transit. Lack of funds for LRV and bus refurbishment and reduction to the replacement of vehicles will negatively impact access to reliable and affordable transportation options for Calgarians at a time when we are already concerned about increasing costs of living. Further, instead of making it easier for Calgarians to secure work and contribute to kick starting the economy, reduced service levels will make it more difficult to travel to work, school and other activities. Reducing service levels also runs counter to the City promoting increased Transit Oriented Development in our communities. If an intent of such development is to allow Calgarians freedom to travel without relying on personal vehicles, reducing demands on Calgary's street network, how does limiting access to Transit support such goals? In actuality, reduced transit, coupled with higher density development will likely promote increased congestion and greater demand for parking.

Sidewalks & Pathways (481400):

ISC: 1/2



City Clerk's Office

Funding cuts specifically identify projects that provide low cost and promote low impact travel opportunities for Calgarians of all ages and social status, while explicitly making allowance to compromise the safety of Calgarians relying on active travel. Notwithstanding the previous, this also runs counter to City policies and programs aimed at increasing transportation flexibility.

I understand that fiscal restraint is necessary, but the proposed cuts to this portion of the budget seem inequitably focused on transit and active travel. I urge you to reject the proposed cuts to these items and consider how reductions can instead be distributed equitably across all travel modes.

Thank-you.

ISC: 2/2

From: D. A.

To: <u>Public Submissions</u>
Subject: [EXT] Fantastic!

**Date:** Wednesday, January 29, 2020 9:44:36 PM

City Counsel over spent on so many projects for the elite we now have to not only pay more residential tax but we will have less transit service and a bridge over Prince's Island. Well done!

January 30, 2020

To: The Mayor and Council

From: Sarah Woodgate, Director, Calgary Housing

**RE:** Affordable Housing Capital Budgets

On 2020 January 27, two separate questions arose at Council related to Affordable Housing Capital budgets. The below briefing provides detailed answers to those questions.

#### **Question on Attachment 1 from Mayor Nenshi**

The Mayor's question related to proposed <u>budget reductions</u> to the *AH Pre-Development* line. Essentially, the Mayor asked: "Are we going to see fewer units be built because of this cut?"

#### **Answer**

The reduction of \$500K from the overall \$2.47M *AH Pre-Development* budget has been proposed as the least harm option to assist the corporation to reduce capital budgets.

We do not anticipate a decrease in the number of new homes created as a direct result of this reduction, instead, the impact of the proposed \$500K reduction lessens our ability to complete some future planning, feasibility, and preliminary design work. This is because the *AH Pre-Development* budget is used to support feasibility work associated with potential capital projects to determine if a project should be pursued. This includes assessments of strategic opportunities such as acquisitions, partnerships, or new community integrated facilities. This budget is used as a revolving fund - if a project proceeds and receives budget it can replenish the budget for the initial costs incurred.

Currently, \$642K is committed from this budget, leaving a balance of \$1.33M to support future work after the capital budget reduction. Every effort would be made to reduce impact to building additional units through this reduction. However, reduced capacity to assess acquisitions, partnerships, or integrated facility opportunities may occur.

### **Question on Attachment 2 from Councillor Woolley**

The Councillor's question related to the capital <u>budget recast</u> for affordable housing. Essentially, the Councillor asked: "Why would we roll over so much money so far into the future?"

#### **Answer**

The budget re-cast proposals reflect current project timelines for the ten-year affordable housing capital program. The Rosedale, Bridlewood, and Mount Pleasant affordable housing budgets are currently on track. However, budgets for *Increase Affordable Housing Supply* (Mission and Marda Loop) and *Affordable Housing Redevelopment* (Rundle and Southview) were recast to better match anticipated project timelines. Specifically, these four projects are awaiting Provincial funding confirmation which is expected in Spring 2020. The timing change proposed aligns City funding with project schedules in order to meet our commitments and leverage other government funding sources.

#### **Key Contact:**

Bruce Irvine, Manager, Affordable Housing Calgary Housing C 403.650.1560

# Proposed Relinquishment (C2020-0040, Attachment 1, pg. 2)

C2020-0040 ATTACHMENT 1

# PROPOSED ONE CALGARY CAPITAL PORTOLIO CHANGES (\$000s)

Purpose: To provide capital budget changes required to address to Provincial Budget funding shortfall.

Citizen Priority	Service	Budget ID	Budget ID Name	Previo Appro Budg	ved Incre	se/ Incre	021 ease/ rease)	2022 Increase/ (Decrease)	2023 Increase/ (Decrease)	TOTAL Increase/ (Decrease)	Description / Impact
Relinquishments - Scale I Programs / Projects that ar	Back (scope impacts) <sup>1</sup> - For Approval e being scaled back										
A Prosperous City	Affordable Housing	480350	Silvera for Seniors -LMP		,507	(122)	(122)	(122)	-	(365)	Overall 5% decrease targeted towards non critical/safety items. Reprioritization is required.
		489_013	AH Pre-Development		,469	-	-	(500)	-		Reduction of pre-development funding will limit future ability to complete planning, feasibility, and preliminary design work. These cost burdens may need to be shifted to project budgets, which may result in design modifications or reduced project scope.
				Total 1	,977	(122)	(122)	(622)	-	(865)	

# Proposed Recast (C2020-0040, Attachment 2, pg. 1)

C2020-0040 ATTACHMENT 2

# 2020 CAPITAL BUDGET RECAST - FOR APPROVAL (\$000s)

Purpose: To provide capital budget timing changes for Council approval.

Note: Administration has the authority to approve revisions up to \$400,000 per CFO006; however, all recast changes have been consolidated in this attachment for completeness.

Citizen Priority	Service	Budget ID	Budget ID Name	2020	2021	2022	2023	2024	TOTAL
				Increase/	Increase/	Increase/	Increase/	Increase/	Increase/
				(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)	(Decrease)
A Prosperous City									
	Affordable Housing	489_000	Affordable Housing Redevelopment	(12,600)	(22,089)	(400)	2,880	32,210	-
	Affordable Housing	489_013	AH Pre-Development	800	-	-	(800)	-	-
	Affordable Housing	489_AHS	Increase Affordable Housing Supply	(30)	(3,330)	3,360	-	-	-
	Affordable Housing	489_KLD	Kingsland	(500)	500	-	-	-	_
			Total	(12,330)	(24,920)	2,960	2,080	32,210	-

ISC: UNRESTRICTED

Community Services Report to Combined Meeting of Council 2020 February 03

**Business Improvement Areas and Business Revitalization Zones – Board Appointments** 

#### **EXECUTIVE SUMMARY**

Each year, Business Improvement Areas (BIAs) and Business Revitalization Zones (BRZs) submit the names of individuals nominated for appointment to their boards. In accordance with the Section 51(1) of the *Municipal Government Act* (Alberta), Council appoints members to the boards of Business Improvement Areas and Business Revitalization Zones. This report presents the 2020 board nominees for appointment by Council for 14 of the 15 BIA/BRZs in Calgary. Appointments for the 15<sup>th</sup> BIA, the Calgary Downtown Association, will be presented to Council after they hold their annual general meeting in 2020 June.

#### ADMINISTRATION RECOMMENDATION:

That Council:

- 1. Appoint members to the boards of Business Improvement Areas and Business Revitalization Zones as set out in Attachment 1 for the terms identified:
- 2. Request that Council provide a letter to retiring board members to thank them for their service; and
- 3. Direct that Attachment 1 remain confidential pursuant to Section 17 of the *Freedom of Information and Protection of Privacy Act*, until Council rises and reports on the matter.

#### PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 January 14 Combined Meeting of Council, Council appointed board members to Business Improvement Areas and Business Revitalization Zones boards for the 2019-2020 term (C2019-0025).

At the 2016 November 28 Regular Meeting of Council, Council adopted the recommendations contained in report CPS2016-0826, amending The City's bylaws establishing various Business Revitalization Zones in order to align these bylaws with current provincial legislative requirements and current Business Revitalization Zones practices to improve board governance.

#### **BACKGROUND**

Effective 2016 July 01, the Government of Alberta amended the *Municipal Government Act* (Alberta) (*MGA*) to change the Business Revitalization Zone (BRZ) designation to Business Improvement Area (BIA). As of January 1, 2020, Council has approved the establishment of 15 BIAs, although two have retained the "BRZ" designation in their legal name. In this report, any reference to "Business Improvement Area" or "BIA" includes the two that have retained the Business Revitalization Zone or BRZ designation. This report includes board appointments for 14 of the 15 BIAs. Appointments for the 15<sup>th</sup> BIA, the Calgary Downtown Association, will be presented to Council after they hold their annual general meeting in 2020 June.

ISC: UNRESTRICTED

Community Services Report to Combined Meeting of Council 2020 February 03

# **Business Improvement Areas and Business Revitalization Zones - Board Appointments**

Each BIA is established under a separate City of Calgary bylaw. In conjunction with the MGA amendment, the Government of Alberta enacted Alberta Regulation 93/2016 Business Improvement Area Regulation (BIA Regulation), effective 2016 July 01 that provides more detailed direction for the establishment, governance, structure and operations of BIAs.

Section 50 of the *MGA* provides that a Council may by bylaw establish a BIA for one or more of the following purposes:

- (a) improving, beautifying and maintaining property in the business improvement area;
- (b) developing, improving and maintaining public parking;
- (c) promoting the business improvement area as a business or shopping area.

The *MGA* provides that a BIA is governed by a board consisting of members appointed by Council under the BIA bylaw and that the BIA board is a corporation. Each BIA's bylaw identifies details regarding the BIA governance including the length of board member terms.

BIAs are regulated by the BIA Regulation, which provides the following direction for the structure of BIA boards:

- a board established for a BIA must consist of individuals nominated by one or more taxpayers in the zone;
- council may also appoint one or more councillors to be members of a board; and
- council may only revoke the appointment of a board member who was nominated by a taxpayer if the revocation is recommended by the board.

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

As part of each BIA 2019 Annual General Meeting, board members have been nominated for appointment by Council. Board nominees put forward for appointment by Council for each BIA board are detailed in Attachment 1. The terms proposed for each nominee align with the Council bylaw for each BIA. The board appointments presented are to fill current vacancies on the board, and most BIAs have staggered appointment processes in place to support consistency over time and good governance.

#### Stakeholder Engagement, Research and Communication

Each BIA submitted board nominees and term lengths to Administration as outlined in Attachment 1 of this report with the exception of Calgary Downtown Association (CDA). CDA's annual general meeting will be held in June 2020 and a report will come to Council following the submission of nominees to Administration.

#### **Strategic Alignment**

BIAs support the implementation of *Calgary in the New Economy: An economic strategy for Calgary*, and other City plans and strategies including the *Downtown Strategy* that enhance the

**ISC: UNRESTRICTED** 

Community Services Report to Combined Meeting of Council 2020 February 03

# **Business Improvement Areas and Business Revitalization Zones - Board Appointments**

local economy, and activate and improve neighbourhoods and public spaces. They also play a critical role in *Calgary's Comeback* by supporting vibrant local businesses.

This report aligns with Council's priority of a Well-Run City: "Calgary's government is open, responsive, accountable and transparent, delivering excellent services at a fair price. We work with our government partners to ensure we have the tools we need". It also supports The City's ability to meet it legislated requirements under the MGA and BIA Regulation.

## Social, Environmental, Economic (External)

Appointment of board members with the appropriate skills, knowledge, and diversity of experience enhances the effectiveness of BIAs to meet their mandates and purposes outlines in the MGA. BIAs contribute to a strong and vibrant business community by improving, beautifying and maintaining property in the business improvement area; developing, improving and maintaining public parking; and promoting the business improvement area as a business or shopping area.

#### **Financial Capacity**

**Current and Future Operating Budget:** 

None.

#### Current and Future Capital Budget:

None.

## **Risk Assessment**

Approving the slate of candidates put forward by BIAs in Attachment 1 will bring the skills and experience needed for each BIA to effectively manage and operate as an organization, helping to create strong governance structures that can support the identification and mitigation of operational and strategic risks.

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

In accordance with the Section 51(1) of the *Municipal Government Act* (Alberta), Council appoints members to the boards of Business Improvement Areas and Business Revitalization Zones. This report presents the candidates put forward by each Business Improvement Area and Business Revitalization Zone for appointment to their boards.

#### **ATTACHMENTS**

- 1. 2020-2021 BIA-BRZ Board Appointments (CONFIDENTIAL)
- 2. Public Submissions



City Clerk's Office

Please use this form to send your comments relating to Public Hearing matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

#### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

√ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	karen
* Last name	barry
Email	karen@beltlinecannabiscalgary.com
Phone	4035895599
* Subject	Finalization of Budget for Beltline BIA and all newly formed BIA's
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am requesting a REVOTE of the establishing a BIA for the BELTLINE area. The attached information is based on materials gathered outside of my FOIP request which i am told will not be available until after February 13th, 2020. Some of the material herein has already been shared the city clerks office (Laura Kennedy,Lori Kerr and Kim Mustard) together with an email of this material that was sent to Evan Wooley and Jeromy Farkas

ISC: 1/1

January 22nd, 2020

# SUBJECT: Beltline BIA REVOTE, NEW BIA REVOTE, and request to be appointed to finance and audit committee for oversight into the BIA city programs

Dear City Council,

I, Karen Barry am requesting that 3 motions be brought forward to council for consideration:

- a) A re-vote of the 'establishment of BIA in the BELTLINE' Area,
- b) Re-vote for each new area where a BIA has been established in the city of Calgary;
- c) Council to appoint a concerned business owner, Karen Barry to the audit and finance committee as a non-paid, volunteer position, specific to the activities and oversight of the City of Calgary BIA's.

#### **Preamble:**

As the business owner of Beltline Cannabis Calgary (BCC), the current real estate taxes BCC pays for the 1,301 sq. ft. of above grade commercial space is \$21.00 per sq. ft., equal to \$26,800 in real estate taxes per year, for this small, again 1,301 sq. ft. retail location. When I contacted the city assessment department regarding the current assessment and related taxes, the city worker had to do the calculation twice. Further, I was told that Beltline Cannabis Calgary was NOT ELIGIBLE for the tax relief in 2019.

As a concerned citizen and business owner/taxpayer I am being asked to participate in the BELTLINE BIA, at an amount of money per year in a levy OVER AND ABOVE the current real estate taxes – this could add another minimum \$1.00 +/- per sq. ft. if not more/less to our already ballooned, overburdened commercial real estate tax bill that is being presented as a 'business levy'. As a concerned citizen and taxpayer, if it is my business money being spent, I want to know where it is being spent, and a complete costs and benefits analysis is undertaken (a balanced scorecard) – to decide if the cost of an expense is worth the benefits being received. We analyze the cost in a fiscally responsible way and ensure that a balanced scorecard is kept for future consideration year over year.

In December, when I received a letter from the City with a proposed budget for the newly formed BIA for the Beltline Area totaling \$400,000 with expense line items that appeared vague. I became very engaged. I requested and received city provided material to complete a 5- year historical analysis of all BIA's within 6 days of receipt of the would be Beltline BIA budget. The results, while you can conclude many varying opinions, appeared that:

1. In each case, with the exception of Montgomery\*\* as noted in the summary attached – in each case, no reductions in budgets has occurred over the past 5 years. This is interesting as a BIA cannot make financial obligations that are longer than one year. With space and staff being your two top line 'expenses' items, and the city vacancy escalating to alarming levels this appeared like an unbalanced scorecard to this business owners. Additionally, as researched – the City of Calgary has continued rising vacancy – with PEAK VACANCY (ref: Avison Young Dec 2019) not happening until sometime later this year. While the administration line item in EACH OF THE 12 existing BIA's is upwards of 30% of the overall budget, not declining while vacancy and business costs continue to rise. This is certainly concerning.

To be clear, I am not opposed to the concept of a BIA. HOWEVER, at this time, in our fragile economic cycle - I am not in favour of the establishment of the Beltline BIA. However, the reasoning whether I am

for or opposed, is secondary to the errors in process that were undertaken in the establishing of a BIA in the Beltline and could have occurred in the establishment of the other 2 new BIA's in addition to the BELTINE BIA.

#### **Background - THE PROCESS of Establishing A BIA**

The process of establishing a BIA only requires a 25 % approval rate of the 'would be taxpayers' in a given area. Additionally, that the petitioner, in accordance with the MGA, Regulations must be a "would be taxpayer" of the established area.

In the case of the Beltline BIA, many errors in process appear to have taken place for which I have submitted a FOIP with a delivery date of February 13<sup>th</sup>, 2020. The result for the BIA vote in the Beltline affecting 343 businesses, appears that 95 businesses voted in favour of the establishment of the BIA, some 27+/-%. In short, 73% +/- of businesses DID NOT WANT A BIA at this critical time for business in Calgary.

However, it is now revealed that is not the case in the matter of establishing the BIA.

As was the case with BELTLINE Cannabis Calgary, where a signature was provided by someone who is "NOT THE WOULD BE TAXPAYER". In checking with the establishing committee, their response was "we used the city provided BIA toolkit".

In review the of the BIA toolkit, it outlines that the "would be taxpayer" is required to be the signing authority and to be the ONLY person (s), authorized in the final count in accordance with the Municipal Government Act, Regulations.

Further, it is outlines that the "if there is a boundary change" that "would be taxpayers" are to be notified – which did not happen AND was outlined in the submitting petitioners documents to council on April 12<sup>th</sup> as stating "in some cases, business owners were provided with a different map" for the establishment of the Beltline BIA. While this was addressed in an ancillary manner via the BIA report from the petitioner – this did not adhere to the municipal government act, regulations.

Other irregularities in voting procedures have also been revealed through my own personal canvassing of the businesses that were to have 'supported the Beltline BIA" on the submission provided to council in April 2019. HOWEVER, in discussion with business owners it turns out that they were not in support of the establishment of a BIA, and their vote was erroneously recorded by the volunteer.

I understand from the city that a total of 95 businesses supported the establishment of a Beltline BIA, while 8 petitions were received not in support. HOWEVER, it turns out in some cases what the city tabulated as in opposition, were businesses whereby their vote was erroneously collected by the volunteer, and in the case of Beltline Cannabis Calgary, a signature was provided by someone who was "not the would be taxpayer".

While nothing in business has a perfect process, the request for the establishment of a BIA, comes at a critical time in our fragile economy. As such it requires, in the words of Major Roberts:

"The decision of the Majority, the voice of the Minority, and the Protection of the Unrepresented."

Therefore, I respectfully request that council place a motion forward for:

- 1. A re-vote of the newly formed BELTLINE BIA's bylaw 34m2019; and
- 2. A revote of all newly formed BIA's as taxpayers were not aware of how much they will be required to pay BEFORE they either supported or opposed the establishment of a BIA;
- 3. Appointment of Karen Barry BA AACI (ret.), FRICS (ret.) as a concerned citizen and taxpayer to the audit and finance committee which I believe is within the rights of council to do in accordance with the MGA, Regulations.

#### **REQUEST for MOTION**

It is to this end, that I am hopeful council can debate the contents of this letter and that clear leadership will prevail with business owners and the city working together in overcome the severe obstacles facing small business AND council in Calgary. Outlined below are further recommendations for consideration by council:

#### Recommendations

- That the city review the communications material that was delivered and utilized by the BIA establishing committee for the BELTLINE BIA. It appears that errors in terms of stakeholder engagement was not adhered to by the petitioner, who acknowledged to me in writing that he used the BIA Toolkit. I am unclear if the petitioner ever reviewed the Municipal Government Act, Regulations and recommend that reference to this is in alignment with the "toolkit".
- 2. **ONLY after a budget has been debated,** and is close to finalization that the City produce a letter to 'would be taxpayers' so that taxpayers ARE AWARE how much money is being charged and where this money is going to be used (itemized and detailed). The city could handle the FINAL communication between Standing Committee on Finance and the "would be taxpayer";
- 3. **Elections return** in verifying a business,
  - a. Was a corporate title pulled on each company that signed in support to ENSURE that the signing authority WAS the person that signed the petition is the "would be taxpayer" for a BIA?
  - b. **Was a business license search** completed to ensure that each of the entities listed on the support document was only registered once?
  - c. Were the petitions signed and dated from "would be taxpayers" if a BIA was established?
  - d. **Duplicates** were duplicates omitted from the final count

#### Conclusion

In conclusion - it is time for city council to take seriously and demonstrate Clear Leadership toward the ongoing Tax and Spend mindset that appears to be overriding the ability for small business to succeed and prosper in the our current fragile economy. Further, that IF a BRAND NEW levy is being asked to be supported by small business, that the City use its best commercial efforts to ensure that the proper protocols are followed in adherence with the Municipal Government Act, so that business and City Council can both demonstrate **CLEAR LEADERSHIP**. I will be in attendance at council on February 3<sup>rd</sup>, to address in person any questions you might have. In advance, please feel free to email me as I am away until February 2<sup>rd</sup>, 2020.

Regards, Karen J. Barry BA, AACI (ret.), FRICS (ret.) 403.589.5599 Karen@beltlinecannabiscalgary.com

Total Budget BIA's		2015	2017	2019
Bowness	\$	45,100	\$ 45,100	50,100
Downtown	\$	1,586,825	\$ 1,586,825	1,586,825
Fourth St	\$	205,000	\$ 205,000	205,800
Inglewood	\$	245,000	\$ 245,000	265,000
International Ave	\$	263,000	\$ 263,000	275,000
Kensington	\$	220,000	\$ 220,000	220,000
Marda	\$	168,000	\$ 168,000	220,000
Montgomery	\$	71,000	\$ 71,000	70,000
17th Ave Entertainment	\$	435,900	\$ 435,900	410,800
Victoria Park	\$	341,784	\$ 341,784	389,369
SUBTOTAL	\$	3,581,609	3,581,609	3,692,894
Chinatown			\$ 160,000	\$ 215,000
SUBTOTAL			\$ 3,741,609	\$ 3,907,894
Greenview			\$ -	\$ 50,000
SUBTOTAL	, in the second		\$ 3,741,609	\$ 3,957,894

BIA Administration	BIA	Levy2015	2015	% of total levy	ВІА	A Levy 2017		2017	% of total levy	BIA Levy 2019		2019	% of total levy
Bowness	\$	45,100	\$ 14,080	31%		45,100	\$	32,000	71%	50,100	\$	38,700	77%
Downtown	\$	1,586,825	\$ 240,000	15%		1,586,825	\$	217,500	14%	1,586,825	\$	242,125	15%
Fourth St	\$	205,000	\$ 99,800	49%		205,800	\$	91,800	45%	205,800	\$	93,713	46%
Inglewood	\$	245,000	\$ 85,000	35%		245,000	\$	105,000	43%	265,000	\$	135,000	51%
International Ave	\$	263,000	\$ 78,500	30%		267,000	\$	81,000	30%	275,000	\$	84,400	31%
Kensington	\$	220,000	\$ 63,800	29%		220,000	\$	95,950	44%	220,000	\$	106,700	49%
Marda	\$	168,000	\$ 117,500	70%		188,986	\$	130,798	69%	220,000	\$	95,340	43%
Montgomery	\$	71,000	\$ 46,500	65%		74,000	\$	30,000	41%	70,000	\$	30,000	43%
17th Ave Entertainment	\$	435,900	\$ 89,317	20%		404,600	\$	77,050	19%	410,800	\$	80,750	20%
Victoria Park	\$	341,784	\$ 123,156	36%		384,062	\$	145,721	38%	389,369	\$	164,412	42%
SUBTOTAL	\$ :	3,581,609	\$ 957,653		\$	3,621,373	\$1	L,006,819		\$ 3,692,894	\$1	L,071,140	
Chinatown					\$	160,000	\$	100,300	63%	\$ 160,000	\$	141,736	89%
SUBTOTAL							\$1	L,107,119					
Greenview										\$ 50,000	\$	51,530	103%

BIA Marketing Commun	BIA	A Levy 2015	2015	% of total levy	BIA	Levy 2017	2017	% of total levy	BIA	Levy 2019		2019	% of total levy
Bowness	\$	45,100	\$ 500	1%		45,100	\$ 250	1%		50,100	\$	1,600	3%
Downtown	\$	1,586,825	\$ 675,000	43%		1,586,825	\$ 685,000	43%		1,586,825	\$	639,207	40%
Fourth St	\$	205,000	\$ 44,500	22%		205,800	\$ 54,000	26%		205,800	\$	58,000	28%
Inglewood	\$	245,000	\$ 50,000	20%		245,000	\$ 30,000	12%		265,000	\$	60,000	23%
International Ave	\$	263,000	\$ 72,000	27%		267,000	\$ 91,500	34%		275,000	\$	78,700	29%
Kensington	\$	220,000	\$ 44,000	20%		220,000	\$ 9,300	4%		220,000	\$	33,175	15%
Marda	\$	168,000	\$ 25,000	15%		188,986	\$ 45,000	24%		220,000	\$	50,000	23%
Montgomery	\$	71,000	\$ 7,000	10%		74,000	\$ 10,000	14%		70,000	\$	3,000	4%
17th Ave Entertainment	\$	435,900	\$ 152,917	35%		404,600	\$ 183,680	45%		410,800	\$	191,327	47%
Victoria Park	\$	341,784	\$ 101,648	30%		384,062	\$ 98,369	26%		389,369	\$	105,480	27%
SUBTOTAL	\$	3,581,609	\$ 1,172,565	33%		3,621,373	\$ 1,207,099	33%	\$	3,692,894	\$ :	1,220,489	33%
Chinatown					\$	160,000	\$ 10,000	6%	\$	215,000	\$	53,462	25%
SUBTOTAL					\$	3,781,373	\$ 1,217,099	32%	\$	3,907,894	\$ :	1,273,951	33%
Greenview									\$	50,000	\$	5,000	10%

BIA Special Events	BIA Levy 2015	2015	% of total levy	BIA Levy 2017	2017	% of total levy	BIA Levy2019		2019	% of total levy
Bowness	50,100	\$ 10,900	22%	45,100	\$ 11,000	24%	50,100	\$ 13	,500	27%
Downtown	1,586,825	\$ 430,000	27%	1,586,825	\$ 490,000	31%	1,586,825	\$ 534	,077	34%
Fourth St	205,800	\$ 13,000	6%	205,800	\$ 16,000	8%	205,800	\$ 24	,000	12%
Inglewood	265,000	\$ 80,000	30%	245,000	\$ 50,000	20%	265,000	\$ 40	,000	15%
International Ave	275,000	\$ 171,500	62%	267,000	\$ 72,500	27%	275,000	\$ 94	,500	34%
Kensington	220,000	\$ 36,000	16%	220,000	\$ 80,250	36%	220,000	\$ 39	,000	18%
Marda	220,000	\$ 58,650	27%	188,986	\$ 67,039	35%	220,000	\$ 58	,890	27%
Montgomery	70,000	\$ 2,500	4%	74,000	\$ 1,500	2%	70,000	\$ 9	,000	13%
17th Ave Entertain	410,800	\$ 95,417	23%	404,600	\$ 111,600	28%	410,800	\$ 114	407	28%
Victoria Park	389,369	\$ 42,000	11%	384,062	\$ 61,500	16%	389,369	\$ 42	,000	11%
SUBTOTAL	3,692,894	\$ 939,967	25%	\$ 3,621,373	\$ 961,389	27%	\$ 3,692,894	\$ 969	374	26%
Chinatown		\$ -	_		\$ 27,000			\$	-	
SUBTOTAL					\$ 988,389					
Greenview		\$ -			\$ -			\$ 10	,000	
SUBTOTAL										•

BIA Public Safety and So	BIA Lev	yy 2015	2015	% of total levy	BI	A Levy 2017	2017	% of total levy	BIA Levy 2019	2019	% of total levy
Bowness	\$	45,100	\$ -	-	\$	45,100	\$ -		50,100	\$ 45,100	90%
Downtown	\$	1,586,825	\$ 223,000	14%	\$	1,586,825	\$ 220,825	14%	1,586,825	\$ 233,854	15%
Fourth St	\$	205,000	\$ -	0%	\$	205,000	\$ -	0%	205,800	\$ -	0%
Inglewood	\$	245,000	\$ -	0%	\$	245,000	\$ -	0%	265,000	\$ -	0%
International Ave	\$	263,000	\$ 52,000	20%	\$	263,000	\$ 48,500	18%	275,000	\$ 56,000	20%
Kensington	\$	220,000	\$ -	0%	\$	220,000	\$ -	0%	220,000	\$ -	0%
Marda	\$	168,000	\$ -	0%	\$	168,000	\$ -	0%	220,000	\$ -	0%
Montgomery	\$	71,000	\$ -	0%	\$	71,000	\$ 6,000	8%	70,000	\$ 5,985	9%
17th Ave Entertainment	\$	435,900	\$ 16,415	4%	\$	435,900	\$ 15,770	4%	410,800	\$ 13,809	3%
Victoria Park	\$	341,784	\$ 52,540	15%	\$	341,784	\$ 53,761	16%	389,369	\$ 43,761	11%
SUBTOTAL	\$	3,581,609	\$ 343,955		\$	3,581,609	\$ 344,856	10%	\$ 3,692,894	\$ 398,509	11%
Chinatown					\$	160,000	\$ 5,000		\$ 215,000	\$ 	
SUBTOTAL											
Greenview			•				\$ -		\$ 50,000	\$ 42,000	84%
SUBTOTAL							\$ 349,856			\$ 440,509	

A portion of Attach 2- Public Submissions Letter 1 can be found in the Closed Meeting Agenda, held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the Freedom of Information and Protection of Privacy Act.
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# Notice of Motion – Bylaw Setback Reform, PFC2020-0106 Councillor Farrell

#### Recommendation:

NOW THEREFORE BE IT RESOLVED that City Council directs City Administration to report to Council no later than Q3 2020 with recommendations on the following:

- Criteria needed to support applicant-provided improvements within bylaw setbacks, and between the curb and building edge generally, in order to achieve enhanced public realm and context specific mobility improvements, while still allowing for a flexible approach based on site and area specific considerations;
- 2. The formalization of a process used by CPAG, CPAG partners, and City asset owners to review and assess development applications with the intent to better achieve the above setback objectives;
- 3. Clarify the intent of the bylaw setbacks in supporting public realm and context-specific mobility improvements by renaming the Road Rights-of-Way Property Line Setbacks table within Land Use Bylaw 1P2007 and by adding a purpose statement;

AND FURTHER BE IT RESOLVED that City Council Directs City Administration to bring forward updates to relevant bylaw setbacks at the time of local area plan and/or multi-community plan creation/update, including currently underway plans, with particular consideration to:

- Creating streetscape plans and/or cross sections for streets with bylaw setbacks, where
  prioritized, that provide guidance to applicants and/or the City of Calgary for how
  improvements should be implemented;
- 2. Decreases or increases to bylaw setback allowances, where appropriate;
- 3. Removal of bylaw setbacks that are no longer required;
- Supporting below- and/or above-grade building projections into the bylaw setbacks that still consider utility impacts, enable street furniture/tree provisions, and support enhanced public realm;

AND FURTHER BE IT RESOLVED that the future renewal of the Land Use Bylaw consider further policy direction that better and consistently aligns the bylaw setbacks with the objectives of the Municipal Development Plan, Calgary Transportation Plan, Complete Streets Guide, Main Streets program, and other relevant policies.

Excerpt from the Minutes of the Regular Meeting of the Priorities and Finance Committee, held 2020 January 21:

"Moved by Councillor Farrell

That with respect to Notice of Motion PFC2020-0106, the following be approved:

That Notice of Motion PFC2020-0106 be forwarded to Council for consideration.

**MOTION CARRIED**"

Attachment 1 – Notice of Motion

Attachment 2 - Notice of Motion Checklist



Report Number: PFC2020-0106

Meeting: Priorities & Finance Committee

Meeting Date: 2020 January 21

## NOTICE OF MOTION

RE: Bylaw Setback Reform

**Sponsoring Councillor(s):** Councillor Druh Farrell

WHEREAS the City of Calgary's Land Use Bylaw 1P2007 contains a table of Road Rights-of-Way Property Line Setbacks (bylaw setbacks) that directs the Development Authority to require additional development setbacks on streets across Calgary;

AND WHEREAS the purpose of the bylaw setbacks is to ensure there is space which is unencumbered by buildings, and for public enhancements, that will help to achieve the objectives of the Municipal Development Plan, Calgary Transportation Plan, Complete Streets Guide, Main Streets program, and other relevant policies;

AND WHEREAS the development industry has repeatedly raised bylaw setbacks, and the Corporate Planning Applications Group (CPAG) approach to bylaw setbacks, as impediments to development potential, development financial viability, and to the ability to provide enhanced public realm at their expense;

AND WHEREAS City Administration's current practice is to limit or restrict privately-funded public realm improvements in the bylaw setback in the absence of streetscape designs and/or funded infrastructure projects, thus resulting in subpar quality public realm and increased capital/operating costs to the City of Calgary to implement improvements at a later date;

AND WHERAS City Administration's current practices surrounding bylaw setbacks lead to conflicting priorities between City departments more generally, often resulting in subpar outcomes for the public realm that are not aligned with the aforementioned higher order City policies;

AND WHEREAS, while City Administration is more recently implementing an ad hoc approach to reviewing bylaw setback needs on an opportunity basis to achieve better context-specific outcomes, the current approach is limited in scope, can be time and resource intensive, can lead to inconsistent results, and still requires individual Council-approved amendments to the Land Use Bylaw;

AND WHEREAS changes to the current bylaw setbacks approach will reduce long-term capital/operating costs by leveraging private investment and can be achieved through short-term internal practice improvements, with further improvements achieved through local area plan work as budgets allow;

ISC: Protected Page 1 of 2

NOTICE OF MOTION Attach 1

NOW THEREFORE BE IT RESOLVED that City Council directs City Administration to report to Council no later than Q3 2020 with recommendations on the following:

- Criteria needed to support applicant-provided improvements within bylaw setbacks, and between the curb and building edge generally, in order to achieve enhanced public realm and context specific mobility improvements, while still allowing for a flexible approach based on site and area specific considerations;
- 2. The formalization of a process used by CPAG, CPAG partners, and City asset owners to review and assess development applications with the intent to better achieve the above setback objectives;
- 3. Clarify the intent of the bylaw setbacks in supporting public realm and context-specific mobility improvements by renaming the Road Rights-of-Way Property Line Setbacks table within Land Use Bylaw 1P2007 and by adding a purpose statement;

AND FURTHER BE IT RESOLVED that City Council Directs City Administration to bring forward updates to relevant bylaw setbacks at the time of local area plan and/or multi-community plan creation/update, including currently underway plans, with particular consideration to:

- Creating streetscape plans and/or cross sections for streets with bylaw setbacks, where prioritized, that provide guidance to applicants and/or the City of Calgary for how improvements should be implemented;
- 2. Decreases or increases to bylaw setback allowances, where appropriate;
- 3. Removal of bylaw setbacks that are no longer required;
- Supporting below- and/or above-grade building projections into the bylaw setbacks that still consider utility impacts, enable street furniture/tree provisions, and support enhanced public realm;

AND FURTHER BE IT RESOLVED that the future renewal of the Land Use Bylaw consider further policy direction that better and consistently aligns the bylaw setbacks with the objectives of the Municipal Development Plan, Calgary Transportation Plan, Complete Streets Guide, Main Streets program, and other relevant policies.

#### NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **Bylaw Setback Reform** There are two classifications of a Notice of Motion (Check the one that applies): Regular Urgent (Include details in Urgency Rationale box below) Is this Notice of Motion Confidential? (Include details in Procedural box below) Financial and Other Resource Capacity Some staff resourcing and minor bylaw amendments will be required for the first resolution. The second resolution requires more intensive work, but can be accommodated within the existing work stream of multi-community planning. The third resolution will be integrated with work on the renewed Land Use Bylaw. The direction in this Notice of Motion seeks to achieve a positive financial situation in the medium- to long-term by better leveraging private investment and by reducing future capital/operating costs to the City. While some resourcing is required to action the Notice of Motion, the results should provide notable net cost savings. Legal / Legislative Bylaw amendments will be required, but no issues are identified at this time.

Technical Content
Some technical considerations stem from all resolutions. The first resolution largely addresses internal practice improvements. Administration has the existing skillset to address any technical considerations that arise. The second resolution requires more in depth work, but the technical skillset is likewise present in Administration for this work. The third resolution is also within Administration's ability to action.
Procedural (Including reasons for confidentiality)
Not applicable.
Other Considerations
Administration was engaged on the drafting of the Notice of Motion, with feedback reflected in the final version. Feedback was also sought from members of the development industry vocal on this topic. Some members of the development industry wanted a more aggressive approach, but the motion balances their desires with the resource capacity of Administration. The Q3 2020 report back timeline for the first resolution aligns with Administration's capacity. Administration indicates that work from the second resolution can be accommodated within current and future local area/multi-community plan work, with the exception of the North Hill plan. The North Hill plan will still appear before Council as scheduled, and as direct by Council to coincide with the Guidebook for Great Communities, with a minor plan update that reflects this Notice of Motion to follow at a later date.
Urgency Rationale
Not applicable.

# Notice of Motion – Banning Conversion Therapy, PFC2020-0116 Councillors Woolley, Farrell, Carra, Gondek, Demong, and Mayor Nenshi

#### Recommendation:

NOW THEREFORE BE IT RESOLVED that The City of Calgary advocate to the provincial government, including having the Mayor send a formal request on behalf of Council, urging the use of tools within their jurisdiction to end the practice of conversion therapy;

AND FURTHER BE IT RESOLVED that Council direct Administration to draft a bylaw to prohibit the business practice of conversion therapy including a fine for those advertising or offering conversion therapy services within Calgary and return to Council through the Standing Policy Committee on Community and Protective Services no later than Q1 2020.

Excerpt from the Minutes of the Regular Meeting of the Priorities and Finance Committee, held 2020 January 21:

"Moved by Councillor Farrell

That with respect to Notice of Motion PFC2020-0116, the following be approved:

That Notice of Motion PFC2020-0116 be forwarded to Council for consideration, and further, that Councillor Demong's name be added to the list of Councillor sponsors.

**MOTION CARRIED**"

Attachment 1 – Notice of Motion



Report Number: PFC2020-0116

Meeting: Priorities & Finance Committee

Meeting Date: 2020 January 14

## NOTICE OF MOTION

**RE:** Banning Conversion Therapy

Sponsoring Councillor(s): Evan Woolley, Druh Farrell, Gian-Carlo Carra, Jyoti Gondek, Peter Demong,

Naheed Nenshi

WHEREAS Calgary is a welcoming City for all people regardless of gender or sexual orientation;

AND WHEREAS society has well-established legal and ethical obligations to protect people from foreseeable risks of significant mental, emotional and physical harm;

AND WHEREAS all orders of government have a role in protecting Calgarians from the harms associated with the practice of conversion therapy;

AND WHEREAS the Federal Minister of Justice has been instructed by the Prime Minister's Office to amend the Criminal Code to ban the practice of conversion therapy and take other steps required with the provinces and territories to end conversion therapy in Canada;

AND WHEREAS the Canadian Psychological Association opposes the practice of conversion therapy stating that it can result in negative outcomes such as distress, anxiety, depression, negative self-image, a feeling of personal failure, difficulty sustaining relationships, and sexual dysfunction;

AND WHEREAS the College of Alberta Psychologists amended the Standards of Practice in 2019 October to prohibit psychologists from providing any treatment, counselling or behavior modification techniques with the objective of changing or modifying the sexual orientation, gender identity or gender expression of an individual;

AND WHEREAS the Government of Alberta has yet to take any action to ban this practice;

AND WHEREAS the City of Edmonton, City of St. Albert and Strathcona County have passed bylaws prohibiting the practice and promotion of conversion therapy;

AND WHEREAS the Council of the City of Calgary may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people;

AND WHEREAS the Council of The City of Calgary has the authority to pass bylaws concerning businesses, ensuring citizens' expectations for safe and ethical business practices are met;

NOW THEREFORE BE IT RESOLVED that The City of Calgary advocate to the provincial government, including having the Mayor send a formal request on behalf of Council, urging the use of tools within their jurisdiction to end the practice of conversion therapy;

AND FURTHER BE IT RESOLVED that Council direct Administration to draft a bylaw to prohibit the business practice of conversion therapy including a fine for those advertising or offering conversion therapy services within Calgary and return to Council through the Standing Policy Committee on Community and Protective Services no later than Q1 2020.

ISC: Protected Page 1 of 1

## Notice of Motion – Public Safety Task Force, PFC2020-0120

Councillor Chahal and Mayor Nenshi

#### Recommendation:

NOW THEREFORE BE IT RESOLVED Council direct Administration to create a Public Safety Task Force, that will report back to Council with its best advice and recommendations relating to gangs and gun violence, based on the Task Force's review of existing programs and services locally and in other relevant jurisdictions;

AND FURTHER BE IT RESOLVED THAT Council direct Administration to work with interested members of council to prepare a briefing to Council by 16 March 2020 establishing the Terms of Reference for the Task Force including membership which will be drawn from a broad base of community stakeholders.

Excerpt from the Minutes of the Regular Meeting of the Priorities and Finance Committee, held 2020 January 21:

"Moved by Councillor Chahal

That with respect to Notice of Motion PFC2020-0120, the following be approved:

That Notice of Motion PFC2020-0120 be forwarded to Council for consideration.

**ROLL CALL VOTE** 

For: (4): Mayor Nenshi, Councillor Carra, Councillor Chahal, and Councillor Farrell

Against: (3): Councillor Chu, Councillor Gondek, and Councillor Farkas

**MOTION CARRIED"** 

Attachment 1 - Notice of Motion

Attachment 2 - Notice of Motion Checklist



Report Number: PFC2020-0120

Meeting: Priorities & Finance Committee

Meeting Date: 2020 January 21

## NOTICE OF MOTION

**RE: Public Safety Task Force** 

**Sponsoring Councillor(s):** Councillor George Chahal and Mayor Nenshi

WHEREAS Calgary is a place of opportunity, where everyone should be safe and feel welcome;

AND WHEREAS there are significant and growing citizen concerns regarding community safety given the recent increase in drug-related violent crime involving firearms in Calgary;

AND WHEREAS gun violence can take many forms including suicide, domestic violence, and other criminal activity including gangs

AND WHEREAS the Calgary Police Service (CPS) 3rd Quarter 2019 Statistical Report demonstrates that criminal activity involving firearms remains significantly above the five year average1;

AND WHEREAS citizen concerns about crime and violence related to gun violence highlight the need for a broader community strategy that is collaborative and proposes solutions that improve community safety;

AND WHEREAS there are a number of a initiatives and programs from both the public sector and civil society that focus on intervention and prevention that could be better aligned through a clear community-driven evaluation of these programs' successes and opportunities;

AND WHEREAS The City of Calgary should work with its public and private partners, including but not limited to: the federal and provincial governments, CPS, school boards, schools, teachers, parents, law abiding gun owners, and citizens to tackle the escalating issues of gun violence;

AND WHEREAS City Council and Administration should take immediate steps to respond to the increase in violent crime by seeking the best advice possible from the community and affected stakeholders through a cross-sector collaborative approach;

NOW THEREFORE BE IT RESOLVED Council direct Administration to create a Public Safety Task Force, that will report back to Council with its best advice and recommendations relating to gangs and gun violence, based on the Task Force's review of existing programs and services locally and in other relevant jurisdictions;

AND FURTHER BE IT RESOLVED THAT Council direct Administration to work with interested members of council to prepare a briefing to Council by 16 March 2020 establishing the Terms of Reference for the Task Force including membership which will be drawn from a broad base of community stakeholders.

ISC: Protected Page 1 of 1

<sup>1</sup> https://www.calgary.ca/cps/Documents/statistical-reports/Quarterly/QuarterlyReportQ3\_2019.pdf

#### NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion:	Public Safety Task Force		
X Regular	of a Notice of Motion (Check the one that applies):  le details in Urgency Rationale box below)		
Is this Notice of Motion	on Confidential? (Include details in Procedural box below)		
Financial and Other Resour	ce Capacity		
Administration agrees that they can implement the direction contemplated in this notice of motion within existing budgets and resources. Where appropriate, Councillor Chahal and Mayor Nenshi have offered support through their office budgets and resourcing.			
Legal / Legislative			
Law was consulted in the d	rafting of this notice of motion and have no issues.		

Technical Content
As the owner the proposed work, Community Services has reviewed the proposed motion for content and offered advice on the proposed direction sought which was accepted and incorporated.
Procedural (Including reasons for confidentiality)
The proposed direction does not conflict with any existing work or council direction. As council direction is required to initiate the work to create a task force, a notice of motion is necessary.
Other Considerations
n/a
Urgency Rationale
n/a

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JAN 2 1 2020

CITY CLERK'S DEPARTMENT

Notice of Motion – Identifying a Funding Source for Public Real Improvements in Established Areas, PFC2020-0131

Councillor Gondek and Farrell

#### Recommendation:

#### NOW THEREFORE BE IT RESOLVED:

- That Council direct \$30 million from the anticipated 2019 Corporate Program savings (generated from favourable investment income) to create a dedicated funding stream for the Established Areas Growth Strategy, to be held and committed within the Fiscal Stability Reserve (FSR);
- That this dedicated funding stream for the Established Areas Growth Strategy will
  initially be allocated towards the following projects already in progress:
  - Public realm improvements arising out of the North-Hill Multi Community Planning pilot
  - Public realm improvements identified as gaps in Phase 1 established areas (map attached)
- That this dedicated funding stream for the Established Areas Growth Strategy will
  further be allocated by Administration for priority areas and projects arising from the
  upcoming investment decision framework (which may include Main Streets or TOD
  opportunities) to be outlined through the Established Area Growth and Change Strategy
  report to be brought to the Priorities and Finance Committee in 2020 May;
- That Council direct annual interest income earned from unused portions of the \$30 million to be recommitted to the Established Areas Growth Strategy within the FSR;
- That Council direct Administration to redirect on an annual basis any budget savings from investment income within Corporate Programs in the amount equal to 1% of the favourable variance to be allocated to the Established Areas Growth Strategy within the FSR;
- That as part of the continuing work on a suite of financing options for the Established Areas Growth Strategy, Administration explore the opportunity to replenish the dedicated finding stream outlined above with mechanisms such as property tax uplift in the area and density bonusing in order to ensure continued investment in redeveloping areas;
- That Administration develop Terms of Reference for the administration of the dedicated funding stream;
- That Administration report annually to Council through Priorities and Finance Committee
  on the status/balance, use and benefits of the dedicated funding stream for the
  Established Areas Growth Strategy through the Growth Monitoring Report, and

 That Administration return with an update to Council after recommendations related to the Solutions for Achieving Value and Excellence (SAVE) program are released, in the event that there are modifications to the Established Areas Growth Strategy and accompanying work plan.

Excerpt from the Minutes of the Regular Meeting of the Priorities and Finance Committee, held 2020 January 21:

"Moved by Councillor Gondek

That with respect to Notice of Motion PFC2020-0131, the following be approved:

**MOTION CARRIED**"

Attachment 1 – Notice of Motion

Attachment 2 – EAGCS Map

Attachment 2 - Notice of Motion Checklist



Report Number: PFC2020-0131

Meeting: Priorities & Finance Committee

Meeting Date: 2020 January 21

## NOTICE OF MOTION

RE: Identifying a Funding Source for Public Realm Improvements in Established Areas

**Sponsoring Councillor(s):** Councillor Jyoti Gondek, Councillor Druh Farrell

#### WHEREAS:

- Community redevelopment helps keep our neighbourhoods vibrant, brings property tax uplift, and can help in creating complete communities;
- The City of Calgary needs to invest in established areas in order to incent redevelopment, as
  envisioned in the Municipal Development Plan (MDP), as well as to reignite investor confidence in
  Calgary;
- Strategic investment in public realm improvements in established communities will also assist in creating complete neighbourhoods that benefit residents and small businesses, as well as preparing the community for thoughtful redevelopment;
- There is no dedicated funding source identified for growth related public realm investments, and a funding gap generally remains for sustainable public realm investment in established communities;
- Policy priorities for Administration includes work on the Established Areas Growth and Change Strategy, as well as supporting initiatives like Main Streets and the Guidebook for Great Communities, in order to better prepare for and direct redevelopment in established areas;
- Administration is currently working on an analysis of variables like redevelopment readiness and economic viability to create a framework for prioritizing public realm improvements in established areas;
- The North Hill Multi-Community Plan is expected to come back to Council for approval in Q2 2020, and there are up to 41 multi-community plans that will follow, all of which will require a public realm investment framework for established areas with dedicated funding to be successful;
- A dedicated source to fund public realm improvements linked to redevelopment such as but not limited to sidewalks, streetscapes, park space, traffic calming and recreation sites (either through capital or programming) - would be an equitable start in supporting quality of life within growing established communities while providing sufficient funds to help prove the concept/pilot within the 2019-2022 One Calgary budget cycle; and
- There currently exists a list of short-term, low cost, high impact unfunded public realm improvement projects in established communities, totalling approximately \$30 million.

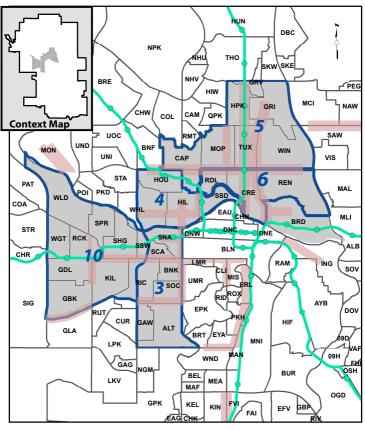
ISC: Protected Page 1 of 2

#### NOW THEREFORE BE IT RESOLVED:

- That Council direct \$30 million from the anticipated 2019 Corporate Program savings (generated from favourable investment income) to create a dedicated funding stream for the Established Areas Growth Strategy, to be held and committed within the Fiscal Stability Reserve (FSR);
- That this dedicated funding stream for the Established Areas Growth Strategy will initially be allocated towards the following projects already in progress:
  - Public realm improvements arising out of the North-Hill Multi Community Planning pilot
  - Public realm improvements identified as gaps in Phase 1 established areas (map attached).
- That this dedicated funding stream for the Established Areas Growth Strategy will further be allocated by Administration for priority areas and projects arising from the upcoming investment decision framework (which may include Main Streets or TOD opportunities) to be outlined through the Established Area Growth and Change Strategy report to be brought to the Priorities and Finance Committee in 2020 May;
- That Council direct annual interest income earned from unused portions of the \$30 million to be recommitted to the Established Areas Growth Strategy within the FSR;
- That Council direct Administration to redirect on an annual basis any budget savings from investment income within Corporate Programs in the amount equal to 1% of the favourable variance to be allocated to the Established Areas Growth Strategy within the FSR;
- That as part of the continuing work on a suite of financing options for the Established Areas Growth Strategy, Administration explore the opportunity to replenish the dedicated finding stream outlined above with mechanisms such as property tax uplift in the area and density bonusing in order to ensure continued investment in redeveloping areas;
- That Administration develop Terms of Reference for the administration of the dedicated funding stream;
- That Administration report annually to Council through Priorities and Finance Committee on the status/balance, use and benefits of the dedicated funding stream for the Established Areas Growth Strategy through the *Growth Monitoring Report*, and
- That Administration return with an update to Council after recommendations related to the Solutions for Achieving Value and Excellence (SAVE) program are released, in the event that there are modifications to the Established Areas Growth Strategy and accompanying work plan.



## **EAGCS Phase 1 Growth Areas**



#### Legend

LRT Stations
 LRT Line (Existing and Planned)
 Multi Community Planning (MCP) Areas (Working boundaries, subject to change)

#### NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **Approved Notice of Motion Checklist for Established Areas** funding FINAL.docx There are two classifications of a Notice of Motion (Check the one that applies): Regular Urgent (Include details in Urgency Rationale box below) Is this Notice of Motion Confidential? (Include details in Procedural box below) Financial and Other Resource Capacity None required to enact the Notice of Motion (captured within existing work); this Notice of Motion actually provides funding for Admin to execute on policy. Legal / Legislative Not applicable

Technical Content
Not applicable
Procedural (Including reasons for confidentiality)
Arising out of ongoing strategic planning and discussions with Administration (City Planning) as PUD Chair, and identification of a need for public realm improvement funding as established area work continues.
Other Considerations
Not applicable.
Urgency Rationale
There are long-standing funding gaps identified in the Established Areas work plan that could be addressed with this proposal. This would allow us to facilitate work on public realm improvements within the 2020 construction season, potentially within the North-Hill Multi

There are long-standing funding gaps identified in the Established Areas work plan that could be addressed with this proposal. This would allow us to facilitate work on public realm improvements within the 2020 construction season, potentially within the North-Hill Multi Community Plan and other identified areas. We would also be able to demonstrate the City of Calgary's willingness to partner in revitalizing established areas as redevelopment is considered by the private sector. Finally, the sooner we can bring much needed investment to established areas, the greater the benefit to residents' quality of life and success of the business community.

We were unable to meet the deadline for the January 21 PFC agenda due to the time needed to work with Administration following the PUD meeting on January 15.



Planning Committee 917 Centre Avenue NE Calgary AB T2E0C6 brcacalgary.org

City Council
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

January 27, 2020

ATTN: City Councillors

RE: Established Areas Growth and Change Notice of Motion Cc: Ali McMillan, Planning Director, planning@brcacalgary.org

Brian Beck, President, president@brcacalgary.org

#### To Council:

We are writing to express support for the captioned Notice of Motion that we understand is currently being proposed by Councillor Gondek for the purpose of establishing a dedicated funding stream to address public realm improvements associated with growth in the established areas.

This is a step in the right direction and helps to demonstrate that desirable density requires amenity investment. This proposal also should, in effect, reward communities that have stepped up to lead and support change and growth. Of course, the devil is in the details; as this matter progresses, we hope the City will engage affected communities to ensure that any funds actually dedicated are allocated appropriately so that they have the best possible impacts.

We will continue to advocate for a comprehensive and sustainable strategy affecting the established areas—*i.e.* one that addresses items such as density bonusing, tax uplift, etc.—but in the meantime the idea of dedicating funds in relation to density is a positive one, we believe.

Sincerely,

BRIDGELAND RIVERSIDE PLANNING COMMITTEE Per: BRCA Board of Directors

ISC: UNRESTRICTED

**Chief Financial Officer's Report to Priorities and Finance Committee** 2020 January 21

## 2020 Business Improvement Area Budgets and Enabling Bylaws

#### **EXECUTIVE SUMMARY**

Approval is being sought for the 2020 budgets for Calgary's 15 Business Improvement Areas (BIAs) and Business Revitalization Zones (BRZs) and the enabling 2020 BIA tax rates bylaws on behalf of BIAs. This process is undertaken annually pursuant to the BIA Regulation, and provides BIAs with the funding required to deliver programs and services valued by their member businesses.

#### ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommends that Council:

- 1. Approve the proposed 2020 BIA budgets (Attachment 1) and, if budget amendments are needed, authorize each BIA board to amend its respective budget by:
  - (a) transferring amounts to or from a BIA board's reserves, and
  - (b) transferring amounts between expenditures so long as the amount of the total expenditures is not increased; and
- 2. Give three readings to the proposed 2020 BIA Tax Rates Bylaw (Attachment 2).

#### RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 JANUARY 21:

That Council:

- 1. Approve the proposed 2020 BIA budgets (Attachment 1) and, if budget amendments are needed, authorize each BIA board to amend its respective budget by:
  - (c) transferring amounts to or from a BIA board's reserves, and
  - (d) transferring amounts between expenditures so long as the amount of the total expenditures is not increased; and
- 2. Give three readings to the **Proposed Bylaw 2M2020** (Attachment 2).

#### PREVIOUS COUNCIL DIRECTION / POLICY

Annually, since the inception of BIAs in Calgary in 1984, Council has approved the BIA annual budgets and enabling bylaws as required by the Municipal Government Act (MGA) and the Business Improvement Area Regulation (BIA Regulation).

The 2020 BIA Tax Bylaw is being presented at the 2020 January 21 Priorities and Finance Committee Meeting concurrent with this report.

#### BACKGROUND

The Government of Alberta (the Province) passed enabling legislation in 1983 to allow municipalities to establish BIAs. The provisions are contained in Section 50 of the MGA, as amended, and the BIA Regulation. Legislation requires that, for each calendar year, Council:

approve the BIA budgets as prepared and approved by each BIA Board (BIA Regulation, Section 11):

City Clerks: J. Palaschuk

ISC: UNRESTRICTED

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Business Improvement Area Budgets and Enabling Bylaws

- pass a BIA tax bylaw authorizing the imposition of a tax on businesses operating within a BIA subject to certain exempted businesses (BIA Regulation, Section 20); and
- pass a BIA tax rates bylaw establishing the tax rates applicable to each BIA (BIA Regulation, Section 21).

Historically, The City would administer and impose the BIA tax in conjunction with the general business tax regime, however, given the elimination of the business tax, it is necessary to enact a standalone BIA tax bylaw. In accordance with the BIA Regulation (Subsection 13(1)) Council may, in its approval of the BIA Boards of Directors' (BIA Boards) budgets, if needed, authorize the BIA Boards to amend their budgets by:

- (a) transferring amounts to or from a BIA board's reserves, and
- (b) transferring amounts between expenditures so long as the amount of the total expenditures is not increased.

Administration is recommending that Council authorize BIA Boards to amend their budgets, if needed, in accordance with Subsections 13(1) and 13(2) of the BIA Regulation to allow BIA Boards to more effectively manage their budgets to provide programming and services that is responsive to the needs of their business communities, while staying within the total expenditure approved by Council.

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

Currently, there are two BRZs and thirteen BIAs in Calgary. As of January 2020, there are three new Council approved BIAs: Crescent Heights Village Business Improvement Area, the Bridgeland Business Improvement Area, and the Beltline Business Improvement Area. A list, including a reference to the bylaw which creates each respective BIA, is contained in Schedule "A" to the 2020 BIA Tax Bylaw (Attachment 3). Each BIA Board has met and approved its 2020 program and budget requirements in accordance with their respective internal processes. The BIA budgets have been submitted to Administration and are included in this report for Council's approval. Pursuant to the BIA Regulation, a BIA Board must submit an annual proposed budget to Council for approval. The BIA levy is based on the BIA's proposed budgets (Attachment 1) and is collected through a BIA tax (calculated by multiplying a business assessment by the applicable BIA tax rate set by the BIA tax rates bylaw) levied against each taxable business located in the BIA.

The 2020 BIA Levy Summary and Budgets (Attachment 1) contains, for each BIA, a summary comparing the 2020 and 2019 BIA levy followed by the 2020 budget request. The BIA budget template includes a budget overview that allows for the presentation of qualitative factors which have influenced the development of BIA budgets, as well as variance explanations. The budget overviews and variance explanations provided by individual BIAs are included verbatim and have not been edited for content. These templates, completed by each of the BIAs, can be found in Attachment 1. The proposed 2020 BIA tax rates bylaw sets the tax rates required to raise the BIA levy identified in each budget.

To enhance administrative efficiency, businesses with a calculated BIA tax of \$24.99 or less will not receive a 2020 BIA tax notice. Administration proposed in 2019 that \$25.00 in BIA tax revenue is the minimum amount required to cover the resources required to bill, monitor and collect the BIA tax. Administration estimates this will result in approximately 180 accounts not

City Clerks: J. Palaschuk

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Business Improvement Area Budgets and Enabling Bylaws

being charged BIA tax for 2020, totaling approximately \$2,700 in BIA tax revenue. The difference in revenue as a result of this relaxation will be recovered through adjustments to BIA tax rates in the following year.

## Stakeholder Engagement, Research and Communication

In accordance with the BIA Regulation (Section 12), the Finance Business Unit mailed those taxable businesses in each of the 15 BIAs a copy of the appropriate 2020 BIA budget and notice of the date and place of the 2020 January 21 Priorities and Finance Committee Meeting, and the 2020 February 03 Combined Council Meeting.

#### **Strategic Alignment**

Council's direction and the work discussed in this report aligns with the Citizen Priority of A Prosperous City in One Calgary 2019-22, "Calgary continues to grow as a magnet for talent, a place where there is opportunity for all, and strives to be the best place in Canada to start and grow a business."

The work of BIAs also supports and aligns with *Calgary in the New Economy: an updated economic strategy for Calgary*. BIAs are included as part of the Economic Development & Tourism service line in One Calgary.

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

BIAs play an important role in supporting economic activity and neighbourhood revitalization.

#### **Financial Capacity**

#### Current and Future Operating Budget:

The revenue raised as a result of the BIA levy is transferred directly to the respective BIA.

There is an annual impact to The City's operating budget of approximately \$500,000 to provide support to BIAs. This consists of the provision of professional and administrative support in Calgary Neighbourhoods, and across the Corporation including Law, City Clerk's and Finance. This work is administered through existing operating budgets using existing staff resources.

#### Current and Future Capital Budget:

Where the MGA currently enables the imposition of a BIA tax on taxable businesses within a BIA, *An Act to Strengthen Municipal Government* proposes amendments to the MGA which would permit, as an alternative, that the BIA tax be imposed on property within a BIA. To date these amendments are not in force, meaning that the BIA tax must be imposed on taxable businesses and collected through business operators. Revisions to the BIA Regulation to allow the BIA tax to be collected through BIA property owners are also anticipated but have not been released by the Province to date.

Once the revisions to the BIA Regulation are released and the amendments to the MGA are in force, it is anticipated that Administration will prepare a report for Council to consider the option to impose the BIA tax on property within a BIA instead of businesses. If these revisions are not approved The City could potentially face capital costs to maintain or develop information

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

## 2020 Business Improvement Area Budgets and Enabling Bylaws

technology systems to allow for the continued taxation of businesses, and the collection of BIA taxes from business operators.

#### **Risk Assessment**

2020 BIA tax bills, are scheduled to be mailed on or before 2020 February 07. From the Council meeting on 2020 February 03 to the scheduled mailing date, limited time is available to complete required activities. A delay in approving the BIA budgets and third reading of the BIA tax rates bylaw could delay the mailing of the BIA tax bills.

**REASON(S) FOR RECOMMENDATION(S):** The MGA requires Council to approve the BIA budgets and BIA tax rates bylaw annually to provide funding to the BIAs.

#### ATTACHMENT(S)

- 1. Attachment 1 2020 BIA Levy Summary and Budgets
- 2. Attachment 2 Proposed Bylaw 2M2020
- 3. Attachment 3 2020 Business Improvement Area Tax Bylaw

## CALGARY'S BUSINESS IMPROVEMENT AREA (BIAs) 2020 ANNUAL BUDGETS (SUMMARY)

BUSINESS IMPROVEMENT AREA	2020 BIA LEVY\$	2019 BIA LEVY\$	Page Reference
Mainstreet Bowness BIA	50,100	50,100	Page 4
Calgary Downtown Association	1,586,825	1,586,825	Page 8
Chinatown BIA	215,000	215,000	Page 10
4th Street South West BIA	205,800	205,800	Page 14
Greenview Industrial BIA	50,000	50,000	Page 16
Inglewood BIA	285,000	265,000	Page 18
International Avenue BRZ	288,500	275,000	Page 20
Kensington BRZ	220,000	220,000	Page 22
Marda Loop BIA	220,000	220,000	Page 24
Montgomery on the Bow BIA	70,000	70,000	Page 26
17th Avenue Retail & Entertainment District BIA	559,000	410,800	Page 28
Victoria Park BIA	369,369	389,369	Page 30
Sub-total (existing BIAs/BRZs)	4,119,594	3,957,894	
Beltline BIA	400,000	N/A	Page 2
Bridgeland BIA	100,000	N/A	Page 6
Crescent Heights Village BIA	120,000	N/A	Page 12
Sub-total (new BIAs)	620,000	N/A	

Grand total (all BIAs/BRZs)	4,739,594	3,957,894
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## PFC2020-0012 Attachment 1

## 2020 BIA Levy Summary and Budgets

## The Beltline BIA

## **2020 BUDGET**

## **BUDGET OVERVIEW**

The inaugural Beltline Budget will be used to build the foundation for the BIA. This will include Brand, Marketing, Communication, Executive Director and board development and team enhancement. Executive Director has been nominated by the board and our goal is to be able to commence our efforts once budget is approved in 2020. The board will strive to secure grants and funding for additional initiatives.

## 2020 BIA Levy Summary and Budgets

## The Beltline BIA

#### **2020 BUDGET**

	2020	2019	Change	(INC./(DEC.))	Rationale:
	\$	\$	\$	%	
REVENUES					
BIA Levy	400,000 N	N/A	400,000	0%	
Grants			0	0%	
Events Income			0	0%	
Interest/Other Income			0	0%	
Total Revenues	400,000 N	V/A	400,000	0%	
EXPENDITURES					/
Administration	120,000 N	V/A	120,000	0%	Hire ED / Executive Assistant (PT) /
					Insurance / Benefits / P/T executive
Mandantin of Communications	CO 000 N	.1/ ^	00.000	00/	assistant.
Marketing/Communications	60,000 N	W/A	60,000	0%	Foundation brand development - Website
					brand design and collateral materials.
Urban Devt.& Planning			0	0%	
Streetscape Improvements	60,000 1	V/A	60,000	0%	
Special Projects/Events	60,000 N		60,000	0%	Invest in the development and
,	•		,		enhancement of events in our defined are
Public Safety & Social	40.000 N	.1/Λ	40,000	00/	Work in conjunction with our businesses
Issues	40,000 1	W/A	40,000	076	to determine a plan of action to create a
issues					safe environment in the Beltline
Capital Assets			0	0%	Saic Grandillicht in the Deithile
Other - BIA Specific	60,000 1	V/A	60,000		To be used to determine strategic budge
Carlo. Dir Opcomo	00,000 1	471	00,000	370	for Urban Dev / Events / Streetscape
					improvements.
Total Expenditures	400,000 N	V/A	400,000	0%	
			,		

Surplus/(Deficit)	0 N/A

## OTHER INFORMATION (Below this line) (Optional):

<u> </u>	0	0	0	0%
3	0	0	0	0%
<b>2</b> .	0	0	0	0%
1.	0	0	0	0%
Details of "Other Income"				

## 2020 BIA Levy Summary and Budgets

#### Mainstreet Bowness BIA

#### **2020 BUDGET**

#### **BUDGET OVERVIEW**

- 1. We are the smallest BIA in the city with the smallest budget. We have 60 businesses in our BIA and as of just 3 years ago we had about 67 businesses. Just in last few months, 3 businesses have closed which is making it harder to attract new businesses to our area. We try very hard to do our best and be creative with the budget restraints we have to work with. The economic environment in Calgary has affected all of our businesses in Bowness.
- 2. Opportunities are out there in Calgary for opening up a business. However, never before has there been so many vacancies to choose from. This could be seen as an opportunity or a constraint depending on how one looks at it. Our BIA has been able to save a little bit of money over the years so we have been able to help finance a few projects on Mainstreet the last couple years. However, when it comes to bigger projects we look to funding and grants within our community to help support us. Our goal is to keep our business community looking full (few vacancies), attractive and intact so our customers feel safe and welcomed here.
- 3. Bowness was once a small town on its own, outside of Calgary. "Bownesians" are proud of their community. There are amazing community groups here and the Bowness Community Association works very closely with our BIA on projects and events. We are very lucky and grateful for this positive relationship. We hope we can continue that positive relationship with them moving forward into 2020! Therefore, we are very aware of our budget and what we can do together to make Bowness and our BIA better.
- 4. Trends moving forward for small businesses in Calgary do not look positive. However, our BIA is determined to work within our budget and continue to be an attractive place to shop, dine and play so others can come and enjoy our community as well.

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#### **Bowness BIA**

## **2020 BUDGET**

	2020	2019	Change (IN		Rationale:
	\$	\$	\$	%	
REVENUES					
BIA Levy	50,100	50,100	0	0%	
Grants	9,500	9,000	500	6%	
Events Income	12,000	11,000	1,000	9%	
Interest/Other Income	1,000	1,200	(200)	(17%)	
Total Revenues	72,600	71,300	1,300	2%	
EXPENDITURES					
Administration	40,000	38,700	1,300	3%	
Marketing/Communications	1,600	1,600	0	0%	
Urban Devt.& Planning			0	0%	
Streetscape Improvements	17,500	17,500	0	0%	
Special Projects/Events	13,500	13,500	0	0%	
Public Safety & Social Issues			0	0%	
Capital Assets			0	0%	
Other - BIA Specific			0	0%	
Total Expenditures	72,600	71,300	1,300	2%	

Surplus/(Deficit)	0	0

## OTHER INFORMATION (Below this line) (Optional):

Details of "Other Income"  1. Interest income	1,000	1,200	(200)	(17%)		
<b>~</b> 2.	0	0	0	0%		
<b>3</b> .	0	0	0	0%		
	1,000	1,200	(200)	(17%)		
Details of "Other-BIA Specific" expenditure						
<u>1</u> .	0	0	0	0%		
2.	0	0	0	0%		
3.	0	0	0	0%		
	0	0	0	0%		

## 2020 BIA Levy Summary and Budgets

PFC2020-0012 Attachment 1

**Bridgeland BIA** 

**2020 BUDGET** 

## **BUDGET OVERVIEW**

Not provided by Bridgeland BIA.

# **Bridgeland BIA**

#### **2020 BUDGET**

REVENUES .	2020 \$	2019 \$	Change (II	NC./(DEC.) %	Rationale:
BIA Levy	100,000	N/A	100,000	0%	We're hoping to spend less than this amount in our first year, but figured we would like to have a buffer. As this is our first year in operation, we have a budget mostly for start up, and contingency for main streets
Grants			0	0%	
Events Income			0	0%	
Interest/Other Income			0	0%	
Total Revenues	100,000	N/A	100,000	0%	
EXPENDITURES Administration	30,000		30,000		We would like to hire some part time admin assistance for our start up, but don't feel we will require any full time positions in this first year. Our marketing budget simply includes web design and maintenance for this first year
Marketing/Communications	2,500		2,500	0%	
Urban Devt.& Planning	10,000	N/A	10,000	0%	
Streetscape Improvements			0	0%	
Special Projects/Events			0	0%	
Public Safety & Social Issues	1,000	N/A	1,000	0%	
Capital Assets			0	0%	
Other - BIA Specific			0	0%	
Total Expenditures	43,500	N/A	43,500	0%	

Surplus/(Deficit)	56,500 N/A

11. 5	0	0	0	0% 0%
3.	0	0	0	0% 0%
	0	0	0	0%

# Calgary Downtown Association BIA

# 2020 BUDGET

# **BUDGET OVERVIEW**

Zero increase – Fifth consecutive year without a levy increase for ratepayers.

# **Calgary Downtown Association BIA**

### **2020 BUDGET**

	2020 \$	2019 \$	Change(IN	IC./(DEC.)) %	Rationale:
REVENUES					
BIA Levy	1,586,825	1,586,825	0	0%	
Grants	0	45,000	(45,000)	(100%)	Program specific; program will not continue in 2020
Events Income	75,000	60,000	15,000	25%	Provision for increasing event sponsorship of Glow 2020
Interest/Other Income	18,375	18,400	(25)	(0%)	
Total Revenues	1,680,200	1,710,225	(30,025)	(2%)	
EXPENDITURES					
Administration	266,200	242,125	24,075	10%	Provision for additional Insurance, Accounting, Governance
Marketing/Communications	700,000	639,207	60,793	10%	One-time expenditure for development of CRM System
Urban Devt.& Planning	50,000	60,962	(10,962)	(18%)	
Streetscape Improvements	0	0	0	0%	
Special Projects/Events	439,000	534,077	(95,077)	(18%)	Planned decrease of annual, core investment into Glow2020
Public Safety & Social Issues	225,000	233,854	(8,854)	(4%)	
Capital Assets	0	0	0	0%	
Other - BIA Specific	0	0	0	0%	
Total Expenditures	1,680,200	1,710,225	(30,025)	(2%)	

Surplus/(Deficit)	0	0

18,375	18,400	(25)	(0%)
0	0	0	0%
0	0	0	0%
18,375	18,400	(25)	(0%)
ific" expend	<u>liture</u>		
0	0	0	0%
0	0	0	0%
0	0	0	0%
0	0	0	0%
	0 0 18,375	0 0 0	0 0 0 0 0 0 18,375 18,400 (25)

#### PFC2020-0012 Attachment 1

#### 2020 BIA Levy Summary and Budgets

#### **Chinatown BIA**

#### 2020 BUDGET

#### **BUDGET OVERVIEW**

- 1. The overall 2020 Chinatown BIA budget amount and the BIA Levy requisition from BIA ratepayers remains the same as 2019 in response to already difficult financial operating conditions faced by Chinatown business ratepayers.
- 2. Like other parts of Calgary's downtown, Chinatown continues to experience significant office vacancy rates, under-utilized parking lots and spaces, continual turnover in retail and restaurant lease space, and significantly below average retail sales and revenues. Despite this, retail and restaurant lease space vacancy is favorable as new start-up businesses are taking up turnover space. Chinatown is experiencing a trend to new food and restaurant varieties with new bubble tea, bubble waffle, other Southeast Asian cuisines, and even Mexican restaurants taking up the space.
- 3. Chinatown's operating expenses will realize second year draw down in our cash reserves as the cost of festivals and events are no longer majority funded by sponsorship. In 2019, Chinatown introduced the Chinatown Ice Sculpture Showcase which saw three large ice carvings and a dozen ice sculptures showcased in James Short Park. Chinatown BIA also hosted their second Chinatown Street Festival with double the previous year's attendance, double the offering of activities, and the move to a more Asian, multi-cultural focus.
- 4. 2020 budget places greater emphasis on Making Chinatown a Must Visit Destination, a Great Visitor Experience, Promoting Calgary Chinatown through digital marketing and branding, and beautifying Chinatown with more sidewalk flower planters and refreshed look of Chinese lanterns hanging from our cultural street lamp posts.
- 5. The Chinatown BIA will begin a drawdown of the Parking Revenue Reserve to provide eight (8) additional planters all through Chinatown and through the acquisition of a digital signboard similar to the Calgary Transit MAX BRT signs with a focus on both digital wayfinding and promotion. A large portion of these reserves will remain a future 'legacy monument' investment based upon Tomorrow's Chinatown findings due in 2021.

#### **Chinatown BIA**

# **2020 BUDGET**

	2020 \$	2019 \$	Change \$	(INC./(DEC. %	Rationale:
<u>REVENUES</u>					
BIA Levy	215,000	215,000	0	0%	No increase to avoid more tax burden on ratepayers.
Grants	10,000	10,000	0	0%	Community Standards Funds flow ed through community service association and BIA coordinates the street and graffiti clean up.
Events Income	0	0	0	0%	Event income (sponsorships, ticket sales)
					offset by expenses of events.
Interest/Other Income	45,000		10,000	29%	Carry over of funds from prior years.
Total Revenues	270,000	260,000	10,000	4%	
EXPENDITURES					
Administration	143,236	141,736	1,500	1%	Slight increase due to new lease.
Marketing/Communication s	63,400	53,462	9,938	19%	Increase due to focus on improved marketing / branding and providing greater online presence for BIA ratepayers.
Urban Devt.& Planning	8,000	13,000	(5,000)	(38%)	Funds shifted to directly helping BIA ratepayers through online presence and business networking events.
Streets cape Improvements	28,610	35,000	(6,390)	(18%)	Cost of sidew alk flow er maintenance shifted to Parking Revenue Allocation reserve.
Special Projects/Events	0	0	0	0%	Events are funded by sponsorships and ticket sales with goal of becoming net \$0.00 cost.
Public Safety & Social	0	0	0	0%	
Capital Assets	0	0	0	0%	
Other - BIA Specific	0	0	0	0%	
Total Expenditures	243,246	243,198	48	0%	
Surplus/(Deficit)	26,754	16,802			

OTHER INFORMATION (Below this line):

45,000

Details of "Other Income"

1. 45,000 35,000 10,000 29% Carryover funds from previous years as BIA levies are not received until March.
2. 0 0%

29%

35,000 10,000

# Crescent Heights Village BIA

# 2020 BUDGET

# **BUDGET OVERVIEW**

- 1. Businesses were invited to engage on the 2020 budget during the 2019 AGM and overwhelmingly expressed support for a 2.35% or \$120K budget
- 2. Priority areas for the BIA to address were, from highest to lowest: advocacy, streetscape improvements, marketing, and events
- 3. Staff time has been allocated into the priority areas above.

### **Crescent Heights Village BIA**

#### **2020 BUDGET**

	2020	2019	Change (I	NC./(DEC.)	) <u>Rationale:</u>
	\$	\$	\$	%	
<u>REVENUES</u>					
BIA Levy	120,000	N/A	120,000	0%	
Grants	0		0	0%	
Events Income	0		0	0%	
Interest/Other Income	0		0	0%	
Total Revenues	120,000	N/A	120,000	0%	
<b>EXPENDITURES</b>					
Administration	20,000	N/A	20,000	0%	Hire an executive director and provide working space
Markating/Communications	20.000	NI/A	20.000	0%	• 1
Marketing/Communications	20,000		20,000		Develop marketing strategy, paid advertising
Urban Devt.& Planning	5,000	N/A	5,000	0%	Advocacy on urban development, planning, and transportation issues
Streets cape Improvements	50,000	N/A	50,000	0%	Graffiti/litter removal, snow clearing, banners
					lights, flow ers
Special Projects/Events	15,000	N/A	15,000	0%	2 events
Public Safety & Social	10,000	N/A	10,000	0%	
Capital Assets	0	N/A	0	0%	
Other - BIA Specific	0	N/A	0	0%	
Total Expenditures	120,000	N/A	120,000	0%	

Surplus/(Deficit)	0 N/A

OTHER INFORMATION (Below this line):

Details of "Other Income"

1. 2.

0	0	0	N/A
		0	0%
		0	0%

#### PFC2020-0012 Attachment 1

# 2020 BIA Levy Summary and Budgets

#### 4th Street South West BIA

# **2020 BUDGET**

# **BUDGET OVERVIEW**

We have encountered significant issues arising from problems at the Safe Consumption Site. While I cannot put a specific dollar amount on it, as it covers a variety of areas, it is significant. From having to remove needle detritus from planters/flowers, added security measures for night time watering of plants, increased social media posts, and substantially increased events in Memorial park.

# 4th Street South West BIA

### **2020 BUDGET**

	2020	2019	Change (IN	C./(DEC.))	Rational
	\$	\$	\$	%	
REVENUES					
BIA Levy	205,800	205,800	0	0%	
Grants	0	0	0	0%	
Events Income	0	0	0	0%	
Interest/Other Income	0	0	0	0%	
Total Revenues	205,800	205,800	0	0%	
<u>EXPENDITURES</u>					
Administration	100,000	91,300	8,700	10%	
Marketing/Communications	50,400	57,500	(7,100)	(12%)	
Urban Devt.& Planning	5,000	5,000	0	0%	
Streetscape Improvements	32,400	34,000	(1,600)	(5%)	
Special Projects/Events	18,000	18,000	0	0%	
Public Safety & Social Issues	0	0	0	0%	
Capital Assets	0	0	0	0%	
Other - BIA Specific	0	0	0	0%	
Total Expenditures	205,800	205,800	0	0%	

Surplus/(Deficit)	0	0

Details of "Other Income"				
<b>1</b> .	0	0	0	0%
2.	0	0	0	0%
3.	0	0	0	0%
	0	0	0	0%
Details of "Other-BIA Speci	fic" expenditure			
1.	0	0	0	0%
2.	0	0	0	0%
3.	0	0	0	0%
	0	0	0	0%

# PFC2020-0012 Attachment 1

# 2020 BIA Levy Summary and Budgets

# **Greenview Industrial BIA**

# 2020 BUDGET

# **BUDGET OVERVIEW**

Not provided by Greenview Industrial BIA.

# Greenview Industrial BIA 2020 BUDGET

	2020	2019	Change (I	NC./(DEC	C.))
	\$	\$	\$	%	<b>Explanation</b>
<u>REVENUES</u>					
BIA Levy	50,000	50,000	0	0%	
Grants			0	0%	
Events Income			0	0%	
Interest/Other Income			0	0%	
Total Revenues	50,000	50,000	0	0%	
EXPENDITURES Admin and Project Assistant	47,000	35,000	12,000	34%	After a couple of years of identifying the priorities of the BIA Members, the Board feels that the additional funds should be allocated to an Administrator or project coordinator who's role it will be to help in executing the initiatives identified
A	4.000	4.000	0	00/	by the Board.
Audit	4,000	4,000	0	<b>0</b> %	Expenses for AGM and other printing and office
Office and Administrative costs	2,000	2,000	0	0%	for the year.
Marketing/Communications	5,000	5,000	0	0%	Advertising expenses, postage & flyer delivery, publication of BIA directory, community relations and meetings. Signage, events.
Urban Devt.& Planning	5,000	5,000	0	0%	Funds for various area initiatives and improvements.
Streetscape Improvements	1,000	1,000	0	0%	
Insurance	500	500	0	0%	Director's Liability insurance
Special Projects/Events	10,000	10,000	0	0%	One annual community event. BBQ of some kind? Or a quarterly check-in at various local venues?
Public Safety & Social Issues	0	0	0"	0%	
Security and crime prevention	30,000	42,000	(12,000)	(29%)	Security and Crime Prevention has been identified as a priority for the BIA members. The Board is expecting to reduce the expenditures for 2019 as we believe that we can achieve similar results through community outreach initiatives where each member executes their own security protocols based on feedback from the Security Committee and recommendations from the local constable.
Garbage and area cleanup	10,000	10,000	0	0%	Supplement the regular City garbage collections and cleanup after public garbage dumping in the neighborhood.
Bank charges	30	30	0	0%	
Capital Assets	2,470	2,470	0	0%	Laptop computer, Printer/Scanner/Fax, etc.
Other - BIA Specific	0	0	0"	0%	
Total Expenditures	117,000	117,000	0	0%	
Use of existing Cash	(67,000)	(67,000)			
Surplus/(Deficit)	0	0			

Inglewood BIA

2020 BUDGET

# **BUDGET OVERVIEW**

Not provided by Inglewood BIA.

# **Inglewood BIA**

#### **2020 BUDGET**

	2020 \$	2019 \$	Change (INC./(DEC.)) \$		Rationale:
REVENUES	Ψ	Ψ	Ψ	70	
BIA Levy	285,000	265,000	20,000	8%	Increase of \$20,000
Grants	. 0	0	Ô	0%	
Events Income	0	0	0	0%	
Interest/Other Income	0	0	0	0%	
Total Revenues	285,000	265,000	20,000	8%	
EXPENDITURES					
Administration	110,000	110,000	0	0%	
Marketing/Communications	35,000	35,000	0	0%	
Urban Devt.& Planning			0	0%	
Streetscape Improvements	90,000	70,000	20,000	29%	Custom made hardware required for new ligh poles
Special Projects/Events	50,000	50,000	0	0%	After emergency removal of poles and lights
Public Safety & Social Issues	0	0	0	0%	
Capital Assets	0	0	0	0%	
Other - BIA Specific	0	0	0	0%	
Total Expenditures	285,000	265,000	20,000	8%	

Surplus/(Deficit)	0	0

Details of "Other Income"				
<b>1</b> .	0	0	0	0%
2.	0	0	0	0%
3.	0	0	0	0%
	0	0	0	0%
Details of "Other-BIA Specifi	c" expenditure			
1.	0	0	0	0%
2.	0	0	0	0%
3.	0	0	0	0%
_	0	0	0	0%

PFC2020-0012 Attachment 1

# International Avenue BRZ

# 2020 BUDGET

# **BUDGET OVERVIEW**

- 1. The International Avenue BRZ will continue to capitalize on the new branding as the Culinary and Cultural District.
- 2. The community economic development projects under our brand EMERGE will continue.
- 3. We will continue with all other programs as is the case in previous years.

# **International Avenue BRZ**

### **2020 BUDGET**

	2020	2019	Change (INC./(DEC.))		Rationale:
	\$	\$	\$	%	
<u>REVENUES</u>					
BIA Levy	288,500	275,000	13,500	5%	
Grants	123,000	179,000	(56,000)	(31%)	This includes a variety of grants we have applied for.
Events Income	51,500	50,000	1,500	3%	We will be expanding our independent music festival and therefore anticipate more revenue
Associate Fees/Sponsorships	9,500	14,800	(5,300)	(36%)	
Interest/Other Income	18,500	31,600	(13,100)	(41%)	Our CED funding is largely completed.
Total Revenues	491,000	550,400	(59,400)	(11%)	
<b>EXPENDITURES</b>					
Administration	88,400	84,400	4,000	5%	
Marketing/Communications	71,000	78,700	(7,700)	(10%)	
Urban Devt.& Planning	55,000	63,000	(8,000)	(13%)	
Streetscape Improvements	101,500	85,000	16,500	19%	additional expenses on upkeep of various site amenities
Special Projects/Events	79,000	94,500	(15,500)	(16%)	
Public Safety & Social Issues	52,500	56,000	(3,500)	(6%)	
Capital Assets	5,000	6,000	(1,000)	(17%)	
Contingency	11,600		11,600	0%	
Other - BIA Specific	27,000	68,000	(41,000)	(60%)	EMERGE-economic development projects
Total Expenditures	491,000	535,600	(44,600)	(8%)	

Surplus//Deficit)	0	14 800
Surplus/(Deficit)	U	14,800

Details of "Other Income"	0	0	0	0%
_!•	U	U	U	U /0
2.	0	0	0	0%
3.	0	0	0	0%
	0	0	0	0%

Details of "Other-BIA Specific"	' expenditur	<u>e</u>			
1. Emerge	27,000	68,000	(41,000)	(60%)	reduced to part-time staff
2.	0	0	0	0%	
3.	0	0	0	0%	
	27,000	68,000	(41,000)	(60%)	

# PFC2020-0012 Attachment 1

# 2020 BIA Levy Summary and Budgets

Kensington BRZ

2020 BUDGET

# **BUDGET OVERVIEW**

Not provided by Kensington BRZ.

# **Kensington BRZ**

#### **2020 BUDGET**

	2020	2019	Change (IN	C./(DEC.))	Rationale:
	\$	\$	\$	%	
REVENUES					
BIA Levy	220,000	220,000	0	0%	
Grants	0	0	0	0%	
Events Income	0	0	0	0%	
Interest/Other Income	0	0	0	0%	
Total Revenues	220,000	220,000	0	0%	
<b>EXPENDITURES</b>					
Administration	107,300	106,700	600	1%	
Marketing/Communications	32,575	33,175	(600)	(2%)	
Urban Devt.& Planning	0	0	0	0%	
Streetscape Improvements	28,625	28,625	0	0%	
Special Projects/Events	39,000	39,000	0	0%	
Public Safety & Social Issues	0	0	0	0%	
Capital Assets	0	0	0	0%	
Other - BIA Specific	12,500	12,500	0	0%	
Total Expenditures	220,000	220,000	0	0%	
Surplus/(Deficit)	0	0			

Surplus/(Deficit)	0	0

_	0	0	0	0%
4	0	0	0	0%
<b>3</b> .	0	0	0	0%
2.	0	0	0	0%
<u>1</u> .	0	0	0	0%
Details of "Other-BIA Specif	fic" expenditure			
_	0	0	0	0%
3.	0	0	0	0%
2.	0	0	0	0%
1.	0	0	0	0%
Details of "Other Income"				

#### Marda Loop BIA

#### **2020 BUDGET**

#### **BUDGET OVERVIEW**

- The main change is that we have re-integrated the Marda Gras Street Festival into the BIA. In 2018 responsibility for Marda Gras Street Festival was moved to a partner, the Festival Society of Marda Loop, in the hope of possibly accessing other kinds of funding. This was noted in previous budget reports. A fresh look indicated that prospects of this course were poor, and it would be more efficient to return Marda Gras to the BIA (the status quo ante).
- 2. No change in the BIA levy, and we plan to spend about the same in 2020 as we did in 2019.
- 3. Marda Loop continues to experience development and population growth, and the opening of new commercial spaces. We will have improved transit service in 2020, including a Marda Loop BRT stop and a new route connecting us to the west along Richmond Road. We look forward to detailed design phase of our Main Street/Streetscapes project in 2020, and partial implementation thereafter.

#### Marda Loop BIA

# **2020 BUDGET**

	2020	2019	Change (IN		Rationale:
DEVENUE O	\$	\$	\$	%	
REVENUES					
BIA Levy	220,000	220,000	0	0%	
Grants	10,000	10,000	0	0%	
Events Income	70,000	0	70,000	0%	Marda Gras revenue re-integrated
Interest/Other Income	1,000	13,000	(12,000)	(92%)	No planned draw from reserves
Total Revenues	301,000	243,000	58,000	24%	
EXPENDITURES					
Administration	123,300	95.340	27,960	29%	Marda Gras expenses integrated
Marketing/Communications	46,500	50,000	(3,500)	(7%)	maraa Grae expenses mogrates
Urban Devt.& Planning	40,500 0	0,000	(3,300)	0%	
Streetscape Improvements	44,600	38,500	6,100	16%	Increase in planter expenses
Special Projects/Events	85,000	58,890	26,110	44%	Marda Gras expenses integrated
Public Safety & Social Issues	05,000	30,090	20,110	0%	Marda Gras expenses integrated
Capital Assets	0	0	0	0% 0%	
·	_	-	•		
Other - BIA Specific	0	0	0	0%	
Total Expenditures	299,400	242,730	56,670	23%	
Surplus/(Deficit)	1,600	270			

_	1.000	13,000	(12,000)	(92%)
3.	0	0	0	0%
2.			0	0%
1. Draw from reserve	1,000	13,000	(12,000)	(92%)

#### PFC2020-0012 Attachment 1

#### 2020 BIA Levy Summary and Budgets

#### Montgomery on the Bow BIA

#### **2020 BUDGET**

#### **BUDGET OVERVIEW**

- 1. One of the exciting challenges facing the Montgomery BIA this year will be to help promote those businesses affected during the construction of the Main Street Program. While the construction is highly anticipated the BIA will work to promote and market those businesses that may be limited by parking/walking traffic coming to their businesses. Banners/Signage will be provided by the BIA to help traffic see that we are open for business during the construction period.
- 2. Montgomery BIA covers three different areas in our business territory spreading financial resources among these areas can be difficult to make sure that all businesses feel that they receive value from the BIA. During this past year we have been working on beautification of the Montgomery Town Square Park and along Bowness Road. Our goal is to continue this improvement along the other two corridors and bring continuity to all three areas.
- 3. During our AGM this year the businesses were all supportive of a plan that focuses on bringing people to our community. Increased traffic into the community translates into business awareness and hopefully leads to increase in business sales. Our Bike Rack Project is one of those projects to improve streetscape with additional bike paths coming to Montgomery, we are working to provide opportunities to stop and shop Montgomery. Our budget last year of \$15000 towards this project will provide 4 bike racks but to really have impact we have allocated additional dollars from this budget to expand and continue with additional units and greater impact.

# Montgomery on the Bow BIA

# **2020 BUDGET**

	2020	2019	Change (INC		Rationale:
REVENUES	\$	\$	\$	%	
BIA Levy	70,000	70,000	0	0%	Levy
Grants	12,000	2,400	9,600	400%	We are applying for grants from Calgary Parking
Grants	12,000	2,400	9,000	400 /6	Authority \$4,000, Community Standards \$8,000 may also try for TD Parks as well
Events Income			0	0%	
Interest/Other Income	2,600		2,600	0%	Interest
Total Revenues	84,600	72,400	12,200	17%	
EVDENDITUDES					
EXPENDITURES  Administration	20.000	20.407	040	20/	to count Executive Director Colony, port time
Administration	30,000	29,187	813	3%	to cover Executive Director Salary - part time position of 20 hours per week
Marketing/Communications	1,500	658	842	128%	2 annual information letters to businesses, Montgomery Messenger to thank business support, adv for Light Up Montgomery/ Pancake Breakfast
Urban Devt.& Planning		127	(127)	(100%)	
Streetscape Improvements	20,000	20,287	(287)	(1%)	Covering the cost of Street Baskets, Decorations for Holiday Season, Banners on additional street posts and entrance signs
Special Projects/Events	20,500	10,359	10,141	98%	continuation of bike racks in community and our first ever pancake breakfast by the BIA
Public Safety & Social Issues	5,700	5,700	0	0%	continued work on graffiti and looking to start security program to help with increase in petty crime to business community
Capital Assets			0	0%	
Other - BIA Specific	6,900	6,817	83	1%	
Total Expenditures	84,600	73,135	11,465	16%	
Surplus/(Deficit)	0	(735)			
OTHER INFORMATION (Be	elow this lir	ne) ( <mark>Opti</mark> c	onal):		
Details of "Other Income"					
1. Bank interest	2,600	0	2,600	0%	
2.	0	0	0	0%	
<b>2</b> . <b>3</b> .	0	0	0	0%	
	2,600	0	2,600	0%	
Details of "Other-BIA Specific" e	xpenditure				
1. insurance/accounting	3,917	3,917	0	0%	
Park maintenance	2,983	2,900	83	3%	
3.	0	0	0	0%	
	6,900	6,817	83	1%	

#### 17th Ave Retail & Entertainment District BIA

### **2020 BUDGET**

#### **BUDGET OVERVIEW**

- 1. Our BIA is currently in the midst of reconstruction project of 17th Ave SW and taking a 1 year reprieve from construction as required to complete the project. Businesses have seen a drastic impact to revenue since the project began and require additional support re: communications, messaging and marketing. Our focus will be to increase foot traffic to the avenue during this reprieve, support positive messages to target audiences to patron our BIA. To build large scale events, planning services are necessary to support said events, along with integrated marketing, promotions and events strategies. The budget is reflective of this necessity.
- 2. Our BIA continues to face challenges such as patron/visitor parking concerns, safety and security issues. All of which require additional support for marketing & communication (signage, wayfinding) and public realm improvements; The BIA will need additional campaigns and support around our image; specifically regarding safety and the overall experience that one can enjoy while visiting our BIA.
- 3. Development of new programs and events to drive engagement and pedestrian traffic to our BIA are required. These events and programs will include partnerships with different members of the community, both internal and external to our BIA. Previously designed events, new events and new programs will require additional administrative and event coordination support prior to launching key initiatives as they will be done on a larger scale and set the foundation for anchor events for our BIA. These projects are necessary to encourage/remind the public and visitors why they love our area.
- 4. Budget is reflective of ongoing streetscape, maintenance and public realm programs that support a safe and appealing pedestrian environment.

# 17th Avenue Retail & Entertainment District BIA

#### **2020 BUDGET**

	2020	2019	Change (II	NC./(DEC.))	Rationale:
	\$	\$	\$	%	
<u>EVENUES</u>					
A Levy	559,000	410,800	148,200	36%	BIA's application to expand boundaries was successful and additional levies will now be collected. This number is based on the recommended mill rate determined by the City of Calgary, and is based on the one used in 2019.
rants	0	0	0	0%	
vents Income	0	0	0	0%	
terest/Other Income	75,000	75,000	0	0%	
otal Revenues	634,000	485,800	148,200	31%	
XPENDITURES Idministration	103,000	80,750	22,250	28%	Additional Staff has been hired to help support the new and existing membership, requiring a larger office is required to accommodate the staff and event supplies.
arketing/Communications	205,800	191,327	14,473	8%	
ban Devt.& Planning	10,707	9,007	1,700	19%	
reetscape Improvements	81,400	76,500	4,900	6%	
oecial Projects/Events	216,725	114,407	102,318	89%	Increased number of large scale events to welcome back visitors to the Ave and create a vibrant, energetic feel to BIA again.
ublic Safety & Social Issues	16,368	13,809	2,559	19%	
apital Assets	0	0	0	0%	
ther - BIA Specific	0	0	0	0%	
otal Expenditures	634,000	485,800	148,200	31%	
ai Expenditures	034,000	485,800	148,200	31%	

Surplus/(Deficit)	0	0

# Victoria Park BIA

# 2020 BUDGET

# **BUDGET OVERVIEW**

The table below is candid summary of our situation. A very concerning trend is a 40% drop in overall assessment value since 2016.

Change since 2016
Total accounts (# of businesses)
Total assessment

2019	2018	2017	2016
313	365	386	368
\$ 36,642,437	\$ 48,487,485	\$ 52,232,861	\$ 61,714,819

# Victoria Park BIA

#### **2020 BUDGET**

4,000

4,000

	2020 \$	2019 \$	Change (INC.	./(DEC.)) %	Rationale:
<u>REVENUES</u>	•	·	•		
BIA Levy	369,369	389,369	(20,000)	(5%)	
Grants	12,000	12,000	0	0%	
Events Income	0	0	0	0%	
Interest/Other Income	55,000	35,000	20,000	57%	Interest and other income=carry over as a result of changes in staff
Total Revenues	436,369	436,369	0	0%	
<u>EXPENDITURES</u>					
Administration	164,412	164,412	0	0%	
Marketing/Communications	105,480	105,480	0	0%	
Urban Devt.& Planning	66,716	66,716	0	0%	
Streetscape Improvements	9,000	9,000	0	0%	
Special Projects/Events	42,000	42,000	0	0%	
Public Safety & Social Issues	43,761	43,761	0	0%	
Capital Assets	1,000	1,000	0	0%	
Other - BIA Specific	4,000	4,000	0	0%	
Total Expenditures	436,369	436,369	0	0%	
Surplus/(Deficit)	0	0			
OTHER INFORMATION (Belo	w this line) (O	otional):			
Details of "Other Income"					
Carry-over staff position	55,000	35,000	20,000	57%	
2.	0	0	0	0%	
3.	0	0	0	0%	
_ _	55,000	35,000	20,000	57%	
Details of "Other-BIA Specific" e	xpenditure				
Lighting inspection/maint.	4,000	4,000	0	0%	
2.	0	0	0	0%	
3.	0	0	0	0%	
<del>-</del>					

0%

0



PFC2020-0012 ATTACHMENT 2

#### **BYLAW NUMBER 2M2020**

#### BEING A BYLAW OF THE CITY OF CALGARY 2020 BUSINESS IMPROVEMENT AREA TAX RATES BYLAW

**WHEREAS** the Council of The City of Calgary ("Council") is authorized to provide for the taxation of business improvement areas in accordance with section 381 of the <u>Municipal Government Act</u>, R.S.A. 2000, c.M-26, (the "Act") and the regulations passed thereunder;

**AND WHEREAS** Council has provided for the taxation of business improvement areas for 2020 in Bylaw Number 3M2020, being the 2020 Business Improvement Area Tax Bylaw;

**AND WHEREAS** Council has established various business improvement areas in the city of Calgary, which are set out in Schedule "A" to this Bylaw;

**AND WHEREAS** Council has approved funds for each business improvement area based upon the proposal submitted by the board of each business improvement area;

**AND WHEREAS** Council deems it necessary to provide a business improvement area tax for each business improvement area at a rate or rates Council considers sufficient to raise the approved amounts payable to each business improvement area;

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

- 1. This Bylaw may be cited as the "2020 Business Improvement Area Tax Rates Bylaw".
- 2. In this Bylaw, the term "Business Improvement Area" may be referred to as "BIA".
- 3. For the year 2020, there is hereby imposed a tax rate or rates for each BIA indicated in Schedule "A" to this Bylaw, which is attached to and forms part of this Bylaw.
- 4. The tax rate or rates specified in Schedule "A" for a BIA are imposed upon all businesses operating within the BIA, except businesses that are exempt from BIA taxation pursuant to the 2020 Business Improvement Area Tax Bylaw.
- 5. As set out in the 2020 Business Improvement Area Tax Bylaw, a tax bill will be mailed or delivered to each entity liable for BIA tax, each such tax bill showing, among other things, the amount of BIA tax payable.
- 6. The BIA taxes contemplated by this Bylaw are due and payable as set out in the 2020 Business Improvement Area Tax Bylaw, and are subject to, in terms of unpaid taxes, penalties as per the 2020 Business Improvement Area Tax Bylaw.



7.

### **BYLAW NUMBER 2M2020**

7. This Bylaw comes into force of	on the date it is passed.	
READ A FIRST TIME ON		
READ A SECOND TIME ON		
READ A THIRD TIME ON		
	MAYOR	
	SIGNED ON	
	CITY CLERK	
	SIGNED ON	



# **SCHEDULE "A"**

#### **BYLAW NUMBER 2M2020**

#### TO THE 2020 BUSINESS IMPROVEMENT AREA TAX RATES BYLAW

BUSINESS IMPROVEMENT AREA	BYLAW NUMBER	TAX RATE 2020
Beltline Business Improvement Area	34M2019	0.01261
Mainstreet Bowness Business Improvement Area	55M2016	0.02074
Bridgeland Business Improvement Area	33M2019	0.01341
Calgary Downtown Association	38M2017	0.00389
Chinatown Business Improvement Area	43M2015	0.01308
Crescent Heights Village Business Improvement Area	32M2019	0.02714
4 <sup>th</sup> Street South West Business Improvement Area	59M2016	0.02408
Greenview Industrial Business Improvement Area	40M2017	0.00519
Inglewood Business Improvement Area	36M2017	0.02432
International Avenue Business Revitalization Zone	58M2016	0.01623
Kensington Business Revitalization Zone	56M2016	0.02028
Marda Loop Business Improvement Area	37M2017	0.02658
Montgomery on the Bow Business Improvement Area	54M2016	0.01407
17 <sup>th</sup> Avenue Retail & Entertainment District Business Improvement Area	39M2017	0.02004
Victoria Park Business Improvement Area (excluding the First Street Improvement Area)	F7N0040	0.01502
First Street Improvement Area	57M2016	0.01547

#### Proposed Wording for the 2020 Business Improvement Area Tax Bylaw

#### **Short Title**

1. This Bylaw may be cited as the "2020 Business Improvement Area Tax Bylaw".

#### **Definitions and Interpretation**

- 2. (1) In this Bylaw:
  - (a) "Act" means the Municipal Government Act, R.S.A. 2000, c. M-26;
  - (b) "Business" means a business located in a business improvement area listed in Schedule "A";
  - (c) "Business Improvement Area" or "BIA" means a business improvement area established pursuant to section 50 of the Act and the regulations and bylaws enacted pursuant to that section;
  - (d) "City" means The City of Calgary, a municipal corporation of the Province of Alberta and, where the context so requires, means the area contained within the municipal boundaries of the city of Calgary;
  - (e) "Commercial Purposes" means the use of the Premises for commerce or trade purposes or for the sale of assets or goods to the public for gain;
  - (f) "Municipal Assessor" means the person appointed to the designated officer position of Municipal Assessor pursuant to section 284.2 of the Act and Bylaw 49M2007;
  - (g) "Net Annual Rental Value" means the typical market annual rental value of the Premises exclusive of operating costs;
  - (h) "Non-Profit" refers to an organization, association or union as defined in section 6 of the Regulation;
  - (i) "Person" includes a corporation and the heirs, executors, administrators or other legal representatives of a Person;
  - (j) "Premises" means any space used in connection with a Business, and without limiting the generality of the foregoing includes:
    - (i) land and buildings or parts of buildings on such land, and
    - (ii) any store, office, warehouse, factory, facility, hotel, motel, enclosure, yard or other space;
  - (k) "Regulation" means the Community Organization Property Tax Exemption Regulation (Alberta Regulation 281/1998); and

- (I) "Trade Union" refers to a Non-Profit trade union established and recognized under the *Alberta Labour Relations Code* (R.S.A. 2000 c. L-1) or the *Canada Labour Code* (R.S.C. 1985, c. L-2).
- (2) Each provision of this Bylaw is independent of all other provisions and if any provision is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw remain valid and enforceable.

#### **Assessment of Businesses**

- 3. (1) Every Person who operates a Business in 2020 shall be assessed a business assessment by the Municipal Assessor for the purposes of imposing a BIA tax.
  - (2) Despite subsection (1), a Person who operates a Business that is exempt from BIA taxation pursuant to section 17 shall not be assessed.
  - (3) Business assessments shall be prepared based on one hundred percent of the Net Annual Rental Value of the Premises.
  - (4) Any business assessment prepared in accordance with this bylaw must be an estimate of the Net Annual Rental Value of the Premises on July 1, 2019.
  - (5) The Municipal Assessor shall:
    - (a) prepare a business assessment roll for the purposes of generating a BIA tax roll for 2020; and
    - (b) enter on the business assessment roll the name of every Person operating a Business that has been assessed in accordance with subsection (1).
- 4. If it is discovered that there is an error, omission or misdescription in any of the information shown on the business assessment roll for 2020, the Municipal Assessor may correct the business assessment roll for 2020.
- 5. If it is discovered that no business assessment has been prepared for a Business for 2020, an assessment for 2020 must be prepared.
- 6. After giving reasonable notice to a Person operating a Business, the Municipal Assessor may at any reasonable time, for the purpose of preparing an assessment of the Business or determining if the Business is to be assessed:
  - (a) enter and inspect the Premises;
  - (b) request anything to be produced to assist the Municipal Assessor in preparing the assessment or determining if the Business is to be assessed; and
  - (c) make copies of anything necessary to the inspection.
- 7. (1) The provisions of section 295 of the Act apply such that:

- (a) a Person must provide, on request by the Municipal Assessor, any information necessary for the Municipal Assessor to carry out the duties and responsibilities of an assessor pursuant to Parts 9 to 12 of the Act and the associated regulations; and
- (b) no Person may make a complaint in the year following the assessment year under section 460 of the Act if the Person has failed to provide the information requested within 60 days from the date of the request.
- (2) The provisions of section 296 of the Act apply to the Municipal Assessor's application for and acquisition of court authorized inspections and enforcement with all necessary modifications as if they had been set out in this Bylaw.

#### **Supplementary Business Assessment**

- 8. A supplementary business assessment for 2020 will be imposed:
  - (a) on each Person who operates a Business for a temporary period and whose name is not entered on the business assessment roll:
  - (b) on each Person who moves into new Premises or opens new Premises or branches of an existing Business, even though the Person's name is already entered on the business assessment roll for another Premises;
  - (c) on each Person who begins operating a Business and whose name is not entered on the business assessment roll for the associated Premises; and
  - (d) on each Person who increases the space of the Premises after the business assessment roll has been prepared.
- 9. Supplementary assessments will be determined by pro-rating the Net Annual Rental Value of the Premises to reflect the number of months the Business is operated during 2020, with any portion of a month greater than fifteen (15) days being considered to be a full month.
- 10. Sections 3 through 7 of this Bylaw apply to the imposition of a supplementary assessment.

#### **Taxation**

- 11. All Businesses shall be taxed at the rate or rates set out in the 2020 Business Improvement Area Tax Rates Bylaw, except Businesses that are exempt from BIA taxation pursuant to section 17.
- 12. (1) The amount of BIA tax to be imposed under this Bylaw in respect of a Business is calculated by multiplying one hundred percent of the assessment or supplementary assessment for the Business by the BIA tax rate specified in the 2020 Business Improvement Area Tax Rates Bylaw.
  - (2) A tax imposed under this Bylaw must be paid by the Person who operates the Business.
- 13. The City shall:

- (a) produce a BIA tax roll containing the name of each Person liable for BIA tax set opposite to the amount of BIA tax payable by that Person; and
- (b) mail or deliver a tax bill to each Person liable for BIA tax, which shows both the assessed value of the Premises and the amount of the BIA tax payable.
- 14. When a lessee, who is liable to pay the tax imposed under this Bylaw in respect of any leased Premises, sublets the whole or part of the Premises, The City may require the lessee or the sub-lessee, but not both, to pay the tax in respect of the whole or part of the Premises.
- 15. BIA taxes shall be due and payable on or before March 31, 2020.

#### **Liability for BIA Taxes**

- 16. (1) Subject to sections 17 and 22 of this Bylaw, when a Person operates a Business in the City, the Person is liable for payment of the BIA tax imposed in respect of that Business, whether based on an annual or supplementary assessment.
  - (2) Despite subsection (1), if the amount of BIA tax imposed on a Business, as calculated pursuant to subsection 12(1), is less than \$25.00, the Person who operates that Business is not liable for payment of the BIA tax imposed in respect of that Business.

#### **Exemption from BIA Taxation**

- 17. (1) Notwithstanding section 16 of this Bylaw, but subject to the subsections below, the following classes of Businesses are exempt from the payment of BIA taxes imposed under this Bylaw:
  - (a) any Business exempt from tax pursuant to sections 351, 375 or 376 of the Act;
  - (b) any Business operated on property which appears on The City's 2020 property assessment roll as one hundred percent belonging to the residential assessment class or any residential assessment subclass;
  - (c) on-street parking located on roads owned by The City;
  - (d) any Business whose use of the property would qualify that property to be eligible for a property tax exemption pursuant to the *Act*;
  - (e) any Business that is a bingo operated under a bingo facility licence by a Non-Profit organization pursuant to the *Gaming, Liquor and Cannabis Act* (R.S.A. 2000, c. G-1);
  - (f) any Business established as a Non-Profit organization where the Premises is used to promote the interests of an industry, profession or trade including education or research;

- (g) Premises used by a Trade Union where the activities of a Trade Union are conducted:
- (h) any Business whose use of the property would qualify that property to be eligible for a property tax exemption under the Regulation but for sections 16(2) or (3) of the Regulation.
- (2) Premises licensed under the *Gaming, Liquor and Cannabis Act* are not exempt from BIA taxation with the exception of Premises in respect of which a bingo licence, casino licence, pull ticket licence, Class C liquor licence or a special event licence has been issued under the *Gaming, Liquor and Cannabis Regulation* (AR 143/96).
- (3) Notwithstanding subsection (1), any Business, including one operated by a Non-Profit organization or association, whose use of the Premises:
  - (a) is primarily for Commercial Purposes; and
  - (b) operates in competition with other Businesses in the city of Calgary; is not exempt from BIA taxation.
- (4) Subject to the restrictions set out in this section, a Business may become exempt from the payment of BIA taxes imposed under this Bylaw for a portion of a Premises which becomes Vacant and Unused for a period of at least 30 days, regardless of whether there is a lease or license of occupation in place with respect to that Premises.
  - (a) For greater certainty, the term "Vacant and Unused" in this section means space which forms part of a Premises but:
    - (i) is physically separated from other space by walls and locked doors or is separated by other means which makes it inaccessible and unable to be used for Business purposes; and
    - (ii) is entirely empty from wall to wall and floor to ceiling, and does not contain equipment, furnishings, cubicle walls or partitions; but
    - (iii) does not include portions of the Premises which are temporarily unused such as hotel and motel rooms, individual offices, parking spaces, or space being renovated.
  - (b) In order to be eligible to benefit from an exemption for Vacant and Unused space pursuant to this subsection:
    - (i) a Person must notify the Municipal Assessor in writing of the Vacant and Unused space; and
    - (ii) the Municipal Assessor must have confirmed that the space is Vacant and Unused.

(c) Any exemption granted for Vacant and Unused space pursuant to this subsection shall not take effect or have application prior to the date of notification, and shall have effect only as long as the space is Vacant and Unused.

#### **Penalties For Unpaid BIA Taxes**

- 18. (1) (a) On April 1, 2020, a penalty of seven (7%) percent of the unpaid amount of the current year's BIA tax levy shall be imposed; and
  - (b) On July 1, 2020, an additional penalty of seven (7%) percent of the unpaid amount of the current year's BIA tax levy shall be imposed.
  - (2) All BIA taxes levied by The City remaining unpaid after the year in which they are levied shall have added thereto, on the first day of every month of every year, a penalty equivalent to one (1%) percent of the then unpaid taxes, so long as the taxes or any portion of them remain unpaid.
  - (3) A penalty imposed under subsections (1) and (2) forms part of the tax in respect of which it is imposed.

#### Supplementary BIA Tax

- 19. A supplementary BIA tax shall be levied upon any Person who is subject to a supplementary business assessment in accordance with sections 8 and 9 of this Bylaw.
- 20. A supplementary BIA tax is due thirty (30) days after the date on which the supplementary tax notice is mailed to the Person being taxed.
- 21. Sections 12, 13, 14 and 18 of this Bylaw apply to the imposition of a supplementary BIA tax.

#### **Pro-rating and Rebating BIA Taxes**

- 22. When The City is notified that a Business has ceased to use space in connection with the Business, the associated tax account shall be adjusted in proportion to the number of months of operation in the calendar year, with any portion of the month greater than fifteen (15) days being considered to be a full month. If there is a credit balance after the account has been adjusted, that amount will be refunded to the owner of the Business or applied to any other outstanding BIA tax accounts of that owner.
- 23. If the Business receives a reduction in its business assessment, resulting in a credit balance on its BIA tax account, that amount will be refunded to the owner of the Business or applied to any other outstanding BIA tax accounts of that owner.

#### **Business Tax Instalment Payment Plan**

- 24. (1) In this section:
  - (a) "Business Tax Instalment Payment Plan" also referred to as "BTIPP" means the plan authorized by this Bylaw permitting taxpayers to pay business taxes or BIA taxes by way of monthly instalments;

- (b) "Tax" includes all taxes lawfully imposed against a Business by The City pursuant to the Act, any bylaw enacted pursuant to such authority, or any other statute of the Province of Alberta, but does not include supplementary taxes;
- (c) "Taxpayer" means the operator of a Business liable for the payment of Taxes; and
- (d) "Tax Collector" means the City Treasurer or his or her designate.
- (2) Any Taxpayer in the City may apply to be included in BTIPP as described in this section to provide for the payment of Taxes by instalments.
- (3) (a) Taxpayers who wish to apply for inclusion in BTIPP must apply to the Tax Collector on or before December 31st of each year and shall not be included within BTIPP until approved by the Tax Collector;
  - (b) A Taxpayer who applies for inclusion in BTIPP after December 31st and who is approved by the Tax Collector for inclusion in BTIPP shall pay all the monthly instalments which should have been paid as at the time of application had the Taxpayer been included in BTIPP as at January 1<sup>st</sup> plus a late enrolment fee of two percent (2%) thereof;
  - (c) The Tax Collector may refuse a Taxpayer's request to be included in BTIPP for reasons as set out in this Bylaw;
  - (d) A Taxpayer is not eligible to be included in BTIPP unless as of December 31 of the previous year, the Taxpayer has no balance outstanding in his or her tax roll account.
  - (e) A Taxpayer may not apply for inclusion in BTIPP more than once in the same calendar year with respect to the same Business.
- (4) A Taxpayer who is included and has not been removed from BTIPP, shall not be subject to the provisions of section 15 as to the due date for the payment of Taxes, nor to the provisions of section 18 as to penalties on unpaid Taxes.
- (5) A Taxpayer who is included in BTIPP shall pay Taxes on a monthly basis for the current year subject to the following conditions:
  - (a) a Taxpayer, having been included in BTIPP, shall make twelve monthly payments, to be paid by automatic bank withdrawal on the first day of each month of the calendar year in an amount equal to one-twelfth of the previous year's Tax levy or, in the event a previous year's Tax levy is not available, in an amount to be determined by the Tax Collector; and
  - (b) upon determination of the current year's Tax levy, the Taxpayer's payments shall be adjusted to provide for the full payment of the current year's Tax levy over the remaining months of the year.

- (c) if there is an balance outstanding on a business tax roll account or a BIA tax roll account, the Taxpayer shall continue to make monthly payments in accordance with subsection (5)(a) until the outstanding balance has been paid.
- (6) In the event a Business, the previous Taxpayer of which was included in BTIPP, is sold, the BTIPP agreement is immediately cancelled as at the sale date.
- (7) The Tax Collector may remove a Taxpayer from BTIPP in the event the Taxpayer defaults in making payment of any Tax instalment on the due date as required for each instalment under subsection (5)(c).
- (8) Notice of a removal pursuant to subsection (7) shall be sent to the Taxpayer by ordinary mail to the Taxpayer's last known address as listed on the tax roll.
- (9) When a Taxpayer is removed from BTIPP subsequent to the due date for the payment of Taxes as specified in the appropriate municipal bylaws, other than this Bylaw, all unpaid Taxes become immediately due and payable and the penalty provisions of all appropriate municipal bylaws apply to the unpaid Taxes.
- (10) When a Taxpayer is removed from BTIPP prior to the due date for the payment of Taxes as specified in the appropriate municipal bylaw, or when a Taxpayer requests removal from BTIPP prior to the due date for the payment of Taxes, all payments shall be retained by the Tax Collector for credit to the Taxpayer's account and such payments will receive the benefit of any available Tax discounts as provided by bylaw and will be credited to the Taxpayer's Tax account.
- (11) In the event a Taxpayer requests removal from BTIPP pursuant to subsection 10, all Taxes due and owing shall then become due and owing on the due date for the payment of Taxes as specified in the this Bylaw and the provisions of all appropriate municipal bylaws relating to penalties for unpaid Taxes shall apply to all unpaid Taxes due and owing to The City after the due date.
- 25. This Bylaw comes into force on the day it is passed.

PFC2020-0012 Attachment 3 ISC: UNRESTRICTED

# **SCHEDULE "A"**

# TO THE 2020 BUSINESS IMPROVEMENT AREA TAX BYLAW

BUSINESS IMPROVEMENT AREA	BYLAW NUMBER
Beltline Business Improvement Area	34M2019
Mainstreet Bowness Business Improvement Area	55M2016
Bridgeland Business Improvement Area	33M2019
Calgary Downtown Association	38M2017
Chinatown District Business Improvement Area	43M2015
Crescent Heights Village Business Improvement Area	32M2019
4 <sup>th</sup> Street South West Business Improvement Area	59M2016
Greenview Industrial Business Improvement Area	40M2017
Inglewood Business Improvement Area	36M2017
International Avenue Business Revitalization Zone	58M2016
Kensington Business Revitalization Zone	56M2016
Marda Loop Business Improvement Area	37M2017
Montgomery on the Bow Business Improvement Area	54M2016
17 <sup>th</sup> Avenue Retail & Entertainment District Business Improvement Area	39M2017
Victoria Park Business Improvement Area	57M2016

PFC2020-0012 Attachment 3 ISC: UNRESTRICTED

PFC2020-0009

ISC: UNRESTRICTED

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

### 2020 Business Improvement Area Tax Bylaw

### **EXECUTIVE SUMMARY**

Council approval is required to establish the 2020 Business Improvement Area Tax Bylaw. The 2020 Business Improvement Area Tax Bylaw is required as a measure for Business Improvement Areas (BIAs) to raise the BIA tax identified in each BIA budget through the 2020 Business Improvement Area Tax Rates Bylaw. The 2020 BIA budgets and 2020 Business Improvement Area Tax Rates Bylaw are being brought to Committee and Council concurrent with this report.

### ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommends that Council give three readings to the proposed 2020 Business Improvement Area Tax Bylaw (Attachment 1).

# RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 JANUARY 21:

That Council give three readings to the **Proposed Bylaw 3M2020** (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

Annually, since the inception of BIAs within Calgary in 1984, Council has approved the BIA annual budgets and bylaws as required by the *Municipal Government Act (MGA)* and *Business Improvement Area Regulation*, AR93/2016 (the BIA Regulation).

Through PFC2018-1068, Council approved the 2019 Business Improvement Area Tax Bylaw.

#### **BACKGROUND**

Section 381 of the MGA and section 20 of the BIA Regulation provide Council with the authority to provide for the taxation of businesses within each BIA as a source of funding for that BIA.

The proposed 2020 Business Improvement Area Tax Bylaw authorizes the imposition of a tax on businesses within the BIAs for the 2020 tax year in accordance with section 20 of the current BIA Regulation. This bylaw will apply only to businesses operating within a current BIA or any new BIA established during the 2020 tax year.

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

The 2020 Business Improvement Area Tax Bylaw provides the authority for the BIA tax to be collected from businesses operating within BIAs. It specifies the business assessment method as the basis for the BIA tax to be imposed. The criteria for exemptions from the BIA tax are based on the provisions within past Business Improvement Area Tax Bylaws and Business Tax Bylaws.

To enhance administrative efficiency, the draft bylaw also provides for a minimum BIA tax of \$25.00. Businesses with a calculated BIA tax of \$24.99 or less will not receive a 2020 Business Improvement Area Tax Notice. Administration estimates this will result in approximately 180 accounts not being charged a BIA tax for 2020, totaling approximately \$2,700 in BIA tax

PFC2020-0009

**ISC: UNRESTRICTED** 

Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

### 2020 Business Improvement Area Tax Bylaw

revenue. The difference in revenue as a result of this change will be recovered through adjustments to BIA tax rates in the following year.

The 2020 Business Improvement Area Tax Rates Bylaw is being presented to the Priorities and Finance Committee, and subsequently to Council, concurrent with this report. At the same time Administration is seeking approval of the proposed 2020 BIA budgets. A 2020 Business Improvement Area Levy Notice will be targeted for a mailing to businesses on 2020 February 7. The BIA Tax will be due 2020 March 31.

### Stakeholder Engagement, Research and Communication

The preparation of the 2020 Business Improvement Area Tax Bylaw Report involved representatives from Finance, Law, Assessment and Calgary Neighbourhoods.

Representatives of the BIAs within Calgary have been engaged and advised that the BIA tax will continue to be imposed through a form of business tax until changes to the MGA and associated BIA Regulation has been affected and provides for the levying of the BIA tax from the property owner instead of the business owner.

### **Strategic Alignment**

The approval of the BIA budgets and enabling bylaws allows BIAs to receive funding to serve their business communities which supports One Calgary and the "A Prosperous City" Council Priority which notes that "Calgary continues to grow as a magnet for talent, a place where there is opportunity for all, and strives to be the best place in Canada to start and grow a business."

### Social, Environmental, Economic (External)

Passing the 2020 Business Improvement Area Tax Bylaw will authorize The City to impose and collect the BIA tax. BIAs provide economic benefit to Calgary by creating a healthy environment for businesses within the BIA to grow and attract customers.

The proposed 2020 Business Improvement Area Tax Bylaw includes exemptions for businesses that meet the eligibility provisions established in the bylaw.

### **Financial Capacity**

### Current and Future Operating Budget:

In accordance with the 2020 BIA budgets as approved by Council, the revenue that will be raised as a result of the BIA tax is transferred directly to each respective BIA.

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

There are no current impacts on the capital budget.

### **Risk Assessment**

Where the MGA currently enables the imposition of a BIA tax on taxable businesses within a BIA, *An Act to Stregthen Municipal Government* proposes amendments to the MGA which would permit, as an alternative, that the BIA tax be imposed on property within a BIA. To date these amendments are not in force, meaning that the BIA tax must be imposed on taxable

City Clerks: J. Palaschuk

PFC2020-0009

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Chief Financial Officer's Report to Priorities and Finance Committee 2020 January 21

### 2020 Business Improvement Area Tax Bylaw

businesses and collected through business operators. Revisions to the BIA Regulation to allow the BIA tax to be collected through BIA property owners are also anticipated but have not been released by the Province to date.

Once the revisions to the BIA Regulation are released and the amendments to the MGA are in force, it is anticipated that Administration will prepare a report for Council to consider the option to impose the BIA tax on property within a BIA instead of businesses. If these revisions are not approved, The City could potentially face capital costs to maintain or develop information technology systems to allow for the continued taxation of businesses, and the collection of BIA taxes from business operators.

If Council does not pass the 2020 Business Improvement Area Tax Bylaw, The City will not be able to impose and collect the BIA tax and distribute the funds to the respective BIAs.

During preparation of the draft bylaw, it was determined that the legislation contains some limitations on what businesses may be exempted from BIA tax. In previous years, if a business was exempted from business tax through the annual Business Tax Bylaw, Administration's systems also provided an exemption from the BIA tax. However, the legislation only provides for an exemption from BIA taxes for some but not all of these businesses. Similar to the 2019 Business Improvement Area Tax Bylaw, the draft 2020 Business Improvement Area Tax Bylaw will maintain the status quo for 2020. Changes to ensure alignment with the current legislation for BIAs will be reviewed and if required, brought before Council if the BIA tax must continue to be imposed on businesses within BIAs.

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

The 2020 Business Improvement Area Tax Bylaw provides The City with the authority to impose the BIA tax on businesses within each Calgary BIA. The BIAs rely on the BIA tax as a revenue source. If the 2020 Business Improvement Area Tax bylaw is passed, then the 2020 Business Improvement Area Tax Rates Bylaw and proposed 2020 BIA Budgets can be considered for approval when presented to Council concurrent with this report.

### ATTACHMENT(S)

Attachment 1 – Proposed Bylaw 3M2020



PFC2020-0009 ATTACHMENT 1

### **BYLAW NUMBER 3M2020**

# BEING A BYLAW OF THE CITY OF CALGARY PROVIDING FOR TAXATION OF BUSINESS IMPROVEMENT AREAS IN THE CITY OF CALGARY FOR 2020

**WHEREAS** the Council of The City of Calgary ("Council") has the authority to provide for the taxation of business improvement areas in accordance with Section 381 of the <u>Municipal Government Act</u>, R.S.A. 2000, c. M-26 (the "Act"), and the regulations passed thereunder;

**AND WHEREAS** Council has established various business improvement areas in the City of Calgary, which are set out in Schedule "A" to this Bylaw;

**AND WHEREAS** Council desires to provide for the taxation of businesses located in business improvement areas;

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

### **Short Title**

1. This Bylaw may be cited as the "2020 Business Improvement Area Tax Bylaw".

### **Definitions and Interpretation**

- 2. (1) In this Bylaw:
  - (a) "Act" means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
  - (b) "Business" means a business located in a business improvement area listed in Schedule "A";
  - (c) "Business Improvement Area" or "BIA" means a business improvement area established pursuant to section 50 of the Act and the regulations and bylaws enacted pursuant to that section;
  - (d) "City" means The City of Calgary, a municipal corporation of the Province of Alberta and, where the context so requires, means the area contained within the municipal boundaries of the city of Calgary;
  - (e) "Commercial Purposes" means the use of the Premises for commerce or trade purposes or for the sale of assets or goods to the public for gain;
  - (f) "Municipal Assessor" means the person appointed to the designated officer position of Municipal Assessor pursuant to section 284.2 of the Act and Bylaw 49M2007;
  - (g) "Net Annual Rental Value" means the typical market annual rental value of the Premises exclusive of operating costs;

### **BYLAW NUMBER 3M2020**

- (h) "Non-Profit" refers to an organization, association or union as defined in section 6 of the Regulation;
- (i) "Person" includes a corporation and the heirs, executors, administrators or other legal representatives of a Person;
- (j) "Premises" means any space used in connection with a Business, and without limiting the generality of the foregoing includes:
  - (i) land and buildings or parts of buildings on such land, and
  - (ii) any store, office, warehouse, factory, facility, hotel, motel, enclosure, yard or other space;
- (k) "Regulation" means the Community Organization Property Tax Exemption Regulation (Alberta Regulation 281/1998); and
- (I) "Trade Union" refers to a Non-Profit trade union established and recognized under the *Alberta Labour Relations Code* (R.S.A. 2000 c. L-1) or the *Canada Labour Code* (R.S.C. 1985, c. L-2).
- (2) Each provision of this Bylaw is independent of all other provisions and if any provision is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw remain valid and enforceable.

#### Assessment of Businesses

- 3. (1) Every Person who operates a Business in 2020 shall be assessed a business assessment by the Municipal Assessor for the purposes of imposing a BIA tax.
  - (2) Despite subsection (1), a Person who operates a Business that is exempt from BIA taxation pursuant to section 17 shall not be assessed.
  - (3) Business assessments shall be prepared based on one hundred percent of the Net Annual Rental Value of the Premises.
  - (4) Any business assessment prepared in accordance with this bylaw must be an estimate of the Net Annual Rental Value of the Premises on July 1, 2019.
  - (5) The Municipal Assessor shall:
    - (a) prepare a business assessment roll for the purposes of generating a BIA tax roll for 2020; and
    - (b) enter on the business assessment roll the name of every Person operating a Business that has been assessed in accordance with subsection (1).
- 4. If it is discovered that there is an error, omission or misdescription in any of the information shown on the business assessment roll for 2020, the Municipal Assessor may correct the business assessment roll for 2020.
- 5. If it is discovered that no business assessment has been prepared for a Business for 2020, an assessment for 2020 must be prepared.



### **BYLAW NUMBER 3M2020**

- 6. After giving reasonable notice to a Person operating a Business, the Municipal Assessor may at any reasonable time, for the purpose of preparing an assessment of the Business or determining if the Business is to be assessed:
  - (a) enter and inspect the Premises;
  - (b) request anything to be produced to assist the Municipal Assessor in preparing the assessment or determining if the Business is to be assessed; and
  - (c) make copies of anything necessary to the inspection.
- 7. (1) The provisions of section 295 of the Act apply such that:
  - (a) a Person must provide, on request by the Municipal Assessor, any information necessary for the Municipal Assessor to carry out the duties and responsibilities of an assessor pursuant to Parts 9 to 12 of the Act and the associated regulations; and
  - (b) no Person may make a complaint in the year following the assessment year under section 460 of the Act if the Person has failed to provide the information requested within 60 days from the date of the request.
  - (2) The provisions of section 296 of the Act apply to the Municipal Assessor's application for and acquisition of court authorized inspections and enforcement with all necessary modifications as if they had been set out in this Bylaw.

### **Supplementary Business Assessment**

- 8. A supplementary business assessment for 2020 will be imposed:
  - (a) on each Person who operates a Business for a temporary period and whose name is not entered on the business assessment roll;
  - (b) on each Person who moves into new Premises or opens new Premises or branches of an existing Business, even though the Person's name is already entered on the business assessment roll for another Premises:
  - (c) on each Person who begins operating a Business and whose name is not entered on the business assessment roll for the associated Premises; and
  - (d) on each Person who increases the space of the Premises after the business assessment roll has been prepared.
- 9. Supplementary assessments will be determined by pro-rating the Net Annual Rental Value of the Premises to reflect the number of months the Business is operated during 2020, with any portion of a month greater than fifteen (15) days being considered to be a full month.
- 10. Sections 3 through 7 of this Bylaw apply to the imposition of a supplementary assessment

#### **BYLAW NUMBER 3M2020**

### Taxation

- 11. All Businesses shall be taxed at the rate or rates set out in the 2020 Business Improvement Area Tax Rates Bylaw, except Businesses that are exempt from BIA taxation pursuant to section 17.
- 12. (1) The amount of BIA tax to be imposed under this Bylaw in respect of a Business is calculated by multiplying one hundred percent of the assessment or supplementary assessment for the Business by the BIA tax rate specified in the 2020 Business Improvement Area Tax Rates Bylaw.
  - (2) A tax imposed under this Bylaw must be paid by the Person who operates the Business.

### 13. The City shall:

- (a) produce a BIA tax roll containing the name of each Person liable for BIA tax set opposite to the amount of BIA tax payable by that Person; and
- (b) mail or deliver a tax bill to each Person liable for BIA tax, which shows both the assessed value of the Premises and the amount of the BIA tax payable.
- 14. When a lessee, who is liable to pay the tax imposed under this Bylaw in respect of any leased Premises, sublets the whole or part of the Premises, The City may require the lessee or the sub-lessee, but not both, to pay the tax in respect of the whole or part of the Premises.
- 15. BIA taxes shall be due and payable on or before March 31, 2020.

### **Liability for BIA Taxes**

- 16. (1) Subject to sections 17 and 22 of this Bylaw, when a Person operates a Business in the City, the Person is liable for payment of the BIA tax imposed in respect of that Business, whether based on an annual or supplementary assessment.
  - (2) Despite subsection (1), if the amount of BIA tax imposed on a Business, as calculated pursuant to subsection 12(1), is less than \$25.00, the Person who operates that Business is not liable for payment of the BIA tax imposed in respect of that Business.

### **Exemption from BIA Taxation**

- 17. (1) Notwithstanding section 16 of this Bylaw, but subject to the subsections below, the following classes of Businesses are exempt from the payment of BIA taxes imposed under this Bylaw:
  - (a) any Business exempt from tax pursuant to sections 351, 375 or 376 of the Act;

### **BYLAW NUMBER 3M2020**

- (b) any Business operated on property which appears on The City's 2020 property assessment roll as one hundred percent belonging to the residential assessment class or any residential assessment subclass;
- (c) on-street parking located on roads owned by The City;
- (d) any Business whose use of the property would qualify that property to be eligible for a property tax exemption pursuant to the *Act*;
- (e) any Business that is a bingo operated under a bingo facility licence by a Non-Profit organization pursuant to the *Gaming, Liquor and Cannabis Act* (R.S.A. 2000, c. G-1);
- (f) any Business established as a Non-Profit organization where the Premises is used to promote the interests of an industry, profession or trade including education or research;
- (g) Premises used by a Trade Union where the activities of a Trade Union are conducted;
- (h) any Business whose use of the property would qualify that property to be eligible for a property tax exemption under the Regulation but for sections 16(2) or (3) of the Regulation.
- (2) Premises licensed under the *Gaming, Liquor and Cannabis Act* are not exempt from BIA taxation with the exception of Premises in respect of which a bingo licence, casino licence, pull ticket licence, Class C liquor licence or a special event licence has been issued under the *Gaming, Liquor and Cannabis Regulation* (AR 143/96).
- (3) Notwithstanding subsection (1), any Business, including one operated by a Non-Profit organization or association, whose use of the Premises:
  - (a) is primarily for Commercial Purposes; and
  - (b) operates in competition with other Businesses in the city of Calgary;
  - is not exempt from BIA taxation.
- (4) Subject to the restrictions set out in this section, a Business may become exempt from the payment of BIA taxes imposed under this Bylaw for a portion of a Premises which becomes Vacant and Unused for a period of at least 30 days, regardless of whether there is a lease or license of occupation in place with respect to that Premises.
  - (a) For greater certainty, the term "Vacant and Unused" in this section means space which forms part of a Premises but:
    - (i) is physically separated from other space by walls and locked doors or is separated by other means which makes it inaccessible and unable to be used for Business purposes; and

### **BYLAW NUMBER 3M2020**

- (ii) is entirely empty from wall to wall and floor to ceiling, and does not contain equipment, furnishings, cubicle walls or partitions; but
- (iii) does not include portions of the Premises which are temporarily unused such as hotel and motel rooms, individual offices, parking spaces, or space being renovated.
- (b) In order to be eligible to benefit from an exemption for Vacant and Unused space pursuant to this subsection:
  - (i) a Person must notify the Municipal Assessor in writing of the Vacant and Unused space; and
  - (ii) the Municipal Assessor must have confirmed that the space is Vacant and Unused.
- (c) Any exemption granted for Vacant and Unused space pursuant to this subsection shall not take effect or have application prior to the date of notification, and shall have effect only as long as the space is Vacant and Unused.

### **Penalties For Unpaid BIA Taxes**

- 18. (1) (a) On April 1, 2020, a penalty of seven (7%) percent of the unpaid amount of the current year's BIA tax levy shall be imposed; and
  - (b) On July 1, 2020, an additional penalty of seven (7%) percent of the unpaid amount of the current year's BIA tax levy shall be imposed.
  - (2) All BIA taxes levied by The City remaining unpaid after the year in which they are levied shall have added thereto, on the first day of every month of every year, a penalty equivalent to one (1%) percent of the then unpaid taxes, so long as the taxes or any portion of them remain unpaid.
  - (3) A penalty imposed under subsections (1) and (2) forms part of the tax in respect of which it is imposed.

### **Supplementary BIA Tax**

- 19. A supplementary BIA tax shall be levied upon any Person who is subject to a supplementary business assessment in accordance with sections 8 and 9 of this Bylaw.
- 20. A supplementary BIA tax is due thirty (30) days after the date on which the supplementary tax notice is mailed to the Person being taxed.
- 21. Sections 12, 13, 14 and 18 of this Bylaw apply to the imposition of a supplementary BIA tax.



#### **BYLAW NUMBER 3M2020**

### **Pro-rating and Rebating BIA Taxes**

- 22. When The City is notified that a Business has ceased to use space in connection with the Business, the associated tax account shall be adjusted in proportion to the number of months of operation in the calendar year, with any portion of the month greater than fifteen (15) days being considered to be a full month. If there is a credit balance after the account has been adjusted, that amount will be refunded to the owner of the Business or applied to any other outstanding BIA tax accounts of that owner.
- 23. If the Business receives a reduction in its business assessment, resulting in a credit balance on its BIA tax account, that amount will be refunded to the owner of the Business or applied to any other outstanding BIA tax accounts of that owner.

### **Business Tax Instalment Payment Plan**

- 24. (1) In this section:
  - (a) "Business Tax Instalment Payment Plan" also referred to as "BTIPP" means the plan authorized by this Bylaw permitting taxpayers to pay business taxes or BIA taxes by way of monthly instalments;
  - (b) "Tax" includes all taxes lawfully imposed against a Business by The City pursuant to the Act, any bylaw enacted pursuant to such authority, or any other statute of the Province of Alberta, but does not include supplementary taxes;
  - (c) "Taxpayer" means the operator of a Business liable for the payment of Taxes; and
  - (d) "Tax Collector" means the City Treasurer or his or her designate.
  - (2) Any Taxpayer in the City may apply to be included in BTIPP as described in this section to provide for the payment of Taxes by instalments.
  - (3) (a) Taxpayers who wish to apply for inclusion in BTIPP must apply to the Tax Collector on or before December 31st of each year and shall not be included within BTIPP until approved by the Tax Collector;
    - (b) A Taxpayer who applies for inclusion in BTIPP after December 31st and who is approved by the Tax Collector for inclusion in BTIPP shall pay all the monthly instalments which should have been paid as at the time of application had the Taxpayer been included in BTIPP as at January 1<sup>st</sup> plus a late enrolment fee of two percent (2%) thereof;
    - (c) The Tax Collector may refuse a Taxpayer's request to be included in BTIPP for reasons as set out in this Bylaw;
    - (d) A Taxpayer is not eligible to be included in BTIPP unless as of December 31 of the previous year, the Taxpayer has no balance outstanding in his or her tax roll account.

### **BYLAW NUMBER 3M2020**

- (e) A Taxpayer may not apply for inclusion in BTIPP more than once in the same calendar year with respect to the same Business.
- (4) A Taxpayer who is included and has not been removed from BTIPP, shall not be subject to the provisions of section 15 as to the due date for the payment of Taxes, nor to the provisions of section 18 as to penalties on unpaid Taxes.
- (5) A Taxpayer who is included in BTIPP shall pay Taxes on a monthly basis for the current year subject to the following conditions:
  - (a) a Taxpayer, having been included in BTIPP, shall make twelve monthly payments, to be paid by automatic bank withdrawal on the first day of each month of the calendar year in an amount equal to one-twelfth of the previous year's Tax levy or, in the event a previous year's Tax levy is not available, in an amount to be determined by the Tax Collector; and
  - (b) upon determination of the current year's Tax levy, the Taxpayer's payments shall be adjusted to provide for the full payment of the current year's Tax levy over the remaining months of the year.
  - (c) if there is an balance outstanding on a business tax roll account or a BIA tax roll account, the Taxpayer shall continue to make monthly payments in accordance with subsection (5)(a) until the outstanding balance has been paid.
- (6) In the event a Business, the previous Taxpayer of which was included in BTIPP, is sold, the BTIPP agreement is immediately cancelled as at the sale date.
- (7) The Tax Collector may remove a Taxpayer from BTIPP in the event the Taxpayer defaults in making payment of any Tax instalment on the due date as required for each instalment under subsection (5)(c).
- (8) Notice of a removal pursuant to subsection (7) shall be sent to the Taxpayer by ordinary mail to the Taxpayer's last known address as listed on the tax roll.
- (9) When a Taxpayer is removed from BTIPP subsequent to the due date for the payment of Taxes as specified in the appropriate municipal bylaws, other than this Bylaw, all unpaid Taxes become immediately due and payable and the penalty provisions of all appropriate municipal bylaws apply to the unpaid Taxes.
- (10) When a Taxpayer is removed from BTIPP prior to the due date for the payment of Taxes as specified in the appropriate municipal bylaw, or when a Taxpayer requests removal from BTIPP prior to the due date for the payment of Taxes, all payments shall be retained by the Tax Collector for credit to the Taxpayer's account and such payments will receive the benefit of any available Tax discounts as provided by bylaw and will be credited to the Taxpayer's Tax account.
- (11) In the event a Taxpayer requests removal from BTIPP pursuant to subsection 10, all Taxes due and owing shall then become due and owing on the due date for the payment of Taxes as specified in this Bylaw and the provisions of all appropriate municipal bylaws relating to penalties for unpaid Taxes shall apply to all unpaid Taxes due and owing to The City after the due date.



# **BYLAW NUMBER 3M2020**

25.	This Bylaw comes into force on the	day it is passed.	
READ	A FIRST TIME ON		
READ	A SECOND TIME ON		
READ	A THIRD TIME ON		
		MAYOR	
		SIGNED ON	
		CITY CLERK	
		SIGNED ON	



# SCHEDULE "A"

### **BYLAW NUMBER 3M2020**

# TO THE 2020 BUSINESS IMPROVEMENT AREA TAX BYLAW

BUSINESS IMPROVEMENT AREA	BYLAW NUMBER
Beltline Business Improvement Area	34M2019
Mainstreet Bowness Business Improvement Area	55M2016
Bridgeland Business Improvement Area	33M2019
Calgary Downtown Association	38M2017
Chinatown District Business Improvement Area	43M2015
Crescent Heights Village Business Improvement Area	32M2019
4 <sup>th</sup> Street South West Business Improvement Area	59M2016
Greenview Industrial Business Improvement Area	40M2017
Inglewood Business Improvement Area	36M2017
International Avenue Business Revitalization Zone	58M2016
Kensington Business Revitalization Zone	56M2016
Marda Loop Business Improvement Area	37M2017
Montgomery on the Bow Business Improvement Area	54M2016
17 <sup>th</sup> Avenue Retail & Entertainment District Business Improvement Area	39M2017
Victoria Park Business Improvement Area	57M2016



Report Number: C2020-0163

Meeting: Combined Meeting of Council

Meeting Date: 2020 February 03

# NOTICE OF MOTION

RE: Advocate for Creation of a Provincial Task Force on Property Tax Assessment Reform

**Sponsoring Councillor(s):** Councillors Jeff Davison, Ward Sutherland, Peter Demong, Jyoti Gondek, Diane Colley-Urquhart, Sean Chu, Joe Magliocca, Shane Keating

WHEREAS Provincial law, specifically the Municipal Government Act and related regulations, establishes the property tax system, including the methods of assessment and the distribution of taxes among residential and non-residential taxpayers;

AND WHEREAS Calgary's economic downturn has resulted in the second highest unemployment rate in Canada, a significant impact on downtown vacancy rates, and corresponding declines in assessed property values of downtown office buildings.

AND WHEREAS since 2017, the City of Calgary Council has approved \$216 million in "one-time" Phased Tax Programs ("PTP"), of which approximately \$174 million in credits have been issued to date to provide tax relief to business and non-residential property owners over the last three years;

AND WHEREAS in 2019, Calgary City Council demonstrated attention to the issue through a combination of:

- 1) Operating budget cuts totaling \$130 million;
- 2) Capital spending deferrals;
- 3) Directed Administration to find further permanent reductions to the operating budget in the amount of \$24 million in 2020, and another \$50 million in 2021;
- 4) Creating a Tax Shift Assessment Working Group to steward changes in the property tax processes within the municipal jurisdiction; and,
- 5) Creating a Financial Task Force to recommend changes in property tax processes within both provincial and municipal jurisdictions;

AND WHEREAS in 2019, the City of Calgary extended assistance to the business community with a further extension of the PTP for one more year and shifted the property tax ratio for its operating budget to be 48% non-residential and 52% residential:

AND WHEREAS at the January 21 2020 meeting of the Priorities and Finance Committee, the committee recommended that Council:

- 1) Direct Administration to implement a modified PTP calculation using actual after PTP taxes (PTP applied);
- 2) Direct Administration to use a 10 per cent non-residential municipal property tax cap for 2020;
- 3) Approve \$10,624,755 from unused funds previously allocated for PTP and \$19,402,901 from the Fiscal Stability Reserve generated from anticipated year end 2019 Corporate Program savings for the 2020 PTP; and,

ISC: Protected Page 1 of 2

NOTICE OF MOTION PFC2020-0163

4) Direct Administration to come back with options for a transitional non-residential Phased-Tax Program for 2021 if required due to uncertainties relating to future market conditions and the 2021 assessment values:

AND WHEREAS phase-tax programs cannot adequately address the systemic issues arising from the current property tax assessment system, leading to uncertainty and unsustainable increases for non-residential and residential rate payers;

AND WHEREAS legislated assessment reform is within the jurisdiction of the Province of Alberta and not within the jurisdiction of the City of Calgary;

AND WHEREAS in 2019, the provincial education tax requisition is estimated at 37 percent of total property taxes on residential properties, and 20 percent of total property taxes of non-residential properties;

AND WHEREAS other Alberta municipalities, both urban and rural, have raised concerns related to the current property tax assessment system and have called for provincial wide assessment reform.

NOW THEREFORE BE IT RESOLVED that Council authorize the Mayor to write a letter to the Premier of the Province of Alberta and the Provincial Minister of Municipal Affairs requesting the creation of an expert taskforce to oversee property tax assessment reform;

AND FURTHER THEREFORE BE IT RESOLVED that Council, through its appointed representatives on the Alberta Urban Municipalities Association (AUMA) and the Intergovermental Affairs Committee, draft and a prepare a resolution to be voted on at AUMA calling on the Province of Alberta to consider the creation of an expert taskforce to oversee property tax assessment reform.

ISC: UNRESTRICTED

Transportation Report to SPC on Transportation and Transit 2020 January 29

### **Carshare Parking Policy Update**

### **EXECUTIVE SUMMARY**

Administration has undertaken a review of the carshare parking policies approved by Council in 2015. A review of the policies is appropriate at this time due to the ongoing evolution of the shared mobility sector, the departure of car2go from Calgary and cities across North America, and The City's increased focus on support for business and the local economy. It involved an assessment of carshare policies in similar municipalities, including direct discussions with several municipal governments and carshare organizations.

Based on Administration's review, The City's overall carshare parking policies continue to support carsharing activity in Calgary. However, several modifications would ensure that Calgary's policies are in-line with municipal and industry best practices in 2019. The two main policy changes being proposed by Administration include:

- a tiered pricing structure for parking fees that will increase operating certainty and flexibility for carshare companies; and
- allowing carshare vehicles to park beyond posted time limits of 1 hour or more, consistent with the selected tier.

Several changes are also recommended to clarify existing policy language and update background text to reflect current conditions in Calgary and the North American carshare sector.

### ADMINISTRATION RECOMMENDATION:

- 1. That the Standing Policy Committee on Transportation and Transit recommend that Council approve amending the Calgary Parking Policies (TP017) by replacing Section 5.1.6 with the revised content provided in Attachment 3;
- 2. That the Standing Policy Committee on Transportation and Transit forward this report to the 2020 February 03 Combined Council Meeting.

# RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON TRANSPORTATION AND TRANSIT, 2020 JANUARY 29:

That Council approve amending the Calgary Parking Policies (TP017) by replacing Section 5.1.6 with the revised content provided in **amended** Attachment 3.

# **Excerpt from the Minutes of the Standing Policy Committee on Transportation and Transit:**

"Moved by Councillor Woolley:

. . .

And further, that Committee forward this report to the 2020 February 03 Combined Council Meeting as an Item of Urgent Business.

**MOTION CARRIED**"

ISC: UNRESTRICTED

Transportation Report to SPC on Transportation and Transit 2020 January 29

### **Carshare Parking Policy Update**

### PREVIOUS COUNCIL DIRECTION / POLICY

Report TT2015-0121 - Carshare Parking Policy was approved by Council 30 March 2015, with the following direction to Administration.

That the SPC on Transportation & Transit recommend that Council:

- 1. Approve amending A Parking Policy Framework for Calgary (TP017) by adding the following:
  - a. Additional definitions in Section 5.1.
  - b. New text and Policy 37.a in Section 5.1.2.
  - c. New Section 5.1.6 (Carshare Parking Policies)
- 2. Direct Administration and the Calgary Parking Authority to revise existing contracts with carshare organizations, as necessary, to align with the new carshare parking policies.
- Direct Administration to report back to the SPC on Transportation & Transit no later than 2016 September with an update report on the implementation of the carshare parking policies.

#### **BACKGROUND**

Carsharing is a service where members have access to a fleet of shared vehicles distributed across the city, providing them with access to a car when needed, while reducing the need to own their own vehicles. A variety of carsharing models exist, such as:

- one-way services where a vehicle can be picked up in one location and dropped off in a different location within a 'home zone';
- round-trip services where a vehicle can be reserved in advance, picked up from a
  dedicated parking spot, and must be returned to the same dedicated spot at the end of
  the trip;
- sharing services similar to Airbnb where members can share their privately-owned vehicle with other drivers; and
- mixed services that offer a combination of two or more of the above options.

The carshare parking polices focus on the one-way and round-trip models, as they rely on the use of public parking infrastructure.

The City has been approached by several carshare organizations (CSOs) expressing an interest in expanding to Calgary. At least one CSO has indicated they could commence operations in Calgary as early as May 2020, pending the final decision of Council on the proposed amendments to the carshare parking policies. It is anticipated that several months would be required for a CSO to assemble a fleet of vehicles and arrange the necessary contract with The City. In order to support citizens who have come to rely on carsharing services to meet their daily travel needs, Administration recommends that the SPC on Transportation and Transit forward this report to the 03 February 2020 Combined Meeting of Council.

ISC: UNRESTRICTED

Transportation Report to SPC on Transportation and Transit 2020 January 29

# **Carshare Parking Policy Update**

# **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The City's current carshare parking policies are shown in Attachment 1. Administration's review and resulting recommendations are based on a review of recent carshare policies across multiple North American cities, as outlined in the Stakeholder Engagement section below, as well as discussions with several different carsharing organizations.

Attachment 2 compares Calgary's current carshare parking policies with other cities. Based on Administration's review, for the most part, Calgary's overall carshare parking policies continue to be appropriate. However, several modifications would ensure that Calgary's policies are keeping up with municipal and industry best practices that have evolved since approval of the current policies.

In addition to alignment with best practices, Administration has identified a change to one of the five carsharing principles (Attachment 1, page 2) that guide the carshare parking policies:

Original Principle #3	Revised Principle #3
Treat carshare users like all other driver	Allow ease of parking for CSO members, to
drivers in Calgary, while interacting with	facilitate the use of carsharing and more fully
CSOs like other businesses that operate in	benefit from the financial, social and
Calgary.	environmental outcomes carsharing provides.

This updated principle better aligns with policy direction from the Calgary Transportation Plan to treat carshare vehicles as preferred parkers, due to the range of benefits carsharing services provide (as discussed in the Social, Environmental, Economic section).

Attachment 3 contains a revised version of the carshare parking policies, with the major recommended changes highlighted throughout the attachment. The main policy changes can be summarized as follows:

- A tiered pricing structure for parking fees that will increase operating certainty for carshare companies (*Attachment 3, policies 1, 15 and 20*).
- Allowing carshare vehicles to park beyond posted time limits of 1 hour or more, consistent with the selected tier (*Attachment 3, policy 2*).
- Provision for a 50 per cent reduction in parking fees for fully-electric carshare vehicles, consistent with Calgary's Climate Resilience and Electric & Low-Emissions Vehicles strategies (Attachment 3, policy 20).
- Simplification of the data sharing requirements between carshare companies and The City to align with City requirements for micro-mobility providers (*Attachment 3, policies 22.c and 22.d*).
- Elimination of the need to follow the standard reservation process to obtain off-street municipal parking spaces, allowing for a more holistic parking management approach (*Attachment 3, policies 6 and 14*).
- Revisions to the introductory text to reflect 2019 data and experiences in Calgary.

ISC: UNRESTRICTED

Transportation Report to SPC on Transportation and Transit 2020 January 29

# **Carshare Parking Policy Update**

The most significant are the first two changes allowing carshare vehicles to park beyond posted time limits, and the move to a tiered pricing structure. The rationale for these two changes are outlined in more detail in as part of the policy comparison contained in Attachment 2.

The recommended parking approach for carshare vehicles is similar to specialized parking treatments for transit and taxi vehicles, which help to achieve The City's policy goals while providing increased mobility choice for citizens and businesses.

### Stakeholder Engagement, Research and Communication

Administration engaged multiple North American municipalities on their carshare policies, including the Cities of Vancouver, Denver, Portland and Edmonton. This was supplemented with research on Montreal, Toronto, Seattle, Austin and Chicago. Administration also engaged several carshare organizations to fully understand the ongoing evolution of the carsharing sector, and how policies can best support a range of different business models.

### **Strategic Alignment**

The recommendations align with Calgary Transportation Plan policy 3.9.e to provide priority, high quality parking locations and/or rates to preferred parkers, including carshare vehicles. They are also aligned with the Transportation Choice policies in CTP Section 3.1 that call for increased travel options that will improve overall mobility, better withstand rising energy costs or other economic shocks, reduce energy use and emissions, and provide travel options for all Calgarians regardless of age or income. The recommendations are also consistent with the Calgary's Comeback initiative by increasing the city's attractiveness as a market for new businesses.

### Social, Environmental, Economic (External)

Multiple studies have found that carsharing provides several benefits to citizens and municipalities that are consistent with the goals of the Calgary Transportation Plan, as well as the Council priorities for 'A City that Moves' and 'A Healthy and Green City'. These benefits include:

- reducing the number of vehicles operating and parking on the roads;
- increasing the amount of active transportation used by carshare members;
- reducing greenhouse gas and local air pollution emissions; and
- reducing automobile ownership and the associated costs.

These benefits were verified with Calgary-specific data as part of a North American study conducted by University of California, Berkeley, published in 2016. Calgary's carshare parking policies are designed to allow citizens and The City to enjoy the benefits of carsharing, while managing challenging parking behaviours when and where they occur. The policies also

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Transportation Report to SPC on Transportation and Transit 2020 January 29

## **Carshare Parking Policy Update**

provide The City with guidance on how to manage contractual arrangements with carshare organizations in a consistent and transparent manner.

### **Financial Capacity**

### Current and Future Operating Budget:

The Calgary Parking Authority has identified one-time operating costs of \$313,000 to update their enforcement systems to accommodate the recommended tiered pricing structure. Ongoing contract administration will be managed by the Transportation department as part of a broader Mobility as a Service (MaaS) approach, requiring one additional FTE.

New carshare organizations entering the Calgary market will generate new parking permit revenue for The City. Revenue amounts will vary from each company, depending on their business model and fleet size.

Many of the priced parking areas in Calgary have spare parking capacity that will allow carshare vehicles to park without impacting parking revenue from regular parkers. In high-demand parking areas (e.g. the downtown core), carshare vehicles, may compete for limited parking space with regular parkers, which may reduce regular parking revenue. The tiered pricing structure outlined in Attachment 3 is designed in part to address this issue by placing a premium price on access to the downtown core for carshare vehicles.

### Current and Future Capital Budget:

The recommended policy changes will not impact the current or future capital budget.

### **Risk Assessment**

The recommended policy changes will enhance conditions for new carshare organizations to consider operating in Calgary. Without the recommended policy changes, the attractiveness of the Calgary market to prospective carshare organizations will be more limited.

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

The recommendations ensure that The City's policies align with best practices from other North American cities, and meet the diverse needs of different carshare organizations. Enabling new carshare organizations to enter the Calgary market also supports citizens who have come to rely on carsharing to meet their daily travel needs.

### ATTACHMENT(S)

- 1. Attachment 1 Previously Approved Calgary Parking Policies Section 5.1.6
- 2. Attachment 2 Comparison of Calgary Carshare Policies with Other Cities
- 3. **Amended** Attachment 3 Recommended Updates to the Carshare Parking Policies



#### **5.1.6 CARSHARE PARKING POLICIES**

Carsharing is a service where members have access to a fleet of shared vehicles distributed across the city. Members can access vehicles throughout the day without needing to reserve the vehicle in advance, providing them with access to a car when needed, while reducing the need to their own vehicles. The popularity of carsharing in North America has expanded rapidly over the last decade, growing from only 30,000 members in 2003 to over 1 million members in 2013. Calgary Carshare has operated in Calgary since 1999 with a small fleet of vehicles. Since car2go entered the market in 2013, Calgary has seen a rapid expansion in carshare membership and usage, with the car2go fleet growing from an initial 150 vehicles to over 550 vehicles in 2015.

Carsharing provides multiple benefits to citizens and The City of Calgary. Carsharing reduces or eliminates the upfront cost of buying private automobiles for members, while continuing to provide the ability to travel by car when needed. Studies have shown anywhere from 10 per cent to 30 per cent reductions in vehicle ownership for members. Each one-way carshare vehicle has been shown to take up to eleven private vehicles off the roads, while each round-trip carshare vehicle takes between seven to 13 private vehicles off the roads. Carshare members also tend to reduce the total amount of driving they do by up to 40 per cent. Since carshare vehicles are typically more fuel efficient than the average privately-owned vehicle, this also helps to reduce greenhouse gas emissions generated by carshare trips. While reducing automobile use, studies have demonstrated that carshare members tend to increase their use of walking, cycling and carpooling. There tends to be no net change in the amount of transit use by carshare members, though there is some indication that carsharing and light rail transit (like Calgary's CTrain) can work effectively together. Smaller one-way carsharing vehicles, such as those used by car2go, also take up less parking space per vehicle.

Carsharing currently represents less than one per cent of all travel in Calgary. As a result, the changes in travel behaviour will be small compared to all of the travel activity in the city. The benefits of carsharing, even at a small scale, do contribute directly to achieving the goals of the Municipal Development Plan and Calgary Transportation Plan. This includes goals to increase transportation choice and increase use of more affordable and sustainable modes such as walking and cycling. With regards to parking policy, the Section 3.9 of the Calgary Transportation Plan explicitly identifies carsharing vehicles as 'preferred parkers' that should be given access to high-quality parking options because of the benefits carsharing provides.

# Previously Approved Calgary Parking Policies Section 5.1.6

Along with the many benefits, the rapid growth of carsharing in Calgary has created several challenges in the downtown and some residential areas. In particular, one-way carshare vehicles have been observed clustering together on some streets adjacent to major employment or educational centres. In some circumstances, large portions of individual blocks may be occupied by carsharing vehicles for extended periods of time. Standard parking enforcement activities have highlighted that a minority of one-way carshare vehicles remain parked in excess of posted time restrictions. Although these situations are not always consistent, the markings on carsharing vehicles make such events highly visible to business owners and the public. Some inquiries to The City and Calgary Parking Authority have also highlighted the perception that carshare vehicles receive special treatment. Although special arrangements have been made between The City, CPA and carshare organizations (CSOs) to allow effective access to carshare vehicles, some perceptions of special treatment (such as provision of free parking) are inaccurate.

The purpose of the carshare parking policies is to allow citizens and The City to receive the benefits of carsharing, while managing challenging parking behaviours when and where they occur. The carshare parking policies focus on on-street parking as off-street parking arrangements do not have the same impact on the general public, and can be addressed through individual contractual arrangements. The policies also provide The City and CPA with guidance on how to engage with CSOs, citizens and businesses in a consistent and transparent manner. The policies are consistent with the following five principles:

- Facilitate access to carshare services for citizens of Calgary.
- Treat all CSOs equitably, while acknowledging the differences between roundtrip and one-way carshare services.
- · Treat carshare users like all other drivers in Calgary, while interacting with CSOs like other businesses that operate in Calgary.
- Effectively manage low turn-over and clustering of carshare vehicles in congested parking areas, when and where this activity occurs.
- Allow portions of existing or new parking space to be dedicated to carshare parking in commercial and residential areas.

#### **Policies**

### One-Way Carshare Parking and Specially-Reserved One-Way Carshare Spaces

- One-way carshare vehicles may stop-over in any on-street parking space open to the general public, and may end their
  trip in any on-street parking space open to the general public except locations with posted time restrictions of less
  than two hours. Posted time restrictions apply to one-way carshare vehicles, except in Reserved One-Way Spaces.
- 2. The City may, at its discretion, allocate portions of on-street curb space in public right-of-way as Reserved One-Way Spaces. These spaces may be used by all CSOs offering one-way carshare services, as long as the CSO vehicles meet any requirements set out by The City. No time restrictions apply, and the CPA shall provide enforcement to ensure that only eligible CSO vehicles use the spaces. Hourly public parking rates for the nearest ParkPlus zone shall apply when using the spaces.
- 3. Hourly public parking rates for privately owned vehicles, including any special rates (e.g. small car discounts), also apply to one-way carshare vehicles parked in on-street parking spaces open to the general public. The City and CPA may implement reduced parking rates for one-way carshare vehicles inspecific locations to encourage the use of underutilized street space or Reserved One-Way Spaces.
- 4. In order to maximize the efficiency of on-street parking supply, CSOs will be required to redistribute one-way carshare vehicles when numerous vehicles are repeatedly parked within the same ParkPlus zone or residential block with posted RPP restrictions.
- 5. CSOs may purchase an all-zone RPP permit from The City. This permit allows one-way carshare vehicles to park on blocks with posted RPP restrictions.
- 6. CSOs may request Reserved One-Way Spaces in CPA lots using the same application process in place for individual private applicants. Calgary Transit may create, at its discretion, Reserved One-Way Spaces in park and ride lots.

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# Previously Approved Calgary Parking Policies Section 5.1.6

### **Round-Trip Carshare Parking and Dedicated Carshare Parking Spaces**

- 7. Round-trip carshare vehicles will be treated the general public when not parked in a Home Space.
- 8. At The City's discretion, on-street Home Spaces may be provided for the exclusive use of a single CSO, for a period of one year before the space must be renewed, transferred or relinquished. Both round-trip and one-way carshare providers may request Home Spaces.
- 9. The City may allocate up to three per cent of available on-street parking space to Home Spaces in commercial areas, including the downtown core. The amount of space that may be allocated to Home Spaces in residential areas shall be at the discretion of The City, with due regard to local context.
- 10. The City will establish a process for periodically allocating and reviewing on-street Home Spaces to one or more CSOs, with the aim of ensuring equitable distribution between CSOs. The City reserves the right to deny location requests.
- 11. Home Spaces should not be located on blocks with time-of-day parking restrictions, or immediately in front of single-family dwellings.
- 12. The City may temporarily close an on-street Home Space at its discretion. The City will make best efforts to provide reasonable notice of closures.
- 13. The City permanently revoke a permit for an on-street Home Space at any time in the event of public need, lack of use by the CSO, or failure of the CSO to comply with City policy or bylaws. In the event a space is permanently revoked for public need, and more than six months remains in the current allocation period, the impacted CSO may apply to The City for an alternate location or for a pro-rated rebate of the rental value.
- 14. CSOs may request off-street Home Spaces in CPA lots or Calgary Transit park and ride lots using the same application process in place for individual private applicants.

### **Carshare Parking Enforcement**

- 15. Carshare vehicles must adhere to maximum time restrictions in managed on-street space (e.g. 2 hour parking zones). Enforcement and ticketing procedures applied to privately-owned vehicles will be applied to carshare vehicles.
- 16. Carshare vehicles parked on a designated snow control route, including in Home Spaces or Reserved One-Way Spaces, must be moved when a snow event is declared. Carshare vehicles must also be removed when street sweeping bans are in place.
- 17. CSOs are responsible for paying all fines and towing fees.
- 18. On-street Home Spaces can be temporarily closed by The City at its discretion (e.g. for construction, street fairs, emergency repairs, etc). The City will make best efforts to provide reasonable notice of closures.
- 19. The City shall enforce parking restrictions for on-street Home Spaces or Reserved One-Way Spaces, including ticketing and towing of unauthorized vehicles, when infractions are identified by The City, CPA, or CSOs and their members.

#### **Fees**

- 20. For all-zone RPP permits, The City shall assess a \$450 annual fee per one-way carshare vehicle.
- 21. For on-street Home Spaces, The City shall assess the following charges to the CSO:
  - a) A non-refundable application \$50 processing fee to review each space request from the CSO for the forthcoming application period.
  - b) Costs for changes to signage and markings for each allocated space.
  - c) Cost for the rental of the street space when the Home Space is located in a commercial area or in front of a single family dwelling on a block with posted RPP restrictions.
    - i) Rental cost for full-sized vehicles of \$1000 per year, or the value of lost revenue, whichever is greater.
    - ii) Rental cost for small vehicles (e.g. smart cars) of \$500 per year, or the value of lost revenue, whichever is greater.

25 The City of Calgary Parking Policies

# Previously Approved Calgary Parking Policies Section 5.1.6

#### **Carshare Contracts**

- 22. Each CSO operating in Calgary must have a contract with The City and the CPA in order to allow trips to be ended onstreet in public right-of-way. The contract must align with the carshare parking policies, and include the following:
  - a) An agreed-upon arrangement for paying parking fees.
  - b) Mechanisms to redistribute carshare vehicles when repeated vehicle clustering occurs.
    - i) CSOs are required to be proactive and reduce or prevent vehicle clustering where it is reasonably possible.
    - ii) The City and/or CPA will notify the CSO, in writing, when vehicle clustering has been repeatedly observed.
    - iii) The City will focus enforcement of clustering in the following areas:
      - 1. In commercial pricing areas (as detailed in Appendix 1) where the previous year's average occupancy exceeded 80 per cent during a given parking management period.
        - a. CSO vehicles shall not exceed 25 per cent of available space in an individual ParkPlus zone, averaged over a month (excluding Reserved One-Way Spaces, Home Spaces or other permit-restricted spaces).
        - b. CSOs will be assessed a surcharge to hourly parking rates for the CSO's vehicles parked within the ParkPlus zone, as averaged over a month. The surcharge will be determined by the CPA, based on the extent to which the threshold has been exceeded, to a maximum of a 25 per cent increase over normal hourly rates.
      - 2. On residential blocks with posted RPP restrictions where complaints are repeatedly received and total occupancy exceeds 60 per cent.
        - a. CSO vehicles shall not exceed 20 per cent of available space on a block with posted RPP restrictions, averaged over a month (excluding Reserved One-Way Spaces, Home Spaces or other permit-restricted spaces).
        - b. Should the 20 per cent threshold continue to be exceeded for a period of six consecutive months after notification of the issue, The City may revoke access to the individual RPP zone for all of the CSOs vehicles, until such time as The City, CPA and CSO arrive at a mutually acceptable solution to the issue.
  - c) Provision of the following documentation from the CSO:
    - i) Annual proof to The City of the necessary insurance;
    - ii) Monthly reports to the CPA on parking activity in managed street space and RPP blocks, as well as the size of the CSO fleet; and
    - iii) Annual data to The City on membership levels, as well as survey data to The City regarding:
      - 1. changes in member's private automobile ownership;
      - 2. changes in member's use of walking, cycling, transit, carshare and private automobiles;
      - 3. aggregate membership demographics;
      - 4. membership location using the first three digits of the postal code (to be kept confidential by The City);
      - 5. major origin and destination areas (to be kept confidential by The City); and
      - 6. dynamic maps showing 24 hour movement of vehicles for a typical weekday and weekend day (to be kept confidential by The City), if available.



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Administration's review of The City's current carshare parking policies involved an assessment of carshare policies in similar municipalities, and how their policies both provide support to carsharing services while meeting the broader mobility goals of each city. It also involved discussions with several carshare organizations to further understand how policies in Calgary and other jurisdictions can support the range of carshare business models.

Table 1 on page 3 of this attachment provides a comparison of The City's current carshare parking policies with comparable cities in North America. Based on discussions with the consulting firm movmi, which specializes in shared mobility services, the western North American cities of Denver, Portland and Vancouver are most similar to Calgary in terms of user behaviour.

Based on the findings from the jurisdictional comparison, several key findings emerged that guided the recommended policy changes contained in Attachment 3. These are as follows:

### 1) Ability to Overstay Posted Time Limits

The ability to overstay posted time limits was raised as a concern by several carshare organizations. Analysis by movmi found that carshare vehicles are typically used 5 to 10 times per day, which is generally consistent with information provided by the carshare organizations engaged by Administration. This means that carshare vehicles will sometimes remained parked in a single location longer than typical posted time limits.

It is in the interests of carshare organizations to have their vehicles used frequently in order to maximize revenue. Frequent use of carshare vehicles would consequently reduce the amount of time the vehicles would be parked in a single location. Carshare organizations generally plan their home zones and/or dedicated parking spaces based to match anticipated demand and maximize use of their vehicles. Some organizations also arrange to have vehicles moved by staff to higher demand locations in order to increase use, and therefore revenue.

Since Calgary's carshare policies were approved in 2015, several municipalities have updated their policies to allow carshare vehicles to overstay posted time limits. The Cities of Denver and Portland do not place any restrictions on the ability to overstay any posted time limit. Vancouver exempts carshare vehicles from its city-wide 3 hour time limit at metered and residential permit spaces, but continues to enforce posted time limits and unmetered spaces (which are a minority of the on-street curb space).

Allowing carshare vehicles to exceed posted time limits of one hour or longer in Calgary would recognize the unique operating characteristics of carshare vehicles, and significantly reduce the risk of parking tickets for carshare organizations.

Administration recommends that restrictions less than one hour should continue to apply, as these spaces serve an important function for pick-ups and deliveries. Concern about loss of such spaces was identified through development of the Goods Movement Strategy, particularly for emerging delivery services.

### 2) Permit Pricing for Carshare Vehicles

The need for predictable and consistent parking fees, that are sustainable over the long-term for carshare operators, was another important issue raised by the carshare industry. In car2go's recent announcement that it was leaving the North American

### Comparison of Calgary Carshare Policies with Other Cities

market, operating costs were identified as a key issue, along with rapid changes to the shared mobility sector, and limited access to infrastructure that supports new technology such as electric vehicles.

The contract between the Calgary Parking Authority and car2go had already begun to address the desire for predictability by moving to a fixed monthly fee for on-street and off-street parking, based on previously observed parking activity. The recommended tiered pricing structure will further increase predictability for carshare companies by setting a consistent and transparent fee for on-street parking. This in turn allows the carshare companies to more accurately plan future operating costs and plan for fleet expansions as needed.

Feedback on Calgary's current carshare parking policies from other carshare organizations indicated that the current fees for parking in residential permit zones are reasonable. However, Administration was also advised that as a mid-size market (compared to larger cities such as Vancouver or Toronto), The City should ensure that fees remain competitive with other jurisdictions.

The recommended pricing for each tier, as shown in Attachment 3, are designed to be competitive with other jurisdictions, while adequately valuing limited parking resources, particularly in the downtown core.

The \$450 fee for Tier 1 is unchanged from The City's current policy for carshare vehicles to park in unpaid and residential permit spaces.

The \$840 Tier 2 fee is designed based on both benchmarks from other cities (Denver in particular) and feedback from the carshare industry on sustainable annual fees. This tier does not allow parking in predominately non-residential areas of the downtown core, which (See Figure 2 in Attachment 3). This tier offers increased flexibility for carshare companies to reduce parking fees if access to the downtown core is not a requirement for their business model.

The higher \$1440 Tier 3 fee, which allows on-street parking in Calgary's downtown core, is based in part on fees historically charged to carshare operators in Calgary, and on benchmarks with other cities to ensure Calgary remains competitive without devaluing the limited parking availability in the downtown core.

Administration recommends providing a 50% discount for the fee in each tier for fully battery electric vehicles. This will support increased use of electric vehicles to reduce greenhouse gas and local air pollution emissions, consistent with The City's Climate Resilience Strategy and associated Electric and Low-Emissions Vehicles Strategy. It is also in keeping with reduced fee requirements for low emission vehicles in Vancouver and Montreal.

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### Comparison of Calgary Carshare Policies with Other Cities

vehicle to cover > cost difference if vehicles exceed imit restrictions All posted time \$800 / vehicle / No policies on \$930 / year / 1hr metered \$930 / year clustering Seattle parking limit restrictions Piloting parking All posted time posted parking \$835 / vehicle / Allowed in nonspaces without \$300 / electric No policies on vehicle / year restrictions in metered clustering Montreal metered spaces year ō Vehicles exempted from default 3 hour unmetered spaces) carshare company \$77 / vehicle / year First 2 hrs parking discount for up to free for carshare 50 zero emission parking limit (except at nonvehicles in the middle of a trip Fee waived for No policies on 50% on-street zero emission Vancouver vehicles per residential clustering vehicles ō Parking allowed in any public parking standard parking effectively \$1,060 addressed on ad restriction without \$100 / vehicle / / vehicle / year) remain parked Vehicles may beyond time rates apply; Clustering **Portland** hoc basis penalty space exempts vehicles estriction without RPP restrictions for locations > 2 \$850 / vehicle / remain parked No policies on payment and Vehicles may beyond time from meter clustering Denver penalty hrs) Parking allowed in standard parking effectively \$1,440 **Calgary (2015)** All posted time limit restrictions Max 25% of highresidential block \$450 / vehicle / / vehicle / year) blocks (over a (over a month) any on-street Max 20% of space > 2hr rates apply; commercial demand month) Parking Permits Restrictions Residential **Time Limit** Clustering On-Street Carshare Parking (RPP)

Table 1 - Carshare Parking Policies Comparison

# Comparison of Calgary Carshare Policies with Other Cities

### 5.1.6 CARSHARE PARKING POLICIES

Significant Text Update

Carsharing is a service where members have access to a fleet of shared vehicles distributed across the city, providing them with access to a car when needed, while reducing the need to their own vehicles. The popularity of carsharing in North America has expanded rapidly, growing from only 30,000 members in 2003 to almost 2 million members in 2016. Carsharing has proven to be a popular service for Calgarians, with over 140,000 members having registered with car2go while it operated in Calgary between 2013 and 2019.

Carsharing provides multiple benefits to citizens and The City of Calgary. Carsharing reduces or eliminates the upfront cost of buying private automobiles for members, while continuing to provide the ability to travel by car when needed. Studies have shown anywhere from 10 per cent to 30 per cent reductions in vehicle ownership for members. Each one-way carshare vehicle has been shown to take up to 11 private vehicles off the roads, while each round-trip carshare vehicle takes between seven to 13 private vehicles off the roads. Carshare members also tend to reduce the total amount of driving they do by up to 40 per cent. Since carshare vehicles are often more fuel efficient than the average privately-owned vehicle, this also helps to reduce greenhouse gas emissions generated by carshare trips. While reducing automobile use, studies have demonstrated that carshare members tend to increase their use of walking, cycling and carpooling. There tends to be no net change in the amount of transit use by carshare members, though there is some indication that carsharing and light rail transit (like Calgary's CTrain) can work effectively together.

Carsharing currently represents less than one percent of all travel in Calgary. As a result, the changes in travel behavior will be small compared to all of the travel activity in the city. The benefits of carsharing, even on a small scale, contribute directly to achieving the goals of the Municipal Development Plan and Calgary Transportation Plan. This includes goals to increase transportation choice and increase use of more affordable and sustainable modes such as walking and cycling. With regards to parking policy, Section 3.9 of the Calgary Transportation Plan explicitly identifies carsharing vehicles as 'preferred parkers' that should be given access to high-quality parking options because of the benefits carsharing provides.

Along with the many benefits, the rapid growth of carsharing in Calgary has created several challenges in the downtown and some residential areas. Some businesses and residents have expressed concerns about one-way carshare vehicles clustering together on some streets adjacent to major employment or educational centres. Standard parking enforcement activities have highlighted that a minority of one-way carshare vehicles remain parked in excess of posted time restrictions. Although these situations are intermittent, the markings on carsharing vehicles make such events highly visible to business owners and the public.

The purpose of the carshare parking policies is to allow citizens and The City to enjoy the benefits of carsharing, while effectively managing carshare parking activity. The carshare parking policies focus on on-street parking as off-street parking arrangements do not have the same impact on the general public, and can be addressed through individual contractual arrangements. The policies also provide The City with guidance on how to engage with carsharing organizations (CSOs), citizens and businesses in a consistent and transparent manner. The policies are consistent with the following five principles:

### Recommended Updates to the Carshare Parking Policies

- Facilitate access to carshare services for citizens of Calgary.
- Treat all CSOs equitably, while acknowledging the differences between roundtrip and one-way carshare services.
- Allow ease of parking for CSO members, to facilitate the use of carsharing and more fully benefit from the financial, social and environmental outcomes carsharing provides.
- Effectively manage low turn-over and clustering of carshare vehicles in congested parking areas, when and where this activity occurs.
- Allow portions of existing or new parking space to be dedicated to carshare parking in commercial and residential areas.

### **Policies**

### One-Way Carshare Parking and Specially-Reserved One-Way Carshare Spaces

Significant Policy Update

- 1. CSOs operating one-way carshare services must select from one of the three following tiers for their one-way fleet to establish the on-street locations at which their vehicles may be parked.
  - a. Tier 1: Unpriced Areas and Residential
    - all unpriced spaces with posted time limits of one hour or greater; and
    - blocks with posted RPP restrictions.
  - b. Tier 2: Priced Areas Outside the Downtown Core, and Residential
    - all priced spaces with posted time limits of one hour or greater (peak hour restrictions apply), in areas as defined by the Director of Transportation Planning;
    - all unpriced spaces with posted time limits of one hour or greater; and
    - blocks with posted RPP restrictions.
  - c. Tier 3: All Priced Areas, and Residential
    - all priced spaces with posted time limits of one hour or greater (peak hour restrictions apply);
    - all unpriced spaces with posted time limits of one hour or greater; and
    - blocks with posted RPP restrictions.
- 2. Posted time restrictions of one hour or greater do not apply to one-way carshare vehicles. Carshare vehicles will be subject to all other posted and unposted parking restrictions which would apply to privately operated passenger vehicles (e.g. peak hour restrictions) as outlined in municipal bylaws and provincial legislation for private passenger vehicles.
- 3. The City may, at its discretion, allocate portions of on-street curb space in public right-of-way as Reserved One-Way Spaces. These spaces may be used by all CSOs offering one-way carshare services, as long as the CSO vehicles meet any requirements set out by The City. No time restrictions apply, and The City shall provide enforcement to ensure that only eligible CSO

### Recommended Updates to the Carshare Parking Policies

- vehicles use the spaces. Hourly public parking rates for the nearest ParkPlus zone shall apply when using the spaces.
- 4. Hourly public parking rates for privately owned vehicles, including any special rates (e.g. small car discounts) also apply to one-way carshare vehicles parked in on-street parking spaces open to the general public. The City may implement reduced parking rates for one-way carshare vehicles in specific locations to encourage the use of underutilized street space or Reserved One-Way Spaces.
  Significant Policy Update
- 5. In order to maximize the efficiency of on-street parking supply, CSOs will be required to redistribute one-way carshare vehicles when numerous vehicles are repeatedly parked within the same ParkPlus zone or residential block with posted RPP restrictions. CSOs should also proactively move vehicles parked in locations with applicable parking restrictions (e.g. blocks with peak hour parking restrictions or spaces with time restrictions less than 1 hour).
- The City will coordinate with CSOs to establish options and fees for Reserved One-Way Spaces in municipal parking facilities, as well as park and ride lots, while considering other parking demands at those facilities.

### **Round-Trip Carshare Parking and Dedicated Carshare Parking Spaces**

- 7. Round-trip carshare vehicles will be treated the same as the general public when not parked in a Home Space.
- 8. At The City's discretion, on-street Home Spaces may be provided for the exclusive use of a single CSO, for a period of one year before the space must be renewed, transferred or relinquished. Both round-trip and one-way carshare providers may request Home Spaces.
- 9. The City may allocate up to three percent of available on-street parking space to Home Spaces in commercial areas, including the downtown core. The amount of space that may be allocated to Home Spaces in residential areas shall be at the discretion of The City, with due regard to local context.
- 10. The City will establish a process for periodically allocating and reviewing on-street Home Spaces to one or more CSOs, with the aim of ensuring equitable distribution between CSOs. The City reserves the right to deny location requests.
- 11. Home Spaces should not be located on blocks with time-of-day restrictions, or immediately in front of single-family dwellings.
- 12. The City may temporarily close an on-street Home Space at its discretion. The City will make best efforts to provide reasonable notice of closures.
- 13. The City may permanently revoke a permit for an on-street Home Space at any time in the event of public need, lack of use by the CSO, or failure of the CSO to comply with City policy or bylaws. In the event a space is permanently revoked for public need, and more than six months remains in the current allocation period, the impacted CSO may apply to The City for an alternate location or for a pro-rated rebate of the rental value.

14. The City will coordinate with CSOs to establish options and fees for Home Spaces in municipal parking facilities, as well as park and ride lots, while considering other parking demands at those facilities.

### **Carshare Parking Enforcement**

Significant Policy Update

- 15. Parking violations for carshare vehicles parked in areas not included in the tier selected by that carshare organization (per policy 5.1.6.1) will result in fines being issued to directly to the carshare organization, unless the driver of that vehicle has paid the required parking fee.
- 16. Carshare vehicles parked on a designated snow control route, including in Home Spaces or Reserved One-Way Spaces, must be moved when a snow event is declared. Carshare vehicles must also be removed when street sweeping bans are in place.
- 17. CSOs are responsible for paying all fines and towing fees.
- 18. On-street Home Spaces and Reserved One-Way Spaces can be temporarily closed by The City at its discretion (e.g. for construction, street fairs, emergency repairs, etc). The City will make best efforts to provide reasonable notice of closures.
- 19. The City shall enforce parking restrictions for on-street Home Spaces or Reserved One-Way Spaces, including ticketing and towing of unauthorized vehicles, when infractions are identified by The City or CSOs and their members.

Fees Significant Policy Update

- 20. For each tier available to One-Way CSO services, The City shall assess the following annual fee per one-way carshare vehicle:
  - a. Tier 1: \$450 per vehicle.
  - b. Tier 2: \$840 per vehicle.
  - c. Tier 3: \$1440 per vehicle.

The City will apply a 50% discount to the annual fees for fully-electric carshare vehicles.

- 21. For on-street Home Spaces, The City shall assess the following charges to the CSO:
  - a. A non-refundable application \$50 processing fee to review each space request from the CSO for the forthcoming application period.
  - b. Costs for changes to signage and markings for each allocated space.
  - c. Cost for the rental of the street space when the Home Space is located in a commercial area or on a block with posted RPP restrictions.
    - Rental cost for full-sized vehicles of \$1000 per year, or the value of lost revenue, whichever is greater.

• Rental cost for small vehicles (e.g. smart cars) of \$500 per year, or the value of lost revenue, whichever is greater.

### **Carshare Contracts**

- 22. Each CSO operating in Calgary must enter into a contract with The City in order to allow trips to be ended on-street in public right-of-way. The contract must align with the carshare parking policies, and include the following:
  - a. An agreed-upon arrangement for paying parking fees.
  - b. Mechanisms to redistribute carshare vehicles when repeated vehicle clustering occurs.
    - CSOs are required to be proactive and reduce or prevent vehicle clustering where it is reasonably possible.
    - The City will notify the CSO, in writing, when vehicle clustering has been repeatedly observed.
    - The City will focus enforcement of clustering in the following areas:
      - 1. In the Tier 3 Carshare Zone:
        - a. CSO vehicles shall not exceed 25 per cent of available space in an individual ParkPlus zone, averaged over a month (excluding Reserved One-Way Spaces, Home Spaces or other permitrestricted spaces).
        - b. Should the 25 per cent threshold be exceeded for a second consecutive month after initial notification, The City will apply a \$50 penalty charge for the second and each consecutive month that the threshold is exceeded. The penalty will apply to each vehicle in excess of the threshold in that location.
      - 2. On residential blocks with posted RPP restrictions where complaints are repeatedly received and total occupancy exceeds 60 per cent.
        - a. CSO vehicles shall not exceed 20 per cent of available space on a block with posted RPP restrictions, averaged over a month (excluding Reserved One-Way Spaces, Home Spaces or other permit-restricted spaces).
        - b. Should the 20 per cent threshold continue to be exceeded for a period of six consecutive months after notification of the issue, The City may revoke access to the individual RPP zone for all of the CSOs vehicles, until such time as The City and CSO arrive at a mutually acceptable solution to the issue.

### Recommended Updates to the Carshare Parking Policies

Significant Policy Update

- c. Provision of the following documentation from the CSO:
  - annual proof to The City of appropriate insurance;
  - reports to The City, at least quarterly, on:
    - major origin and destination areas and duration of stay (to be kept confidential by The City) to track impacts on the transportation network and to monitor vehicle clustering;
    - 2. the size of the CSO fleet; and
    - 3. membership levels (active and total).
- d. Circulation to the CSO membership of annual City surveys to track changes in member automobile ownership, demographics, and changes in member use of walking, cycling, transit, shared mobility and private automobiles.





### 2020 January 24

To: Councillor Keating

From: Carla Male CFO, Katie Black A/GM Community Services, and Nelson Karpa

Director/City Assessor

**Re**: Administrative Inquiry – Non-Profit Property Tax Exemptions

### Background:

For-profit organizations generally operate to make a profit for owners or shareholders. Their boards are usually populated by paid leaders who have required expertise in their field of endeavor.

Non-profit organizations generally do not operate to generate a profit. However, in order to ensure their long-term stability, where possible some non-profit organizations maintain a surplus/reserve as a financial strategy to get them through unpredicted, difficult financial times. When the reserve exceeds what is reasonable, a non-profit organization is expected to use these surpluses or reserves to pay for activities that serve the organization's purpose/mission. Non-profit organizations are traditionally directed by volunteers who serve (unpaid) on the governing board/council.

While for profit and non-profit organizations may appear to have similar service offerings there can be substantial differences in those service offerings: from grass roots to elite performance programming activities. Governments allow various non-profit organizations to be tax exempt because they augment or replace the role of government in providing services that are generally accessible to a larger portion of the population.

Property tax exemptions are governed by the *Municipal Government Act* and its regulations; in particular, the *Community Organization Property Tax Exemption Regulation* (COPTER). These legislative tools provide the rules which Assessment interprets and applies. Assessment's decisions are then subject to scrutiny by the Assessment Review Board (ARB) and the Courts.

COPTER provides extensive exemption criteria for properties held by non-profit organizations that fall under MGA section 362(1)(n):

- (i) Entities acting in an official capacity on behalf of the municipality
- (ii) Community games, sports, athletics, or recreation
- (iii) Charity or benevolence
- (iv) Senior citizen lodge accommodation
- (v) Agricultural society or community association

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COPTER also allows the exemption for ten other property use classifications that are not expressly exempt under the MGA such as non-profit museums and non-profit childcare facilities.

A common misconception is that if the question, "is the organization a non-profit?" is answered in the affirmative, that the organization is exempt from property tax. However, this is not the case. Non-profits must meet the legislative criteria in order to qualify and as a result, not all non-profit entities actually qualify for property tax exemption.

Should you require more information on property tax exemption, PFC2019-0491, a report to Priorities and Finance Committee on 2019 June 04, provides information on exemption as it relates to non-profit entities.<sup>1</sup>

Administrative Inquiry Responses:

### 1. How many non-profits are receiving property tax exemptions?

There are approximately 6,000 registered non-profit organizations in the city of Calgary<sup>2</sup>, which includes organizations such as religious bodies, recreational clubs, homeowner associations, and charities.<sup>3</sup>

Administration estimates that approximately 2,400 exempt property accounts are related to non-profit organizations, if religious bodies are included.

Estimated Number of Non-Profit, Exempt Property Accounts under COPTER	
and s. 362(1)(n) to date	1,700
Estimated Number of Exempt Religious Bodies under s. 362(1)(k)	700
Total	2,400

This leaves approximately 3,600 registered non-profits in Calgary that have not been granted a property tax exemption as they:

- may qualify for exemption under other parts of the Act;
- may not qualify for exemption; or
- may not have applied for exempt status.<sup>4</sup>

# 2. What types of non-profits receive these exemptions (e.g. community groups, religious institutions, charitable organizations, recreation groups, etc.)?

Non-profit organizations that may receive property tax exemptions include facilities used for:

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<sup>&</sup>lt;sup>1</sup> See Item 6.10, here: <a href="https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=c5c9ab54-944f-40d8-9713-08574e81b7e8&Agenda=Merged&lang=English&Item=32">https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=c5c9ab54-944f-40d8-9713-08574e81b7e8&Agenda=Merged&lang=English&Item=32</a>

<sup>&</sup>lt;sup>2</sup> Information as of 2019 October 1

<sup>&</sup>lt;sup>3</sup> Government of Alberta. "Alberta Non-Profit Listing." *Open Data*. Accessed 2019 October 9https://open.alberta.ca/opendata/alberta-non-profit-listing.

<sup>&</sup>lt;sup>4</sup> This list likely captures the main reasons for the difference between the number of exempt, non-profit accounts and the number of non-profits that exist in Calgary. However, there may be other reasons to explain the difference; for example, some non-profit organizations included in the dataset from Alberta Open Data may have moved or closed since the data was extracted.

- Residents Associations
- Sports/Recreation
- Fairs or Exhibitions
- Arts/Museums
- Entities for the Care and Supervision of Children
- Linguistic Organizations
- Ethno-cultural Associations
- Charitable / Benevolent Entities
  - o This type can qualify under at least 4 different parts of the legislation
- Thrift Shops
- Sheltered Workshops
- Chambers of Commerce
- Operators of a Municipal Property in an Official Capacity
- Organizations for Community Sports / Recreation for the Benefit of the General Public
- Seniors Lodge Accommodations
- Agriculture Societies
- Community Associations
- Religious Bodies

While these are generally the kinds of organizations that <u>may</u> qualify, "may" is the key word, and each category of exemption has differing requirements with varying degrees of complexity.

For example, a "charitable and benevolent" organization applying under s. 15(k) of COPTER may fail to qualify due to the following reasons, including but not limited to:

- Failing to benefit the "general public" by serving the interests of only a select group of people;
- Failing to meet the unrestricted use requirement, which means that the property is not open to the public for at least 70% of the time;
- Failing to use the property for at least 60% of the time for the charitable purpose; or
- Failing to use the funds primarily for the charitable purpose.

# 3. Are non-profits eligible for City grants on top of property tax exemption?

Grant funding and property tax exemptions are two independent and unrelated processes. Non-profit organizations that receive grant funding from The City may also qualify for property tax exemption under provincial legislation. Applying for property tax exemption is up to the non-profit organization and eligibility is determined by the Assessment business unit.

All grants administered by The City follow the Investing in Partnership policy (CP2017-01) and adhere to a transparent funding practice.

### 4. Are private businesses providing similar services eligible for similar grants?

As stated in the Investing in Partnership Policy "The City of Calgary partners with external organizations in which it makes an Investment, including over 400 Partnerships with not-for-profit organizations, for-profit independent organizations, and Wholly-owned Subsidiaries. Partnerships strengthen economic development, tourism, convention services, cultural

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attractions, events, and library services; connect communities; support vulnerable Calgarians; and offer Calgarians a wide range of sport, recreation, conservation, arts and cultural opportunities."

The Policy defines partnership to mean "the working relationship between The City and one or more Partners to deliver positive Results for Calgarians. It is characterized by the Investment of City resources; and mutually agreed upon results, responsibilities and accountabilities. "Partnership" in this policy does not imply a partnership as defined by the Partnership Act (Alberta)." And the Policy goes on to outline the shared outcomes of Partnerships stating "The City recognizes that effective Partnerships are founded on aligned objectives and agreement on mutually agreed upon results. They are structured to steward public Investment appropriately by balancing interdependence, mutual accountability, and autonomy; and by integrating risk management practices."

5. How are we ensuring that the City is not doing a disservice to private businesses by offering tax exemptions and grant opportunities to non-profits providing similar services?

The MGA, COPTER, and any ARB or Court decisions govern property tax exemption. Assessment interprets and applies the law to make a determination on an entity's taxable status, which is then subject to the ARB and the Courts. The presence of other entities doing similar work or providing similar services, whether they are for profit or not, is not a part of the process of administering an exemption application pursuant to the legislation.

Non-profit organizations that receive a grant from The City have a mutually agreed upon outcome of generating community benefit. They differ from for-profit business in which the primary outcome is to generate profit. Competition for services is not a criteria for grants to non-profit organizations but rather whether the program being funded is required in the community and providing a community benefit. All organizations that receive funding from The City are subject to financial accountability and reporting requirements.

6. How are we ensuring the viability of both private businesses and non-profits providing similar services, while ensuring access to services that some Calgarians may not be able to access privately?

While for profit and non-profit organizations may appear to have similar service offerings there can be substantial differences in those service offerings: from grass roots to elite performance programs and or private clubs which operate using a membership model. In order to support Calgarians who may be unable to access private clubs or elite performance programs, governments allow various non-profit organizations to be tax exempt because they augment or replace the role of government in providing services that are generally accessible to a larger portion of the population.

• Are there measures in place to ensure a non-profit does not erode a private business's existing opportunities to conduct itself?

The legislation does not provide for a test to determine or consider a non-profit's effect on other entities' business opportunities.

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