



AGENDA

CALGARY PLANNING COMMISSION

March 19, 2020, 1:00 PM
IN THE COUNCIL CHAMBER
Members

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

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 March 05
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
 - 5.2 BRIEFINGS
None
 - 5.3 Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW, LOC2019-0182, CPC2020-0325

- 5.4 Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW, LOC2019-0197, CPC2020-0313
- 5.5 Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010, CPC2020-0193
- 5.6 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703 - 23 Street NW, LOC2019-0154, CPC2020-0322
- 5.7 Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161, CPC2020-0298

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 35 Street SW LOC2020-0004, CPC2020-0234

7.2.2 Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE, LOC2019-0114, CPC2020-0208

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Greater Downtown Plan (Verbal Report), CPC2020-0252
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review or Release By: 2020 October 07

9.2 URGENT BUSINESS

10. ADJOURNMENT

Members of Council may participate remotely, if required



INDEX FOR THE 2020 MARCH 19 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Dino Civitarese

COMMUNITY:

Wildwood (Ward 8)

FILE NUMBER:

LOC2019-0182 (CPC2020-0325)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

4064 Worcester Drive SW

APPLICANT:

Lighthouse Studios

OWNER:

Betty Dang
Kenny Daraseng

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Adam Kaddoura

COMMUNITY:

Coach Hill (Ward 6)

FILE NUMBER:

LOC2019-0197 (CPC2020-0313)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

113 Coachway Road SW

APPLICANT:

Ana Aron

OWNER:

Ana Aron

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

COMMUNITY: Tom Schlodder
Glenbrook (Ward 6)

FILE NUMBER: LOC2020-0010 (CPC2020-0193)

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One / Two Dwelling (R-C2) District

MUNICIPAL ADDRESS: 2807 – 43 Street SW

APPLICANT: Tomilsav Markic

OWNER: Tomilsav Markic
Josip Jukic

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6

COMMUNITY: Matt Rockley
Banff Trail (Ward 7)

FILE NUMBER: LOC2019-0154 (CPC2020-0322)

PROPOSED POLICY AMENDMENTS: Amendments to the Banff Trail Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 2703 – 23 Street NW

APPLICANT: N+N Design Studio

OWNER: Yi Ji
Yang Shi

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7

Sarah Hbeichi

COMMUNITY:

Huntington Hills (Ward 4)

FILE NUMBER:

LOC2019-0161 (CPC2020-0298)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

503 Hunts Crescent NW

APPLICANT:

Sara Karimiavval

OWNER:

Charanjit Pannu
Sukhinder Pannu

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Jarred Friedman

COMMUNITY:

Killarney/Glengarry (Ward 8)

FILE NUMBER:

LOC2020-0004 (CPC2020-0234)

PROPOSED POLICY AMENDMENT:

Amendment to the Killarney/Glengarry Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District

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

MUNICIPAL ADDRESS:

2804 - 35 Street SW

APPLICANT:

Clem Lau Architects & Designers

OWNER:

Rosa Kiu Yung Lau

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Josh de Jong

COMMUNITY:

Redstone (Ward 5)

FILE NUMBER:

LOC2019-0114 (CPC2020-0208)

PROPOSED REDESIGNATION:

From: Multi-Residential – Medium Profile (M-2) District

To: Special Purpose – City and Regional
Infrastructure (S-CRI) District and DC Direct
Control District to accommodate mixed-use
development

MUNICIPAL ADDRESS:

251 Red Embers Way NE

APPLICANT:

IBI Group

OWNER:

Parminder Sandhu

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED SESSION)**

ITEM NO.: 9.1.1

Thom Mahler/Julie McGuire

COMMUNITY:

City Wide

FILE NUMBER:

CPC2020-0252

PROPOSED POLICY AMENDMENTS:

Greater Downtown Plan

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION



MINUTES

CALGARY PLANNING COMMISSION

**March 5, 2020, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Commissioner H. Cameron
Commissioner P. Gedye
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT: A/Principal Planner M. Beck
A/CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

1. **CALL TO ORDER**

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

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for today's Meeting be amended by bringing forward Item 9.1.1. Municipal Development Plan and Calgary Transportation Plan Amendments (Verbal Report), CPC2020-0201 to be dealt with following Item 7.2.3. Land Use Amendment in Royal Vista (Ward 1) at 9 Royal Vista Drive NW, LOC2019-0180, CPC2020-0136.

MOTION CARRIED

Moved by Commissioner Cameron

That the Agenda for the 2020 March 05 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 February 20

A clerical correction was noted on page 1 of the Minutes of the 2020 February 20 Regular Meeting of the Calgary Planning Commission, in the Present: section, by adding the name "Councillor G. Chahal" following the name "Director R. Vanderputten, Vice-Chair".

Moved by Commissioner Scott

That the Minutes of the 2020 February 20 Regular Meeting of the Calgary Planning Commission be confirmed, **as corrected**.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 256, 260 and 264 - 19 Avenue NE, LOC2019-0173, CPC2020-0191

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0191, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 256, 260 and 264 – 19 Avenue NE (Plan 1367O, Block 2, Lots 27 to 33) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.4h22) District; and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2019-0155, CPC2020-0269

The following clerical corrections were noted with respect to Report CPC2020-0269, in the Cover Report:

- Page 1, Administration Recommendation section and page 4, Site Context section, paragraph 2, by deleting the words "2.78 hectares ± (6.87 acres ±)" and by substituting with the words "2.17 hectares ± (5.36 acres ±)"; and
- Page 2, Background section, paragraph 4; page 5, Investigation: Alternatives and Analysis section, paragraph 4, and page 6, Land Use section, paragraph 4, by deleting the words "65 units" and substituting with the words "40 units".
- Page 8, Interim Growth Plan (2018) section, by deleting the words "associated land use amendment and proposed outline plan build" and substituting with the words "proposed land use amendment builds".

David White, CivicWorks, addressed Commission with respect to Report CPC2020-0269.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0269, the following be approved, **as corrected:**

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

1. ADOPT, by bylaw, the proposed redesignation of **2.17 hectares ± (5.36 acres ±)** located at 2127, 2229, and 2331 – 77 Street SW (Plan 3056AC, Blocks 5 and 9; Plan 3056AC, Lot 8) from Residential – Low Density Mixed Housing (R-G) District to Multi-Residential – At Grade Housing (M-G) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Royal Vista (Ward 1) at 9 Royal Vista Drive NW, LOC2019-0180, CPC2020-0136

Murray Lawrence addressed Commission with respect to Report CPC2020-0136.

A clerical correction was noted in Attachment 1, Applicant's Submission, page 1, fourth paragraph, by deleting the number "6" following the words "Kindergarten to Grade" and substituting with the the number "12".

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0136, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 9 Royal Vista Drive NW (Plan 0813886, Block 1, Lot 11) from Industrial – Business f1.0h24 (I-B f1.0h24) District to DC Direct Control District to accommodate a school (School – Private and School Authority – School), with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Against: Commissioner Cameron and Commissioner Gedye

MOTION CARRIED

Moved by Commissioner Scott

That Commission reconsider its decision with respect to Report CPC2020-0136:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 9 Royal Vista Drive NW (Plan 0813886, Block 1, Lot 11) from Industrial – Business f1.0h24 (I-B f1.0h24) District to DC Direct Control District to accommodate a school (School – Private and School Authority – School), with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.”

MOTION CARRIED

Moved by Commissioner Scott

That Attachment 2 - Proposed DC Direct Control District be amended by adding sections 9 and 10 as follows:

“Outdoor Space Requirement for School – Private

9 A contiguous outdoor area of not less than 600.0 square metres must be provided in conjunction with a **development permit** for **School – Private**.

Relaxations

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

MOTION CARRIED

Moved by Commissioner Scott

That with respect to report CPC2020-0136, the following be approved, **as amended**:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.85 hectares \pm (2.10 acres \pm) located at 9 Royal Vista Drive NW (Plan 0813886, Block 1, Lot 11) from Industrial – Business f1.0h24 (I-B f1.0h24) District to DC Direct Control District to accommodate a school (School – Private and School Authority – School), with guidelines (**Amended Attachment 2**); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Policy Amendment, Road Closure and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2018-0275, CPC2020-0189

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-0189 and CPC2020-0188. Commissioner Palmiere left the Council Chamber at 3:46 p.m. and returned at 4:16 p.m. after the vote for both Reports was declared.

A revised Cover Report was distributed with respect to Report CPC2020-0189.

The following clerical corrections were noted with respect to Revised Report CPC2020-0189, in the Cover Report:

- Page 14, Risk Assessment section, by deleting the words "Alberta Environment and Water" and substituting with the words "Alberta Environment and Parks"; and
- Page 8, Environmental section, by deleting the word "info" and substituting with the word "information".

Moved by Commissioner Scott

That with respect to Report CPC2020-0189, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Belvedere Area Structure Plan (Attachment 4);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed closure of 1.35 hectares \pm (3.33 acres \pm) of road (Plan 1711148, Area 'A') adjacent to 17 Avenue SE with conditions (Attachment 3); and
4. Give three readings to the proposed bylaw;
5. ADOPT, by bylaw, the proposed redesignation of approximately 10.73 hectares \pm (26.51 acres \pm) located at 8705 - 17 Avenue SE, 8501, 8517, 8520, 8536, 8550, 8567, 8570, 8660, 8585, 8605 and 8621 - 18 Avenue SE, 8516, 8522, 8544, 8560, 8582 and 8650 - 19 Avenue SE and 1880 - 84 Street SE and closed road adjacent to 17 Avenue SE (Plan 1858AD, Block 2; Plan 5307AF, Block 1, Lots 9 to 32; Plan 5307AF, Block 2, Lots 1 to 40; Plan 5307AF, Block 3, Lots 1 to 20; Plan 5307AF, Block 4, Lots 9 to 20; Plan 18T58AD, Block 8; Plan 1711148, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Mixed Use - General (MU-1f3.0h20) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District; and
6. Give three readings to the proposed bylaw.

Against: Commissioner Cameron

MOTION CARRIED

7.2.5 Outline Plan in Belvedere (Ward 9) at multiple addresses, LOC2018-0275(OP), CPC2020-0188

A revised Cover Report was distributed with respect to Report CPC2020-0188.

The following clerical corrections were noted with respect to Revised Report CPC2020-0189, in the Cover Report:

- Page 12, Risk Assessment section, by deleting the words "Alberta Environment and Water" and substituting with the words "Alberta Environment and Parks"; and
- Page 7, Environmental section, by deleting the word "info" and substituting with the word "information".

Moved by Commissioner Scott

That with respect to Report CPC2020-0188, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan located at 8705 - 17 Avenue SE, 8501, 8517, 8520, 8536, 8550, 8567, 8570, 8660, 8585, 8605 and 8621 - 18 Avenue SE, 8516, 8522, 8544, 8560, 8582 and 8650 - 19 Avenue SE and 1880 - 84 Street SE and closed road adjacent to 17 Avenue SE (Plan 1858AD, Block 2; Plan 5307AF, Block 1, Lots 9 to 32; Plan 5307AF, Block 2, Lots 1 to 40; Plan 5307AF, Block 3, Lots 1 to 20; Plan 5307AF, Block 4, Lots 9 to 20; Plan 18T58AD, Block 8; Plan 1711148, Area 'A') to subdivide 10.81 hectares ± (26.72 acres ±) with conditions (Attachment 1).

MOTION CARRIED

By general consent, Commission brought forward Item 7.2.3 Land Use Amendment in Royal Vista (Ward 1) at 9 Royal Vista Drive NW, LOC2019-0180, CPC2020-0136, to be reconsidered at this time.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Vanderputten

1. That Pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 1:56 p.m., in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1. Municipal Development Plan and Calgary Transportation Plan Amendments (Verbal Report), CPC2020-0201; and
2. That Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, Calgary Planning Commission suspend Section 78(2)(a), in order to complete all discussions with respect to Report CPC2020-0201, and to reconvene in public at the Call of the Chair.

MOTION CARRIED

Commission reconvened in Public Meeting at 3:45 p.m. with Director Tita in the Chair.

Moved by Commissioner Schmalz

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Municipal Development Plan and Calgary Transportation Plan Amendments (Verbal Report), CPC2020-0201

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0201:

City Clerks: G. Chaudhary and J. Palaschuk. Advice: C. Blaschuk, C. Ferguson, J. Haggett, and D. Hamilton. Observer: K. Hill, and J. Siriphokham.

Info-graphics entitled "Proposed Changes" were distributed with respect to Report CPC2020-0201.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0201, the following be approved:

That Calgary Planning Commission:

1. Receive the draft policy amendments for the Corporate Record; and
2. Direct that the Closed Meeting discussions and distribution 1 remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 June 3.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Scott

That this Meeting adjourn at 4:25 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 APRIL 06
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 256, 260 and 264 - 19 Avenue NE, LOC2019-0173, CPC2020-0191
- Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2019-0155, CPC2020-0269
- Land Use Amendment in Royal Vista (Ward 1) at 9 Royal Vista Drive NW, LOC2019-0180, CPC2020-0136
- Policy Amendment, Road Closure and Land Use Amendment in Belvedere (Ward 9) at multiple addresses, LOC2018-0275, CPC2020-0189

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held 2020 March 19 at 1:00 p.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0325

**Land Use Amendment in Wildwood (Ward 8) at 4064 Worchester Drive SW,
LOC2019-0182**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Lighthouse Studios on 2019 November 29 on behalf of the landowners Betty Dang and Kenny Daraseng. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, 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); and
- the uses listed in the R-CG designation.

This proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP).

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4064 Worchester Drive SW (Plan 2917HJ, Block 1A, Lot 16) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

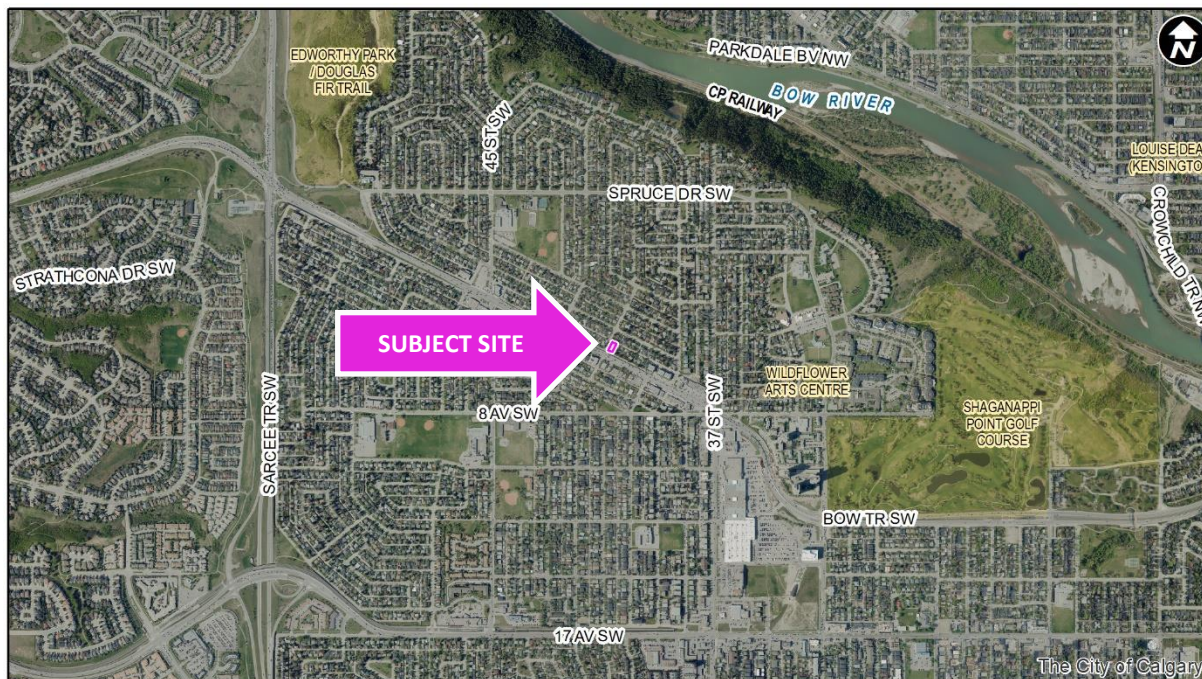
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Lighthouse Studios on 2019 November 29 on behalf of the landowners Betty Dang and Kenny Daraseng. No development permit has been submitted. As per the Applicant's Submission (Attachment 1), the landowner intends to construct a four-unit rowhouse development.

**Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW,
LOC2019-0182**



Site Context

The site is located at the corner of Worcester Drive SW and 40 Street SW in the community of Wildwood, and currently contains a single detached dwelling with a detached garage off the lane. Single detached dwellings dominate the streetscape along Worcester Drive SW and the surrounding lands are all designated Residential – Contextual One / Two Dwelling (R-C2) District. The street is separated from Bow Trail SW by a concrete noise wall along its length. The site is approximately 0.05 hectares (0.14 acres) in size, with a width of approximately 16.7 metres and an approximate depth of 34 metres.

As identified in *Figure 1*, Wildwood's population reached its peak in 1968.

Figure 1: Community Peak Population

Wildwood	
Peak Population Year	1968
Peak Population	4294
2019 Current Population	2709
Difference in Population (Number)	-1585
Difference in Population (Percent)	-36.91%

Source: The City of Calgary 2019 Civic Census

**Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW,
LOC2019-0182**

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are 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 – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is for single detached homes and related accessory uses (home occupations, garages, etc.). The district allows for a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for 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. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments.

Development and Site Design

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

- ensuring an engaging facade along both street frontages;
- improving pedestrian connections along 40 Street SW by ensuring vehicle access to the site is off the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns through appropriate building design and setbacks.

**Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW,
LOC2019-0182**

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from Worcester Drive SW or 40 Street SW. Worcester Drive SW is a one-way street allowing westbound traffic only. There is no direct vehicular access to Bow Trail SW, though pedestrian access is accommodated by a pass-through in the noise wall.

The area is served by Calgary Transit bus service with a westbound Route 111 stop located approximately 40 metres walking distance on Bow Trail SW, providing service to more westerly communities. An eastbound Route 111 stop is located approximately 250 metres walking distance on Bow Trail SW, providing service to the Westbrook LRT Station.

Utilities and Servicing

Water, storm 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 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 letters were sent to adjacent land owners and the application was advertised online.

The application was circulated to the Wildwood Community Association. Their written response is included as Attachment 2. The community association does not support the application because they consider the proposed development to be:

1. out of scale with adjacent development;
2. not aligned with current policy; and
3. premature relative to the development of the Guidebook for Great Communities.

Administration has reviewed those concerns and has determined (as described elsewhere in the report) that the proposal aligns with *Municipal Development Plan* policies and would be well-integrated into the community.

All other public engagement was applicant-led. Face-to-face conversations took place with individual neighbours who reside directly adjacent to the proposal. The applicant also canvassed neighbouring residents within a 60 metre radius by dropping information brochures.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0325

Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW, LOC2019-0182

No public meetings were held although at the time of writing the applicant was in the process of arranging a session at the Wildwood Community Association.

One letter of support, and two letters of objection were received by Administration from individual residents. The letter of support was based on welcoming an increase in the number of households in the community.

The letters of objection centred on increased traffic, the privacy of adjacent developments, and the potential impacts of more units on the operation of the one-way street. This proposal is not likely to cause any significant impacts on either the level of traffic or the operation of the one-way street. The potential privacy impacts can be analyzed 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 land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (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 [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the subject site, however Administration is currently undertaking the Westbrook Communities Local Growth Plan that includes Wildwood and surrounding communities. This plan is anticipated to be finalized by early 2021 and may include more detailed direction regarding densification in alignment with the Guidebook for Great

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0325

**Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW,
LOC2019-0182**

Communities. Nonetheless, the multi-community planning process does not preclude applications from being submitted.

Social, Environmental, Economic (External)

The recommended land use allows for 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 current or 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*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Comments

Applicant's Submission

2019 November 22

This application is for a Land Use Redesignation from the current R-C2 land use to an R-CG land use for the purpose of redevelopment. The redevelopment would consist of four attached rowhouse homes with parking provided in a detached four car garage with lane access.

The lot would be considered ideal for a modest density increase with regards to its corner site exposure and its proximity to Bow Tr. SW. The community of Wildwood is highly desirable due to its inner city location and nearby amenities – a rowhouse development provides a housing option for a variety of family types at a competitive price point relative to a typical R-C2 property that has been redeveloped.

Community Association Comments

Wildwood Community Association
P.O. Box 34161 RPO Westbrook Postal Outlet
Calgary, AB T3C 3W2

January 6, 2020

Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
Calgary, AB T2P 2M5

Attention: Dino Civitarese

Re: Land Use application LOC2020-0182 4064 Worcester Dr SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing R-C1 context and respects people in our community.

We have reviewed the above application and we would like to submit our comments. We are aware that there is major work being done through policy development at the City called "Guideline Great Communities". We have been working with the FCC and other communities to understand the impact to Wildwood Community. While this is still in the development phase though, we are not going to be supportive of zoning changes and development applications that make use of the current form of this proposed policy. We will still be basing our decisions on the existing policies regarding zoning and development.

We are opposed to this application on the basis that:

- This is not consistent or enabled by any existing, in place guidelines including; Municipal Development Plan, Land use Bylaw or Developed Areas Guidelines.
- Guideline Great Communities has not received enough public comment and is not finished or approved. While this application might be accepted under this new proposed policy, until it has been officially adopted, we are not going to accept the guidelines that it could include.
- There has not been sufficient time for WCA to discuss or gather affected neighbour(s) input.
- This application is completely out of existing neighbourhood context and massing.

Please let us know if you have any questions for the WCA Development Committee regarding this application and our response.

Thank you.



Robyn Birdsell
Wildwood Development Committee

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0313

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by the landowner, Ana Aron, on 2019 December 18. 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 the development of a backyard suite on the property alongside the existing semi-detached home. Existing site conditions render other forms of development allowable under the proposed land use unfeasible.

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

A development permit for a Backyard Suite has been submitted and is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 113 Coachway Road SW (Plan 8110464, Block 1, Lot 3A) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

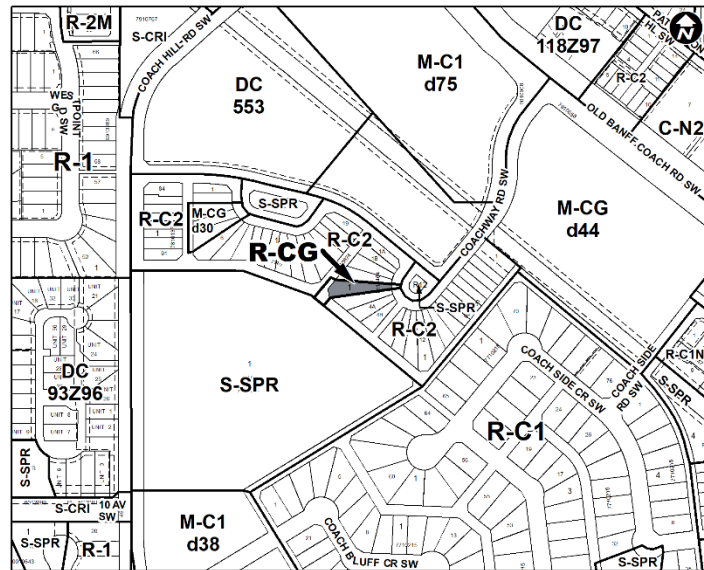
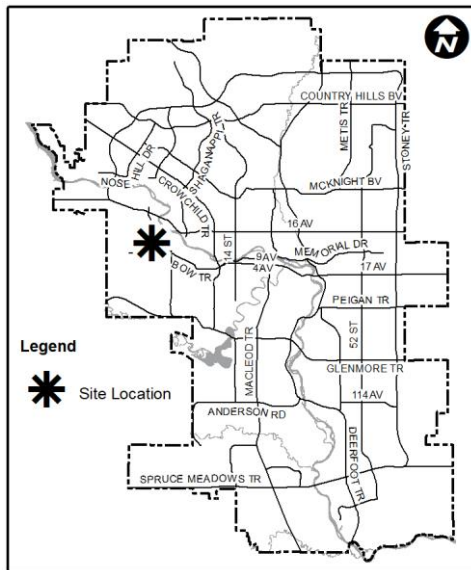
This redesignation application was submitted by the landowner, Ana Aron, on 2019 December 18. The proposed land use is intended to accommodate a backyard suite alongside the existing semi-detached dwelling as identified in the Applicant's Submission (Attachment 1). A Development Permit (DP2019-6476) for a Backyard Suite has been submitted and is currently under review (Attachment 2).

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2020-0313

Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197

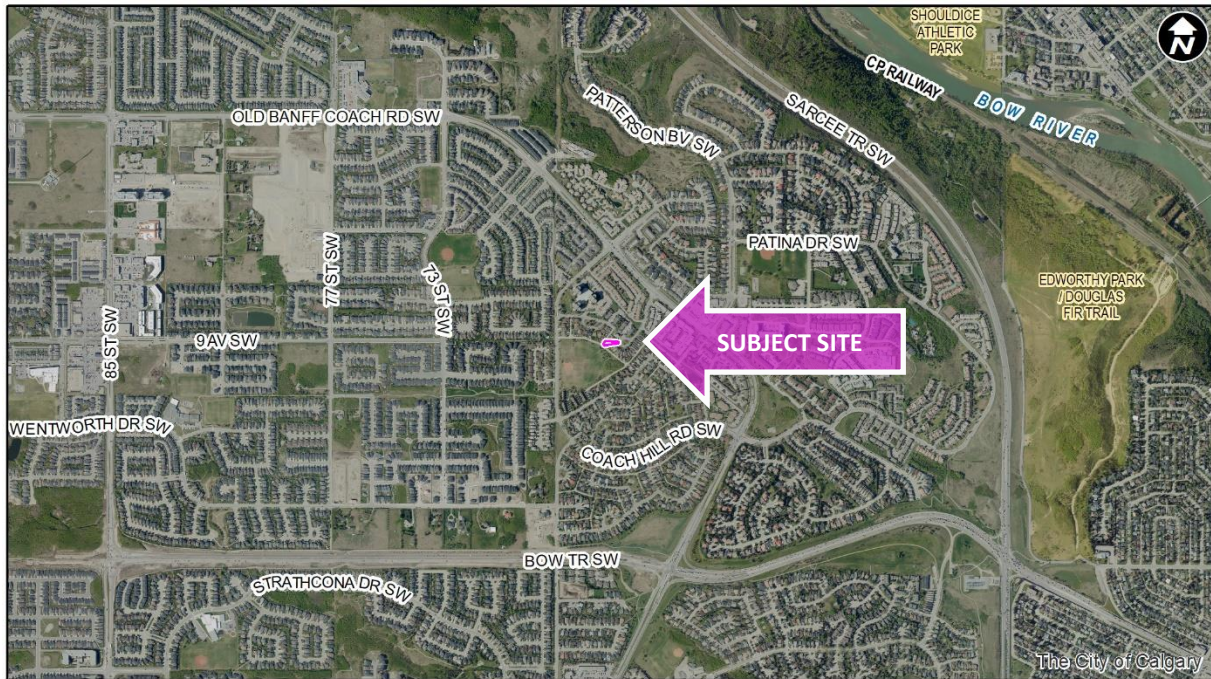
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0313

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**



Site Context

The subject site is located in the community of Coach Hill in a cul-de-sac on Coachway Road SW. The surrounding development is characterized by single, semi-detached, and multi-residential dwellings in the form of rowhouses and apartment buildings. There is a mix of land uses in the area including Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The parcel is pie shaped with an approximate frontage of 4.5 metres, length of 50 metres and 12 metre width at the rear. The total area is 533.52 square metres. The rear of the parcel backs onto two intersecting laneways and a community park. The property is currently developed with one half of a two-storey semi-detached dwelling with an attached front garage. There is currently no garage at the rear accessing the lane.

As identified in *Figure 1*, the community of Coach Hill reached peak population in 2000.

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**

Figure 1: Community Peak Population

Coach Hill	
Peak Population Year	2000
Peak Population	3,373
2019 Current Population	3,244
Difference in Population (Number)	-129
Difference in Population (Percent)	-3.8%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that is compatible with the established built form of the existing neighbourhood. The sole objective of this proposal is to allow for a backyard suite which meets the objectives and applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that allows for single detached, semi-detached and duplex homes. Single Detached Dwellings and Semi-detached Dwellings may include a Secondary Suite. Only a property containing a Single Detached Dwelling may contain a Backyard Suite. The R-C2 District allows a maximum building height of 10 metres and a maximum of two dwelling units.

Unlike the existing R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for a Backyard Suite to exist on the same property as a Semi-detached Dwelling. The R-CG District also allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. While the maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site, the façade width rules of the R-CG District, parcel size and shape would render a rowhouse development on the subject site unfeasible. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**

Development and Site Design

The proposed land use designation provides guidance for site development including appropriate uses, height, building massing, landscaping, and parking. The associated development permit (DP2019-6475) proposes a new Backyard Suite, which is deemed contextually appropriate given the existing development of the area. Subject to Council's decision of this land use redesignation application, the suite design would be evaluated based on the rules of the Land Use Bylaw 1P2007, in addition to other applicable policies and guidelines.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from Coachway Road SW and the rear lane. The subject site is approximately 270 metres from eastbound Route 93 and Route 111 bus stops. Route 93 services the 69 Street LRT Station and Route 111 services the Westbrook LRT Station, both of which provide service to the Downtown core, and other LRT and bus routes. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. Adjustments to on-site servicing may be required to accommodate the intended development of the backyard suite, which will be reviewed as part of the associated development permit.

Stakeholder Engagement, Research and Communication

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

The Coach Hill/Patterson Heights Community Association responded (Attachment 3) noting their concerns about an increase in density and potential associated traffic and parking issues.

Administration received six letters in opposition to the application from citizens. Reasons stated for opposition are summarized below:

- increase in density;
- limited on-street parking;
- lack of engagement from the applicant; and
- building design (massing, privacy, and shadowing).

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ISC: UNRESTRICTED
CPC2020-0313

Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW, LOC2019-0197

Administration responded to the letters by encouraging the applicant to contact adjacent landowners and the community association to discuss the proposal. Efforts from the applicant to engage are outlined in the applicant's submission (Attachment 1). Administration considered the relevant planning issues specific to the proposed redesignation and has determined that proposal to be appropriate. The building design and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage moderate intensification in established areas in a scale and form that is respectful of the context of the neighbourhood.

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

There is no local policy plan for the subject area.

Social, Environmental, Economic (External)

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

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ISC: UNRESTRICTED
CPC2020-0313

**Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW,
LOC2019-0197**

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*. 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 density increase of an established 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. Development Permit (DP2019-6475) Summary
3. Community Association Comments

Applicant's Submission

Ana and Romica Aron
113 Coachway Rd. SW
Calgary, Alberta,
February 9, 2020

Planning and Development
City of Calgary

To whom it may concern,

My name is Ana Aron and along with my husband Romica Aron on December 18, 2019 we handed in the application for Land Use Redesignation from R-C2 to R-CG at 113 Coachway Rd. SW. Mr. Adam Kaddoura is the file manager for this project.

Prior to applying, I visited the development department at the City of Calgary multiple times to get informed and to ensure that my project meets all the city policies and requirements for a backyard suite. With regards to the location and size of the lot I was told that "I meet all the rules" and I was even encouraged to go ahead with this type of application and build.

This was great news to us because this project is very personal to us. The backyard suite that we are planning on building is intended to be an independent and affordable place to live for our disabled 34-year old son who lives with us at the moment and is on AISH disability (card # X1578715). From our 4 children, this son is a victim of the Chernobyl Ukrainian nuclear disaster in 1986. This was one of the reasons we immigrated to Canada.

Our relationship with our neighbors have always been great and I thought we would not receive any negative feedback. First, I approached and spoke with my right side neighbor who surprisingly was not happy with the idea. I have tried to talk to my other neighbors but after attempting to contact them numerous times in person, calling them over the phone, leaving messages or knocking on their doors I realized that they have stopped talking to us and are ignoring us.

I have taken further steps and contacted the Coach Hill Association and reached out to Talena, the spokesperson for the association. Talena was very helpful and she mentioned how the neighbors who are ignoring us have been given second hand information about our project and based on this inaccurate second hand information have provided some comments regarding the potential density impacts of backyard suite.

Talena suggested to have a meeting with the neighbors since this type of project is very new to our area and most people might have additional questions. I have agreed, I am open to discussing my project with my neighbors, with the community association and with Ms. Suzanne Faber who the file manager in order to minimize the inconvenience, to have good neighbor relationships and to alleviate any concerns that my neighbors might have.

Currently I am still waiting for this meeting to be scheduled and it appears that it will not be held, or possibility no neighbors will attend.

Applicant's Submission

My property backs onto a park and there is back alley access to the suite. The suite will not have one, but 2 single garages. The existing dwelling also has a single front garage and a 12 m long driveway pad. If there are any concerns about density and traffic in the community, in our case we are adding additional parking as we have more than we need. As the plan of the backyard suite is positioned it will not impede on any of the surrounding properties and it will only use approximately 62% of the maximum allowed space.

For my family and my disabled son, this secondary suite is a milestone and it represents a unique opportunity for him to live independently and close to us in safe, clean and affordable dwelling. I hope that design of that project, its small size, the fact that it adds additional parking, our numerous attempts to engage and alleviate any neighborhood concerns and the personal scope of this project will be taken into consideration towards your approval of this application (LOC2019-0197).

Thank you for reading our letter and please do not hesitate to contact us should you have any further questions.

Sincerely,

Ana and Romica Aron

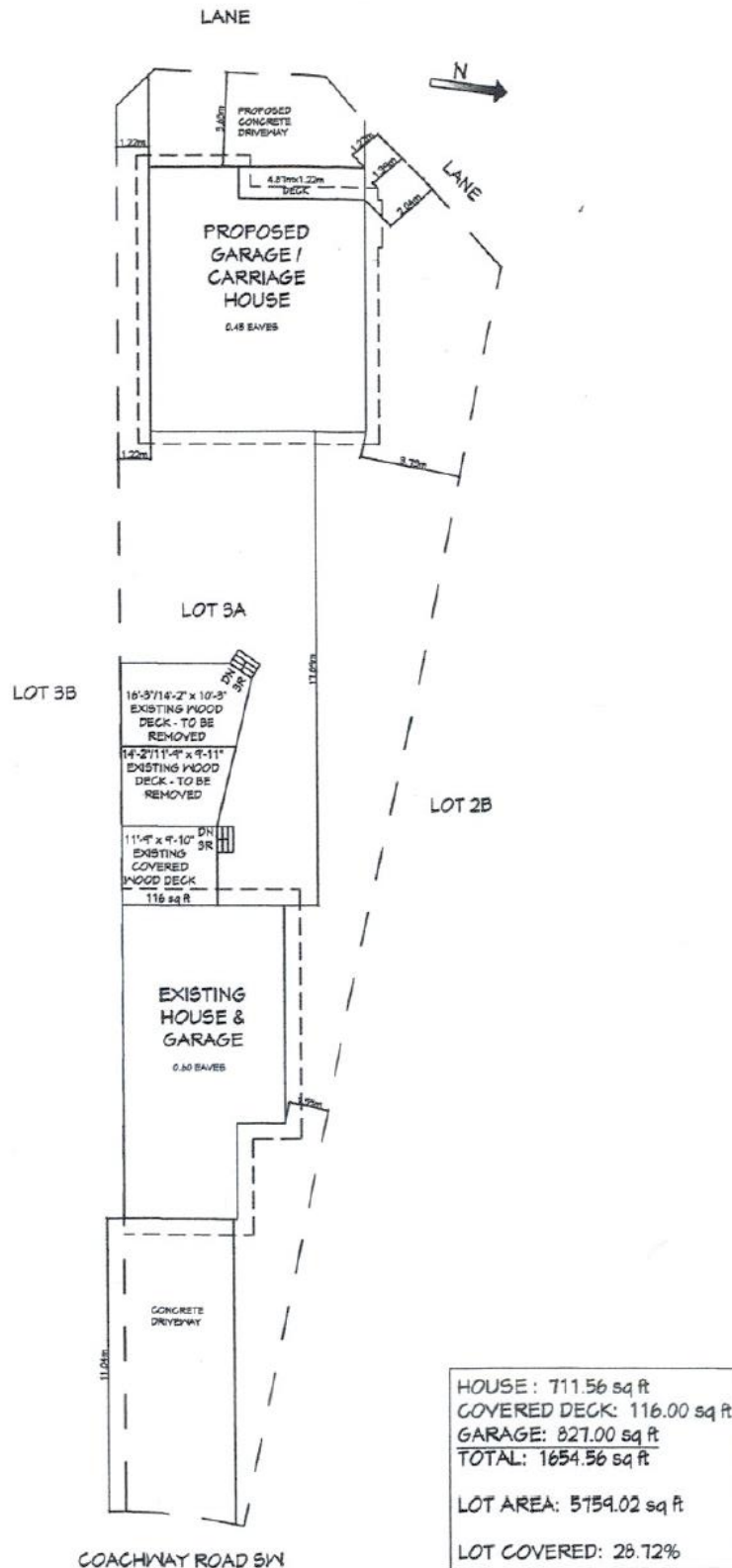
Development Permit (DP2019-6476) Summary

A development permit application (DP2019-6476) has been submitted by Ana Aron on 2020 December 18. The development permit application is for a backyard suite including two on-site motor vehicle stalls. The following excerpt (Figure 1) from the development permit submission provides an overview of the proposal and is 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.

Development Permit (DP2019-6476) Summary

Figure 1: Site Plan of Proposed Development



Community Association Comments

Email #1 (Jan 24, 2020):

Hi Adam,

Thank-you for reaching out. I just read through the proposal about the land use re-designation. I have discussed this issue with some board members of the CHPH.

The community Association is opposed to the land use re-designation on this particular road due to the following reason:

1) Density in this area is already high due to numerous semi-attached and multifamily dwellings with single vehicle garages and/or parking stalls. Most households in this area own 2 or more vehicles creating a contentious on street parking issue currently. Additional visitors to a backyard suite tenant will negatively impact neighbors by creating higher competition for high demand on street parking spaces either in the narrow laneway itself (which is not suitable for parking) or on the street. The community association feels this particular area is at capacity without causing more issues with the neighbors.

Best Wishes,
Talena Klypak
VP CHPH
Co-Director of Expansion and Development

Email #2 (Feb 11, 2020):

Hi Adam,

My apologies for the delay in response. We just had a board meeting which this was discussed.

The Coach Hill/Patterson Heights CA is very concerned about the level of density, traffic and parking in this particular area.

We do feel the city really needs to evaluate how much density this area can truly support. We feel density has already reached or exceeded capacity in terms of vehicle volume.

We have decided as a CA our role in this dispute is just to provide resources to both parties about actions they may go about taking.

Best wishes,
Talena
VP CHPH
Expansion and Development

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0193

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

EXECUTIVE SUMMARY

This application was submitted on 2020 January 21 by Tomilsav Markic on behalf of himself and Josip Jukic, both of whom are the current landowners. The application proposes to change the land use designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* as it is proposing a moderate increase in density and is compatible with the low-density residential scale and form of the surrounding area.

No development permit application has been submitted at this time. If this application is approved by Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access will be determined at the development permit review stage.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2807 – 43 Street SW (Plan 2736HS, Block 1, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

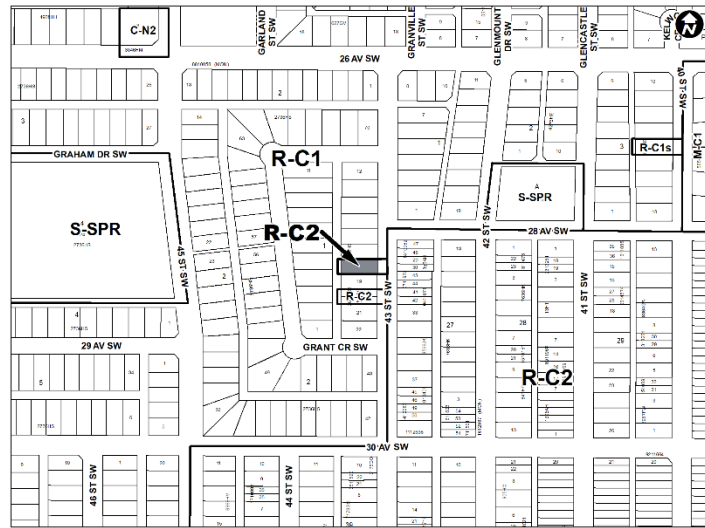
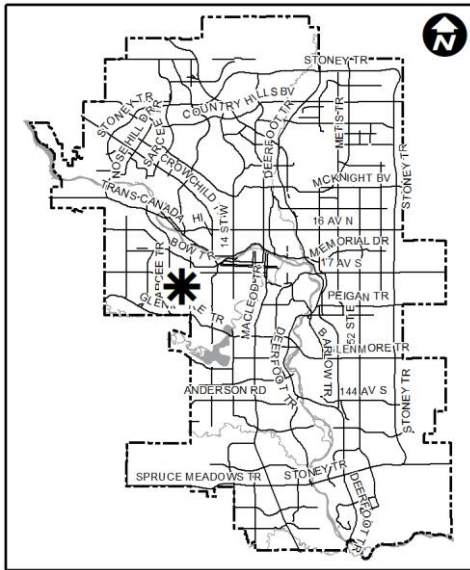
This application was submitted on 2020 January 21 by Tomilsav Markic on behalf of himself and Josip Jukic, both of whom are the current landowners. A development permit application has not been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to redevelop the parcel to build a new semi-detached dwelling.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0193

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

Location Maps



Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

Figure 1: Glenbrook Peak Population

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for residential development at 2807 - 43 Street SW. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

This application is to redesignate the site from the Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The intent of this application is to allow the landowners the option of constructing a new semi-detached building when they proceed with future redevelopment. The applicant did not state when future redevelopment may occur. Alternative land use options were not explored by the applicant nor Administration. The proposed R-C2 District would enable the landowners to proceed with their desire to develop two semi-detached dwelling units on this parcel. Further, R-C2 would ensure that future development is in a form and nature that respects the scale and character of the surrounding neighborhood.

Based on this analysis, the R-C2 District is determined to be appropriate for this property.

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

Development and Site Design

This is a stand-alone land use amendment with no associated development permit application. The rules of the proposed R-C2 District will provide guidance for future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments; and
- providing adequate motor vehicle parking stalls to support future development.

Environmental

There are no known outstanding environmentally related concerns associated with the subject lands and/or proposal. As such, an Environmental Site Assessment was not required.

Transportation

The subject site is located approximately 325 metres from a bus stop that provides access to the eastbound Route 6. Route 6 provides service to the Downtown core and connections to Primary Transit routes.

The subject site is located mid-block on a Residential class road, with lane access and no current parking restrictions within Residential Parking zone “GBK”.

Utilities and Servicing

Water, sanitary and storm mains are available to support the proposed land use redesignation. Servicing requirements and details will be determined at the time of review of a development permit application.

Stakeholder Engagement, Research and Communication

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

No public meetings were held for this application. No comments were received by the Calgary Planning Commission (CPC) Report submission date. The Glenbrook Community Association did not provide any comments by the CPC Report submission date.

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

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0193

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

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](#) which directs population growth in the region to Cities and Town and promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area, according to Urban Structure Map (Map 1) of the [Municipal Development Plan](#) (MDP).

The Residential – Developed – Established area encourages modest redevelopment and moderate intensification that is in a form and nature that respects the scale and character of the surrounding neighborhood. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Local Area Policy

There is no existing Local Area Plan affecting this site. Administration is currently undertaking the [Westbrook Communities Local Growth Plan](#) that includes Glenbrook and surrounding communities. The multi-community planning process does not prohibit applications from being submitted. The local growth plan is anticipated to be finalized in 2021 and will include more detailed direction regarding suitability of densification in alignment with The Guidebook for Great Communities.

Social, Environmental, Economic (External)

The proposed R-C2 District allows for a wider range of housing types than the existing land use designation, and as such, the proposed change provides an additional option to accommodate the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0193

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

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 submitted application 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 consistent with applicable policies of the *Municipal Development Plan* as it would facilitate modest redevelopment and moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood. Further, the proposal is consistent with the intent, minimum parcel depth and area of the Residential – Contextual One / Two Dwelling District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

January 21, 2020

My name is Torno Markie, I am the owner of the property located at 2807 43 Street SW, in the community of Glenbrook, in Calgary, Alberta. The lot has a bungalow which was constructed in 1959. The current zoning is R-C1.

I am considering one day in the future to tear down the existing home and build two new semi-detached homes on my property. I would like to rezone my existing property from the current R-C1 to R-C2 to allow this.

A neighbour south of my property, located at 2815 43 Street SW, successfully rezoned his R-C1 property to R-C2 in 2018. Also the block directly across the street from my property is all zoned R-C2.

I had a pre-application meeting (PE 2019-02267) on December 27, 2019 with a file manager named Jerry Friedman. We reviewed the criteria required for land use redesignation and lot size requirements for an R-C2 zoning. Jerry reviewed my proposal and has no objection at this time.

If further information is required, please let me know.

Regards,
Torno Markie

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0322

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703 - 23 Street NW, LOC2019-0154

EXECUTIVE SUMMARY

This application was submitted by N+N Design Studio on behalf of the landowners Yi Ji and Yang Shi on 2019 September 30. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed in the R-C2 District (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Banff Trail ARP*, as amended, and the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail 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 \pm (0.14 acres \pm) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0322

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154**

BACKGROUND

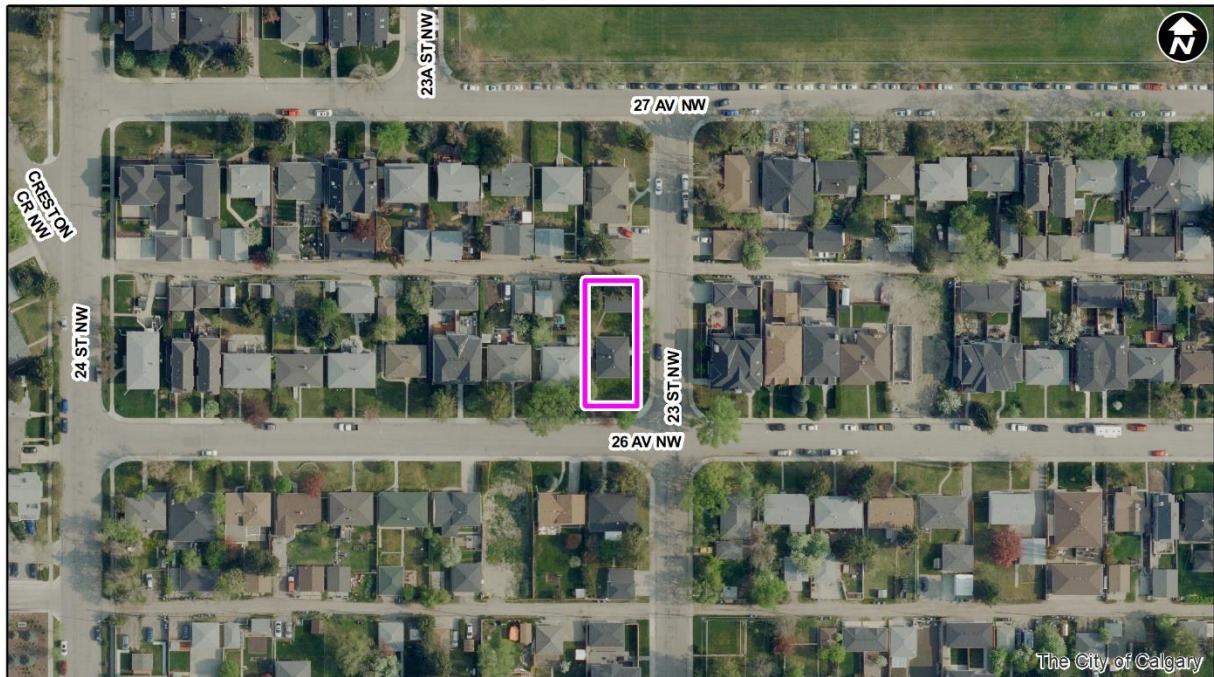
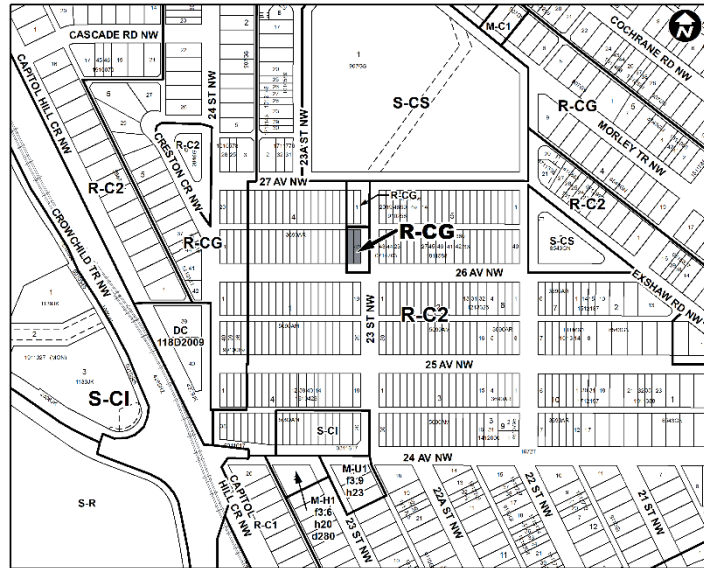
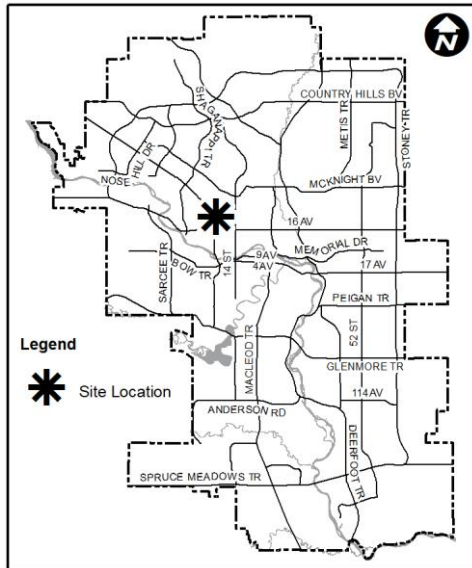
This land use amendment application was submitted by N+N Design Studio on behalf of the landowners Yi Ji and Yang Shi on 2019 September 30. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to increase the density on the parcel but has not determined the exact design of the development at this time. Based on the site area, a maximum of 4 dwelling units could be allowed on this under the proposed R-CG District.

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Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154

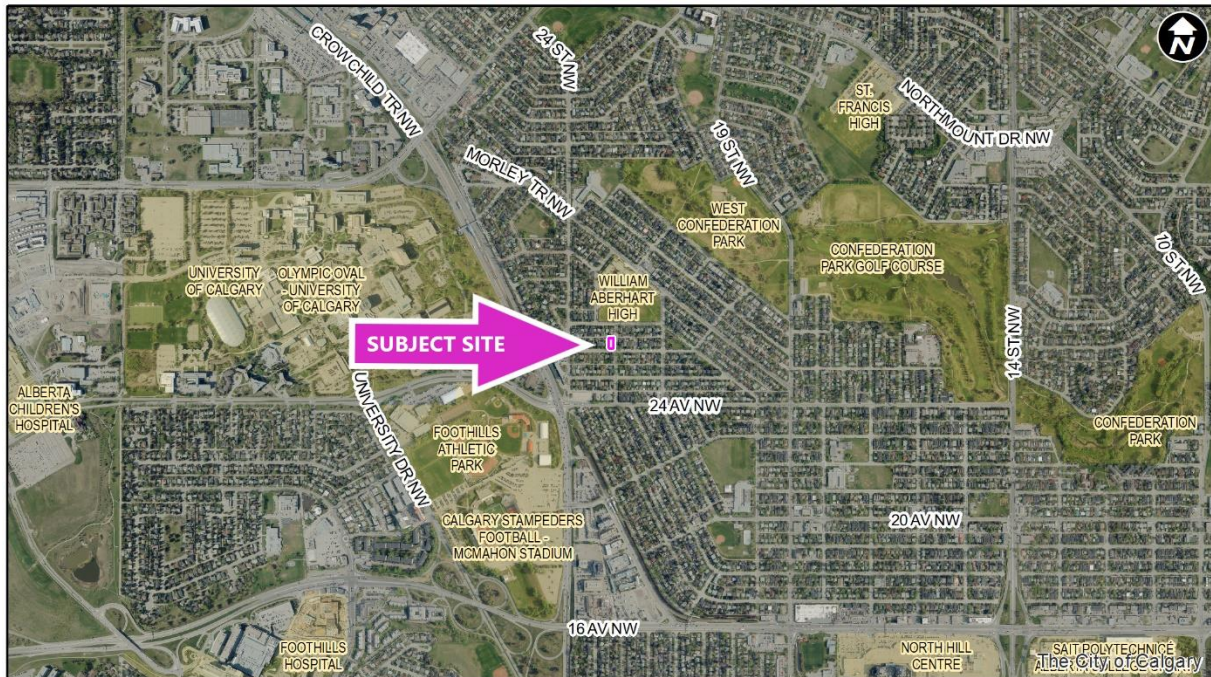
Location Maps



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CPC2020-0322

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154



Site Context

The subject site is located in the community of Banff Trail at the northwest corner of 26 Avenue NW and 23 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has a rear detached garage accessed off 23 Street NW. There is a rear lane located north of the site.

Parcels designated as R-CG are located immediately north and also to the west of the subject site. Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. William Aberhart High School and the associated playfield are north of the site. The University of Calgary Campus is located to the west across Crowchild Trail and is approximately a one kilometre walk. Council has recently approved a number of land use redesignations along 24 Avenue NW, between Crowchild Trail NW and 19 Street NW, allowing for development intensification within the area.

As identified in *Figure 1*, the community of Banff Trail reached peak population in 1968.

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154**

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Planning Considerations

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

Land Use

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

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. This low-density district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154**

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District and policies of the *Banff Trail ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 26 Avenue NW and 23 Street NW frontages;
- Improving pedestrian connections along 23 Street NW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

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 23 Street NW and 26 Avenue NW. While there is street parking available along both 23 Street NW and 26 Avenue NW, direct vehicular access for new development would be from the lane. The site is serviced by Calgary Transit with bus stops located approximately 350 metres away on Morley Trail NW. The University LRT Station on Crowchild Trail NW is approximately 850 metres away or an 8-10 minute walk. The walking distance from the subject site to the University LRT Station is 900 metres. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The Banff Trail Community Association responded (Attachment 3) noting their concerns about cumulative impacts of redesignations to R-CG in Banff Trail.

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Administration received two public responses stating general support for the application and one response in opposition. The response in opposition focused on the aesthetic impacts of two R-CG parcels across the lane from each other.

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

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154**

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The parcel is located within the Low Density Residential category of the [Banff Trail Area Redevelopment Plan](#) (ARP). Low Density Residential areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also encourages availability of a variety of housing types within the community. The proposed land use amendment will allow for rowhouse development that has the ability to be compatible with the character of the existing neighbourhood.

To accommodate the proposed R-CG District, a minor amendment to Figure 2 is required to change the land use category of the subject site to Low Density Rowhouse. This category is intended to continue to allow for low-density development, but with a greater variety of housing types. A minor amendment is also required to Figure 3: Maximum Building Heights to change the maximum building height at the subject site from 10 metres to 11 metres (Attachment 2).

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.

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.

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2020 March 19

ISC: UNRESTRICTED
CPC2020-0322

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703
- 23 Street NW, LOC2019-0154**

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant Submission
2. Proposed amendments to the Banff Trail Area Redevelopment Plan
3. Community Association Comments

Applicant Submission

October 29, 2019

This application proposes to re-designate the parcel 2703 23 Street NW from R-C2 (Low Density Residential Districts) to a R-CG (Residential-Grade-Oriented Infill)

Banff Trail is a vibrant inner city community that is a unique place to live, work and play. A community that feels like home because of the people and “sense of community” created by the mature stable residential places to live, to socialize and to enjoy the outdoors. Banff Trail is a place that people want to live and spend time due to it’s close proximity to parks/amenities making it a family orientated community just outside the downtown core of Calgary.

The subject site is a corner lot, located on 23rd Street NW and 26 Avenue NW. Flanked by a lane North of the site is an R-CG lot and William Aberhart High School with an open park space beyond that. East of the site are a mixture of old century bungalow and new semi-dwellings. South of the site flanked by 26 Avenue NW is mixtures of old bungalow. Within 200m is 24 Avenue, a collector road. West of the site are mixtures of old bungalows, semi-dwellings, and multiplex. Crowchild Trail a collector road, the vehicular expressway is 300m south of the site and 600m from University Train Station. Walking distance to University Train Station, McMahon Stadium, and Calgary University Campus. It is an ideal location, having easy access to the downtown core via LRT or bike. The Foothills athletic park and Brentwood Village Shopping Center giving it excellent access to a variety of amenities. The city wanted moderately increase the density of the Banff Trail area by replacing older single family homes with higher density new construction. This will provides a variety of housing types to accommodate Calgary's growing and aging population while maintaining the stability of this established community. This creates a more connected and compact Calgary, while reaffirming that Banff Trail remains a family orientated neighborhood.

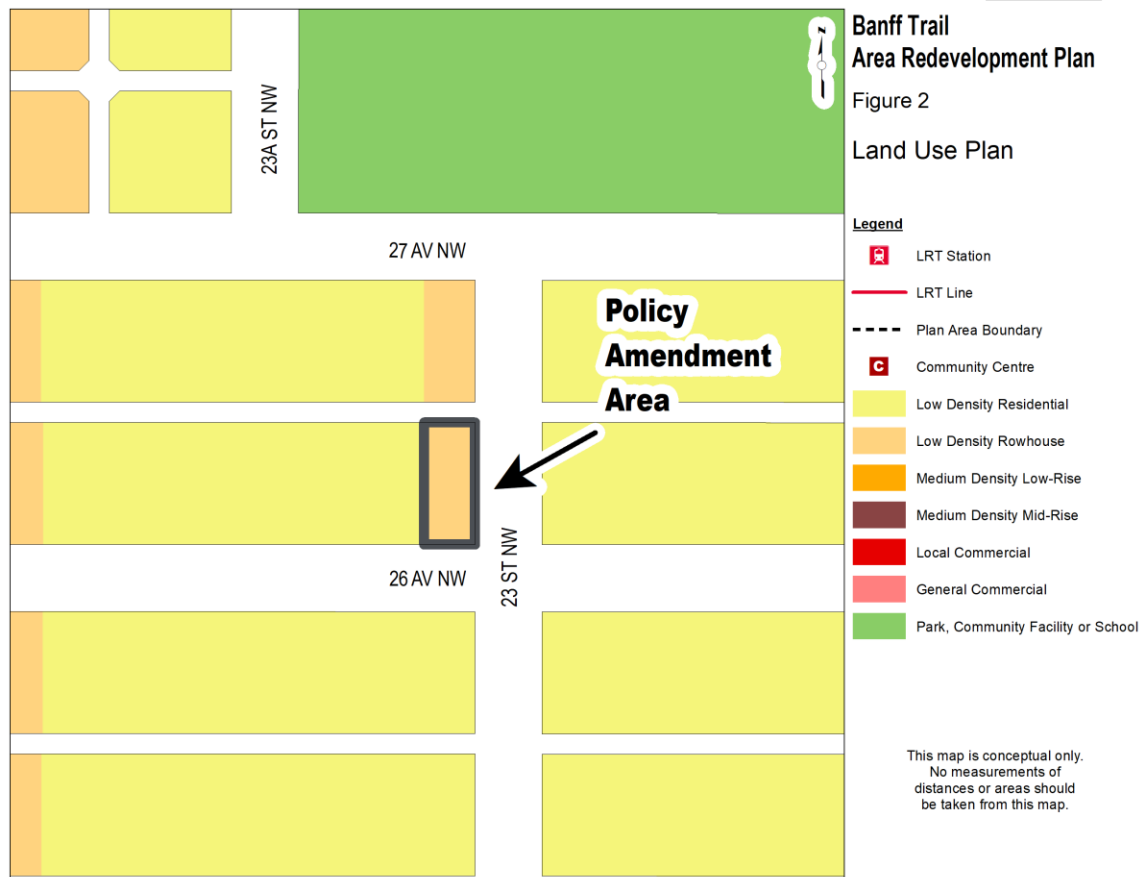
Key planning features of the site include:

1. Making efficient use of available corner lot to, increase density and diversity the types of housing available in the area.
2. Enhance the existing streetscape by rehabilitating Banff Trail existing architecture with new construction.
3. Utilized the optimum location of the site by increasing population to support future development in the area.

We believed the proposed R-CG zoning will contribute to achieving appropriate density, provides diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Local Planning Policies.

Proposed Amendments to the Banff Trail Area Redevelopment Plan

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan', by changing 0.06 hectares \pm (0.14 acres \pm) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from 'Low Density Residential' to 'Low Density Rowhouse' as generally illustrated in the sketch below:



Proposed Amendments to the Banff Trail Area Redevelopment Plan

- (b) Amend Figure 3 entitled 'Maximum Building Heights', by changing 0.06 hectares \pm (0.14 acres \pm) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from '10m' to '11m' as generally illustrated in the sketch below:



Community Association Comments

Received via email December 3, 2019

Thank you for the opportunity to review the provided package. Please see comments below:

File Numbers: **LOC2019 - 0154**

Parcel Address: **2703 23 ST NW**

Name of Planning Representative/s who completed this: **Wayne Howse**

Community Association: **Banff Trail**

Date returned: **December 3, 2019**

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.

Community comments and concerns include the recognition that this application is but one of several applications currently under consideration which propose land use amendments which diverge significantly from the statutory planning policy provided for by the ARP and the land use plan provided therein. Along with the concern that the implications of allowing such deviations sets a tantalizing precedent for subsequent land use and development proposals to proceed in a similar manner with further applications for additional accretive nonconformity and deviation from the planning policies, stipulations, and maximums provided for in the ARP, proceeding in this way engenders cynicism and a lack of trust and respect for statutory policy and the engagement process on the part of the community towards the city, the developers and their perceived practices, and as such is potentially corrosive to the promotion of collaborative outcomes and "great communities". Further to this we note the corollary advanced by some residents that the policy goals of the ARP for modest increases in density can be achieved differently than the proposed at this location, while the specific goals of this application can be realized elsewhere in designated areas already provided for under the ARP.

Thank you,
Wayne Howse

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0298

Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161

EXECUTIVE SUMMARY

This land use amendment application was submitted by Sara Karimiavval on 2019 October 24 on behalf of the landowner, Charanjit and Sukhinder Pannu. The application proposes to change the land use designation of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse building in addition to building types already allowed (e.g. single-detached homes, 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 4 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-CG District.

The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit has not been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 503 Hunts Crescent NW (Plan 4283JK, Block 5, Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

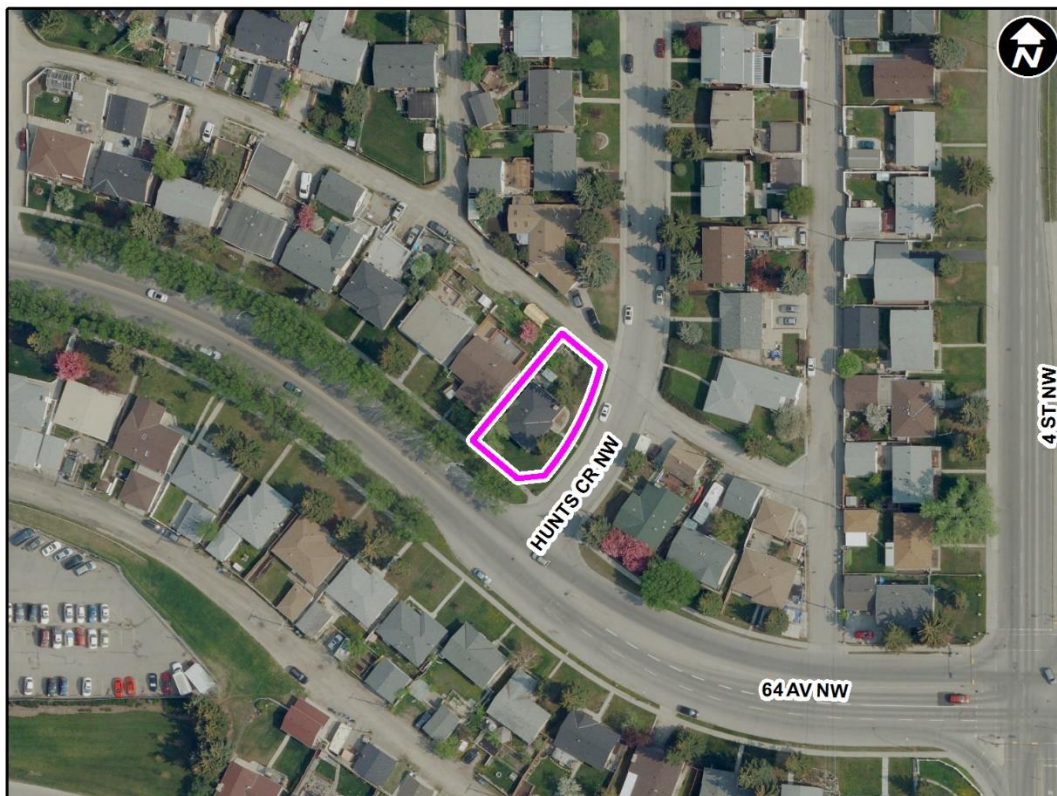
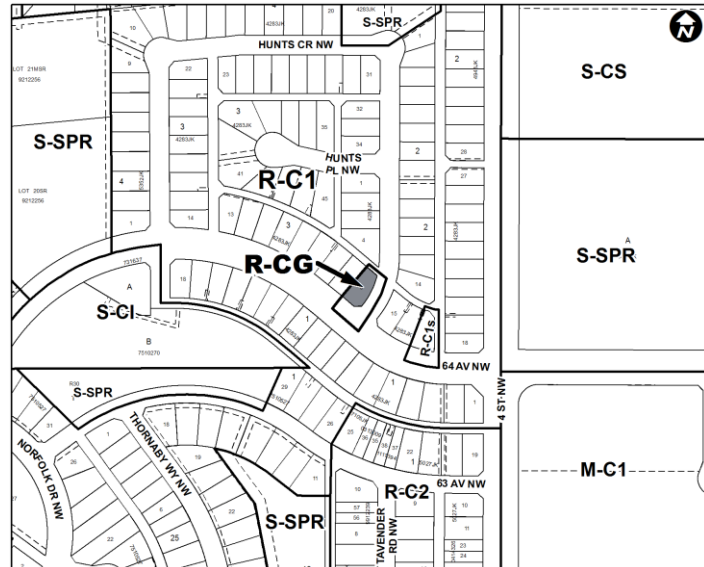
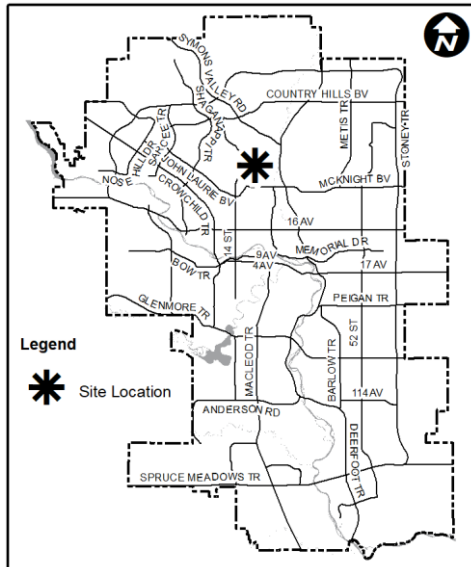
The land use amendment application was submitted by Sara Karimiavval on behalf of the landowner Charanjit and Sukhinder Pannu on 2019 October 24. The Applicant's Submission (Attachment 1) indicated that the intent for the application is to eventually construct a three-unit rowhouse development. However, a development permit application has not been submitted at this time.

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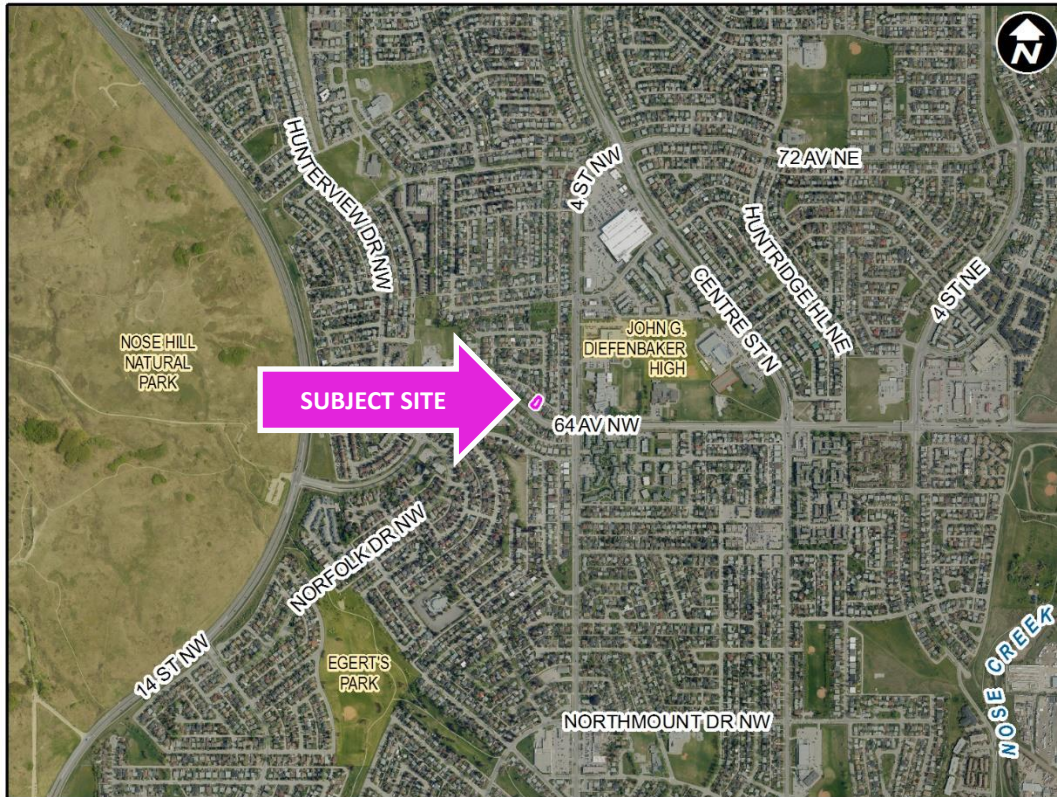
ISC: UNRESTRICTED
CPC2020-0298

Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW,
LOC2019-0161

Location Maps



**Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW,
LOC2019-0161**



Site Context

The subject site is located in the northwest community of Huntington Hills on the corner of Hunts Crescent NW and 64 Avenue NW. The site is approximately 0.05 hectares (0.13 acres) in area with approximate dimensions of 16 metres by 3 metres. A rear lane exists along the northern edge of the property. The subject site is currently developed with a single detached dwelling. A detached garage does not exist on the site and all parking occurs offsite. The site is higher than the street grades, therefore, site design including vehicular access will need to be sensitive to the existing topography.

Huntington Hills is mainly characterized by 1960's style bungalows in single detached and semi-detached forms. Townhomes and multi-residential buildings are generally located in nodes and along major roadways. Redevelopment is just beginning to occur in the community with many existing and proposed secondary suites.

The immediately surrounding neighbourhood consists of single detached dwellings and the predominant land use is Residential – Contextual One Dwelling (R-C1) District. The larger community of Huntington Hills is characterized by a mix of other residential land use districts, including Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Low Profile (M-C1) District as well as others. A high school and elementary school

Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161

are in close proximity to the site as well as the Thornhill Aquatic Centre, a shopping centre, and many other amenities and services.

Figure 1 shows that Huntington Hills reached peak population in 1983.

Figure 1: Community Peak Population

Huntington Hills	
Peak Population year	1983
Peak Population	15,904
2019 Current Population	13,420
Difference in Population (Number)	-2,484
Difference in Population (Percentage)	-15.6%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are considered low-density and compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit with a secondary suite.

The proposed land use of Residential – Grade-Oriented Infill (R-CG) District allows for the use of rowhouse building in addition to uses already allowed (e.g. single-detached dwelling, semi-detached dwelling, duplex dwelling, and suites), a maximum building height of 11 metres (an increase from the current maximum of 10 metres), and a maximum 4 units (an increase from the current maximum of 1 unit). The District provides for a maximum density of 75 units per hectare which would enable up to 4 units on the subject site.

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Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161

Development and Site Design

The Land Use Bylaw rules of the R-CG District will provide guidance for future site development including number of units, uses, building massing, building interface with the street and individual front door accesses, height, on-site parking, grading, and landscaping. A development permit has not been submitted at this time.

Environmental

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

Transportation

Pedestrian access to the site is available from an existing sidewalk along 64 Avenue NW and Hunts Crescent NW. Upon redevelopment all vehicular access will be via the rear lane that is accessed from Hunts Crescent.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 150 metres away (less than a five-minute walking distance).

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the site without the need for offsite improvements. Individual servicing connections as well as necessary stormwater management will be considered and reviewed as part of a future development permit application.

Stakeholder Engagement, Research and Communication

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

The Huntington Hills Community Association responded that they do not have an opinion on the redesignation however they do sympathize with the residents' concerns with the application (Attachment 2).

There were 41 letters submitted from surrounding neighbours who oppose the land use sighting concerns with parking availability, increased traffic, access issues, housing forms that deviate from single-detached dwellings, building height, over-crowding and lowering of property values.

A petition was also submitted with signatures from 17 residents who oppose the land use amendment.

**Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW,
LOC2019-0161**

In response to the feedback received, the landowner met with the Community Association, the Ward Councillor, and door-knocked on neighbours' homes. The applicant obtained 56 signatures of no objection to the proposal.

Administration considered the relevant planning issues specific to the proposed redesignation, including the neighbourhood context, proximity to transit and siting, and has determined the proposal to be appropriate. The proposal is considered a very modest density increase that is compatible with the surrounding neighbourhood. Design, traffic and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

Since there are no in effect local area plans in Huntington Hills all relevant policy is reflected in the [Municipal Development Plan](#) (MDP) which is the city's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

The subject parcel is located within the Residential – Developed – Established area as identified on [Map 1: Urban Structure](#) in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0298

Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district and provides for a modest increase in density in a form that is sensitive to existing surrounding residential development.

There is no local area plan for the subject area and Huntington Hills is currently not within a Multiple Community Plans to be completed within the next three years.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types that the existing 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 a rowhouse building with three units, will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

There are no growth management impacts to capital budgets.

Risk Assessment

There are no risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-CG District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission

I have noticed there has been change of zoning for quite a few properties in the NW areas of Calgary. To achieve higher density, less roads, less new services and more tax revenue, zoning has been changes from R-C1 & RC-2 to RCG, particularly corner lots.

This lot, 503 Hunts Cres. NW is also a corner lot and is a good location to change zoning from RC-2 to RCG. This property is locates on the main road, 64 Ave NW & Hunts Cres. NW and is only 45m away from another main road, 4 Street NW. Also City Transity runs on both 64 Ave. and 4 Street NW.

So this property is locates on a transit route and is a very good candidate to be rezoned from R-C1 to RCG. This will also help the City to achieve more density and less roads, less new services, and more tax revenue.

New quality home construction will lift up the community look and also motivate other owners in the area to renovate and maintain their homes. That in turn will benefit the whole community.

I am sure this small project will help City to achieve their goal of higher density, less roads, less services and more tax revenue. It will also benefit the community with higher property values just like other redeveloping NW communities.

Community Association Letter

January 29, 2020

Good Morning Sarah:

The Huntington Hills Community Association has our board meeting on Jan 27. We discussed this rezoning application at great length.

A motion was made as follows:

Heather Allison moved, Daryl Suttie seconded, We do not have an opinion regarding the Rezoning LOC2019-0161 application, however we do sympathize with the residents whom are opposing this rezoning for the following reasons.

1. Safety, this corner is already a hazardous corner for the crescent.
2. Lack of Parking availability,
3. Issues around access to and from 64 Avenue
4. The aesthetics of conflicting housing forms, all dwelling are single family and the character of the community, adding a multi dwelling in the middle of this
5. Increased building height
6. Overcrowding
7. Lowering of property values

Motion was carried.

Have a good day.

Heather (Johnston) Allison

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0234

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 35 Street SW LOC2020-0004

EXECUTIVE SUMMARY

The application was submitted 2020 January 08 by Clem Lau Architects & Designers, on behalf of the land owner Rosa Kiu Yung Lau. The application proposes to change the designation of the site from DC Direct Control District based on the R-2 Residential Low Density District (Bylaw 28Z91) of Bylaw 2P80 (which is primarily for single detached, semi-detached and duplex dwellings) to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale, street oriented commercial development with opportunities for residential uses on upper floors of buildings;
- a maximum building height of 10 metres, approximately two storeys (no change from the current height maximum);
- a maximum building floor area of approximately 550 square metres, based on a building floor to parcel area ratio of 1.0; and
- the uses listed in the C-N1 District.

The change from low density residential use to local commercial use aligns with the *Municipal Development Plan* (MDP) and the objectives of the *Killarney/Glengarry Area Redevelopment Plan* (ARP) as it would accommodate commercial uses that support the local area, and a development form that is compatible with existing residential and local commercial development in terms of height and built form.

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

No development permit application has been submitted at this time.

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 0.05 hectares ± (0.12 acres ±) located at 2804 - 35 Street SW (Plan 732GN, Block 11, Lot 10) from DC Direct Control District **to** Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0234

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 35 Street SW LOC2020-0004**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

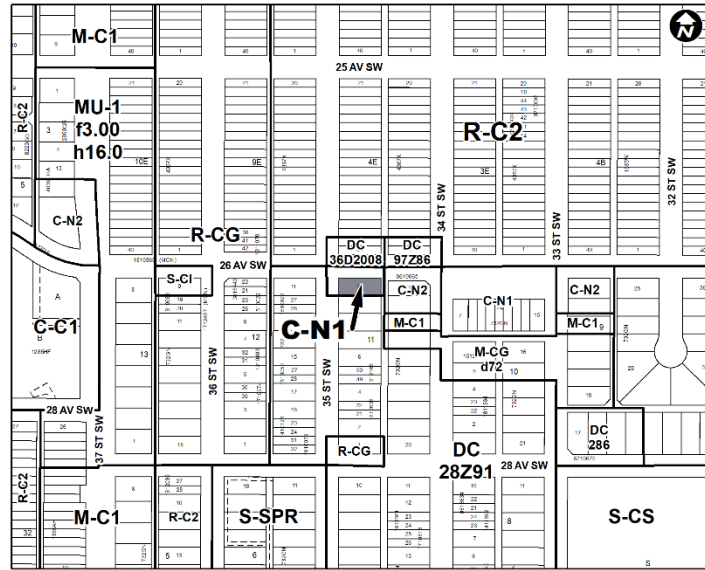
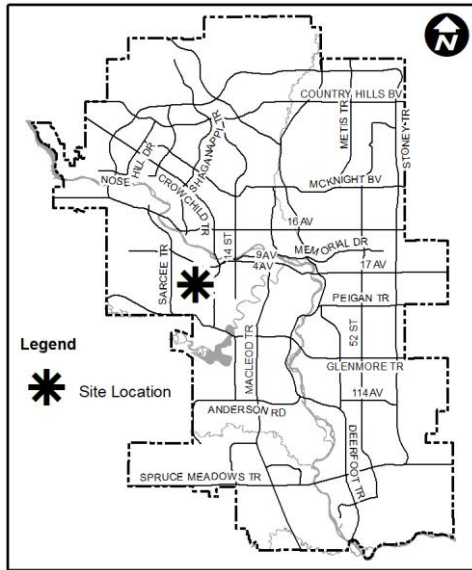
This land use amendment was submitted 2020 January 08 by Clem Lau Architects & Designers, on behalf of the land owner Rosa Kiu Yung Lau. Although a development permit has not been submitted yet, the Applicant's Submission (Attachment 1) indicates their intent to retrofit the existing single detached dwelling for the use of a medical clinic in line with the rules of the Commercial – Neighbourhood 1 (C-N1) District.

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Calgary Planning Commission
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Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
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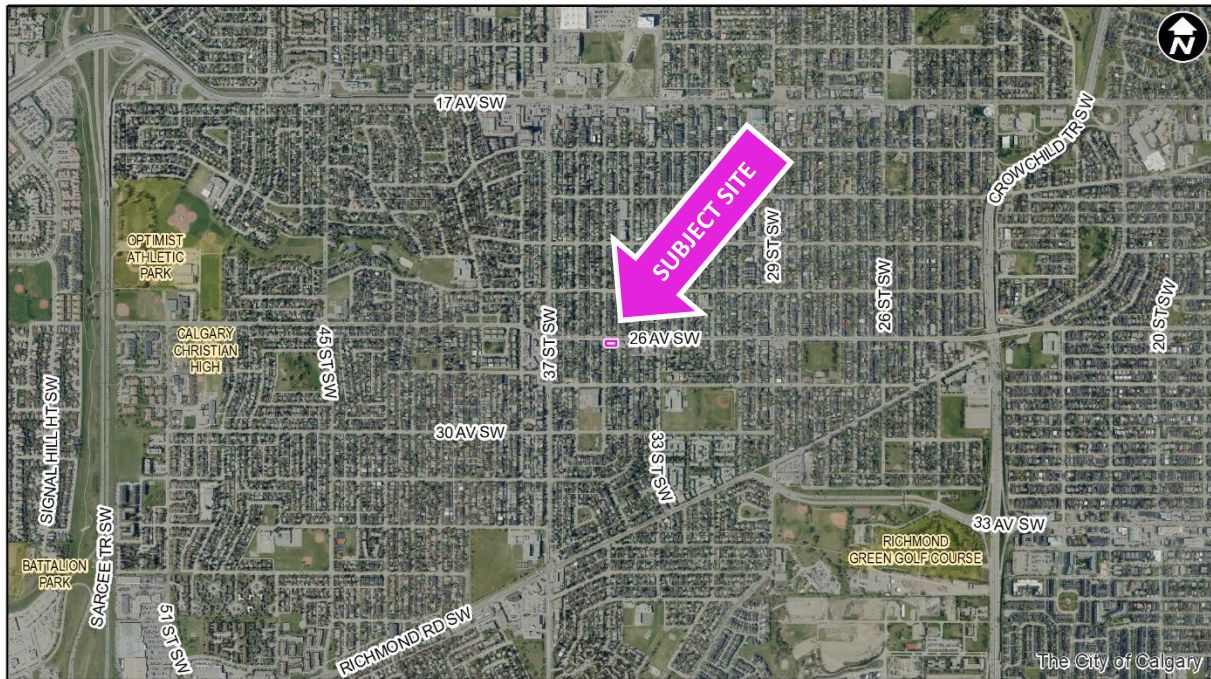
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0234

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 35 Street SW LOC2020-0004**



SITE CONTEXT

The subject site is located on the southeast corner of 35 Street SW and 26 Avenue SW in the community of Killarney/Glengarry and currently contains a single detached dwelling with rear lane access. The subject site is approximately 0.05 hectares (0.12 acres) in size with approximate dimensions of 15 metres by 36 metres.

The land use in this area is a mixture of low-to-medium residential and commercial districts. Lands directly to the south and west are DC Direct Control District (Bylaw 28Z91) based on the R-2 Residential Low Density District developed with single and semi-detached dwellings with rear lane access. Lands directly to the east are designated for commercial (C-N1, C-N2) and multi-residential (M-C1, M-CGd72) land uses, and are developed with small scale commercial buildings (fronting onto 26 Avenue SW) and two-storey apartment buildings, respectively.

As identified in *Figure 1*, Killarney/Glengarry's population reached its peak population in 2015.

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 35 Street SW LOC2020-0004**

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	3,509
2019 Current Population	3,501
Difference in Population (Number)	-8
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for neighbourhood commercial uses in building types that are compatible with the established building forms of the existing neighbourhood. Though a minor amendment to *Killarney/Glengarry Area Redevelopment Plan* is required, the proposal generally 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 DC Direct Control District ([Bylaw 28Z91](#)) 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. This DC dates to 1991, and was applied over an extensive area of the community as a land use approach to conserve the lower density character of the area.

The proposed Commercial – Neighbourhood 1 (C-N1) District is a designation that provides for small scale commercial developments in buildings that are close to each other, the street and the public sidewalk, storefront commercial buildings oriented towards the street, buildings that are in with the scale of nearby residences and opportunities for residential uses to occur on the upper floors of buildings. The proposed district allows for a maximum floor area ratio of 1.0 metre and building height of 10 metres.

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 35 Street SW LOC2020-0004

As mentioned, the subject site is directly adjacent to existing C-N1 and C-N2 Districts, which are developed with small scale commercial development (i.e. medical clinic, coffee shop, retail store). As such, the proposed district would be an appropriate continuation of this commercial activity along 26 Avenue SW and would provide an additional opportunity to for residents to have local retail and support services within the community.

Development and Site Design

The applicant has indicated that their intent is to retrofit the existing single detached dwelling to accommodate a future medical clinic.

The rules proposed in the C-N1 District will provide basic guidance for future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the site, additional items will be considered through the development permit process, but are not limited to:

- ensuring there is an appropriate interface with the existing residential development along 35 Street SW;
- ensuring that the building form appropriately transitions to the existing low density development to the west;
- the delineation of an appropriate setback; and
- ensuring that the required on-site parking requirements are provided.

Environmental

There are no known outstanding environmentally-related concerns associated with the site nor proposal. Therefore, an environmental site assessment was not required for this application.

Transportation

The subject site is located approximately 15 metres from an Eastbound Route 6 Killarney 26 Avenue bus stop, which provides service to the Downtown core and LRT routes. The site is also approximately 200 metres from a Max Teal bus line route.

The subject site is a corner lot with lane access that fronts on to a residential class road, and sides on to a collector on the north. The site is currently not within a Residential Parking zone and there is currently no on street parking restriction on the south side of 26 Avenue SW, adjacent to the parcel. Parking requirements will be reviewed at the development permit stage.

The subject site also has a 2.134 metre Bylaw setback (for municipal purposes relating to public realm improvements) on the north side, which will have to be respected.

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ISC: UNRESTRICTED
CPC2020-0234

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 35 Street SW LOC2020-0004

Utilities and Servicing

Water and sanitary mains are available to service the subject site. Servicing arrangements will be determined at development permit stage.

Stakeholder Engagement, Research and Communication

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

The application was circulated to the Killarney/Glengarry Community Association which did not provide comments at the time of writing this report.

The applicant has indicated that the following has been completed as part of their community outreach:

- notices with information on the proposal were sent out to 127 homes around the property;
- correspondence with the adjacent neighbour (directly to the south) on the proposed land use and future development of the site;
- discussion with the community association on the proposal; and
- an open house was held on 2020 February 26 at the Killarney/Glengarry Community Association Building (between 6:00pm to 8:00pm) to answer residents' questions and provide information on the future development.

Administration received one letter in opposition to the proposal which indicated concerns with the following:

- the precedent the proposed rezoning sets should the applicant choose not to retrofit the existing home which may then lead to another land use redesignation; and
- the change of the residential character of 35 Street SW.

Administration received one letter in support of the proposal which indicated the following:

- elated that neighbourhood is being reinvigorated; and
- see opportunity rezone and rebuild along 26 Avenue SW.

Administration considered relevant planning issues specific to the proposed redesignation and given the close proximity to existing neighbourhood commercial development, believe that the proposal is appropriate and will serve as a benefit to the neighbour residents and larger community.

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CPC2020-0234

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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 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](#) (SSPR) which directs population growth in the region.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including local commercial development that provides retail and service uses in close proximity to residents. The MDP also calls for 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 C-N1 District provides for development form that may be sensitive to existing residential development in terms of height and built form.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Conservation/Infill area as identified on Map 2 of the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP) which envision redevelopment in the form detached, semi-detached and duplex residential buildings consistent with the existing DC Direct Control District.

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 Local Commercial. The ARP encourages commercial development that is compatible with the scale of the surrounding residential areas and are intended to provide goods and services catering to the needs of residents. As such, Administration deems the proposed amendment to the ARP to be appropriate given the intent of the application, the contextual nature of the proposed C-N1 District and the site's location - directly adjacent to existing commercial land use districts.

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2020 March 19

ISC: UNRESTRICTED
CPC2020-0234

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
2804 - 35 Street SW LOC2020-0004**

Social, Environmental, Economic (External)

The recommended land use allows for wider range of small scale commercial development that would be in keeping with the scale of the nearby low density residential built form. The proposed change will provide the local population with an increased variety of retail and services uses in close proximity.

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.

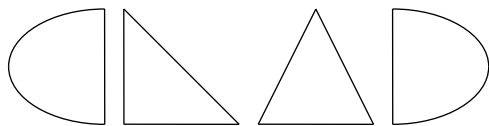
REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the objectives of *Killarney/Glengarry Redevelopment Plan* and with the applicable policies of the *Municipal Development Plan*. The proposed C-N1 District is intended for parcels in proximity to or directly adjacent to low density residential development and will provide the local population with a greater variety of local commercial and services uses. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial and multi-residential development, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to Killarney/Glengarry Area Redevelopment Plan

Applicant's Submission



CLEM LAU ARCHITECT DESIGNERS INC.

2020-01-08

Planning Department
The City of Calgary
P.O. Box 2100 Stn 'M'
Calgary, Alberta

RE: LUR application
DC28Z91 to C-N1
2804 – 35th Street SW
Calgary, Alberta

Applicant's Submission:

The subject property is on the south-west corner of 26th Avenue and 35th Street SW.

Right across 26th Avenue, two residential properties have already been re-zoned to C-N1. One as a medical office and the other as a day-care facility.

And immediately to the east of this property is a Husky gas station.

And to the immediate east of the Husky gas station is commercial strip mall which extends the entire block along 26th Avenue.

And one block to the west along 26th Avenue is another day-care facility on 36th Street SW, which follows with the full commercial malls and developments on 37th Street.

We see the opportunity to link up the low intensity use facilities along 26th Avenue, as envisioned by the community planning committee.

The redesignation of the property is to able to accommodate a commercial use. The intent is for a Canadian Certified Pediatric - Foot and ankle biomechanics healthcare professional.

The clients/patients intake is of very low intensity – average diagnostic procedure is 1.0 hours per case.

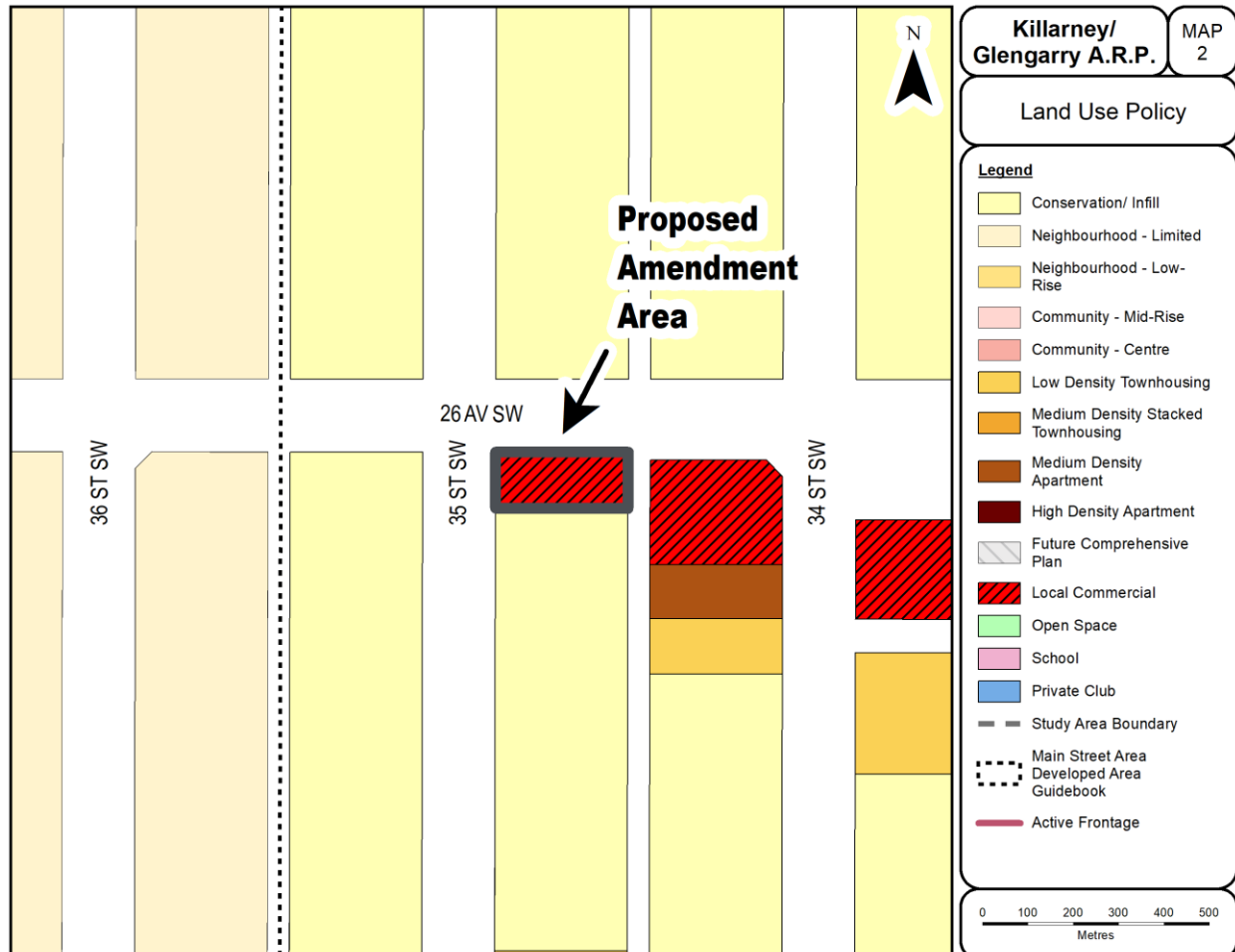
The rear yard shall be renovated to accommodate three(3) additional parking stalls access from the back lane.

The City Planning department, the Councilor's office and the Community Association have been contacted and have been given support to this LUR by all.

Clem Lau Architect, M.A.A.A. (Life Member), M.R.A.I.C., M.A.I.B.C.

Proposed Amendment to the Killarney/Glengarry Area Redevelopment

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 0.05 hectares \pm (0.12 acres \pm) located at 2804 - 35 Street SW (Plan 732GN, Block 11, Lot 10) from 'Conservation/Infill' to 'Local Commercial', as generally shown in the sketch below.



Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0208

Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE, LOC2019-0114

EXECUTIVE SUMMARY

This land use redesignation application was submitted by IBI Group on 2019 July 19 on behalf of the developer Parminder Sandhu. The application proposes to redesignate a portion of 251 Red Embers Way NE from Multi-Residential – Medium Profile (M-2) District to a DC Direct Control District based on Commercial – Community 1 (C-C1) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to allow for:

- an electrical substation required to service a future LRT expansion (S-CRI);
- a mixed-use commercial development (DC);
- a development intensity and range of uses that support transit-oriented development over time; and
- a maximum building height and floor area ratio consistent with the existing M-2 District.

The proposal is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and the *North East Community 'A' Area Structure Plan* (ASP).

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.59 hectares \pm (3.93 acres \pm) located at 251 Red Embers Way NE (Plan 1710122, Block 24, portion of Lot 13) from Multi-Residential – Medium Profile (M-2) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate mixed-use development; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

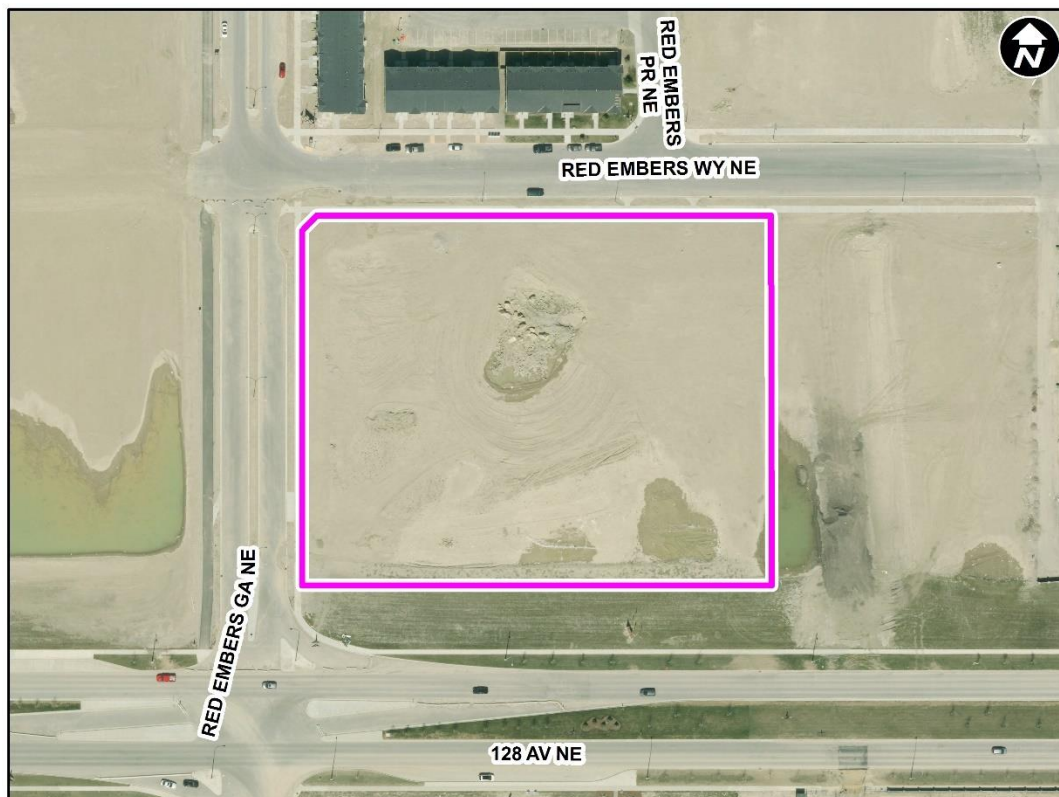
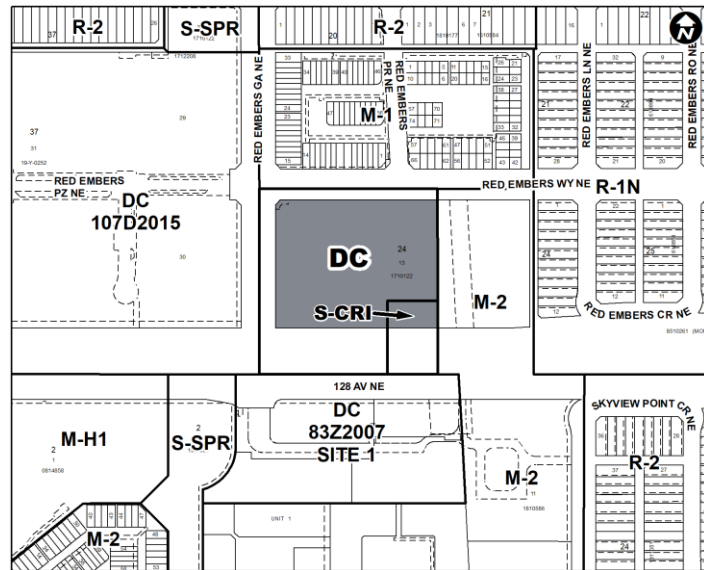
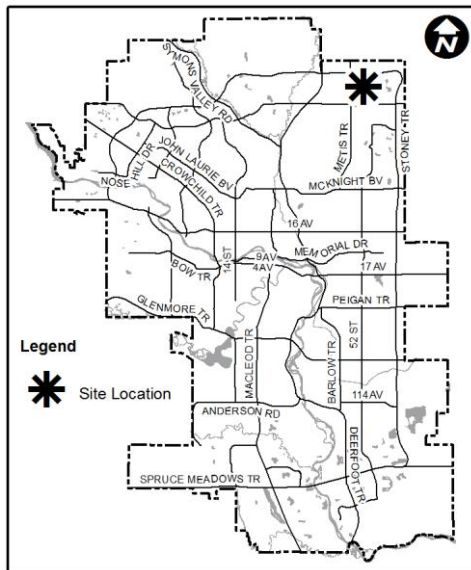
This land use amendment application was submitted by IBI Group on behalf of the developer, Parminder Sandhu, on 2019 July 19. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 1), the applicant intends to redesignate a portion of the parcel to accommodate a community-scaled commercial development. A small portion is also being redesignated to S-CRI District and will be reserved for an electrical substation which is required for the future LRT Blue Line expansion to the area.

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CPC2020-0208

Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE,
LOC2019-0114

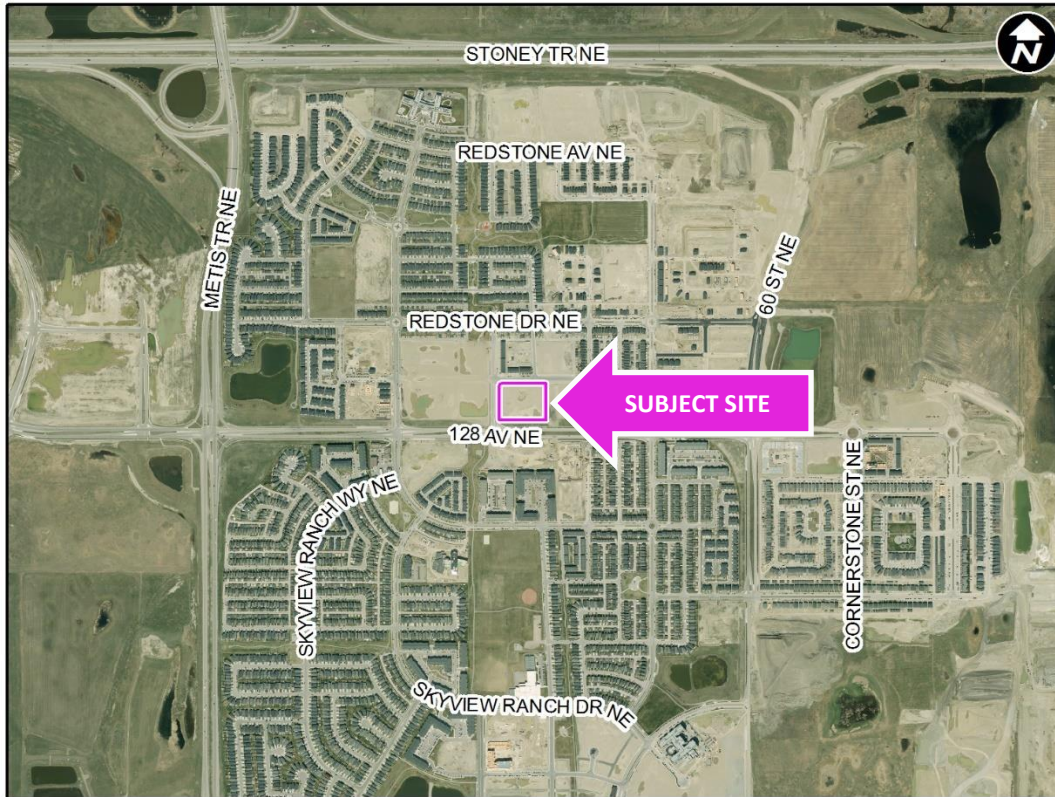
Location Maps



Planning & Development Report to
Calgary Planning Commission
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ISC: UNRESTRICTED
CPC2020-0208

**Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE,
LOC2019-0114**



Site Context

The subject site is in the developing community of Redstone at the northeast corner of 128 Avenue NE and Red Embers Gate NE. The total parcel area is approximately 2.44 hectares (6.02 acres) and the portion proposed for redesignation is approximately 1.59 hectares (3.93 acres). The site is north of the future alignment of the northeast leg of the LRT Blue Line and approximately 200 metres east of a future station. There is no funding or timelines for the construction of the extension of the Blue Line or these stations at this time.

The land use pattern in this area of Redstone is a mix of residential and commercial uses. Multi-residential development in the form of townhouses exists to the north, designated Multi-Residential – Low Profile (M-1) District. The parcel to the south, across 128 Avenue NE, is also developed with a multi-residential development but in a six-storey built form. The site to the west is designated DC Direct Control District ([Bylaw 107D2015](#)) and has been approved for a commercial and multi-residential development and includes a transit plaza adjacent to the future LRT station.

**Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE,
LOC2019-0114**

The community of Redstone is not completely built out and is still growing. Based on the 2019 City of Calgary Civic Census the population of Redstone is 5,848 people. At full build out, the ASP anticipates that Redstone will accommodate a projected peak population of 7,247.

Figure 1: Community Peak Population

Redstone	
Peak Population Year	2019
Peak Population	5,848
2019 Current Population	5,848
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

INVESTIGATION: ALTERNATIVES AND ANALYSIS

If approved, this proposal intends to allow for the future development of a community scaled commercial development with the potential for mixed-use. A portion of the subject site will remain Multi-Residential – Medium Profile (M-2) District and will allow for multi-residential development. The application also includes the redesignation for a future LRT substation. The proposed land use amendment supports the applicable policies for this area 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 subject site is currently designated Multi-Residential – Medium Profile (M-2) District. The existing land use district provides for multi-residential development in a variety of forms with a maximum building height of 16 metres.

The proposed DC Direct Control District (Attachment 2) is based on the Commercial – Community 1 (C-C1) District and will allow for a community scaled commercial development that can change and evolve over time as LRT transit service is extended to the area. The purpose of using a DC District is to exclude auto-oriented uses included in the base C-C1 District and to provide greater flexibility by allowing residential units with direct access at grade. The rules of the DC District will allow for development intensity and uses that support transit-oriented development.

The maximum floor area ratio of the proposed DC District is 3.0 and the maximum building height is 16.0 metres. These maximums are equivalent to the existing M-2 land use district. As mentioned above, the proposed DC excludes the auto-oriented uses included in the base C-C1

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Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE, LOC2019-0114

District and includes language which would allow residential units on the ground floor of buildings.

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District will be reserved for an electrical substation which is required for the future LRT expansion to the area. Access to this parcel will be provided through the future commercial development.

Development and Site Design

A development permit application has not been submitted at this time. The rules of the proposed DC and S-CRI Districts and local policy will regulate development on the site including appropriate uses, building mass, building height, landscaping, and parking. At the development permit stage, key factors will be considered, including but not limited to:

- building interface and orientation;
- pedestrian connections through the development;
- interface treatment with adjacent development;
- public realm design; and
- vehicle access and parking.

Environmental

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

Transportation

The subject site is bordered by Red Embers Gate NE, Red Embers Way NE, and 128 Avenue NE. The LRT Blue Line right-of-way runs along the north side of 128 Avenue NE, separating the subject parcel from 128 Avenue NE.

There is currently no primary vehicular access to the subject site. Future access is proposed from Red Embers Way NE, along the northern edge of the site. Exact location of vehicular access will be confirmed at the development permit stage.

Pedestrian access to the site is available from Red Embers Gate NE and Red Embers Way NE. A pedestrian connection to 128 Avenue NE is not available due to the right-of-way required for the Blue Line extension of the LRT network.

The future LRT station is planned to be located approximately 200 metres from the subject site. The Blue Line extension is currently in The City of Calgary's 10-year unfunded capital plan. Thus, there is no timeline of construction of the station at this time. The future development of the subject site will consider pedestrian connectivity to the future station in the site design.

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Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Any potential upgrades, and appropriate stormwater management will be determined at the 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.

Administration did not receive any responses related to this application from the community association and adjacent landowners.

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 subject site is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas include those communities that have an ASP completed and are in the process of developing. The MDP outlines policies and objectives that are to be applied to a community through the ASP process.

Northeast Community 'A' Area Structure Plan (Statutory – 2007)

The subject site is in the Predominately Residential Area of the [Northeast Community 'A' ASP](#). The composition of this area is intended to be predominately dwelling units however

**Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE,
LOC2019-0114**

neighbourhood commercial uses are also allowed where determined to be compatible and appropriate.

In addition to the policies of the Predominately Residential Area, the subject site must also comply with the policies identified in the Transit Planning Area section of the ASP. The Transit Planning Area policy applies to a 600-metre radius from the future station and land uses within this area should include multi-residential development, office uses, commercial, and consumer service. Additionally, pedestrian and bicycle connections should be provided to both the regional pathway and to the surrounding community. Development within this area should be designed to integrate into the surrounding community, orient buildings towards the street, provide strong pedestrian connections and contribute to an active public realm.

The design guidelines of the ASP will be applied at time of development permit.

Social, Environmental, Economic (External)

The land use amendment will allow for commercial and future residential development in close proximity to a future LRT station, which encourages the use of transit to utilize these services while attracting, retaining and nurturing business.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns currently.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment aligns with the applicable policies of the *Northeast Community 'A' Area Structure Plan* and the *Municipal Development Plan*. The proposed DC District will allow for the development of a community scaled commercial and future residential development with development intensity and a range of uses that support transit-oriented development.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Direct Control District

Applicant Submission

March 9, 2020

This submission accompanies an application made to redesignate a portion of the property known as 251 Red Embers Way NE, located in the community of Redstone. The property is currently designated M-2 in the City Land Use Bylaw and has an area of 2.44 ha (6.03 ac).

This application proposes to change the land use designation on a portion of the subject property from M-2 to DC; and S-CRI. The western portion of the property (1.51 ha) would be subject to the proposed DC bylaw, and would be intended for community-scale commercial development with the potential for increased mixed-use development. The proposed DC Bylaw is based on the CC-1 commercial land use district, but with some auto-oriented land uses removed, and increased opportunities for greater residential density (proposed FAR to be increased from 1.0 to 3.0) and building height (proposed to be increased from 10.0 metres to 16.0 metres)

A small portion of the property (0.10 ha) is to be reserved for an electrical substation. This portion has a setback 100 metres from the corner of Red Embers Gate and 128 Avenue and will be designated S-CRI. The substation would service the future LRT station, further to the west on 128 Avenue NE.

The balance of the subject property, to the east of the subject lands, would remain as existing, with M-2 land use designation.

The subject property is part of Community C in the Northeast Community 'A' Area Structure Plan. Part of the subject property is designated 'Transit Planning Area' on Map 3 of the ASP document as a minor portion of the site falls within the 600 metre radius of the 128 Avenue LRT station.

The application proposes two access points into the subject property. The commercial portion of the property would both have all-turns accesses onto Red Embers Way NE: one approximately 49.5 m east of the Red Embers Way/Red Embers Gate intersection; and one directly across from the existing intersection of Red Embers Way NE and Redstone Park NE. Access to the electrical substation would be through the commercial portion of the property.

The ASP's policies for the Transit Planning Area emphasize mixed use development with emphasis on child care facilities, office uses, smaller-scale businesses and shops, and pedestrian and bicycle connections. Higher-density residential should be located closer to the LRT station, and medium density housing is contemplated for the edge of the Transit Planning Area. Away from the Transit Planning Area, residential development shall have a minimum density of 17.5 units per hectare (UPH) or 7 units per acre (UPA).

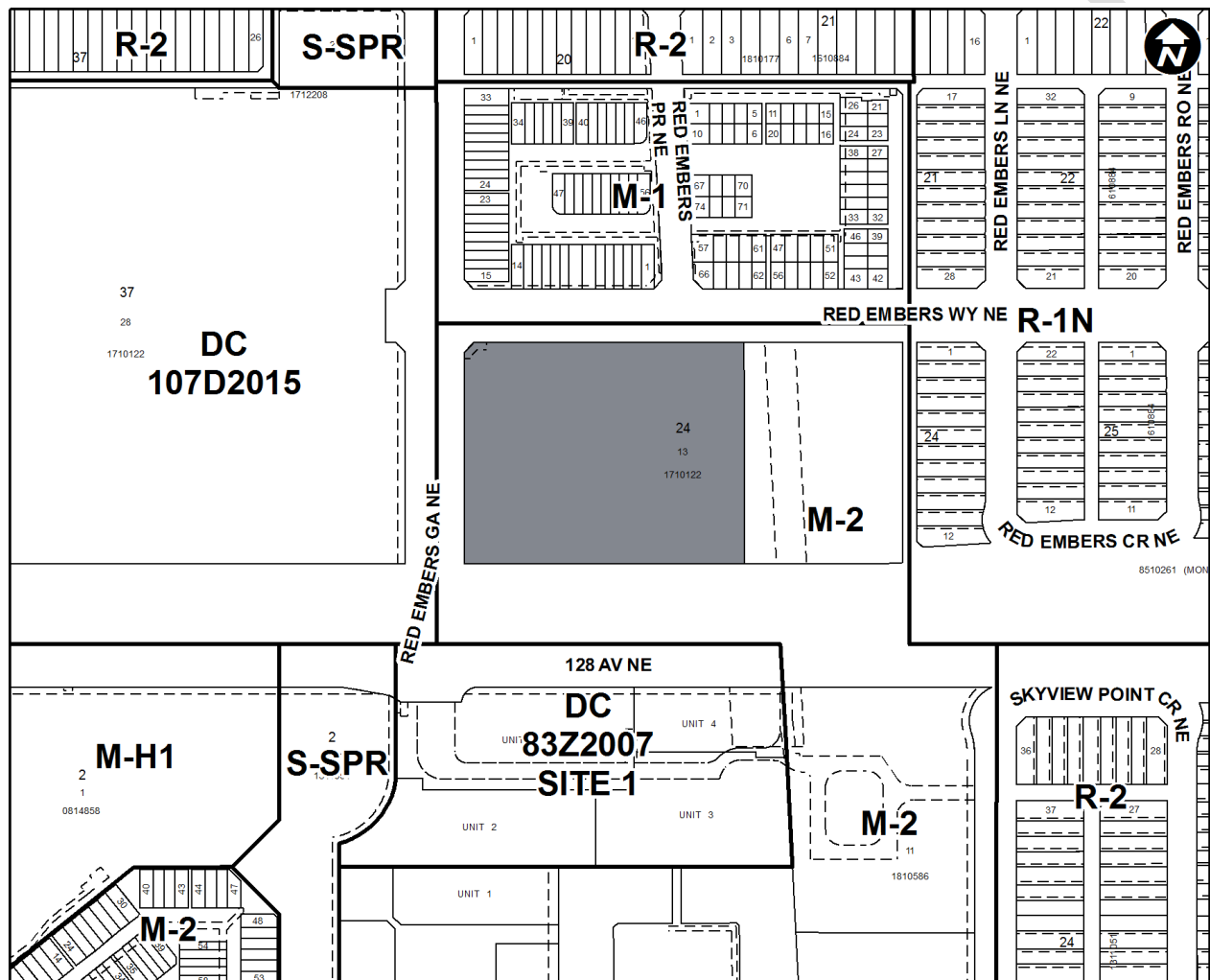
The application generally conforms to the policy framework set out in the Area Structure Plan. The proposed DC Bylaw contemplates smaller-scale, neighborhood-serving commercial uses, including child care, medical clinics, and specialty food stores. The commercial portion of the property will be designed (at the development permit stage) designed to accommodate pedestrian movement internally and would be accessible to pedestrian and bicycle pathways on 128 Avenue.

The remainder of the subject lands that do not form part of this application would continue to have an M-2 land use designation. As the M-2 land use requires a minimum of 60 UPH or 24.3 UPA, which exceeds the minimum residential density as provided for in the Area Structure Plan.

Proposed DC Direct Control District

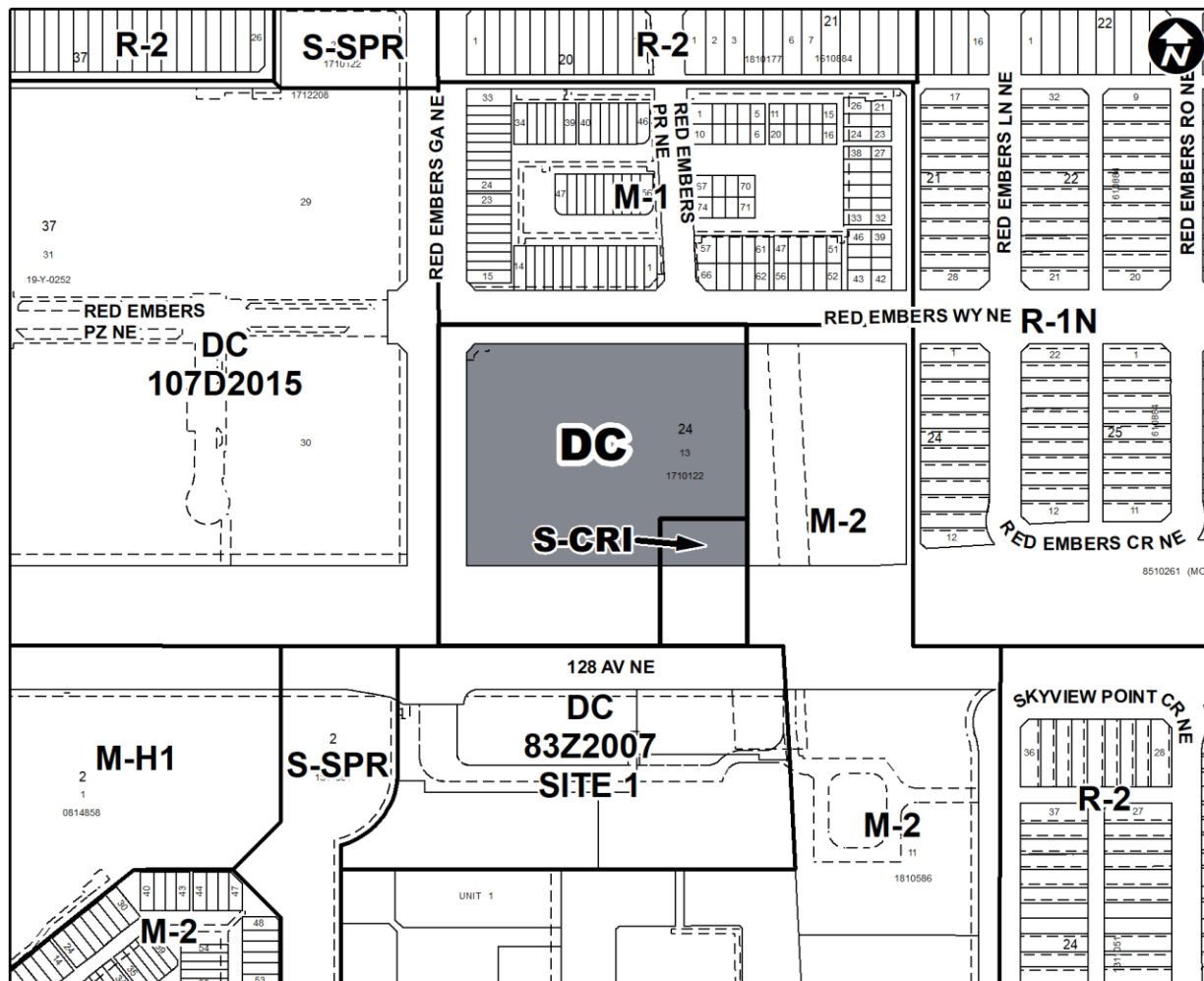
- The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for development intensity and land uses that support transit-oriented development;
- (b) accommodate opportunities for mixed-use commercial development with multi-residential uses;
- (c) restrict auto-oriented uses; and
- (d) allow for opportunities for residential uses to be provided on the ground floor.

Proposed DC Direct Control District

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Vehicle Rental – Minor.**

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) 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;**
(d) **Gas Bar; and**
(e) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 3.0.

Building Height

- 8 The maximum **building height** is 16.0 metres.

Location of Uses within Buildings

- 9 **Assisted Living, Dwelling Units, Live Work Units, and Residential Care** may be located on the ground floor of a **building**.

Relaxations

- 10 The **Development Authority** may relax the rules contained in Sections 6, 7, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.