



## REVISED AGENDA

### CALGARY PLANNING COMMISSION

April 16, 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

#### SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream  
<http://video.isilive.ca/calgary/live.html>*

*Members will be participating remotely.*

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 April 02
5. CONSENT AGENDA
  - 5.1 DEFERRALS AND PROCEDURAL REQUESTS  
None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172, CPC2020-0402

5.4 Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190, CPC2020-0415

5.5 Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005, CPC2020-0231

5.6 Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002, CPC2020-0319

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 Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165, CPC2020-0320

7.2.2 Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003, CPC2020-0366

7.2.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041, CPC2020-0329

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 MDP/CTP Amendments – Administration Follow-up (Verbal Report), CPC2020-0423  
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**Review by: 2020 June 03**

NEW MATERIALS

- 9.1.2 *Historic East Calgary Local Area Plan (Verbal Report), CPC2020-0425*  
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**Review by: 2020 December 02**

9.2 URGENT BUSINESS

10. ADJOURNMENT







## INDEX FOR THE 2020 APRIL 16 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

## CONSENT AGENDA - 5

### ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS  
None

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### ITEM NO.: 5.2

BRIEFINGS  
None

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### ITEM NO.: 5.3

Allan Singh

**COMMUNITY:**

Varsity (Ward 1)

**FILE NUMBER:**

LOC2019-0172 (CPC2020-0402)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

4824 – 40 Avenue NW

**APPLICANT:**

MES Architecture

**OWNER:**

Irene Von Stetten

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.4

Sarah Hbeichi

**COMMUNITY:**

Montgomery (Ward 7)

**FILE NUMBER:**

LOC2019-0190 (CPC2020-0415)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Montgomery Area Redevelopment  
Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

5003 - 21 Avenue NW

**APPLICANT:**

Dimao Rong

**OWNER:**

Dimao Rong  
Runxian Su

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.5**

Jarred Friedman

**COMMUNITY:** Glendale (Ward 6)

**FILE NUMBER:** LOC2020-0005 (CPC2020-0231)

**PROPOSED CLOSURE:** 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of road adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW

**PROPOSED REDESIGNATION:** From: Undesignated Road Right-of-Way  
To: Residential – Contextual One Dwelling (R-C1) District

**MUNICIPAL ADDRESS:** Adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW

**APPLICANT:** Global Raymac Surveys Inc

**OWNER:** The City of Calgary

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 5.6**

Vivian Barr

**COMMUNITY:** Residual Sub-Area 02K (Ward 2)

**FILE NUMBER:** SN2020-0002 (CPC2020-0319)

**PROPOSED COMMUNITY NAME:** Glacier Ridge

**PROPOSED STREET NAME(S):** Annette  
Antler  
Aquila  
Ashlar  
Bastion  
Beauvert  
Chetamon  
Drystone  
Edith  
Franchere  
Maligne  
Marmot  
Merlin  
Oldhorn  
Samson  
Throne  
Tekarra  
Tonquin  
Watchtower

**APPLICANT:** Stantec Consulting Ltd

**OWNER:** Ronmor Developers  
Shane Communities

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**DEVELOPMENT ITEMS**

None

**PLANNING ITEMS**

**ITEM NO.: 7.2.1**

Jarred Friedman

**COMMUNITY:**

Patterson (Ward 6)

**FILE NUMBER:**

LOC2019-0165 (CPC2020-0320)

**PROPOSED POLICY AMENDMENT:**

Amendments to the Patterson Heights (Strathcona Cell "A") Concept Plan

**PROPOSED REDESIGNATION:**

From: Special Purpose – Future Urban Development (S-FUD) District

To: Multi-Residential – Contextual Grade-Oriented (M-CGd30) District

**MUNICIPAL ADDRESS:**

1186 Prominence Way SW

**APPLICANT:**

Kumlin Sullivan Architecture

**OWNER:**

Ilda Ruffo

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.2**

Allan Singh

**COMMUNITY:**

Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2020-0003 (CPC2020-0366)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

818 ,822 and 826 – 16 Street NW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Riverview Homes  
Jason Ager  
Joanna Haaf  
Richard Korzeniewski  
Catherine Kyeremanteng  
Kwadwo Kyeremanteng  
Joel Semmens

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3** Giyan Brenkman

**COMMUNITY:** Tuxedo Park (Ward 7)

**FILE NUMBER:** LOC2019 0041 (CPC2020-0329)

**PROPOSED POLICY AMENDMENTS:** Amendments to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:** From: Residential – Contextual One / Two Dwelling (R-C2) District  
To: Mixed Use - General (MU-1f4.0h23) District

**MUNICIPAL ADDRESS:** 3217 Centre Street NW

**APPLICANT:** K5 Designs

**OWNER:** Sai Keung Kenneth Leung

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**CONFIDENTIAL ITEMS  
(CLOSED SESSION)**

**ITEM NO.: 9.1.1** Chris Blaschuk/Jeffry Haggett

**COMMUNITY:** City Wide

**FILE NUMBER:** CPC2020-0423

**PROPOSED:** Administration Follow up for the amendments to the Municipal Development Plan and Calgary Transportation Plan

**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR CORPORATE RECORD**

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**ITEM NO.: 9.1.2** Breanne Harder/Calvin Chan

**COMMUNITY:** City Wide

**FILE NUMBER:** CPC2020-0425

**PROPOSED POLICY:** Historic East Calgary Local Area Plan

**ADMINISTRATION RECOMMENDATION:** **RECEIVE FOR CORPORATE RECORD**





## MINUTES

### CALGARY PLANNING COMMISSION

**April 2, 2020, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

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

**ALSO PRESENT:**

A/Principal Planner M. Beck  
A/CPC Secretary J. Palaschuk  
Legislative Advisor A. Pendola

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.

To confirm Members of Commission present in Chamber and Remote Participation:

**ROLL CALL**

Director Tita, Director Vanderputten, Councillor Chahla, Councillor Woolley,  
Commissioner Cameron, Commissioner Juan, Commissioner Palmiere

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2020 April 02 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 March 19

**Moved by** Director Vanderputten

That the Minutes of the 2020 March 19 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Commissioner Juan

That the Administration Recommendations contained in the following Report be approved:

- 5.4 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2020-0006, CPC2020-0394

**MOTION CARRIED**

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184, CPC2020-0328

**Moved by** Commissioner Juan

That with respect to Report CPC2020-0328, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 1502, 1504 and 1508 – 10 Avenue SE (Plan A3, Block 13, Lots 1 to 4) 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.

**MOTION CARRIED**

6. POSTPONED REPORTS



None

## 7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

### 7.1 DEVELOPMENT ITEMS

#### 7.1.1 Development Liaison in Beltline (Ward 8) at 936 – 16 Avenue SW, DL2020-0001, CPC2020-0336

A presentation entitled "DL2020-0001 Development Liaison" was electronically distributed and displayed with respect to Report CPC2020-0336.

The following speakers addressed Commission with respect to Report CPC2020-0336:

1. Benjamin Hettinga, Ground Cubed
2. Cristal McLean, Ground Cubed

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0336, the following be approved:

That Calgary Planning Commission receive the proposed Development Liaison application, DL2020-0001 for a New: Park at 936 – 16 Avenue SW (Plan 1510893, Block 111, Lot 42), for the Corporate Record.

**MOTION CARRIED**

#### 7.1.2 Development Permit in Downtown (Ward 8) at 614 – 6 Avenue SW, DP2019-5502, CPC2020-0275

A presentation entitled "DP2019-5502 Development Proposal" was electronically distributed and displayed with respect to Report CPC2020-0275.

The following speakers addressed Commission with respect to Report CPC2020-0275:

1. Sameer Mawji, Triple One Properties
2. Carlos Goncalves, NORR Toronto

Item 7.1.2, Report CPC2020-0275 was tabled to the Call of the Chair.

Item 7.1.2, Report CPC2020-0275 was lifted from the table to be dealt with immediately following item 7.3.1.

**Moved by** Commissioner Gedye

That with respect to Report CPC2020-0275, the following be approved:

That Calgary Planning Commission approve the proposed Development Permit application, DP2019-5502 for a New: Hotel, Retail and Consumer Service at 614 – 6 Avenue SW (Plan A1, Block 29, Lots 27 and 28) with conditions (Attachment 2).

**MOTION CARRIED**

7.2 PLANNING ITEMS

None

7.3 MISCELLANEOUS ITEMS

Commission recessed at 3:19 p.m. and reconvened at 3:30 p.m. with Director Tita in the Chair.

To confirm Members of Commission present in Chamber and Remote Participation:

ROLL CALL

Director Tita, Director Vanderputten, Councillor Woolley, Commissioner Cameron, Commissioner Juan, Commissioner Palmiere

7.3.1 Elbow River LRT Bridge - 17 Avenue SE Stampede Crossing (17SX) Beltline (Ward 11), CPC2020-0383

A presentation entitled "CPC2020-0383 Elbow River LRT Bridge - 17 Avenue SE Stampede Crossing (17SX)" was electronically distributed and displayed with respect to Report CPC2020-0383.

**Moved by** Councillor Woolley

That with respect to Report CPC2020-0383, the following be approved:

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

**MOTION CARRIED**

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Commissioner Juan

That this meeting adjourn at 4:05 p.m.

ROLL CALL

Director Titia, Director Vanderputten, Councillor Chahal, Councillor Woolley, Commissioner Cameron, Commissioner Gedy, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2020 MAY 25  
COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS:

- Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184, CPC2020-0328
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (ward 8) at 3235 Kinsale Road SW, LOC2020-0006, CPC2020-0394

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY



Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0402

**Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. This application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

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

This proposal conforms to the relevant policies of the *Municipal Development Plan* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

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 ± (0.12 acres ±) located at 4824 - 40 Avenue NW (Plan 7004JK, Block L, Lot 6) 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 land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a semi-detached dwelling with secondary suites in the near future.

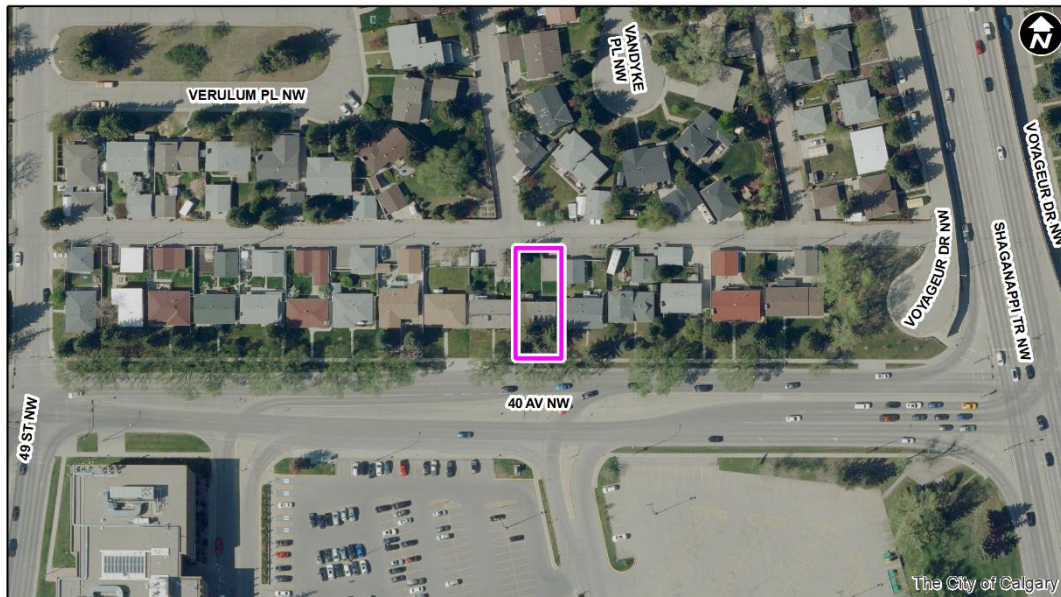
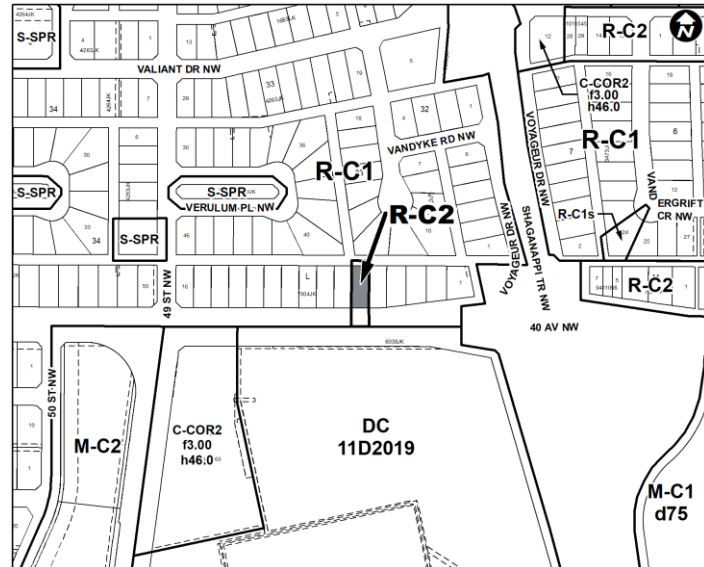
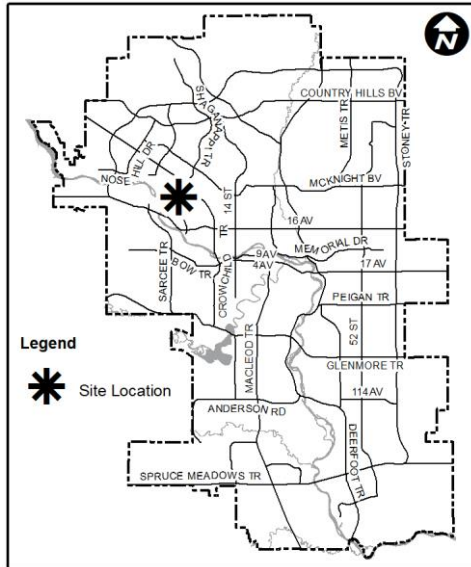
At present, Administration has not received many residential redevelopment or land use amendment applications of this nature within the community of Varsity.

Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0402

**Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

**Location Maps**





**Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**



**Site Context**

The subject parcel has a total area of approximately 557 square metres and approximate dimensions of 15 metres in width and 35 metres in depth. Located in the northwest quadrant of Calgary, the subject parcel is midblock along 40 Avenue NW within the community of Varsity. The site currently contains a one-storey single detached dwelling with detached garage. A rear lane exists along the northern boundary of the site.

Market Mall shopping centre is the nearest Community Activity Centre and is located immediately south of the parcel. Similarly, the University of Calgary (U of C) and Foothills Hospital are located less than two kilometres away, respectively.

Current data indicates that Market Mall employs over 2,000 employees within its 200 retail units and has over 10.6 million visitors annually, making it the city's primary Northwest commercial and employment hub.

In terms of built form, the community is characterized by a mix of single and semi-detached homes. There are pockets of development which contain a higher mix of residential densities, specifically to the south and east of the subject site respectively. There is also an array of small-scale pocket parks and schools within a one kilometre radius of the site.

Varsity's urban design and dominant building typologies are consistent with an established neighbourhood that was developed in the 1960's and 70's.

### **Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

As shown in *Figure 1*, the community of Varsity has seen its population decrease only slightly from its peak in 1981.

*Figure 1: Community Peak Population*

<b>Varsity</b>	
Peak Population Year	1981
Peak Population	13,645
2019 Population	12,874
Difference in Population (Number)	-771
Difference in Population (Percent)	-5.7%

Source: *The City of Calgary 2019 Civic Census*

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

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

This application proposes to redesignate the subject parcel from the R-C1 District to the R-C2 District to facilitate a further variety of low density residential uses. At present, this is one of the first applications received by Administration for a redesignation of this nature within this community. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

#### **Planning Considerations**

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

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

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

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary Suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextual redevelopment in a nature that does not disturb the overall character of the community. This proposal maintains the low-density nature of the neighbourhood as the uses listed above comprise a majority of the existing housing stock within Varsity.



## **Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

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

If the application is approved by Council, the rules of the proposed Residential – Contextual One / Two Dwelling (R-C2) District will provide basic guidance for the future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of the site, additional items that will be considered through the development process include, but are not limited to the following:

- Respecting the immediate and privacy of adjacent residential developments;
- Providing the minimum number of motor vehicle parking for all dwelling units; and
- Ensuring direct vehicle access from the rear lane.

### ***Environmental***

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

### ***Transportation***

Pedestrian access to the subject site is available from 40 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is not permitted along 40 Avenue NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, 40 Avenue NW is classified as a Collector Road. The nearest major arterial roadway is Shaganappi Trail, which is located less than 150 metres east of the subject site.

The area is served by Calgary Transit. Base service is provided along 40 Avenue NW as the Route 53 has a stop located directly adjacent to the property; providing a direct connection from Bowness to Brentwood LRT Station via Market Mall. A Transportation Impact Assessment was not required as part of this application.

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

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

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

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online. No public meetings were held by the applicant or Administration in relation to this application.

The Varsity Community Association responded to the circulation and have expressed some initial reservations to the application (Attachment 2). Concerns have been raised in regards to

### **Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

the building heights allowed under the R-C2 District and how the proposal will integrate with existing built form in the community.

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

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

The applicant has contacted the Varsity Community Association, Ward 1 Councillor's office and adjacent neighbours at the recommendation of Administration to conduct further engagement.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered low-density and the proposed density increase is compatible with the surrounding neighborhood. Design 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, 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.

Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0402

## **Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

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

The subject parcel 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 redevelopment and modest intensification within established communities that 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 proposed R-C2 District is a low density residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

The proposed land use amendment is in keeping with applicable policies of the *Municipal Development Plan*. The recommended R-C2 designation is aligned with the vision for the Residential-Developed-Established areas. Although the proposed land use represents a change to the existing land use pattern on this block, the proposed R-C2 District is compatible with adjacent land uses and allows for redevelopment that can complement the existing built form in the area.

### ***South Shaganappi Communities Area Plan (Non-Statutory – 2011)***

The subject parcel is located within the Established Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the [South Shaganappi Communities Area Plan](#) (SSCAP). The applicable SSCAP policies encourages new residential development to encompass a variety of typologies which include but are not limited to: duplexes, semi-detached dwellings and multi-dwelling housing. New development shall provide modest intensification in a form and nature that respects scale and character of the neighbourhood context.

The proposal is in keeping with relevant SSCAP policies as the R-C2 District is a low-density land use typology that allows for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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

The proposed land use district will provide a further range of housing types than the existing R-C1 District. The proposed land use district allows for a wider range of combined housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Financial Capacity**

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

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

Planning & Development Report to  
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ISC: UNRESTRICTED  
CPC2020-0402

**Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172**

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal aligns with applicable policy directives of the *Municipal Development Plan* and objectives of the *South Shaganappi Communities Area Plan*. The proposal represents a low-density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near a Community Activity centre and base transit service that is easily accessible through an established pedestrian network.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter

## **Applicant's Submission**

November 19, 2019

4824 40th Ave NW is currently a split-level single family dwelling originally built in 1972 in the Varsity neighbourhood. The lot is located directly across the street to the north from Market Mall Shopping Mall and Professional building. The lot is a 50 x 124 rectangular with the front yard facing to the south onto 40th avenue NW. Several old growth trees are present along the boulevard and adjacent properties.

This application is to redesignate the parcel from the existing RC-1 district to RC-2 to allow for a wider range of housing forms. The current proposal is for a semi detached dwelling on the subject site with an option for a secondary suite in the basement of each unit respectively.

In terms of context, the property has a crosswalk to the mall directly in front of it along with Calgary Transit bus stop adjacent to the parcel. Furthermore, there is also a bus stop located across the street from the property. There are considerable amenities in the neighbourhood including: food and drink, shops, businesses, and several bus routes that provide local and crosstown service to and from the community of Varsity.

We believe that due to an abundance of nearby amenities, schools, bus, CTrain, open space, and the University of Calgary this parcel is in a perfect location and well suited for higher density. We will be able to provide 2 primary residences with secondary suites at a reasonable cost in an excellent neighbourhood that will allow for a more diverse housing stock and rental opportunities for prospective applicants.

Applicant's Submission





**Applicant's Submission**







## Community Association Letter

December 13, 2019  
City of Calgary  
Calgary Building Services  
Planning & Development

To Allan Singh

Subject: Land Use Amendment Application LOC 2019-0172  
4824, 40th Avenue NW

Good afternoon Allan.

Thank you for sending the above noted Land Use Application to the Varsity Community Association for comments.

The Varsity Community Association is very concerned with respect to this application in terms of how it will affect the neighboring properties now and in the future. It is our understanding that the Applicant wishes to amend the current zoning in order to accommodate what we gather will be a DUPLEX DEVELOPMENT.

We note that in the Current LAND USE BYLAW that the height of a DUPLEX could be as high as eleven meters which would be significantly higher than the single family homes in the direct vicinity of the property in question.

The applicant did contact the Varsity Community Association General Manager sometime last year regarding an intent to rezone her property to a RC-2 District. We asked the applicant to provide drawings to scale in order for the Varsity Civic Affairs Committee to determine what actually was anticipated to be built. The response that we received from the Applicant was that it would be too expensive to provide any drawings to scale unless there was certainty that the Land Use re-designation would be approved by the Varsity Community Association. The Applicants version of a drawing as you will note in the application was something on a faded piece of paper with an X on four corners of the paper. Hardly a proper drawing to say the least.

The Varsity Civic Affairs Committee believes that it would be of value in order to better understand this request for a Land Use Re-designation if there were proper drawings to scale in the first place which would show the front, sides and rear elevations of this property and how this use may or may not affect the existing front streetscape would also be very helpful. Thank you and we look forward to your response.

Yours truly,

Darlene Feil  
Chair Varsity Civic Affairs Committee Director,  
VCA Board of Directors



Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0415

## Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Dimao Rong, one of the landowners on 2019 December 11 on behalf of himself and the other land owner, Runxian Su. The application proposes to change the land use designation of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

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

Minor text amendments are required to the *Montgomery Area Redevelopment Plan* to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5003 - 21 Avenue NW (Plan 4994GI, Block 37, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -  
21 Avenue NW, LOC2019-0190**

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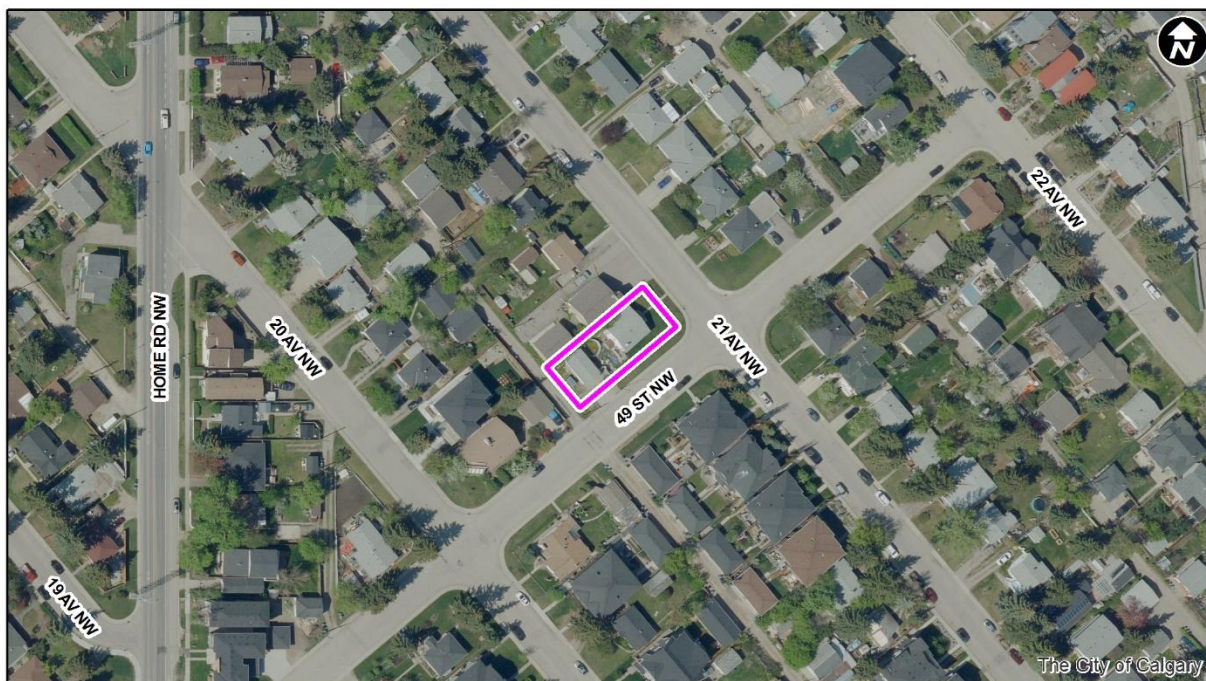
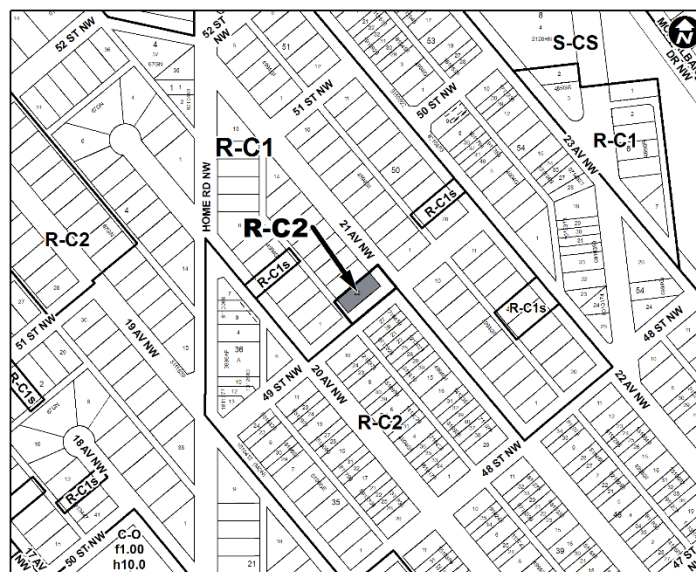
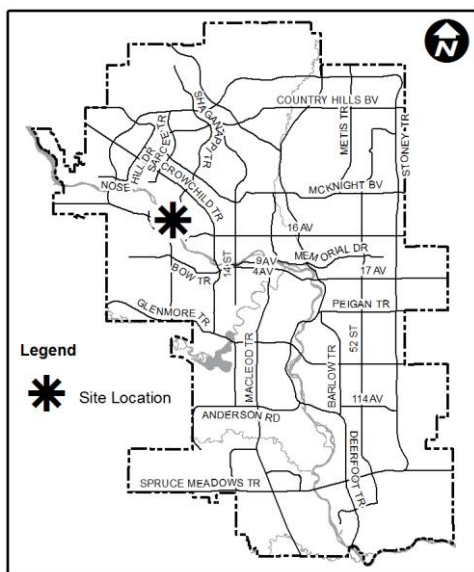
**BACKGROUND**

The land use amendment application was submitted by the landowner Dimao Rong on 2019 December 11 on behalf of himself and the other landowner, Runxian Su.

No development permit application has been submitted at this time, however, as per the Applicant's Submission (Attachment 1), indicated that the intent for the application is to construct a semi-detached dwelling in the future.

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190**

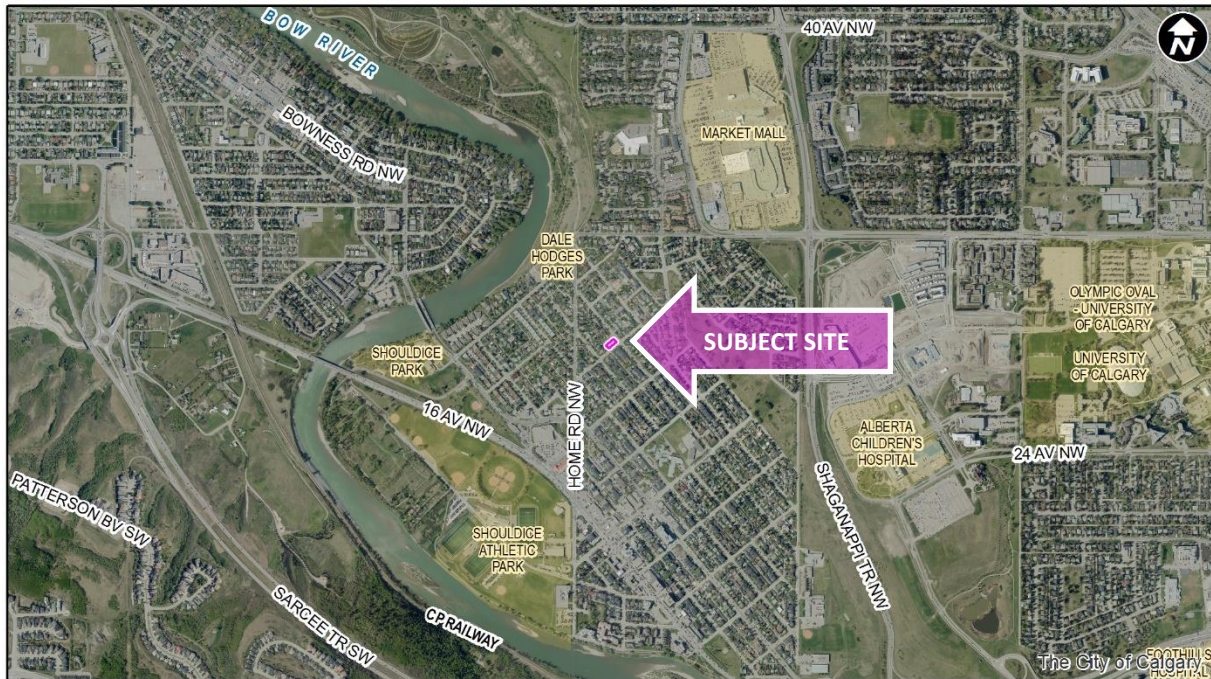
## Location Maps





**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -  
21 Avenue NW, LOC2019-0190**

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### Site Context

The subject site is located in the northwest community of Montgomery on the corner of 21 Avenue NW and 49 Street NW. The site is approximately 0.05 hectares (0.14 acres) in area with approximate dimensions 15 metres by 36 metres. A rear lane exists along the southern edge of the property. The existing use on the site is a single detached dwelling and a detached garage that is accessed off 49 Street NW. The site is relatively flat.

Montgomery is mainly characterized by 1940's style bungalows (single detached dwellings) and semi-detached dwellings. Townhomes and multi-residential buildings are generally located adjacent to the commercial concentration along the major roadway of 16 Avenue NW. Redevelopment is slowly occurring in the community in various forms.

The immediately surrounding neighbourhood consists of single detached dwellings with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. The larger community of Montgomery 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. The community also has a public elementary school, other schools, Shouldice Athletic Park and Shouldice Aquatic Centre, the Bow River and many other amenities and personal and retail services.

## Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

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Figure 1 shows that Montgomery reached peak population in 1969.

*Figure 1: Community Peak Population*

<b>Montgomery</b>	
Peak Population year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percentage)	-14.6%

Source: The City of Calgary 2019 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal is fairly limited in scope, as it proposes to include one additional building type (Semi-Detached Dwelling) from the existing building types allowed. 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 – Contextual One / Two Dwelling (R-C2) District allows for the use of Semi-Detached Dwelling in addition to uses already allowed (e.g. single-detached dwelling, and suites), a maximum building height of 10 metres (no change), and a maximum two units (an increase from the current maximum of one unit) with the potential of two secondary suites.

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## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190**

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

The rules of the proposed R-C2 District will provide guidance for future site development including 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 21 Avenue NW and 49 Street NW. Upon redevelopment all vehicular access will be via the rear lane that is accessed from 49 Street NW.

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 Montgomery Community Association responded that they do not support the redesignation citing misalignment with the *Montgomery Area Redevelopment Plan* (Attachment 2). The Community Association prefers the retention of the R-C1 District uses in this area and the preservation of the existing character of R-C1 areas.

Three letters were submitted from surrounding neighbours who oppose the land use as they had concerns with parking availability, increased traffic, housing forms that deviate from the existing predominantly single-detached dwellings in their neighbourhood.

In response to the feedback received, the applicant dropped off contact information where he could be reached to answer questions and receive feedback.



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## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190**

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered to be a low-density increase that is compatible with the surrounding neighbourhood. The subject parcel is on a corner lot directly across the street from existing semi-detached housing. Design and parking requirements will be reviewed at the development permit stage and will be guided by the design policies of the *Montgomery ARP* as well as the Land Use Bylaw.

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)***

The [Municipal Development Plan](#) (MDP) 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 – Inner City 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.

The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in a low-density form that is contextually sensitive and consistent with the existing surrounding residential development.

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## **Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190**

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

The [Montgomery Area Redevelopment Plan](#) (ARP) is the Montgomery community's guiding local policy. The future Land Use Plan for this site is Low Density Residential however there are several policies in the ARP that speak to the desire to separate single-detached housing forms from semi-detached forms stating that R-1 (R-C1 under the current Land Use Bylaw) District areas should not be redesignated to R-2 (R-C2 under the current Land Use Bylaw). The *Montgomery ARP* was created prior to the *Municipal Development Plan* adoption in 2009, which identifies single, semi-detached and rowhousing as low-density housing forms. A text amendment for an exception to this parcel has been included for the ARP. Given that R-C2 is a low-density housing form, and that there is an existing cluster of R-C2 designated sites directly south of this parcel, Administration deems this amendment to be minor.

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

The recommended represents a minor increase to density, and allows for an additional building form option in an established area of the city. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a semi-detached dwelling 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.

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

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-C2 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. Proposed Amendments to the Montgomery Area Redevelopment Plan
2. Applicant's Submission
3. Community Association Letter



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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R4, after the word "permitted", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."
  - (b) Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R5, after the word "supported", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."



## **Applicant's Submission**

March 31, 2020

I like to re-zoning 5003 21 Ave NW from R-C1 to R-C2 for the purpose to build semi-detach side-by-side dwellings.

The reason we plan to construct a semi-detached dwelling based on followings:

1. The city has approved many house of the Montgomery community from RC1 to RC2, this means our application meet the City development plan.
2. The population of Calgary keep increasing, residents who look for the house will demand, as Children hospital, Foothill hospital, University of Calgary, Sait, Olympic Park etc all surround the Montgomery community area, more and more citizens would like to choose this community to reside, construct semi-detached dwelling will help people and give people the chance to meet their choices.
3. Construct semi-detached dwelling will lower the cost compare single dwelling in the market, especially at this tough time of Alberta, all economy conditions will serious impact by COVID-19 and oil crisis. Construct semi-detached dwellings will contribute to the Economy of Calgary, will allow more mid or low income family own a new home in this community becoming true.
4. Construct semi-detached dwelling will help us get our investment back, will lower our financial risk.

Submitted by Dimao Rong





## Community Association Letter

December 17, 2019

Sarah Hbeichi  
Planning Development and Assessment  
City of Calgary  
Sarah.hbeichi@calgary.ca

Dear Sarah:  
RE: LOC2019-0190 5003 21 AV NW

The request for an up-zoning from R-C1 to R-C2 is not supported at this time.

The intent of the Montgomery ARP very specifically states that: § The redesignation of low-density residential land (R-C1 and R-C2) should only be permitted in the locations indicated on the Land Use Plan (Fig 1.3 of the ARP). Redesignations outside these will require an amendment to the ARP. § In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-C1 to R-C2 should not be permitted. § The redesignation of individual lots from R-C1 to R-C2 is not supported § The redesignation of existing R-C1 areas will require a comprehensive amendment to the Plan

There are plenty of R-C2 properties in Montgomery that can be redeveloped with semi-detached dwellings. We strongly feel that R-C1 solutions are very different from R-C2 and will change the character of the neighbourhood.

Our ARP is a statutory document; if it's intent is not upheld, then what's the point of having a Stat. doc.?

Regards,

Janice Mackett,  
Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Executive Assistant Ward 7

President, MCA  
Members of the MCA Planning Committee



Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0231

## Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

---

### EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, The City of Calgary. The application proposes to close a road right-of-way between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and redesignate the closed road right-of-way to Residential – Contextual One Dwelling (R-C1) District to allow for the future consolidation of the subject land with 4011 Grove Hill Road SW.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* (MDP). There is no applicable local area plan.

The road closure will facilitate the future consolidation of the approximately 0.02 hectares closed road right-of-way with 4011 Grove Hill Road SW.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of road (Plan 2010657) adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) of closed road (Plan 2010657) from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, the City of Calgary (Attachment 1).

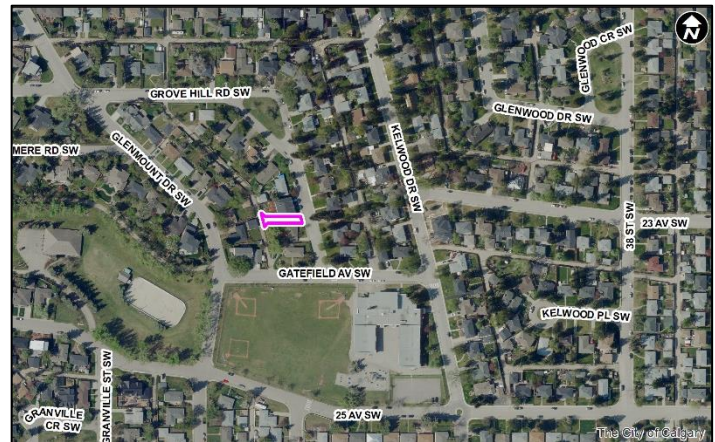
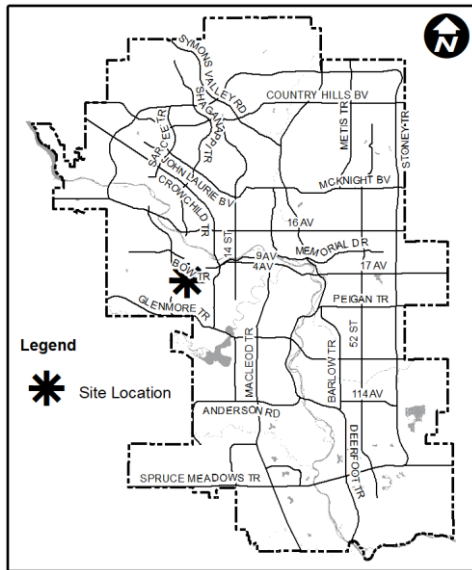
The existing single detached dwelling at 4011 Grove Hill Road SW was approved in 2014 December 19 (DP2014-4189).

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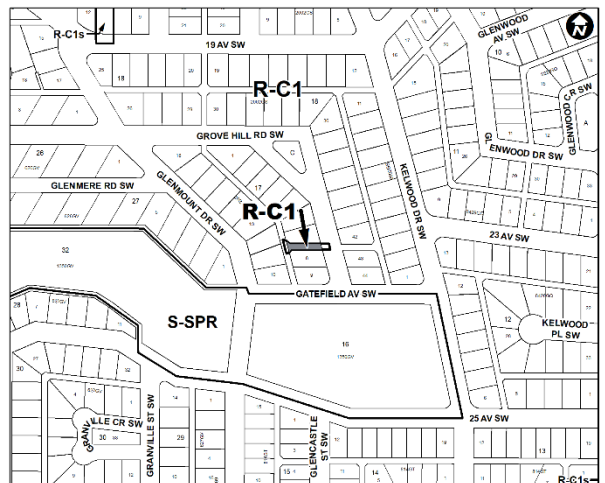
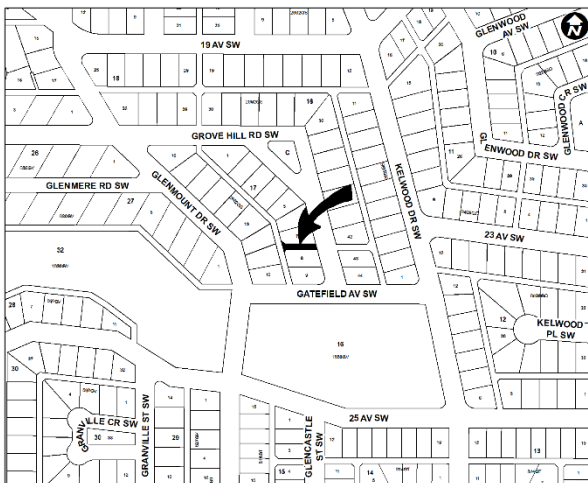
Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011  
Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

Location Maps



Road Closure Map

Proposed Land Use Map



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**Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011  
Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005**

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### Site Context

The subject land is located in the community of Glendale between 4011 Grove Hill Road SW and 4006 Grove Hill Road SW. The land use in this area is predominantly low density residential developed with single detached dwellings.

The road right-of-way has an area of approximately 0.02 hectares (0.05 acres) and was originally used as a laneway but has been unutilized for some time. The proposal would see the closed road right-of-way consolidated with 4011 Grove Hill Road SW.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-C1 District is needed in order for the closed road right-of-way to be compatible with the existing adjacent residential lot (R-C1), with which it will be consolidated.

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ISC: UNRESTRICTED  
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## **Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005**

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### **Planning Considerations**

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

#### ***Road Closure***

The application proposes to close a portion of road right-of-way, which is an unusable laneway between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and designate it to the R-C1 District. The Conditions of Approval for the road closure are contained in Attachment 3.

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

The proposed land use for the undesignated road right-of-way is Residential – Contextual One Dwelling (R-C1) District which is consistent with the land use of the adjacent residential properties.

The R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The proposed R-C1 District is in keeping with the surrounding land uses.

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

The rules of the proposed R-C1 District provide basic guidance for the future site development. The proposed closure area will be consolidated with the adjacent parcel.

#### ***Environmental***

An Environmental Site Assessment was not required as part of this application.

#### ***Transportation***

No concerns as the road right-of-way does not operate as a road. Proposed road closure conditions are provided within Attachment 3.

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

Water and sanitary mains are available to service the subject site. At the time of development the applicant must coordinate with the utility owners (Enmax, ATCO Gas and Calgary Roads) for the removal and/or relocation of existing utilities located within the lane or the registration of an easement, or utility right of way for the protection of the utilities.



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## **Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005**

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

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

The application was circulated to the Glendale Community Association and they did not provide comments at the time of writing this report.

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

- the closure of land that has been open for community use for 18 years.

Administration considered relevant planning issues specific to the proposed road right-of-way closure and land use redesignation. While the subject site may have been used by residents as a pathway, the closure is not deemed to have any significant impacts on the local community as the location is in close proximity to other public open spaces such as Turtle Hill to the southwest.

No public meetings were held by the applicant or Administration for this application.

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 direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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

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

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## **Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005**

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

The subject site is located within the Residential – Developed – Established area of the [\*Municipal Development Plan\*](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation application is in keeping with relevant MDP policies, as the proposed R-C1 District is the same land use which is within the existing neighbourhood.

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

The recommended road closure and redesignation would allow for the consolidation of an undeveloped road right-of-way with an adjacent residential parcel which will have no negative impacts on the surrounding neighbourhood.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal aligns with the applicable policies of the *Municipal Development Plan*. The proposed road closure and redesignation will facilitate the consolidation of the road right-of-way with the adjacent residential parcel to the north, and will have no impacts to the character of the existing neighbourhood.

### **ATTACHMENT(S)**

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



## Applicant's Submission



April 1, 2020

The owners of 4011 Grove Hill Road SW (Lot 7, Block 17, Plan 2002GS) have an agreement in place with the City of Calgary's Real Estate and Development Services to purchase the undeveloped lane to the South of their property. In order to purchase the lane, it will be closed via Road Closure Bylaw and re-designated to Residential – Contextual One Dwelling (R-C1) District to match the land use district of 4011 Grove Hill Road SW. Once the road closure bylaw and land use redesignation are approved, the closed lane will be consolidated with 4011 Grove Hill Road SW. Any required Rights-of-Way will be registered with the consolidation plan.

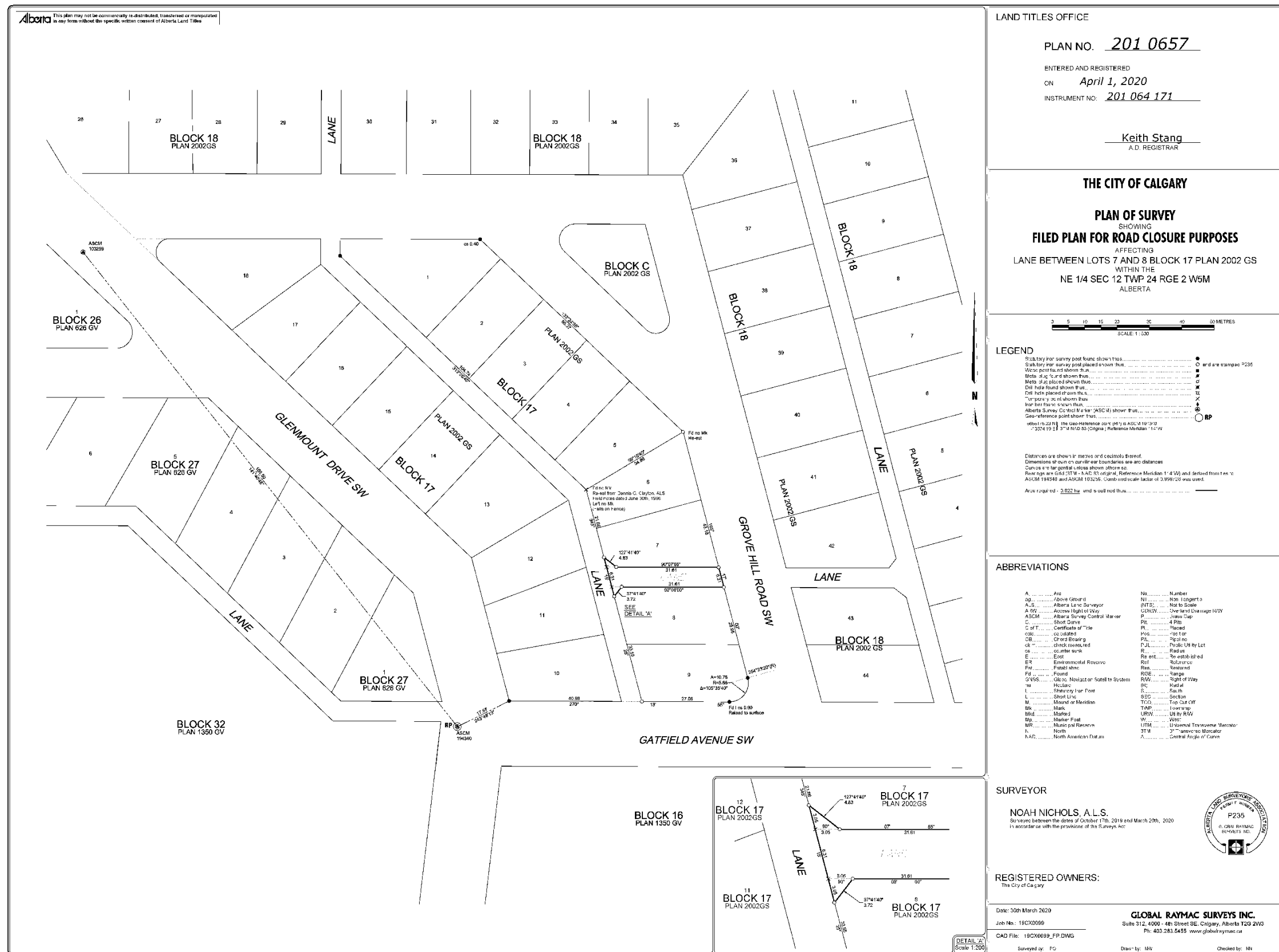
The land use redesignation application is being submitted concurrently with a road closure application.

**Noah Nichols | ALS**

Land Development Manager



# Registered Road Closure Plan





### **Proposed Road Closure Conditions**

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent land.



Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0319

## Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002

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### EXECUTIVE SUMMARY

This community name and street name application was submitted by Stantec Consulting Ltd, on behalf of Ronmor Developers and Shane Communities, on 2020 January 13. The affected lands are located within the *Glacier Ridge Area Structure Plan*, Community A, Neighborhoods 1 to 5 inclusive. The community name and street names are intended for use within the outline plan area, LOC2017-0368, which was approved by Calgary Planning Commission on 2020 January 23 with the corresponding land use approval by City Council on 2020 March 16.

The proposed community name is Glacier Ridge, which was the name included as part of the larger *Glacier Ridge Area Structure Plan* approved by Council 08 December 2015. Nineteen street names have also been proposed and are listed in the background section of the report. The street names generally reflect sites in the region of Jasper National Park.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, of the proposed community name of Glacier Ridge.
2. **ADOPT**, by Resolution, the proposed street names: Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

The subject application, submitted by Stantec Consulting Ltd on behalf of Ronmor Developers and Shane Communities, on 2020 January 13, requested the proposed community name, Glacier Ridge, and the proposed street names, Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower, for use within the approved outline plan, LOC2017-0368. The subject area is located in the northwest portion of the city, north of 144 Avenue NW and east of 69 Street NW.

As noted in the applicant's submission (Attachment 1), the developer selected Glacier Ridge as a community name to complement and support the mountainous theme throughout the proposed community's rolling terrain and unique landscape. The influence of the Rocky Mountains and the glacial impact to the landscape is captured by the name Glacier Ridge.

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ISC: UNRESTRICTED  
CPC2020-0319

**Proposed Community Name and Street Names within Residual Sub-Areas 02L  
and 02K (Ward 2), SN2020-0002**

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The street names were chosen to represent names of geographical features such as mountain peaks and basins located in the Jasper National Park region. The intent of the names is to complement elements of the foothills known throughout the City of Calgary, particularly in the west/northwest districts. The proposed development plan area will capture views of the Rocky Mountains to the west and will reflect the mountainous theme throughout the community's landscape.

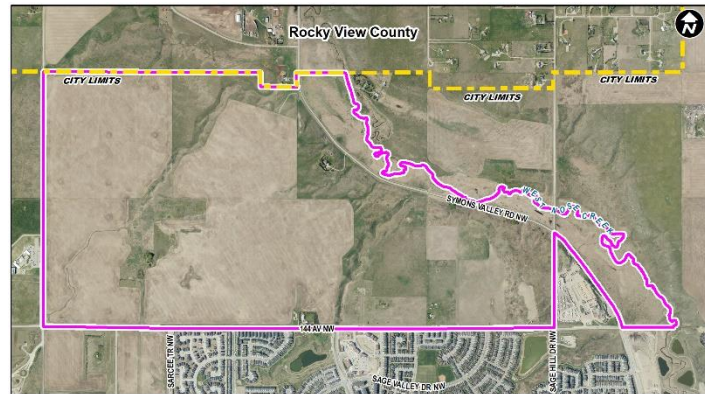
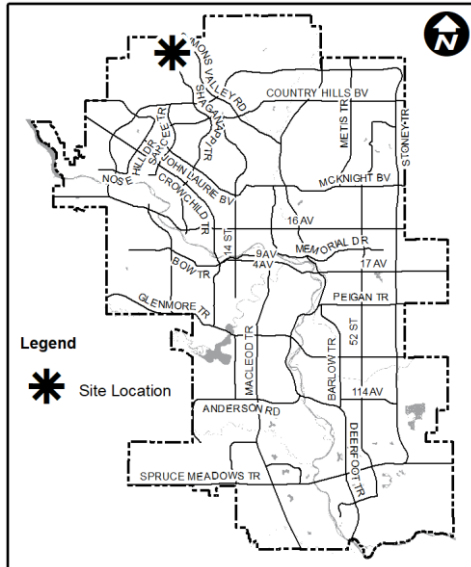


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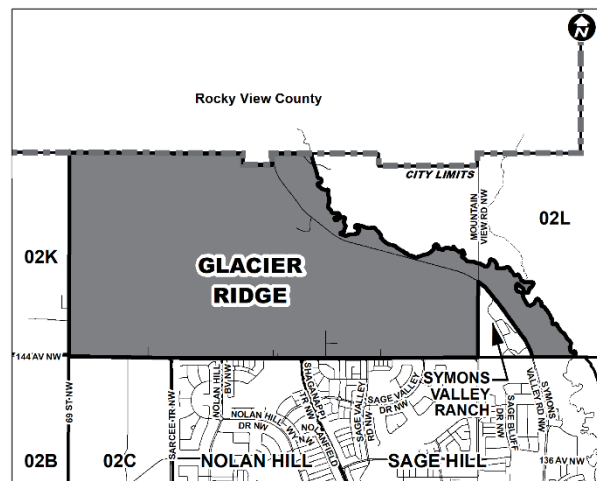
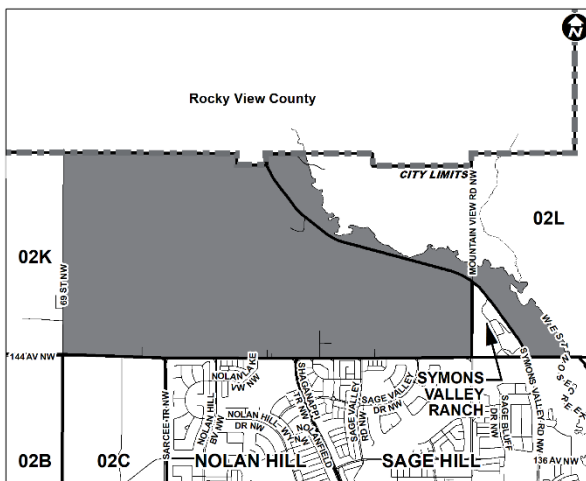
Proposed Community Name and Street Names within Residual Sub-Areas 02L  
and 02K (Ward 2), SN2020-0002

Location Maps



Existing Community Name

Proposed Community Name



## **Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002**

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### **Site Context**

The subject lands are located north of 144 Avenue NW, east of 69 Street NW, south of the municipal boundary with Rocky View County and west of West Nose Creek. The area is identified in the *Glacier Ridge Area Structure Plan* as Community A, Neighborhoods 1 to 5 (Attachment 2).

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

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

The subject application was circulated to various City of Calgary business units and other agencies for review. No objections to the proposed community name were received. However, there will be restrictions regarding street “types” for some of the proposed street names. This is explained further in the strategic alignment section below.

#### **Strategic Alignment**

The *Glacier Ridge Area Structure Plan*, Map 4: Communities and Neighborhoods, identifies four communities. The proposed development will be located in Community A, Neighborhoods 1 to 5 inclusive.

The proposed community name and street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*. Two of the street names will have restricted street types:

- Marmot: street types Crescent, Place and Street shall not be used as they conflict with street names currently utilized in Banff, AB.
- Merlin: street types Court, Place and Way shall not be used as Merlin sounds similar to Marlyn, which is a street name used in the community of Marlborough.

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

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

#### **Financial Capacity**

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

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

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ISC: UNRESTRICTED  
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**Proposed Community Name and Street Names within Residual Sub-Areas 02L  
and 02K (Ward 2), SN2020-0002**

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***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks with the proposed name.

**REASON FOR RECOMMENDATIONS:**

Administration recommends approval as the community name and proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

**ATTACHMENTS**

1. Applicant's Submission
2. Glacier Ridge ASP – Communities and Neighborhoods



## Applicant's Submission



Stantec Consulting Ltd.  
200 – 325 25 Street SE, Calgary AB T2A 7H8

March 10, 2020  
File: 116500381.220

**Attention: Vivian Barr**  
Subdivision Services  
City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Dear Ms. Barr,

### Reference: LOC2017-0368 Community and Street Naming Proposal

On behalf of Ronmor Developers ('Ronmor') and Shane Communities ('Shane'), Stantec Consulting Ltd. ('Stantec') is proposing the community name "**Glacier Ridge**" for the Outline Plan (LOC2017-0368) application, illustrated in **Figure 1.0**. Additionally, the following street names are proposed for use within the LOC2017-0368 plan area:

- |            |             |              |
|------------|-------------|--------------|
| • Annette  | • Drystone  | • Oldhorn    |
| • Antler   | • Edith     | • Samson     |
| • Aquila   | • Franchere | • Throne     |
| • Ashlar   | • Maligne   | • Tekarra    |
| • Bastion  | • Marmot    | • Tonquin    |
| • Beauvert | • Merlin    | • Watchtower |
| • Chetamon |             |              |

The above names have been chosen to represent names of significant geographical features such as mountain peaks and basins located in the Jasper National Park region, closely tied to the connection with Calgary and the Rocky Mountains. The intent of the names is to complement and support characteristic elements of the foothills known throughout the City of Calgary, particularly in the west/northwest districts. The Outline Plan road network being tailored towards capturing views of the Rocky Mountains to the west will reflect and enhance the mountainous theme throughout the community's landscape and lifestyle.

With the unique rolling terrain of Glacier Ridge, extensive ravine system, and abundant viewscapes of the mountains evident from this location, the spirited influence of the Rocky Mountains and glacial impacts to the topography is experienced throughout the Outline Plan area. Utilizing the above names will invoke a connection for residents and visitors to the mountainous lifestyle synonymous with northwest Calgary.

The following page provides context and origins of the proposed street names listed above.

Design with community in mind

## Applicant's Submission

March 10, 2020  
Vivian Barr  
Page 2 of 3

Reference: LOC2017-0368 Community and Street Naming Proposal

Prefix	Description
<b>Annette</b>	Lake in the Jasper National Park region named after Annette Astley, wife of a local entrepreneur.
<b>Antler</b>	Antler Mountain is a part of the Maligne Range, rising above the headwaters of Jeffrey Creek near Jasper, and is also the name of a lake located in the same Maligne Range.
<b>Aquila</b>	Aquila Mountain is a mountain summit located in the Athabasca River valley of Jasper National Park, named on account of eagles in the area (aquila meaning "eagle" in Latin).
<b>Ashlar</b>	Ashlar Ridge is located in the Jasper National Park region approx. 10 km west of Juno.
<b>Bastion</b>	Bastion Peak is located on the shared border of Jasper National Park and Mt Robson Provincial Park in British Columbia. Named by Edouard Gaston Deville for its similarity to that of a bastion on a castle.
<b>Beauvert</b>	Beauvert Lake is located across the Athabasca River from Jasper, in proximity to Mount Tekarra.
<b>Chetamon</b>	Chetamon Mountain is a 2,606 m mountain summit located in Jasper National Park.
<b>Drystone</b>	Drystone is a creek name in Jasper National Park region close to Ashlar peak (converging with the Athabasca River).
<b>Edith</b>	"Edith" is contained within the name for Mount Edith Cavell in the Jasper National Park region and is also the name of a lake in Jasper, close to Mount Edith Cavell.
<b>Franchere</b>	Franchere Peak is a 2,805 m mountain summit located in the Asotria River valley of Jasper, named for Gabriel Franchere; author and explorer of the Pacific Northwest who wrote the first account of a journey over the Athabasca Pass in 1814.
<b>Maligne</b>	Maligne is the name of both the largest natural lake in the Canadian Rockies (Maligne Lake), originally known as "Chaba Imne" (Beaver Lake) by the Indigenous people who lived in Jasper, as well as Maligne Mountain; a 3,200 m summit located east of Maligne Lake.
<b>Marmot</b>	Marmot Mountain is located approx. 8 km south of Jasper, just west of the Athabasca River. The Marmot Basin is known throughout Alberta for its ski hills with over 91 runs on four mountain faces, catering to thousands of skiers per year.
<b>Merlin</b>	Mount Merlin is a 2,447 m mountain summit located approx. 20 km northeast of Jasper.
<b>Oldhorn</b>	Oldhorn Mountain located in the Tonquin Valley in Jasper.
<b>Samson</b>	Samson Peak is a 3,081 m mountain summit located on the eastern shore of Maligne Lake in Jasper National Park.
<b>Tekarra</b>	Mount Tekarra is a 2,694 m mountain summit located in the Athabasca River valley of Jasper National Park. Its nearest higher peak is The Watchtower, approx. 7 km to the east.
<b>Throne</b>	Throne Mountain is a 3,120 m summit located in the Jasper region.
<b>Tonquin</b>	The Tonquin mountain pass & hiking trail links the Tonquin Valley in Jasper National Park to Mount Robson Provincial Park and adjoining areas of British Columbia.
<b>Watchtower</b>	Mt. Watchtower is located in the Maligne River valley of Jasper.

Design with community in mind

## Applicant's Submission

March 10, 2020  
Vivian Barr  
Page 3 of 3

**Reference:** LOC2017-0368 Community and Street Naming Proposal

The selected names are unique in the Calgary context and are not presently used for any other residential communities or streets to the best of our knowledge. The thematic association of Jasper mountain range peaks, lakes, and associated features are intended to aid in the overall wayfinding and placemaking for the community.

Additional roads within the Outline Plan are proposed to continue existing City numbered street names, including:

- Shaganappi Trail
- Sarcee Trail
- 69 Street NW
- 144 Avenue NW
- 37 Street NW (in conjunction with the adjacent Outline Plan LOC2017-0232)
- Symons Valley Road NW

We trust that you will find this naming proposal in order. Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

**Stantec Consulting Ltd.**



**Claire Woodside** MPL, RPP, MCIP  
Planning Team Lead, Senior Planner  
Phone: 403.716.8229  
Fax: 403.716.8099  
claire.woodside@stantec.com

**Attachment:** Figure 1.0 Community – Glacier Ridge

- c. Peter Schryvers, City of Calgary  
Kelly Fischer, City of Calgary  
Jay German, Ronmor Developers  
Brenden Montgomery, Shane Communities  
Francisco Lourido, Stantec Consulting Ltd.  
Greg Chamberlain, Stantec Consulting Ltd.

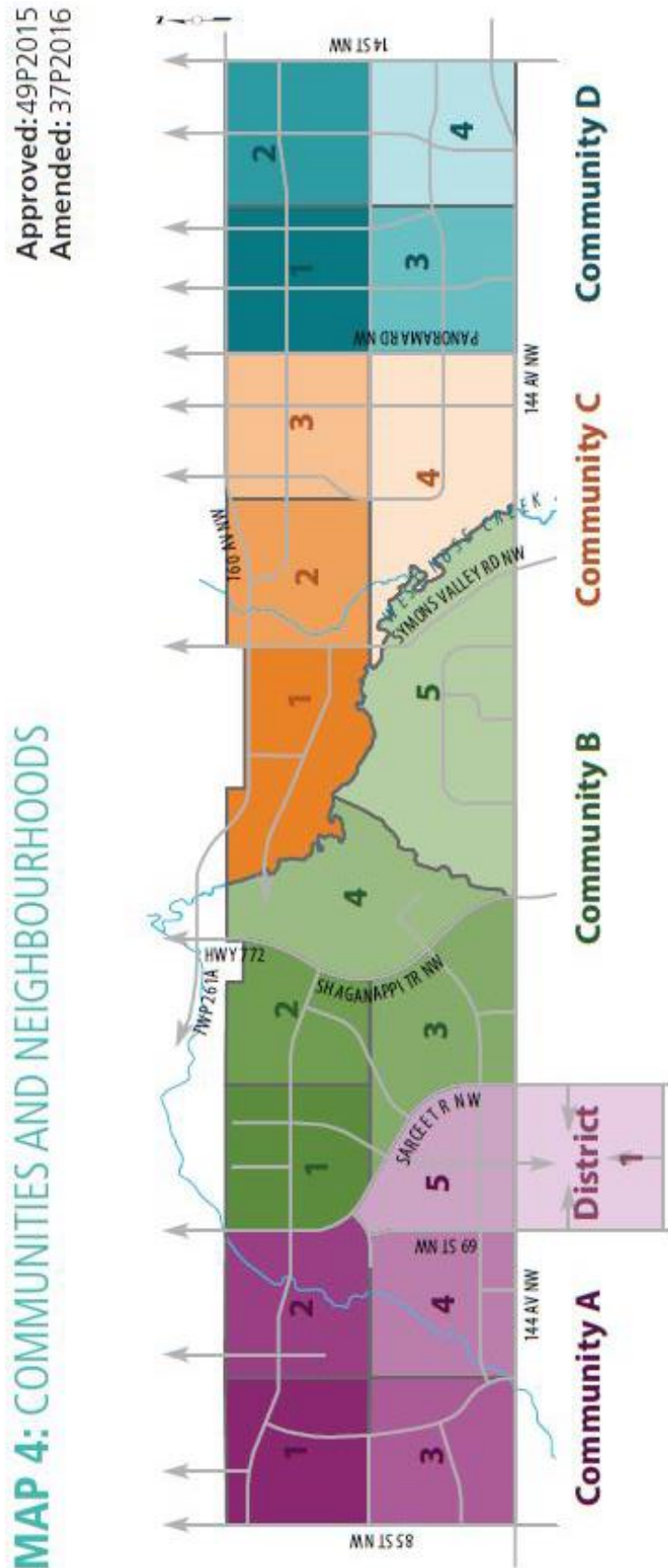
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Design with community in mind





## Glacier Ridge ASP – Communities and Neighborhoods





Planning & Development Report to  
Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0320

## Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

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### EXECUTIVE SUMMARY

The application was submitted by the applicant Kumlin Sullivan Architecture Studio, on behalf of the property owner Ilda Ruffo, on 2019 October 13. The application proposes to change the designation of the site from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to allow for:

- single detached, semi-detached, duplex, rowhouse and townhouse buildings;
- a maximum building height of 12.0 metres, 3 to 4 storeys (a change from the current rule which has no maximum);
- a maximum of 37 dwelling units (an increase from the current 1 unit maximum) based on the density of 30 units per hectare; and
- the uses listed in the M-CG District.

An amendment to the *Patterson Heights (Strathcona Cell “A”) Concept Plan* is required to accommodate the proposed land use redesignation. The proposal is in keeping with the applicable policies of the *Municipal Development plan* and the objectives of the *Patterson Heights Concept Plan* as amended.

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 resolution, the proposed amendment to the Patterson Heights (Strathcona Cell “A”) Concept Plan (Attachment 2); and
2. **ADOPT**, by bylaw the proposed redesignation of 1.24 hectares ± (3.0 acres ±) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three reading to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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ISC: UNRESTRICTED  
CPC2020-0320

## **Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165**

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### **BACKGROUND**

This application was submitted to The City on 2019 October 13 by the applicant Kumlin Sullivan Architecture Studio on behalf of the property owner Ilda Ruffo. The site is located in the community of Patterson on Prominence Way SW, south of Patina Drive SW. Patterson is subject to the recommended policies within the *Patterson Heights (Strathcona Cell "A") Concept Plan* which recommends policies and action in relation to development within the community.

The applicant's original submission proposed a redesignation to Multi-Residential – Contextual Medium Profile (M-C2d46) District in order to facilitate the development of a 55-unit multi-residential development, which would have included a mix of rowhouse and apartment buildings. Administration indicated to the applicant that there were concerns for the proposal as the site is surrounded by mostly low density residential development in the form of single and semi-detached dwellings, with no other M-C2 Districts or apartment buildings within its vicinity. Further, the proposal would not be supported as it was not in alignment with applicable policies within the *Municipal Development Plan* (MDP), which relate to modest redevelopment in Established Areas and new developments incorporating appropriate densities. In Administration's interpretation this would mean that a 55-unit multi-residential development, which would include apartment buildings with maximum heights of 16.0 metres, would not fit contextually between a 20 unit rowhouse development to the north and semi-detached housing to the south, which have maximum heights of 12.0 and 10.0 metres, respectively.

As such, Administration recommended that the applicant consider amending the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, which would provide for a 37-unit townhouse development, and contain provisions for a lower building height and interface with the existing low density development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation for a reduced density and amended the application.

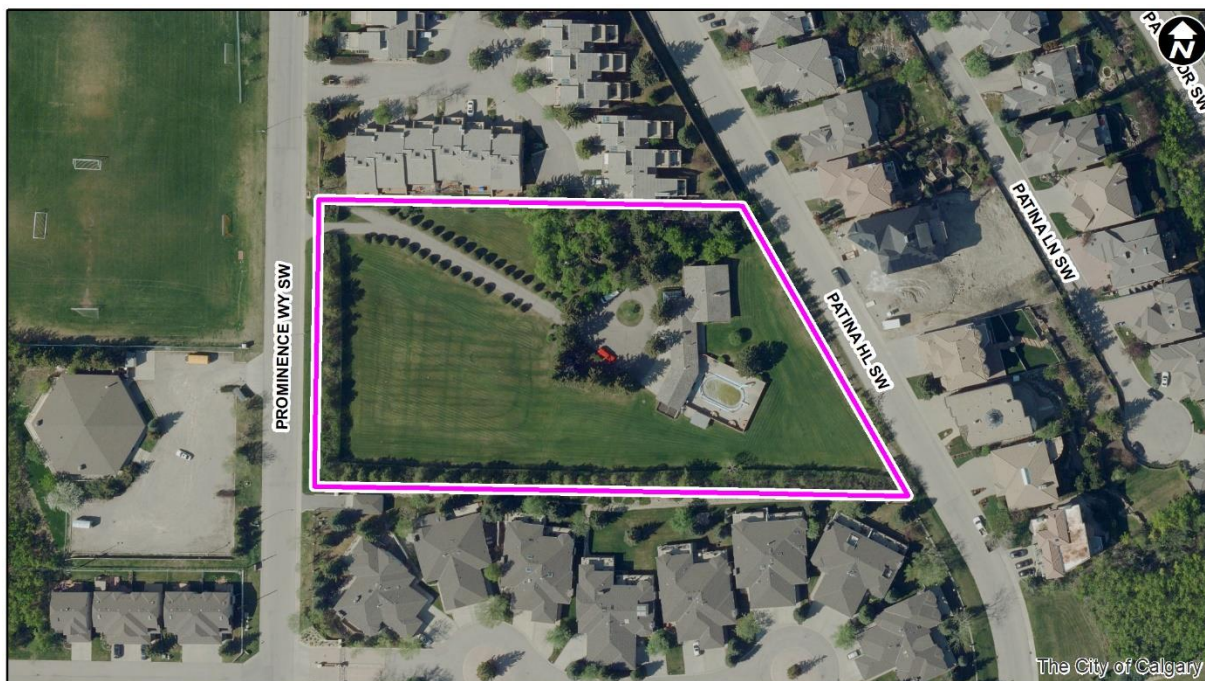
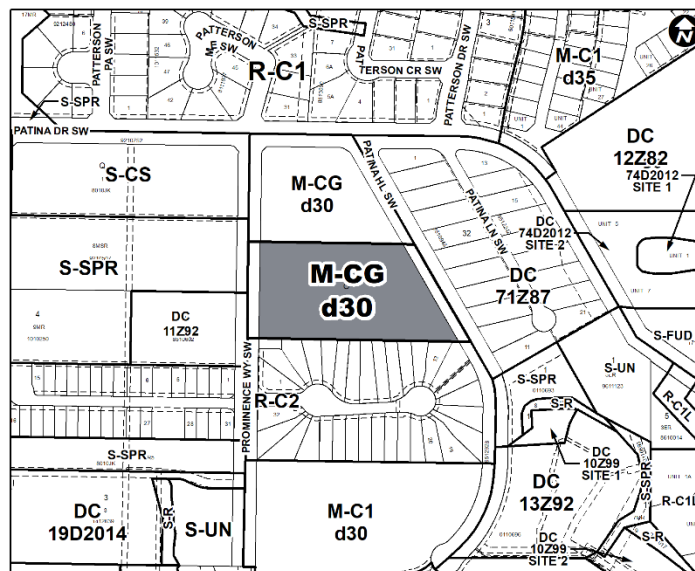
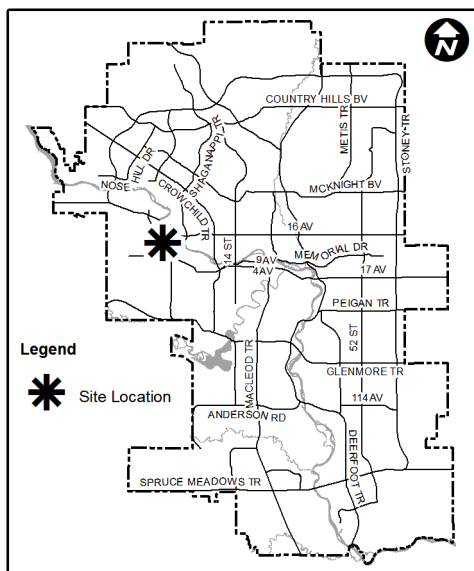
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates that the intention of the redesignation is to facilitate a multi-residential development in line with the rules of the M-CG District, and to provide a compatible interface with the existing developments on adjoining parcels.

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ISC: UNRESTRICTED  
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Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186  
Prominence Way SW, LOC2019-0165

Location Maps

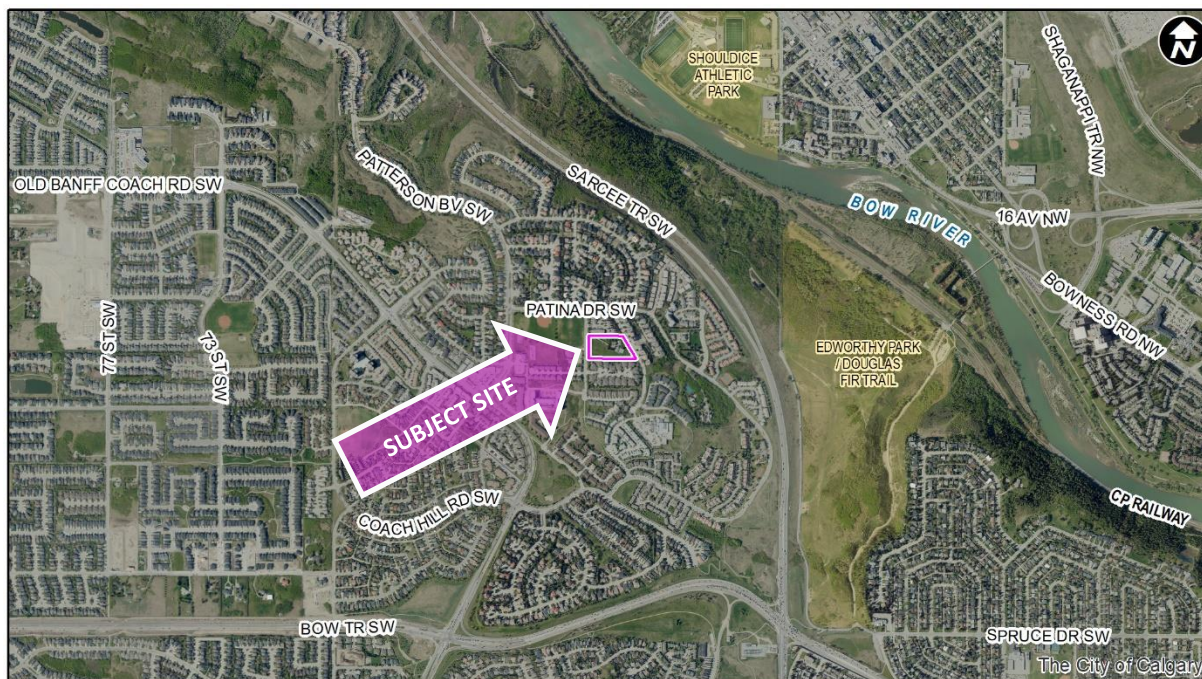




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## Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165



### SITE CONTEXT

The subject site is located on Prominence Way SW, west of Patina Hill SW and south of Patina Drive SW in the community of Patterson and currently contains one single detached dwelling with no rear lane access. The site slopes downwards to Patina Hill SW. Access is currently from Prominence Way SW, and not Patina Hill SW, due to the slope conditions. The subject site is approximately 1.24 hectares in size with approximate dimensions of 171 metres by 95 metres.

The land use in the area is a mixture of low-to-medium residential land use districts to the east, west and south, developed with single and semi-detached dwellings and rowhouse and townhouse buildings, designated as DC Direct Control District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District.

To the north, lands are predominantly low density residential development (developed with single detached dwellings) and designated as Residential – Contextual One Dwelling (R-C1) District. Prominence Park is located directly across the street which is developed with a baseball diamond and hockey rink designated as Special Purpose – School, Park and Community Reserve (S-SPR District) and Special Purpose – Community Service (S-CS) District. There is also a church (Word of Life Christian Church) located across the street which is designated as DC Direct Control District.

## Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

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As identified in Figure 1, Patterson's population reached its peak in 2014.

*Figure 1: Community Peak Population*

Patterson	
Peak Population Year	2014
Peak Population	4,350
2019 Current Population	4,202
Difference in Population (Number)	-148
Difference in Population (Percent)	-3.40%

*Source: The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Patterson](#) 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 forms of the existing neighbourhood. Though a minor amendment to the *Patterson Heights (Strathcona Cell "A") Concept Plan* is recommended, the proposal meets the general objectives of the plan 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 Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing and to provide for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development. Permitted uses include single-detached dwelling and manufactured home. The S-FUD district does not provide a maximum building height rule.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd30) District is a designation that provides for multi-residential development designed to provide some or all units with direct access to grade, in a variety of forms (i.e. rowhouse or townhouse), of low height and density and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 12 metres and a maximum density of 30 units per hectare, which equates to 37 units on the subject site. The proposed land use is the same district, and density modifier, as the parcel directly to the north and provides a maximum height of 12.0 metres, which is only 2.0 metres higher than the development directly to the south (designated R-C2), which is in contrast to the previous proposal that would have seen a 6.0

Approval(s): S. Lockwood concurs with this report. Author: J. Friedman

## **Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165**

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metre height difference. Further, the M-CG District contains provisions which lowers building heights within closer proximity of a low density residential district.

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

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

- ensuring that the building form appropriately transitions to the existing low density development to the south and west;
- ensuring an engaging interface along Prominence Way SW and Patina Hill SW;
- emphasizing at grade entrances; and
- definition of front yard amenity space for individual units.

A bareland condominium will be applied for the development, which triggers the requirement for Municipal Reserve (MR). The application was presented to the Joint Use Coordinating Committee (JUCC) 2019 December 09, with a recommendation for a cash in lieu payment for the MR. Cash in lieu was supported by JUCC for the following reasons:

- There is sufficient Park open space in Patterson;
- The development is directly adjacent to existing adjacent Park open space (Prominence Park – soccer, baseball, playground, badminton, etc.), and other open spaces nearby; and
- This is a relatively small parcel, proposed for infill development, which makes it unfeasible to provide a practical, useable Park reserve area.

### ***Environmental***

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

### ***Transportation***

Pedestrian and vehicular access to the site is available from Prominence Way SW and Patina Hill SW, there is no rear lane for this site. It is recommended that vehicle access to the site continued to be restricted to Prominence Way SW due to the sloping conditions within portions of site adjacent to Patina Hill SW.

The area is served by Calgary Transit with the 69 Street LRT Station, within approximately 2.7 kilometres walking distance of the site on Old Banff Coach Road SW / Strathcona Boulevard SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's on Patina Hill SW, however it is regulated on Prominence Way SW. The site is approximately 105 metres from the transit stop, servicing the Route 93 and offer service to the 69 Street SW LRT Station.



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## **Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165**

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

Water, sanitary, and storm sewer mains are available to service the subject lands. Any future upgrades to these services or to the City network 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. Notification letters were sent to adjacent land owners and the application was advertised on-line.

The application was circulated to the Coach Hill/Patterson Heights Community Association. No comments were provided at the time of writing this report.

The applicant discussed the application with the Community Association on 2019 June 20. The Community Association was supportive of the original submission.

The applicant had begun preparations for a public information session on 2020 March 25 at the Coach Hill Patterson Heights Community Association building. The applicant also met Administration to discuss the format of the meeting and the information that was to be presented. However due to the COVID-19 pandemic, the information session was appropriately cancelled.

Administration received 23 letters in opposition to the original submission which was the proposed redesignation to the Multi-Residential – Contextual Medium Profile (M-C2) District with the following comments:

- not in alignment with the Patterson Heights Concept Plan;
- proposed building heights;
- impacts on privacy, sunlight, views and the natural beauty of the area;
- impacts on wildlife and vegetation within and around the site;
- increase in on-street parking which is already limited (church and sports activities);
- increase in traffic and traffic noise;
- local roads are over capacity;
- safety concerns with the increased traffic on Prominence Way SW;
- local infrastructure and utilities which already at capacity and cannot support more density;
- inappropriate proposed density and scale of development (only single detached dwellings would be appropriate);
- impact on existing character of the neighbourhood;
- short of amount to comment on the proposal;
- no visible public posting of the proposal on the subject site;
- no public consultation prior to the formal application by the applicant;

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### **Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165**

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- not enough information on the future development (i.e. where buildings will be placed); and
- impact of future construction (i.e. dust and debris).

Administration received one letter in support for the original submission with the following comments:

- existing trees around the property should be maintained;
- landscaping should be open and inviting to the community; and
- a public space should be included in a future development.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate the recommended (amended) proposal. As mentioned, the applicant's original submission proposed a development of a 55-unit multi-residential development, a mix of townhouse and apartment buildings. Based on the review of the relevant policy and assessment of the existing character of the surrounding neighbourhood and public feedback, Administration indicated to the applicant that the proposal would not be supported.

Administration recommended that the applicant consider revising the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, for a multi-residential development of approximately 37 units, which would provide a more appropriate land use, transition and interface with the existing low density residential development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation and amended the application. The design compatibility and parking requirements will be reviewed at the development permit stage. 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.

## **Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165**

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

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

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

The subject site is located within the Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposal is in keeping with relevant MDP policies, as the rules of the M-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density. It is also an appropriate transition from the parcel directly to the north which is also designated M-CG.

### ***Patterson Heights (Strathcona Cell “A”) Concept Plan (Non-Statutory – 2014)***

The subject site is located in the Low Density Single Family Residential Area as identified on Map of the [Patterson Heights \(Strathcona Cell “A”\) Concept Plan](#) which envisions redevelopment in the form of detached and semi-detached residential buildings.

In order to accommodate the proposal, a minor map amendment to the Concept Plan is required (Attachment 2). This proposed amendment would identify the site as Low/Medium Density Multi Family Residential Area. The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site’s location which is directly adjacent to a medium density land use district.

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

These criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning, such as the MDP or local area policy plans to assist in determine the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as:

1. proximity to other multi-unit and non-residential development,
2. 400 metres of a transit stop, and
3. adjacent to or across from an existing open space.

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Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0320

**Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186  
Prominence Way SW, LOC2019-0165**

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

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

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore presents 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 applicable policies of the *Municipal Development Plan* and the objectives of the *Patterson Heights (Strathcona Cell "A") Concept Plan*. The proposed M-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in residential density. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development and directly across from an existing open space.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to Patterson Heights (Strathcona Cell "A") Concept Plan

## Applicant's Submission



March 25, 2020

This proposal is to explain the intention to redesignate this property to a multi-family designation. The property is currently a large lot single family home, with an S-FUD designation, and is adjacent to multifamily rowhousing on the north side and villas on the south. It is bordered on the west by Prominence Way SW and on the east by Patina Hill SW. The site drops gradually from west to east with a rapid drop-off on the boulevard to Patina Hill SW.

The neighbourhood contains other small lot single family developments, a variety of medium density multi-family developments, and a seniors' lodge. Down the hill to the east is a variety of developments from townhouses to mixed villa/apartments. The greater area has designated densities from 27 to 76 Units/ha.

There is an existing Concept plan from the early 1990's, with revisions most recently in 2014. The densities in this Concept Plan do not reflect the current land use designations on the City's LUB maps. The property adjacent to the north is currently zoned with a density of 30 U/ha. (slightly more than the 1994 Concept Plan). At 2.04 ac., it could have had 24 units but only has 20 (which was based on the original Concept Plan). The property adjacent to the south is 5.0 ac. with 32 units (semi-detached), a density of 16 U/ ha. And to the south of that development, the property is zoned at 30 U/ha, and to the south of that, 50 U/ha.

The proposal for this redesignation is to apply an M-CGd30 designation with a density of 30 U/ha (M-CG d30). Based on the size of the property at 1.24 ha. (3.07 ac.), this would permit up to a maximum of 37 units. These units would be in a condominium style property subdivision. The townhouse units would be similar in concept to the units on the property to the north in size and density. They would have attached 2-car garages with additional driveway parking. The apartments would have underground parkade parking and some surface visitor parking.

The construction of the units would likely be phased as the demand for the units dictated, on a cluster by cluster basis as the market need arises.

Due to the proposed unit density in the application, our firm met with the community on June 20th, 2019 prior to our later submission. We presented 3 options for the application for their review and comment. We subsequently received a response from the community saying that they would support our application as presented.

Since making the application, we received comments from the file manager and, once a density was agreed to with our client, we began to organize community engagement. We tried to contact the community to set up an open house. Several weeks went by

### **Applicant's Submission**

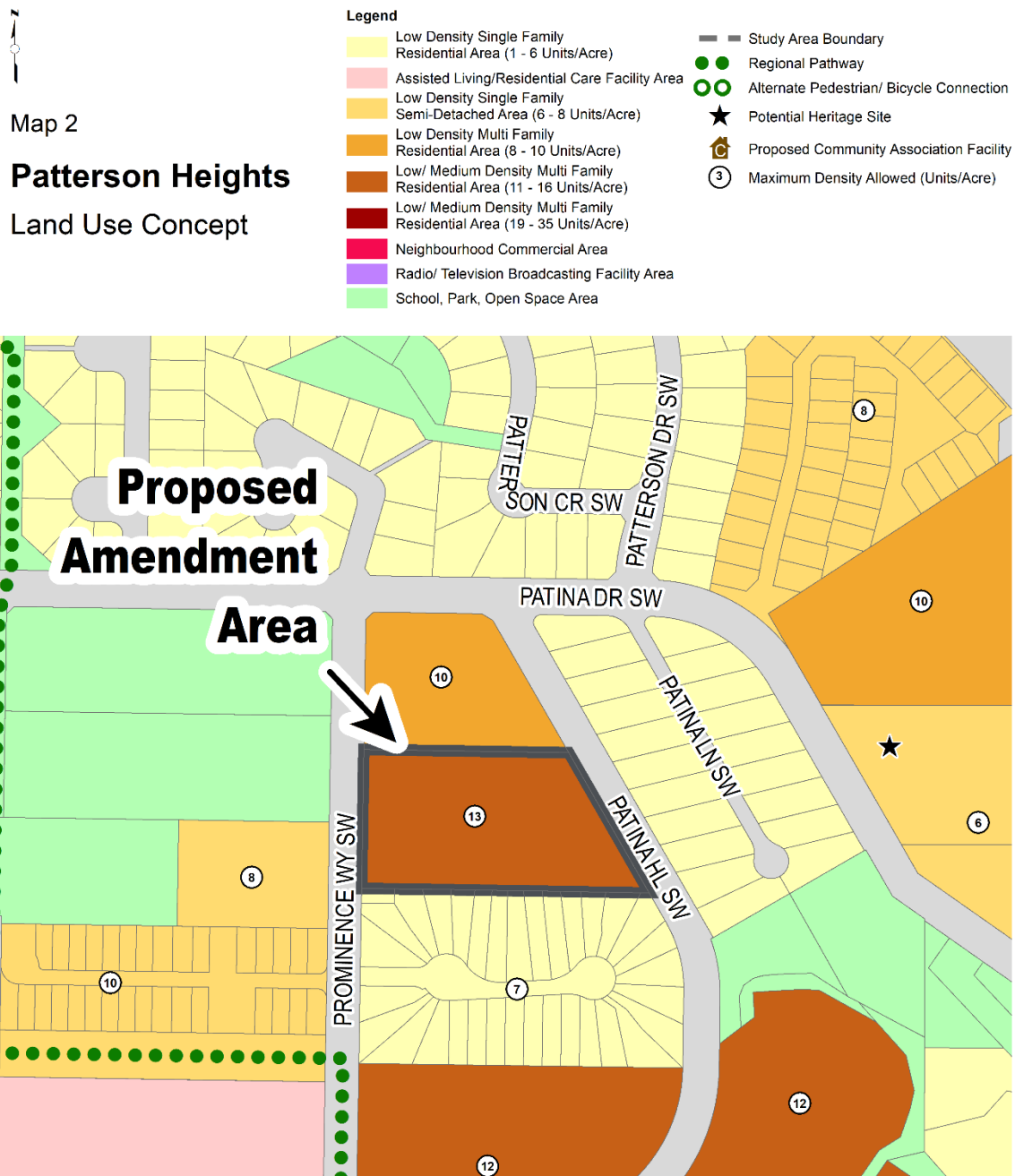
before we finally made contact with them and, through some back and forth discussions, settled on March 25th for the date at the local Seniors centre (where we held the first community meeting). With the unexpected turn of events with the COVID-19 situation, we relocated to another venue but, with the situation worsening, we were forced to cancel any in-person community engagement. We examined a 'virtual' offering but could not organize what we felt would be something equivalent to an open house where the local residents could visit at their leisure during the evening to view the presentation boards, could ask questions of the architects and City file manager, and could submit comments to the architects for organizing and submitting to the file manager for review by Planning Commission. The open house was officially canceled with the community on March 20th.

We have been in contact with the Condo association to the south but have not made any specific plans to get the proposal to them at this time. Again, the COVID-19 situation has compromised our ability to meet with the interested parties.

Wm. (Bill) R. Kumlin, Architect, AAA, AIBC, SAA, MRAIC  
Principal

## Proposed Amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan

1. The Patterson Heights (Strathcona Cell "A") Concept Plan attached to and forming part of a resolution by City Council on November 5, 1991, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Concept', by changing 1.24 hectares  $\pm$  (3.0 acres  $\pm$ ) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from 'Low Density Single Family Residential Area (1 - 6 Units/Acre)' to 'Low/ Medium Density Multi Family Residential Area (11 - 16 Unit/Acre)', as generally illustrated in the sketch below:







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2020 April 16

ISC: UNRESTRICTED  
CPC2020-0366

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Civicworks Planning + Design on 2020 January 06 on behalf of landowners Riverview Homes along with Jason Ager, Joanna Haaf, Richard Korzeniewski, Catherine Kyeremanteng, Kwadwo Kyeremanteng and Joel Semmens. This application proposes to change the designation of three parcels from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 and 11 metres);
- a maximum of 18 dwelling units (an increase from the current maximum of 8 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. 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 amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.41 acres  $\pm$ ) located at 818 ,822 and 826 – 16 Street NW (Plan 6219L, Block 6, Lots 39, 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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ISC: UNRESTRICTED  
CPC2020-0366

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822  
and 826 - 16 Street NW, LOC2020-0003**

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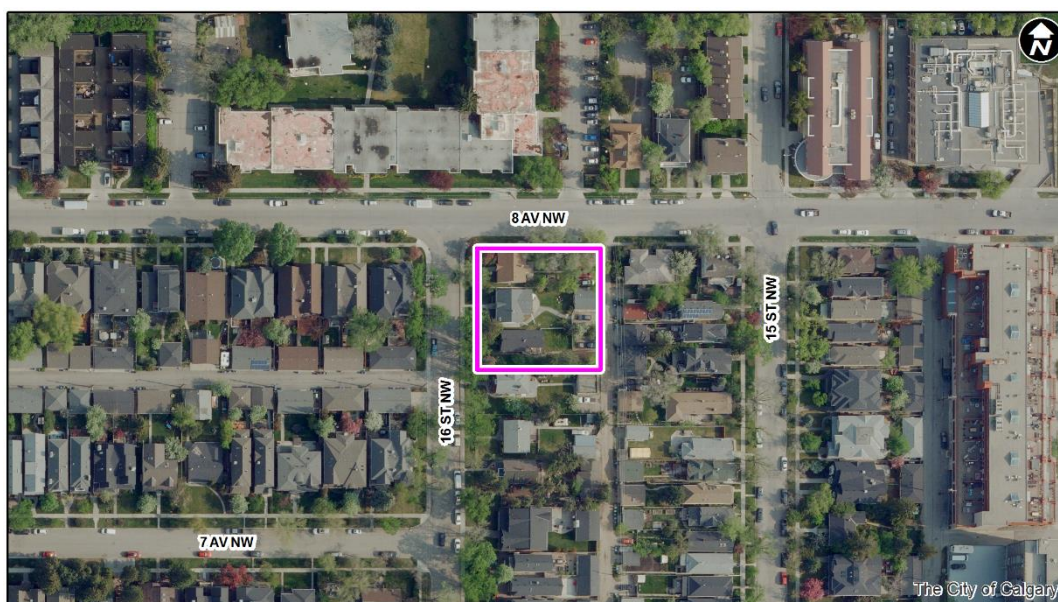
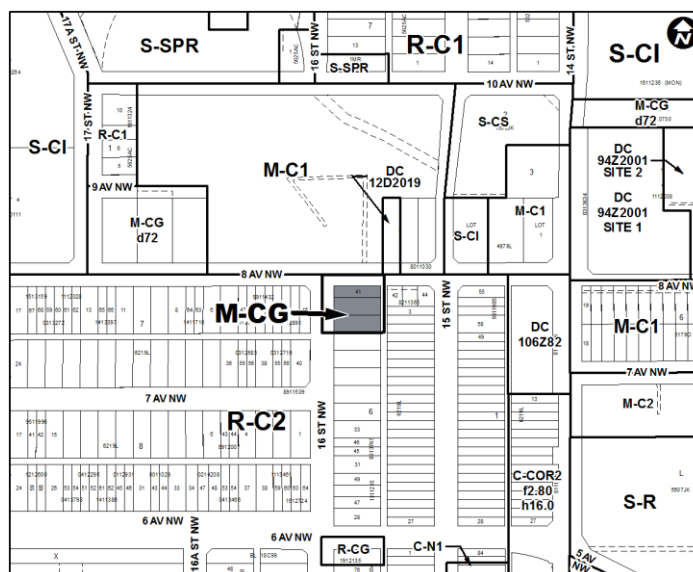
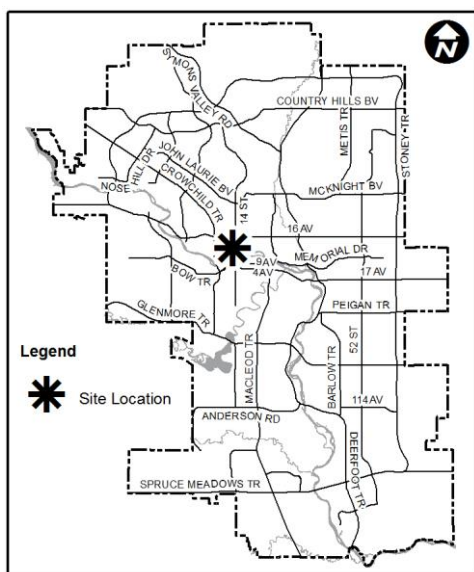
**BACKGROUND**

This land use amendment application was submitted by Civicworks Planning + Design on 2020 January 06 on behalf of landowners Riverview Homes along with Jason Ager, Joanna Haaf, Richard Korzeniewski, Catherine Kyeremanteng, Kwadwo Kyeremanteng and Joel Semmens and developer Riverview Homes. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a twelve-unit multi-residential development in the future.

There has been development activity over the past 24 months in regards to the subject site. The parcel located at 818 - 16 Street NW underwent a successful land use redesignation process in 2018 as Council approved the rezoning of the parcel from R-C2 to R-CG.

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003**

## Location Maps



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### Site Context

The subject parcels are located at the northwest corner of 8 Avenue NW and 16 Street NW in the community of Hillhurst, in the northwest quadrant of Calgary. The parcels have a total area of 1,650 square metres, with approximate dimensions of 40 metres in frontage along 8 Avenue NW and 45 metres in frontage along 16 Street NW. The site currently contains three one-storey single detached dwellings with detached garages. A rear lane exists along the eastern boundary of the site.

The community is characterized by a mix of residential uses. The predominant land use in the area is Residential – Contextual One / Two Dwelling (R-C2) District to the south of 8 Avenue NW. However, there are pockets of re-development throughout the area which contain a mix of higher residential densities, specifically redevelopment north of the site along 8 Avenue NW. In terms of open space amenities, Hounsfield Heights, Riley and West Hillhurst Parks are all located within a one kilometre radius of the subject site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre northeast of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than two kilometres to the Northeast. Small-scale commercial retail and access to a variety of crosstown bus routes along 14 Street NW are located less than 200 metres to the east of the subject site.



## Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003

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As shown in *Figure 1*, the community of Hillhurst has seen its population decrease only slightly from its peak in 2015.

*Figure 1: Community Peak Population*

Hillhurst	
Peak Population Year	2019
Peak Population	6,737
2019 Population	6,558
Difference in Population (Number)	-179
Difference in Population (Percent)	-2.7%

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate three parcels to the M-CG District to allow for multi-residential development. Throughout the review process, Administration explored other land use options; however, after discussions with the applicant, the decision was made to proceed with the M-CG District for the reasons discussed in the strategic alignment portion and Land Use subsection of the 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 at 822 and 826 – 16 Street NW is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The existing Residential – Grade-Oriented Infill (R-CG) District at 818 – 16 Street NW allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

## **Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003**

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The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for two to three-storey (12 metres maximum height) multi-residential developments with at least half of the units orientated to grade. The proposed district provides for a maximum density of 111 units per hectare which would enable up to 18 multi-residential units on the subject site.

The M-CG District contains rules for development which allow for varied building and front setbacks in a manner that reflects the context of the area. The Residential – Contextual One / Two Dwelling (R-C2) District would also have been an appropriate designation for the subject parcel. However, site constraints identified by the Applicant, specifically the width of the lane being too narrow to accommodate individual unit garages, waste and recycling bins and a desired built form resulted in the applicant applying for an M-CG re-designation. The anticipated built form will also mitigate any traffic concerns as site vehicular access will be off the lane to garages located at grade for each unit. This will allow traffic access to be orderly to and from the site.

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

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

### ***Environmental***

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

### ***Transportation***

Pedestrian access to the subject site is available from 16 Street NW and 8 Avenue NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, 8 Avenue NW is identified as Collector Road while 16 Street NW is a Residential Street. The nearest major arterial roadway is 14 Street NW, which is located 200 metres east of the subject site. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 16 Street NW and 8 Avenue NW and only available for local residents.

The area is served by Calgary Transit. Base service is provided along 8 Avenue NW as the Route 404 has a stop located directly adjacent to the property providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park LRT Station. A Transportation Impact Assessment was not required as part of this application.

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**ISC: UNRESTRICTED  
CPC2020-0366**

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822  
and 826 - 16 Street NW, LOC2020-0003**

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***Utilities and Servicing***

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

**Stakeholder Engagement, Research and Communication**

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

The applicant also held an open house with the Hillhurst Sunnyside Community Association on 2020 January 14. Attendees were given the opportunity to view the proposal and provide feedback to the applicant. The meeting was attended by 20 to 30 local residents and was a part of the agenda for the monthly meeting held by the community association's planning committee. Administration was also invited and attended the meeting. In terms of community response, some of the major questions and concerns that were discussed with the applicant were as following:

- Future site design;
- Traffic and parking issues, and how they will be addressed; and
- Is the proposed M-CG District appropriate for the subject site.

The Hillhurst Sunnyside Community Association responded to the circulation (Attachment 2). Although supportive of certain aspects of the proposal, the Community Association is opposed to the application based on the lack of support from community members.

Administration received 20 citizen responses in opposition noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

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

The applicant has indicated that they will continue to work with the Community Association and local residents to address their concerns as it pertains to this project. The applicant has met Administrations recommendations for engagement as listed in The City of Calgary's Outreach Assessment tool, they have connected with the Community Association and local Ward Councillor in regards to this application.

## **Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003**

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Administration considered the relevant planning issues specific to the proposed re-designation and has determined the proposal to be appropriate. The proposed M-CG district is intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development shall be contextually sensitive in terms of height and setback. Based on these criteria, M-CG would be considered appropriate as it would result in a slight increase in density that would be 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, 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 as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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



## **Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822 and 826 - 16 Street NW, LOC2020-0003**

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### ***Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)***

The [Hillhurst/Sunnyside Area Redevelopment Plan](#) (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The ARP encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community. In the ARP, the subject site is located within Residential Character Area 5, which allows for Low Density and Low Density Multi-Unit type redevelopment. The Low Density Multi-Unit policy allows for a low profile multi-unit redevelopment with a maximum density of 75 units per hectare. The proposed M-CG District is considered a lower scale multi-unit land use and was created for cases where new development was to occur in close proximity or adjacent to low-density residential development.

An amendment to the *Hillhurst/Sunnyside ARP* is required to accommodate this land use application. The amendment would allow for a density of up to 111 hectares per hectare on the subject site, in alignment with the proposed land use district. The proposed density is not in conflict with the goals of the ARP as any future multi-unit development would be evaluated by its ability to blend in with the surrounding context of the area. The M-CG District will allow for a scale of development that fits with the overall neighbourhood character as this district was intended for areas that are in close proximity or adjacent to low density residential development.

### ***Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)***

While these criteria are not to be used as a checklist, they do provide for a framework in which to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as its location on a corner parcel and close proximity to primary and base transit stops. The subject site is also located in close proximity to an existing multi-residential development and gains vehicular access by means of a rear lane that accesses a collector street.

The proposal does not meet some criteria, including: being adjacent to an open space, park or community amenity and being located along a corridor or activity street. However, in this case, because of the general context of the site, the ability of the existing streets to manage traffic associated with the proposed increase in density; and the close proximity of Hounsfield Heights Park to the north of the subject lands; as well as other amenities in the area, Administration feels that the general intent of these location criteria is being achieved.

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

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

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2020 April 16

ISC: UNRESTRICTED  
CPC2020-0366

**Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at 818, 822  
and 826 - 16 Street NW, LOC2020-0003**

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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

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

Furthermore, the proposal aligns with objectives of the *Municipal Development Plan's* vision of redevelopment within the inner-city developed typology, as there are amenities in the area to support the development, and it is in close proximity to existing multi-residential development.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan



460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

P 403 201 5305  
F 403 201 5344

06.01.2020

—  
The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

**RE:** Land Use Redesignation + Supporting Minor ARP Amendment: 818, 822, 826 - 16 ST NW  
(PE2019-01823)

**Civic Address:** 818, 822, 826 - 16 ST NW

**Legal Address:** Plan 6219L, Block 6, Lots 39-41

**Landowner/Developer-Builder:** Riverview Custom Homes

**Land Use Redesignation Applicant:** CivicWorks

**Development Permit Applicant:** Jackson | McCormick Design Group

**APPLICATION SUBMISSION PACKAGE CONTENTS:**

- Land Use Redesignation Application Requirement List [ x1]
- Land Use Redesignation Application Form [ x1]
- Certificates of Title (searched within 30 days) [ x3]
- Registered Documents [ x2]
- Letters of Authorization [ x3]
- 2019 Fee Schedule + Fee: \$10,626 [ x1]
- Colour Site Photograph Sheet [ x1]
- Site Contamination Statement [ x1]
- Abandoned Well Declaration [ x1]
- Absence of Abandoned Wells Map [ x1]
- Applicant's Submission Statement [ x1]
- Concurrent Submission Declaration [ x1]
- Site Plans [ x15]

460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2P 403 201 5305  
F 403 201 5344

06.01.2020

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The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

**RE:** Land Use Redesignation + Supporting Minor ARP Amendment: 818, 822, 826 - 16 ST NW (PE2019-01823)

The subject site is located in the inner city community of Hillhurst and comprises a three (3) lot assembly totaling 0.41ac (0.17ha), currently designated as a mix of R-C2 and R-CG Districts. Riverview Custom Homes has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of twelve (12) high quality, grade-oriented townhomes, with front doors facing both 16 ST and 8 AV NW. The proposed land use redesignation would transition the lands to a Multi-Residential – Contextual Grade Oriented (M-CG) District to realize the proposed development vision. Like both R-C2 and R-CG, the M-CG District is a low density district intended to facilitate grade-oriented development. The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics.

#### **MULTI-RESIDENTIAL INFILL CRITERIA**

The subject site features numerous characteristics that make it especially appropriate for the proposed M-CG land use change. These lands meet six (6) out of eight (8) Multi-Residential Infill Criteria and are strategically located close to transit, local destinations and community amenities. A summary of applicable Multi-Residential Infill Criteria is below:

**Corner Lot (826 16 ST NW):** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 16 ST and 8 AV NW with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 16 ST and 8 AV NW.

**Proximity To Local & Primary Transit:** The subject site is directly adjacent to a local transit stop (Route 404) along 8 AV NW, is within 250m of another local transit stop along 6 AV NW (Route 104), and is also within ~250m walking distance from the 14 ST NW Primary Transit corridor (Routes 65,404,414).

**Collector Road:** The subject site is located along 8 AV NW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

**Adjacent To A Multi-unit Development:** The subject site is directly adjacent to the Cedarbrae Gardens multi-residential site across 8 AV NW.

**Proximity To An Existing Open Space / Community Amenity:** The subject site is within ~150m walking distance of the Hounsfield Heights / Briar Hill Off-leash Area.

#### **CITY-WIDE POLICY ALIGNMENT**

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.





### MINOR LOCAL AREA PLAN AMENDMENT

The subject lands are located within the boundaries of the *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)*. A supporting minor local area plan amendment is proposed as part of this application, with the following policy statement to be included in Section 2.3.2 (pg. 12) of the *Hillhurst/Sunnyside ARP*:

*"Parcels located at 818, 822, 826 - 16 ST NW are appropriate for ground-oriented multi-unit development that is of low height and low density, allows for a greater flexibility of unit configurations and is compatible with the scale of existing adjacent development."*

### STAKEHOLDER OUTREACH

Riverview Custom Homes is committed to being a good neighbour and working with surrounding area stakeholders throughout the application process. The project team have undertaken a comprehensive and appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements of our process include:

#### **Ward 7 Councillor's Office Meeting:** Dec. 19, 2019

The project team met with the Ward 7 Councillor's Office to introduce and receive feedback on the proposed land use change and associated development vision.

#### **Hillhurst / Sunnyside Community Association Planning Committee Meeting:** Jan. 14, 2020

The project team met with the HSCA Planning Committee to introduce and receive feedback on the proposed land use change and associated development vision.

#### **On-site Signage:** Installed on-site at application submission

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

#### **Neighbour Postcards:** Delivered to ~100 surrounding area residents at application submission

Paired with on-site signage, hand delivered neighbour postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

### CONCLUSION

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is also in keeping with the general goals and policies of the Hillhurst / Sunnyside ARP and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Sincerely,

**Boris Karn** | Urban Planner  
BHSc, MPlan



## Community Association Letter



February 5, 2020

Allan Singh, MPlan  
Planner 1 | File Manager  
Community Planning North  
The City of Calgary

**RE: LOC2020-0003 | 818, 822, 826 16<sup>th</sup> Street NW | Land Use Amendment from R-C2, R-CG to M-CGd73, with Minor ARP Amendment**

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Dear Mr. Allan Singh,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application from CivicWorks and Riverview Custom Homes. Our comments are based on Hillhurst Sunnyside Area Redevelopment Plan (ARP), area context and the preliminary site layout plans provided by the applicant. We have a mix of comments, both supportive and in opposition to certain aspects of the development. HSPC has also tried our best to ensure that neighbours are informed and can provide feedback.

Our community has experienced substantial redevelopment in the last 11 years since the Transit Oriented Development policies were adopted by Council; we have successfully welcomed ~1,800 neighbours into Hillhurst Sunnyside since 2009. The subject application represents one of the larger multi-family redevelopments within the lower profile, primarily residential areas of Hillhurst.

This application doubles the number of units allowed. **Through the ARP, we believe that additional housing can be accommodated within key areas designated for increased density.** The proposed development reconfigures the three lots, placing 5 units adjacent to home to the south, whereas the current R-C2 designation would only allow 2 – this seems excessive for a homeowner that purchased in an R-C2 neighbourhood. HSCA would like to see that any changes to the ARP require a minimum of community support.

We would strongly prefer a Concurrent Land Use Redesignation and Development Permit Application to ensure that the building and site design integrates with the community fabric.

### **Proposed Land Use and Hillhurst Sunnyside Area Redevelopment Plan Amendment**

- M-CG is the generally the designation between 14 St NW and 5A St NW while the eastern and western parts of the community have a lower density R-C2 designation.
  - The subject site is within in the ARP Low Density Conservation area, dedicated to family-oriented housing to ensure a range of housing choices within the community.
- ARP Section 2.3.1 states that *“the intent of the conservation policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is*

## Community Association Letter

*compatible with surrounding dwellings...New development or redevelopment should be designed in a such a way as to be unintrusive and blend with the surrounding housing".*

- While important policy work is underway with the City of Calgary's Guidebook for Great Communities, Multi Community Planning and Renewed Land Use Bylaw, it is important to consider this application on its merits and on community engagement as it stands against the current ARP and the current Land Use Bylaw.

### Proposed Multi-Residential Contextual Grade-Oriented District

- We were advised that the applicant is seeking the M-CG designation to account for a 12-unit "farmhouse style" townhouse development that provides street-facing access and activates the alley in the rear.
  - The proposed front setback appears to line up with the buildings to the south with the end units appropriately staggered and set further back.
  - We are in support of ground-oriented housing with front porches to activate the street.
  - Lot coverage is a challenge due to the proposed density; there is no private amenity space provided and more hard surface to accommodate the internal driveway.
  - Given some of the challenges with adding 12 units where there are currently three single-detached dwellings, density can theoretically be achieved within the current Land Use Designation for the three parcels (e.g., duplex + duplex + 4plex) with associated secondary suites.
- We would like assurance that the development does not exceed 3 storeys. The M-CG land use allows for up to 12m buildings; the applicant indicated that the proposed development has a maximum height of 9m. A Concurrent Submission is preferable.

### Site Layout and Circulation

- There are concerns about the internal driveway, its sharp turn from the alley and concerns about snow removal off the site.
- The proposed Molok underground storage waste bins are a positive consideration; however, we are not certain about the proposed location at the northeast corner of the site, in the front yard of one of the street facing units.
- The three units on the south side lack access to the street and closes off the south neighbour's backyard. Consider a different configuration and reducing the unit density of the application.

### Parking

- Parking appears to be the #1 concern from neighbours. While we understand from the applicant that ground-floor garage parking has been provided in the individual units, we note that this area is a parking permit controlled area.
  - Neighbours pointed out the parking challenges in the area as a result of the existing condos to the north, 14 Street NW commercial/retail, seniors' residence and medical uses and the upcoming, large-scale Riley Park Health Centre (former Grace Hospital site) redevelopment.
  - There is only one visitor parking stall provided onsite. Visitor parking is challenging due to the constraints on 8<sup>th</sup> Avenue where there is a fire hydrant and bus stop.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:  
*"Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions" (Section 3.4.3).*



## Community Association Letter

### Social & Environmental Considerations

- Hillhurst Sunnyside is proud of its sociodemographic diversity. The ARP envisions a range of housing types including affordable housing and dwellings for families to support local infrastructure and inner city schools
- The ARP promote sustainability. We would like to encourage that the existing buildings be repurposed or host salvaging opportunity for any building materials.

### Community Engagement

- Riverview reached out to the HSCA in fall 2019. The applicant was advised to speak with affected neighbours. We also stressed the importance of design and street-friendly design
  - Riverview presented initial concepts at the September 10, 2019 meeting; neighbours attended the meeting to share their feedback and concerns.
- CivicWorks reached out to the HSCA to book a presentation at the January 14, 2019 meeting.
  - We were informed that a sign was posted on the site and letters were dropped off at adjacent neighbours' homes to advise them to attend the meeting, while 125 postcards were delivered to homes in the area.
  - Neighbours (those who received postcards only) expressed that they would have liked more notice of the planning application. Those neighbours were not invited to attend the January 14<sup>th</sup> planning committee meeting and requested that an open house from the developer so that they can get more informed and ask questions.
  - The Cedarbrae Gardens condo complex to the north of the site was not notified via the applicant. A concerned neighbour provided HSCA with the condo board's contact information; we forward a copy of the application and invited comments from the condo board and residents.
- HSCA volunteers delivered 130 informational flyers to the immediate area to invite residents to provide direct comments to the City of Calgary File Manager copying the HSCA Planning Committee, the Ward 7 office and to the applicant.
  - We would defer to neighbours on site-specific concerns and trust that their feedback is factored into the review process.

Please keep us apprised as this application progresses.

Sincerely,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association

cc: Matt Crowley, Hillhurst Sunnyside Planning Committee Chair  
Mark Beckman, Lorna Cordeiro, Andrew Hoskin, Kathleen Kenney, Bob McKercher, Glenn Wierzba, Infill Subcommittee Members, HSPC  
Lisa Chong, Community Planning & Engagement Coordinator, HSCA  
Boris Karn, Urban Planner, CivicWorks, Applicant  
Circulation Control, Planning and Development  
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's office



**Proposed Amendment to the Hillhurst/Sunnyside Area Redevelopment Plan**

1. The Hillhurst-Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P1987, as amended, is hereby further amended as follows:
  - (a) In Part 1, Section 2.3 “Policy”, Subsection 2.3.2 “Low Density Multi-Unit”, at the end of the third paragraph insert the following:

“Parcels located at 818 through 826 - 16 Street NW are considered appropriate for a density of up to 111 units per hectare.”



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Calgary Planning Commission  
2020 April 16

ISC: UNRESTRICTED  
CPC2020-0329

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at  
3217 Centre Street NW, LOC2019-0041**

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**EXECUTIVE SUMMARY**

This application was submitted by K5 Designs on 2019 March 27 on behalf of the landowner, Sai Keung Kenneth Leung. The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 23 metres, or approximately six to seven storeys (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,951 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the applicable policies of the *Municipal Development Plan* (MDP) and the ARP, as amended.

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 amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

This land use amendment application was submitted by K5 Designs on behalf of the landowner, Sai Keung Kenneth Leung on 2019 March 27. While no development permit application has been submitted at this time, the future intent of the landowner is to explore development of this vacant parcel in the form of a mixed use development as noted in the Applicant Submission (Attachment 1).

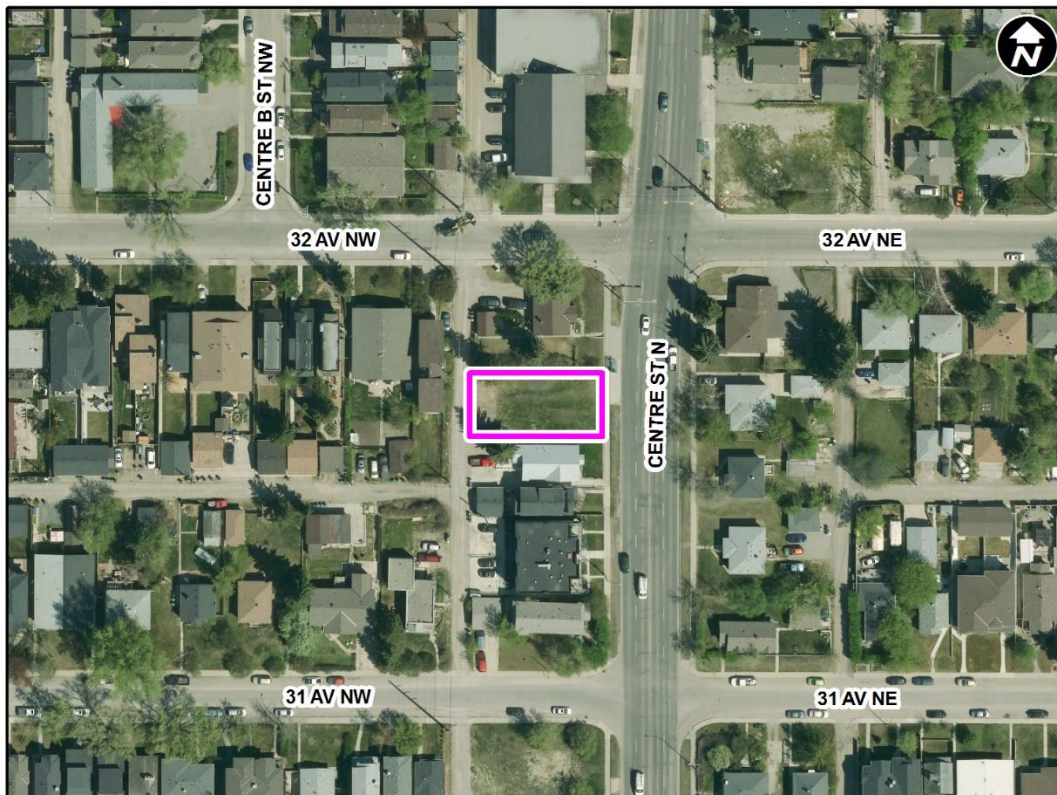
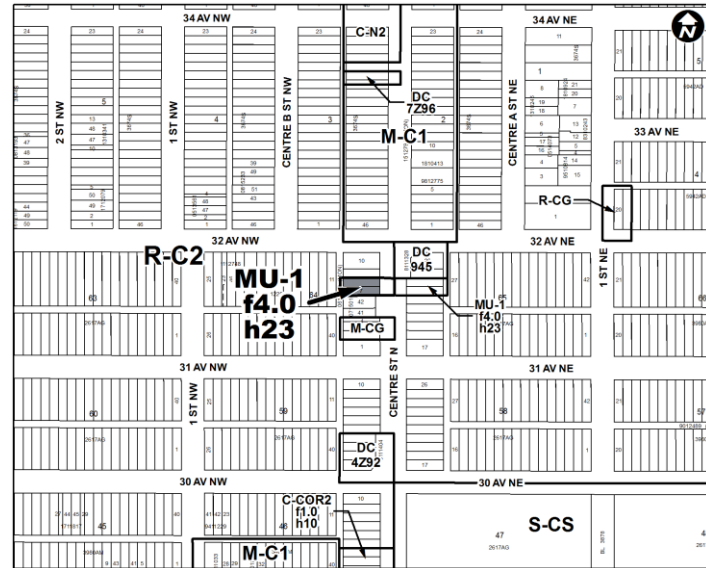
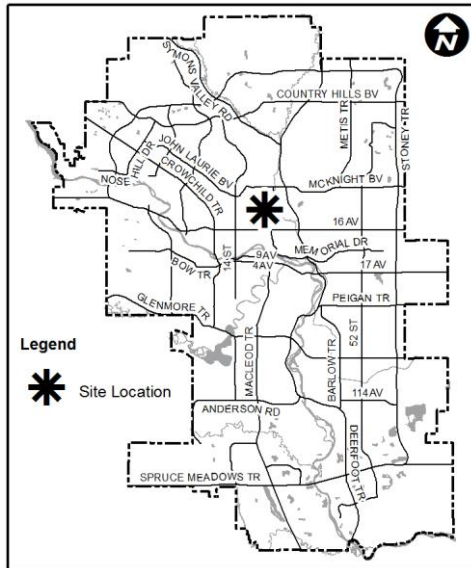
On 2019 July 22 Council approved the same land use district (MU-1f4.0h23) at 3216 Centre Street NE ([LOC2019-0001](#)) directly to the east and across Centre Street N from the subject site (Bylaw 153D2019). Both parcels have the same site size and property dimensions and front onto Centre Street N.

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Location Maps





**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217  
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### Site Context

The subject site is located on the west side of Centre Street N in the community of Tuxedo Park, one parcel south of 32 Avenue NW. The area directly surrounding the subject site contains primarily low density single detached dwellings, although numerous infill multi-residential and mixed use developments in the form of apartments with residential or commercial at grade are becoming evident along Centre Street N.

Surrounding uses consists of the following:

- North - single detached dwellings, a Place of Worship and apartment buildings under the Multi-Residential – Contextual Low Profile (M-C1) District north of 32 Avenue NW;
- East - a parcel with the same land use (MU-1f4.0h23) district as proposed by the subject application as well as single detached dwellings and a small-scale business;
- West - low density residential in the form of single and semi-detached dwellings;
- South - low and medium density residential in the form of a three-storey apartment building and several vacant parcels.



## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041

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The site is situated approximately 300 metres (a five minute walking distance) north of the proposed Green Line LRT Station planned at 28 Avenue N and Centre Street N. A high frequency bus rapid transit service is currently operating along Centre Street N among other local bus routes.

The site is approximately 0.05 hectares (0.12 acres) in size, is vacant and slopes down from north to south. The parcel is roughly 15 metres by 30 metres and has rear lane access.

As identified in Figure 1, the community of Tuxedo Park reached its peak population in 2018.

*Figure 1: Community Peak Population*

Tuxedo Park	
Peak Population Year	2018
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-1f4.0h23 District would provide for a mix of commercial and residential uses, while allowing for increased density that utilizes the land more efficiently. Further analysis on how this proposal aligns with applicable City policies is provided in the following Strategic Alignment section of this report.

### Planning Considerations

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

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

The current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district allows for the potential of both commercial and residential uses at street level with a floor area ratio of 4.0 at a maximum building height of 23 metres (approximately six to seven storeys).

Development within the MU-1 District is intended to respond to the local area context by establishing a maximum building height and density for individual parcels and includes contextually sensitive height rules that further regulates building height within proximity to low-density residential districts. The proposed height increase of 13 metres (about three to four additional storeys) is lowered by the required step backs from low density residential lands allowing a transitional building height. Since the parcels to the north and south of the subject site on Centre Street N will also support an increase in density and are consistent with the draft [North Hill Communities Local Area Plan](#) (presented to Planning and Urban Development 2020 March 04), it is expected that Centre Street N would undergo some form of intensification in the future. In consideration of the future Green Line planned along Centre Street N, the height increase is considered acceptable and will be in context with future development. The height restriction will still be applicable along the rear lane adjacent to the low density residential uses to the west of the subject site.

The proposed land use district, with an increase in floor area ratio and height, is appropriate for the following reasons:

- it recognizes the existing and future context of the subject site within an area of intensifying land uses along Centre Street N;
- it supports the vision of Centre Street N as an Urban Main Street in the *Municipal Development Plan*;
- Centre Street N is part of the Primary Transit Network and considered an existing Transit Oriented Development corridor with the bus rapid transit to downtown Calgary; and
- the future LRT Green Line, with a proposed station at 28 Avenue N, further supports Transit Oriented Development with slightly higher development intensities.

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

A development permit application has not been submitted at this time. Due to the proposed land use district only affecting a single parcel, providing adequate vehicular parking and adhering to the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

The rules of the proposed Mixed Use - General (MU-1) District and policies of the *North Hill ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this sloping site on Centre Street, additional items that will be considered through the development permit process include, but are not limited to:

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- ensuring an engaging built interface along the Centre Street frontage;
- improving pedestrian connections along Centre Street to the transit stops by ensuring vehicle access to the site is off the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns due to the slope of the site.

### ***Environmental***

No environmental issues were identified for the subject site.

### ***Transportation***

The site is located along Centre Street N, approximately 300 metres (approximately five minute walking distance) from the future 28 Avenue North Green Line LRT station. Currently, Bus Rapid Transit services the area along Centre Street N. No improvements to the street network are required until the Green Line is implemented, however, the existing right of way needs to be widened to allow for Green Line infrastructure.

There is a 3.81 metre bylaw setback for public realm enhancements along Centre Street from 32 Avenue NE to Memorial Drive NE, which includes the subject parcel. These setbacks are intended for public realm enhancements, and in this case are to facilitate future Green Line Infrastructure. This will be addressed during the development permit process.

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

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow calculation in conjunction with a development permit application.

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

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

No comments were received from the Tuxedo Park Community Association at the time of writing this report. No public meetings were held by the applicant or Administration. One letter of concern was received from the public regarding parking. The concern relates to the potential lack of on-site parking resulting in illegal parking in the rear lane.

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

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217  
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**Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [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 (2018)***

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

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

The [Municipal Development Plan](#) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- creates a compact, mixed-use, high-quality urban development;
- concentrates jobs and people in areas well served by primary transit service;
- provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities;
- creates an urban environment and streets that promote walkability and local connectivity; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

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

The [North Hill Area Redevelopment Plan](#) (ARP) identifies Centre Street N as the 'Main Street' of Tuxedo Park, serving as a linear node of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines land use intensification along Centre Street N, south of 30 Avenue N, that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

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On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo, the ARP identifies parcels north of 30 Avenue N where the subject site is located, that should retain their low-density residential character under the existing Residential – Contextual One / Two Dwelling (R-C2) District. This application therefore requires an amendment to the ARP to facilitate the development of a mixed-use building. A similar land use and policy amendment was recently approved by Council in the immediate vicinity of the subject parcel.

The proposed amendment to the Medium Density Multi Dwelling and/or Local Commercial typology of the ARP is appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site as shown in Attachment 2 of this report.

The *North Hill Area Redevelopment Plan* was approved prior to the adoption of the *Municipal Development Plan* (MDP) and the classification of Centre Street N as an Urban Main Street. In addition, the *North Hill Area Redevelopment Plan* has been reviewed by Administration as part of the proposed *North Hill Communities Local Area Plan*, which received support at the Standing Policy Committee on Planning and Urban Development ([PUD2020-0164](#)) on 2020, March 04. The *North Hill Communities Local Area Plan* (LAP) is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

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

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of an existing or planned LRT station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for residents. This site is within 600 metres of a future Green Line station at 28 Avenue N and Centre Street N.

The TOD guidelines call for mixed-use activity nodes near LRT stations, which is intended to provide increased services, employment and a variety of housing options within the community. The proposed MU-1f4.0h23 District aligns with TOD guidelines, providing a variety of use options and providing active frontages and pedestrian oriented development. Specific design elements, such as parking, site access, massing and height next to the low-density housing will be evaluated further through the development permit.

### ***Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)***

The *Location Criteria for Multi-Residential Infill* is generally intended to apply to pure multi-residential infill development, however, the criteria are a broad set of best practices for where intensification is most appropriate. Administration therefore considers the criteria helpful and applicable in considering the proposed infill development where the commercial is less than the residential component.

## **Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041**

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The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable among other existing low density residential development. The proposed land use amendment meets six of the eight *Location Criteria for Multi-Residential Infill*.

The subject site meets the criteria in the following ways:

1. it is situated with a bus transit stops directly in front of the site on Centre Street N;
2. it is situated approximately 300 metres of an existing primary transit stop at 28 Avenue NW and Centre Street N;
3. it is situated on Centre Street N which is an Urban Boulevard;
4. it is situated in close proximity to existing multi-residential development and adjacent to planned future mixed use and medium density residential development;
5. the site is not adjacent to an existing park space as per the criteria, but is within 200 metres of a park and playground to the south of the site;
6. it is situated on Centre Street N which is a planned corridor and part of the future Green Line LRT redevelopment along Centre Street N; and
7. the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

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

The proposed 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 in Tuxedo Park.

### **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 however, there is the potential that the site may not be able to develop to the full extent of the FAR and height proposed in this application. As described in the Land Use section of this report, parking, landscaping and

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setback requirements may prevent the subject site to develop to its potential if approved by Council. Further to the standard MU-2 land use district setback, there is an additional Bylaw (1P2007) setback of 3.81 metre. In addition, the Green Line North right-of-way has not been determined and may have further setback impacts on the subject site.

The applicant and landowner of the subject site provided written acknowledgment of the abovementioned risk, which will be assessed during a future development permit application.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use redesignation and minor policy amendments to the *North Hill Area Redevelopment Plan* conform to the policies of the *Municipal Development Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood.

**ATTACHMENTS**

1. Applicant Submission
2. Proposed Amendments to the North Hill Area Redevelopment Plan





## **Applicant Submission**

March 27, 2019

This application proposes to redesignate the parcel 3217 Centre Street NW from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1 f4.0 h23 (Division 3: Mixed Use - General District).

The subject site is a middle single vacant lot, centrally located on the busy artery Centre Street, 31st and 32nd Avenue NW. To the East of the site flanked by Centre Street are mixtures of old bungalows. To the North and South of the site are mixtures of commercial buildings, old bungalows and apartment buildings. Centre Street transitions to multi-residential development. To the West of the site flanked by a lane are mixtures of old bungalows and apartment buildings.

The subject site is identified within the existing North Hill ARP as a low-density area transitions to higher densities to the south. This lot is further identified within the Municipal Development Plan, part of the Centre Street Urban Corridor and the ongoing Main Street Project initiated by City of Calgary. Urban Corridor development strongly supports intensification of density and the opportunity to boost local businesses/employment, with the highest densities facing onto the main street. It further encourages variety of housing types, including Mixed-Use developments to provide more attractions to local communities. Centre Street is well serviced by City Buses and the support of the planned future Green Line LRT station.

The proposed application is intended to support development of 4 story residential and commercial opportunities on the ground floor. Due to close proximity of transits and businesses, alternative transportations such as walking, biking, ride sharing are encouraged.

Key planning features of the site include:

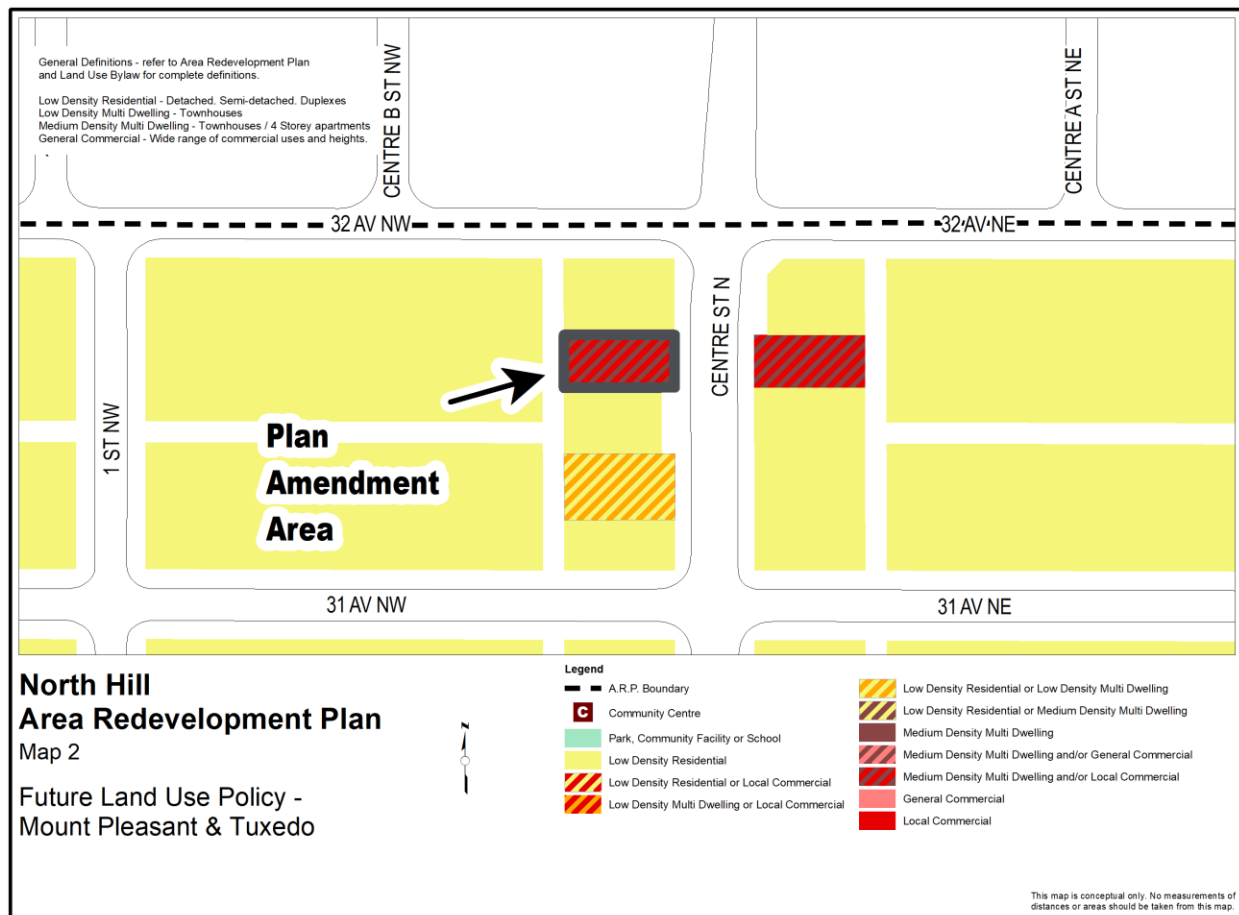
1. Making efficient use of the available lot along a major transportation corridor to enhance the pedestrian realm
2. Creating a welcome gate into the city by redeveloping with updated buildings improving public space
3. Increased population through Mixed-Use units that provide housing while increasing local employment opportunities

We believed the proposed MU-1 f4.0 h23 zoning will contribute to achieving appropriate density along Centre Street, providing diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Calgary Transit Plan.



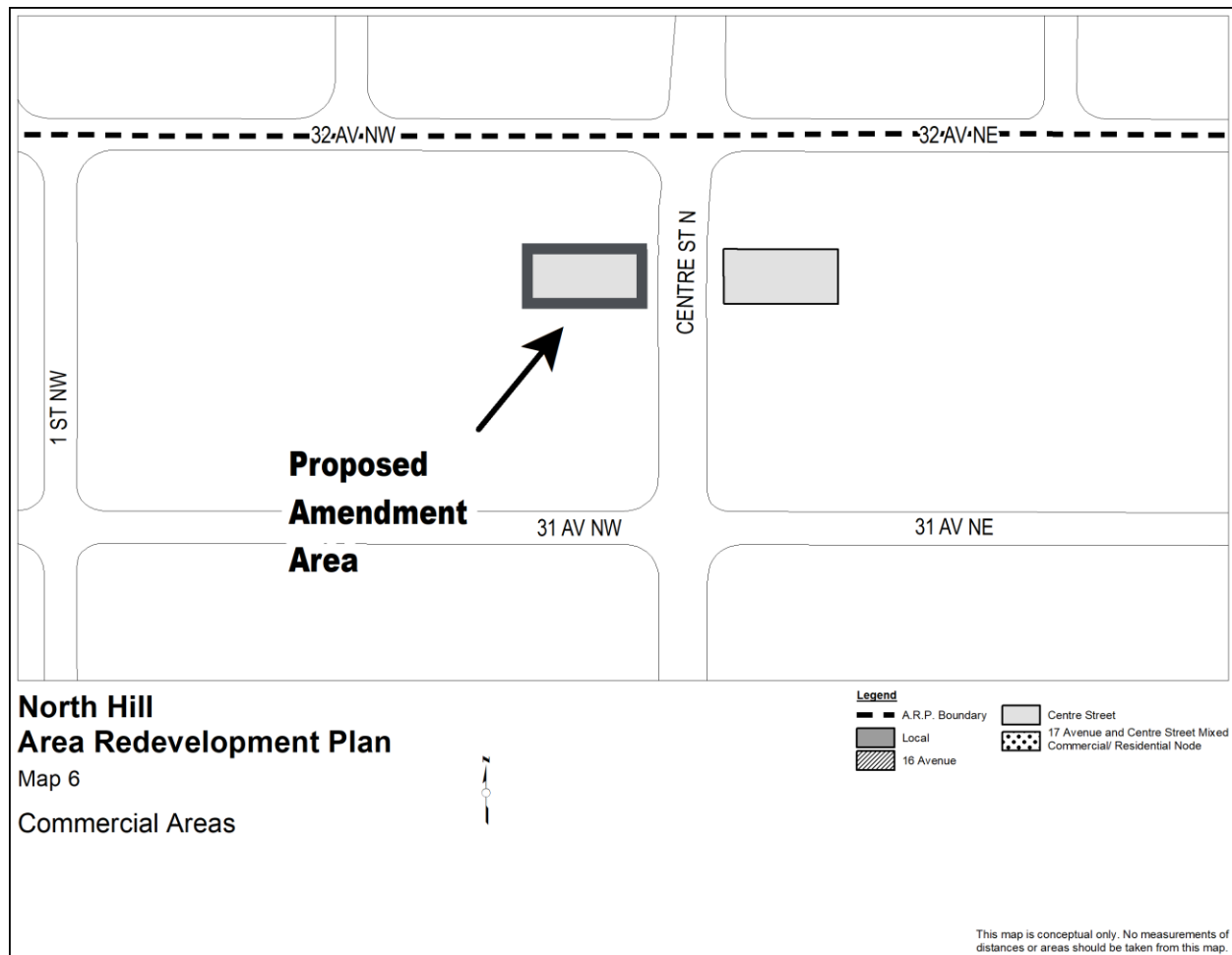
## Proposed Amendments to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from 'Low Density Residential' to 'Medium Density Multi Dwelling and/or Local Commercial' as generally illustrated in the sketch below:



## Proposed Amendments to the North Hill Area Redevelopment Plan

- (b) Amend Map 6 entitled 'Commercial Areas', by changing 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) to 'Centre Street', as generally illustrated in the sketch below:



- (c) Under Section 4.4.3 Policies, under Policy 24, replace the second sentence with the following text:

“Expansion of commercial uses north of 30 Avenue is strongly discouraged, with the exception of the existing DC designation on 32 Avenue as well as the sites at 3216 Centre Street NE and 3217 Centre Street NW.”