



AGENDA

CALGARY PLANNING COMMISSION

May 21, 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 May 07
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

5.2 BRIEFINGS
None

5.3 Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025, CPC2020-0431

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022, CPC2020-0536

7.2.2 Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW, LOC2018-0262, CPC2020-0413

7.2.3 Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP), CPC2020-0414

7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0487

7.2.5 Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231, CPC2020-0521

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2020 MAY 21 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

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Jarred Friedman

COMMUNITY:

Glendale (Ward 6)

FILE NUMBER:

LOC2020-0025 (CPC2020-0431)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

2727 – 40 Street SW

APPLICANT:

Horizon Land Surveys

OWNER:

Reis Aliko

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Julian Hall

COMMUNITY:

Stoney 3 (Ward 5)

FILE NUMBER:

LOC2020-0022 (CPC2020-0536)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

10960 - 42 Street NE

APPLICANT:

Arup Datta Architects Limited

OWNER:

Jacksonport Square Limited

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.2

Steve Jones
(Related to Item X)

COMMUNITY:

Livingston (Ward 3)

FILE NUMBER:

LOC2018-0262 (CPC2020-0413)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, DC Direct Control District to accommodate mixed-use development and DC Direct Control District to accommodate commercial development

MUNICIPAL ADDRESS:

14121 Centre Street NW

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Limited

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.3

Steve Jones
(Related to Item X)

COMMUNITY:

Livingston (Ward 3)

FILE NUMBER:

LOC2018-0262 (CPC2020-0414)

PROPOSED OUTLINE PLAN:

Subdivision of 10.30 hectares \pm (25.44 acres \pm)

MUNICIPAL ADDRESS:

14121 Centre Street NW

APPLICANT:

B&A Planning Group

OWNER:

Genstar Titleco Limited

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.4

Brian Smith

COMMUNITY:

Medicine Hill (Ward 6)

FILE NUMBER:

LOC2019-0177 (CPC2020-0487)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate a
mixed use development,

MUNICIPAL ADDRESS:

862 Canada Olympic Drive SW and 885, 924 and 2200
Na'a Drive SW

APPLICANT:

B&A Planning Group

OWNER:

Plateau Village Properties Inc

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.5

Ben Ang

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0231 (CPC2020-0521)

PROPOSED POLICY AMENDMENTS:

Amendments to the Springbank Hill Area Structure Plan

PROPOSED REDESIGNATION:

From: DC Direct Control District and Special Purpose –
Community Institution (S-CI) District

To: DC Direct Control District to accommodate a
comprehensively designed mixed use
development

MUNICIPAL ADDRESS:

131 St Moritz Drive SW

APPLICANT:

ISL Engineering and Land Services

OWNER:

Wells & Associates Limited

ADMINISTRATION RECOMMENDATION:

APPROVAL



MINUTES
CALGARY PLANNING COMMISSION

May 7, 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 J. Silot
A/CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 1:03 p.m.

Director Tita authorized Director Vanderputten to be physically present in Council Chamber for today's meeting.

ROLL CALL

Commissioner Schmalz, Commissioner Scott, Councillor Chahal, Councillor Woolley, Director Vanderputten, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, Director Tita.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Director Vanderputten

That the Agenda for the 2020 May 07 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 April 16

Moved by Councillor Chahal

That the Minutes of the 2020 April 16 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Scott

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

- 5.3 Land Use Amendment in Capitol Hill (Ward 7) at 1139 - 21 Avenue NW, LOC2020-0018, CPC2020-0451
- 5.4 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5028 – 20 Avenue NW, LOC2020-0017, CPC2020-0437
- 5.5 Land Use Amendment in Stoney 1 (Ward 3) at 11105 - 11 Street NE, LOC2020-0039, CPC2020-0466

MOTION CARRIED

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Road Closure and Land Use Amendment in East Village (Ward 7), at multiple addresses, LOC2016-0232, CPC2020-0411

Item 7.1.1., Report CPC2020-0411 was heard in conjunction with Item 7.1.2, Report CPC2020-0412.

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2020-0411 and CPC2020-0412. Commissioner Palmiere left the Remote Meeting at 1:07 p.m. and returned at 2:11 p.m. after the vote was declared.

A presentation entitled "Agenda Items: 7.1.1 & 7.1.2 LOC2016-0232 Land Use Amendment & Road Closure DP2015-4974 Development Permit" was electronically displayed and distributed with respect to Reports CPC2020-0232 and CPC2020-0412.

The following speakers addressed Commission with respect to Reports CPC2020-0411 and CPC2020-0412:

1. Chito Pabustan, Gibbs Gage
2. Taylor Stollbert, Gibbs Gage
3. Rob Proud, Copez Properties

Moved by Commissioner Juan

That with respect to Report CPC2020-0411, the following be approved:

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

1. Adopt, by bylaw, the proposed closure of 0.063 hectares \pm (0.156 acres \pm) of road (Plan 1611617, Area 'A') adjacent to 520, 526, 528, 532, 534, 538 - 7 Avenue SE and 555 - 6 Avenue SE, with conditions (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.82 hectares \pm (2.02 acres \pm) located at 520, 526, 528, 532, 534, 538 - 7 Avenue SE, 555 - 6 Avenue SE and the closed road (Plan 1510969, Block 38, Lot 41; Plan A, Block 38, Lots 7 to 29; Plan 1611617, Area 'A') from Centre City East Village Integrated Residential District (CC-EIR), Centre City East Village Primarily Residential District (CC-EPR) to DC Direct Control District to accommodate mixed use commercial and residential development with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.1.2 Development Permit in East Village (Ward 07), at multiple addresses, DP2015-4974, CPC2020-0412

Item 7.1.2, Report CPC2020-0412 was heard in conjunction with Item 7.1.1, Report CPC2020-0411.

A revised Attachment 1 was electronically distributed with respect to Report CPC2020-0412.

Moved by Commissioner Juan

That with respect to Report CPCP2020-0412, the following be approved:

That Calgary Planning Commission recommend the Development Authority, without having to return to Calgary Planning Commission, approve Development Permit DP2015-4974 of a New: Multi-Residential Development, Office and Retail and Consumer Service (4 buildings) of 0.82 hectares \pm (2.07 acres \pm) located at 520, 526, 528, 532, 534, 538 - 7 Avenue SE, 555 - 6 Avenue SE and the closed road (Plan 1510969, Block 38, Lot 41; Plan A, Block 38, Lots 7 to 29; Plan 1611617, Area 'A'), with conditions (Attachment 1), subject to the approval of the bylaw amendment associated with LOC2016-0232 by Council.

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Manchester Industrial (Ward 9) at 5711 – 1 Street SE, LOC2019-0187, CPC2020-0461

A presentation entitled "LOC2019-0187 Land Use Amendment", was electronically displayed and distributed with respect to Report CPC2020-0461.

Moved by Commissioner Cameron

That with respect to Report CPC2020-0461, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.83 hectares \pm (2.0 acres \pm) located at 5711 – 1 Street SE (Plan 2853GN, Block 3, Lot 2) from Industrial – General (I-G) District to Industrial – Business (I-B f2.0h27) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488

The following documents were electronically displayed and distributed with respect to Report CPC2020-0488:

- A presentation entitled "LOC2019-0170 Land Use Amendment"; and
- A presentation entitled "Shawnee Slopes, Fish Creek Exchange - Land Use Amendment", from Bela Syal, Planning Plus.

The following speakers addressed Commission with respect to Report CPC2020-0488:

1. Bela Syal, Planning Plus
2. Patrick Briscoe, Graywood Developments

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Commission suspended Section 78(2)(b), in order to complete the Item prior to the afternoon recess.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0488, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.01 hectares \pm (4.96 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development (Attachment 3);
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate neighbourhood commercial development (**amended** Attachment 4); and
4. Give three readings to the proposed bylaw.
5. In Attachment 4 of CPC2020-0488, insert a new section as follows:

“Approvals

13 The first **development permit** approved under this Direct Control District Bylaw may only be approved by Calgary Planning Commission”
and renumber accordingly.

ROLL CALL VOTE:

For: (4): Councillor Chahal, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott

Against: (5): Director Tita, Director Vanderputten, Councillor Woolley, Commissioner Cameron, and Commissioner Palmiere

MOTION DEFEATED

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0488, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 2.01 hectares \pm (4.96 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development;
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.00 acres \pm) located at 88 Shawnee Street SW (Portion of Plan 1611940, Block 21, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate neighbourhood commercial development; and
4. Give first reading to the proposed bylaw.
5. Amend the proposed Bylaw by deleting Sections 5, 6 and 7 of the DC Direct Control District and replace with the following:

Permitted Uses

5 The *permitted uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *permitted uses* in Direct Control District.;

Discretionary Uses

6 The *discretionary uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *discretionary uses* in Direct Control District.; and

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District; and

6. Give second and third readings to the proposed bylaw, as amended.

ROLL CALL VOTE:

For: (5): Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Gedye, and Commissioner Palmiere
Against: (3): Councillor Woolley, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

Commission recessed at 3:30 p.m. and reconvened at 3:48 p.m. with Director Tita in the Chair.

ROLL CALL

Councillor Woolley, Councillor Chahal, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott, Director Vanderputten, Director Tita

7.2.3 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0459

Commissioner Gedye and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0459.

Councillor Woolley rose of a Point of Order with respect to a Member of Commission recusing themselves from discussion and voting on this item.

Commissioner Gedye and Commissioner Juan left the Remote Meeting at 3:57 p.m. and returned at 5:19 p.m. after the vote was declared.

The following documents were electronically displayed and distributed with respect to Report CPC2020-0459:

- A presentation entitled "LOC2019-0188 Policy and Land Use Amendment"; and
- A presentation entitled "CPC2020-0459 RNDsQR Slide Deck".

The following documents were electronically distributed with respect to Report CPC2020-0459:

- A letter from Dan Allard and Rebecca O'Brien, Inglewood Business Improvement Area, dated 2020 April 24; and
- A letter from Mark Reid and Tim Smith, Urban Strategies Inc., dated 2020 April 24.

The following speakers addressed Commission with respect to report CPC2020-0459:

1. Alkarim Devani, RNDsQR
2. David White, CivicWorks
3. Sasa Radulovic, 5468796 Architecture

Moved by Commissioner Palmiere

That the letters from the Inglewood Business Improvement Area be accepted for the Corporate Record and be forwarded on with this report to Council.

MOTION CARRIED

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0459, the following be approved:

That the Calgary Planning Commission refer Report CPC2020-0459 back to Administration to revise the proposed Direct Control District to refine the density bonusing framework, including elements related to spatial arrangements and quality of the anticipated publicly accessible open

space and transit waiting area, and return to Calgary Planning Commission no later than 2020 July 02.

ROLL CALL VOTE:

For: (5): Councillor Chahal, Commissioner Cameron, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott
Against: (2): Director Vanderputten, and Councillor Woolley

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Bankview (Ward 8) for 2318 - 15 Street SW, LOC2020-0023, CPC2020-0456

The following documents were electronically distributed and displayed with respect to Report CPC2020-0456:

- A presentation entitled "LOC2020-0023 Policy & Land Use Amendment"; and
- A presentation entitled "CPC Slide Deck", from Civic Works and FAAS.

The following speakers addressed Commission with respect to report CPC2020-0456:

1. David White, Civic Works
2. Michael Farrar, FAAS Architecture

Moved by Commissioner Scott

That with respect to Report CPC2020-0456, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 2318 15 Street SW (Plan 3936L, Block 2, Portion of Lot 12 and Lots 13 to 17) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

Against: Commissioner Cameron

MOTION CARRIED

7.2.5 Land Use Amendment in Highland Park (Ward 4) at 204 - 40 Avenue NW, LOC2019-0092, CPC2020-0472

A presentation entitled "LOC2019-0092 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0472.

Moved by Commissioner Gedye

That with respect to Report CPC2020-0472, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 204 - 40 Avenue NW (Plan 5422GK, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (MCGd75) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Land Use Amendment in North Glenmore Park (Ward 8) at 2110 - 54 Avenue SW LOC2020-0021, CPC2020-0422

A presentation entitled "LOC2020-0021 Land Use Amendment", was electronically distributed and displayed with respect to Report CPC2020-0422.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0422, the Administration Recommendation be amended by adding a new Recommendation #2, as follows:

2. Amend section 10 to remove reference to Section 8 of the DC Guidelines

MOTION CARRIED

Moved by Commissioner Cameron

That with respect to Report CPC2020-0422, the following be approved, **as amended**:

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

1. Adopt, by bylaw, the proposed redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 2110 – 54 Avenue SW (Plan 1810096, Block 20, Lot 45) from Multi-Residential – Medium Support Commercial (M-X2f2.0d175) District to DC Direct Control District to accommodate a mixed-use development with an additional discretionary use of medical clinic, with guidelines (Attachment 2);

2. **Amend section 10 to remove reference to Section 8 of the DC Guidelines; and**
3. Give three reading to the proposed bylaw.

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 222 Greenbriar Place NW, LOC2019-0101, CPC2020-0489

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0489. Commissioner Juan left the Remote Meeting at 5:53 p.m. and did not return prior to adjournment of today's meeting.

A clerical correction was noted on page 7 of 11 of the Cover Report of Report CPC2020-0489, in the first paragraph, by deleting the words "40 meters' and by substituting the words "32 meters".

The following documents were electronically distributed with respect to Report CPC2020-0489:

- A presentation entitled "LOC2019-0101 Land Use"; and
- A presentation entitled "LOC2019-0101 CPC Applicant Supplementary Information", from Civic Works, dated 2020, May 07.

The following speakers addressed Commission with respect to reports CPC2020-0489:

1. David White, CivicWorks
2. Boris Karn, CivicWorks

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Commission suspended Section 78(2)(c), in order to complete the Item.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0489, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 1.04 hectares \pm (2.58 acres \pm) located at 222 Greenbriar Place NW (Plan 8211023, Block 8, Lot 7) from Multi-Residential – Contextual Medium Profile (M-C2f2.5d42) District to DC Direct Control District to accommodate a multi-residential development, with guidelines (Attachment 2); and

4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

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 Director Vanderputten

That this Meeting adjourn at 6:09 p.m.

ROLL CALL VOTE:

For: (8): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Gedy, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 June 15 Combined Meeting of Council:

Planning Matters for Public Hearing

Calgary Planning Commission Reports:

- Land Use Amendment in Capitol Hill (Ward 7) at 1139 - 21 Avenue NW, LOC2020-0018, CPC2020-0451
- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5208 - 20 Avenue NW, LOC2020-0017, CPC2020-0437
- Land Use Amendment in Stoney 1 (Ward 3) at 11105 - 11 Street NE, LOC2020-0039, CPC2020-0466
- Road Closure and Land Use Amendment in East Village (Ward 7) at Multiple Addresses, LOC2016-0232, CPC2020-0411
- Land Use Amendment in Manchester Industrial (ward 9) at 5711 - 1 Street SE, LOC2019-0187, CPC2020-0461

- Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) for 2318 - 15 Street SW, LOC2020-0023, CPC2020-0456
- Land Use Amendment in Highland Park (Ward 4) at 204 - 40 Avenue NW, LOC2019-0092, CPC2020-0472
- Land Use Amendment in North Glenmore Park (Ward 8) at 2110 - 54 Avenue SW, LOC2020-0021, CPC2020-0422
- Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 222 Greenbriar Place NW, LOC2019-0101, CPC2020-0489

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 May 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0431

Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

EXECUTIVE SUMMARY

This application was submitted on 2020 February 19 by Horizon Land Surveys on behalf of the landowner Reis Aliko. The application proposes to change the land use designation of the property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition the 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.

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

No local area plan currently exists. Glendale is included as part of the Westbrook Communities Local Growth Planning Project. The multi-community planning process does not prohibit applications from being submitted.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2727 – 40 Street SW (Plan 4216HE, Block 3, Lot 16) 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.

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0431

Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

BACKGROUND

This application was submitted on 2020 February 19 by Horizon Land Surveys on behalf of the landowner Reis Aliko. A development permit application has not been submitted at this time. The applicant's original submission proposed Residential – Grade-Oriented Infill (R-CG) District in order to facilitate a four-unit residential development. Initial assessment by Administration raised the following:

1. Administration's assessment of the R-CG District development rules confirmed that the subject site could only facilitate three units.
2. Local residents had participated in City-led engagement, through the Neighbourhood Main Streets initiative, and were consulted on possible locations for R-CG and multi-residential development. These consultations resulted in redesignations to the west of the site, along 38 Street SW, 37 Street SW and 36 Street SW, to various low-to-medium land use districts that included the R-CG District.
3. Further, the City is currently conducting consultation within Glendale and neighbouring communities on a new local area plan (*Westbrook Communities Local Growth Planning Project*).

Based on the above, the applicant took all these factors into consideration and amended the application to the Residential – Contextual One / Two Dwelling (R-C2) District which would allow two dwelling units on the site.

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 semi-detached dwelling in line with the rules of the R-C2 District, and to provide a compatible interface with the existing developments on adjoining parcels.

Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

Figure 1: Community Peak Population

Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for residential development at 2727- 40 Street SW. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One / Two Dwelling (R-C2) District. The 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 the allowed uses within this district.

The proposed R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The intent of this application is to allow the landowners the option of constructing a new semi-detached building when they proceed with future redevelopment. The applicant did not state when future redevelopment may occur. The proposed R-C2 District would enable the landowners to proceed to develop two semi-detached dwelling units, which may include secondary suites, on this parcel. Further, R-C2 would ensure that future development is in a form and nature that respects the scale and character of the surrounding neighborhood.

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

Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the

Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

specific context of this site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments;
- providing adequate motor vehicle parking stalls to support future development; and
- providing green building practices (e.g. triple glazed windows, on-site stormwater management systems, zero-scaping, high-efficiency HVAC systems, future proofing for solar panels and electric vehicle charging).

Transportation

The subject site is located approximately 225 metres from a Route 6 Killarney/26 Avenue SW bus stop. This route provides service to the Westhills Centre loop, which provides further access to a number of other bus routes. The site is also 255 metres away from an Eastbound Route 6 Killarney/ 26 Avenue SW bus stop, which provides service to the Westbrook LRT Station (approximately 1.65 kilometres away). The Westbrook LRT Station provides service to the Downtown core and other transit routes

The subject site is located mid-block on a Residential class road, with lane access and no parking restrictions. There is an existing curb cut out front that if not reused as it stands (with no modifications) should be closed and rehabilitated at the time of redevelopment on the site, with vehicular access coming from the lane.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage.

Climate Resilience

This application has indicated that a future development will encourage electric vehicle use with the installation of charging stations to facilitate low-carbon travel. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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ISC: UNRESTRICTED
CPC2020-0431

Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

Stakeholder Engagement, Research and Communication

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

No public meetings were held for this application. The application was circulated to the Glendale Community Association. No comments were provided at the time of writing this report.

Administration received one letter in opposition to the original submission for Residential – Grade-Oriented Infill (R-CG) District, with the following comments:

- concerns with the how a four-unit development will impact the low density character of the neighbourhood and the makeup of the existing streetscape;
- would negatively impact on-street parking which is already an issue for residents; and
- the R-C2 District would be more appropriate.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate an amended proposal. As such, the applicant decided to amend the application to the R-C2 District. The design compatibility 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, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

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Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

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

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

The proposal also aligns with Section 2.6: Greening the City by allowing for greater energy efficiency by allowing additional density on this site.

Local Area Policy

There is no existing local area plan affecting this site. Administration is currently working on the Westbrook Communities Local Growth Plan that includes Glenbrook and surrounding communities. Planning applications will still be accepted for processing during the local growth plan process. The local growth plan is anticipated to be finalized in 2021, and will include more detailed direction regarding suitability of densification in alignment with The Guidebook for Great Communities.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#), the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. The applicant's indication of including electric vehicle charging capacity in the future development supports CMAP Program 4: Electric and Low-Emissions Vehicles.

Social, Environmental, Economic (External)

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

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Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with applicable policies of the *Municipal Development Plan* as it would facilitate moderate intensification in a form that respects the scale and character of the surrounding neighborhood. Further, the proposal is consistent with the intent, minimum parcel depth and area of the Residential – Contextual One / Two Dwelling (R-C2) District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission



April 16, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.15 acre (+/-0.062 hectare) site from R-C1 to R-C2. The original proposal is to redesignate this lot to R-CG. But after discussion with local residents, community association and administration, we are now changing this to R-C2.

The subject site, 2727 40th Street SW, is located in the beautiful community of Glendale along 40th Street. The site is approximately 0.062 hectares in size with a one-storey single detached dwelling. Surrounded by single detached homes on the north, south and west, the site is also right by multi-residential houses on the east side just cross 40th Street.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the nearest bus stop being west bound route 6 about 200 meters away. East bound route 6 is also along 26 Ave and is about 270 meters away from site.

The site is also in close distance to many open spaces/playgrounds. There are four open spaces within a 200 meters radius from the site. Glendale/Glendale Meadows Community Association is approximately 650 meters away. Commercial establishments are along 37 Street and include restaurants, pubs, professional services, auto services and many others.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that are sensitive to existing residential development in terms of height, built form and density.

With multi-residential houses situated on the immediate east of the site, the proposed R-C2 can perfect serves as the transitional zone from high density to low density, thus providing diversity to the community. Moreover, future development on this site will provide a compatible interface with the existing developments adjoining parcels.

Applicant's Submission

We ask the city to support our application based on the reasons listed above. In addition, it also meets some of the criterias for Multi-Residential Infill including:

- within 400 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.

Sincerely,

Lei Wang
B.Sc, M.Sc, ALS
Operation Manager

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ISC: UNRESTRICTED
CPC2020-0536

Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Arup Datta Architects Ltd on 2020 February 14 on behalf of the landowner Jacksonport Square Ltd. The application proposes to change the land use designation of 10960 – 44 Street NE from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- industrial developments with small scale commercial uses that are compatible with and complement light industrial areas (e.g. warehouses with commercial storefronts, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres; (a decrease from the current maximum of 16 metres);
- a maximum floor area ratio (FAR) of 1.0, or approximately 9,000 square metres of building floor area (no change proposed) area;
- a maximum use area for Retail and Consumer Service of 930 square metres (an increase from the current maximum of 465 square metres); and
- the uses listed in the I-C District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Northeast Industrial Area Structure Plan (ASP)*.

A development permit application has not been submitted specifically in relation to this land use amendment application, however DP2018-5656 was approved and released on 2019 August 20 for three buildings on this site, under the existing Industrial – General (I-G) District. That development is currently under construction and it is contemplated that, should CPC approve this proposed land use amendment, then the buildings would be utilized for the variety of uses allowed under the Industrial – Commercial (I-C) District.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.90 hectares ± (2.22 acres ±) located at 10960 - 42 Street NE (Plan 1811550, Block 5, Lot 6) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. 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 Arup Datta Architect Ltd on behalf of the landowner, Jacksonport Square Ltd, on 2020 February 14. The Applicant's Submission (Attachment 1) indicates that the intent is to provide a more commercial style of development at the interface of the wider developing industrial area and Metis Trail NE, close to the intersection with Country Hills Boulevard NE; while maintaining a principally industrial set of land uses.

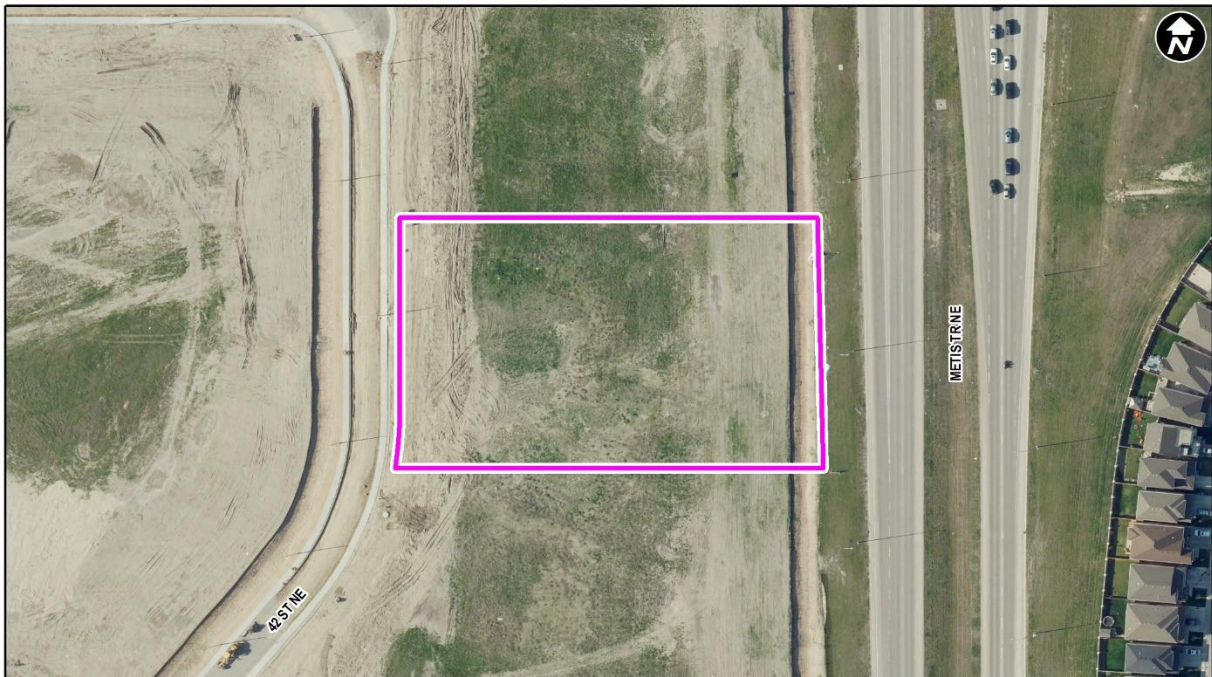
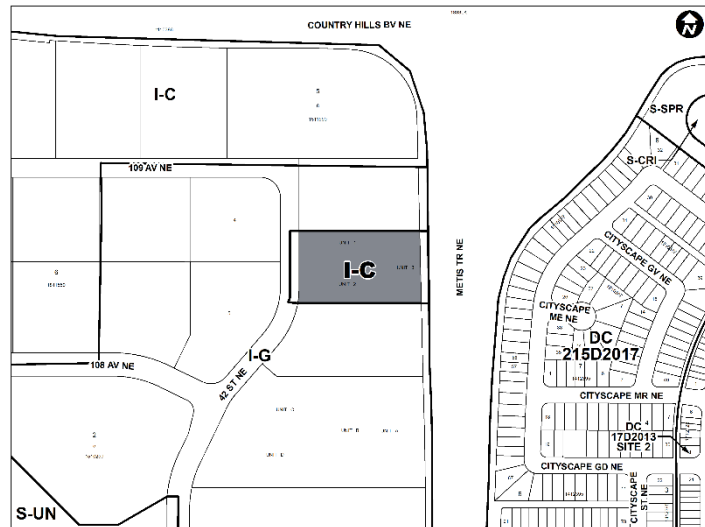
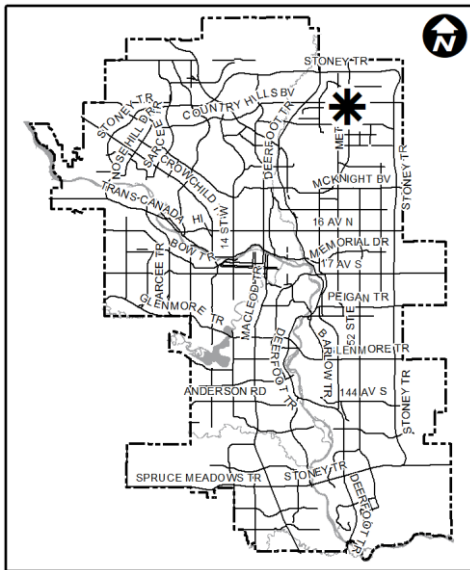
A development permit application (DP2018-5656) has been approved and released on 2019 August 20 on this site for three buildings in three phases. The site is currently under construction utilizing the current Industrial - General (I-G) District, and approved development permit.

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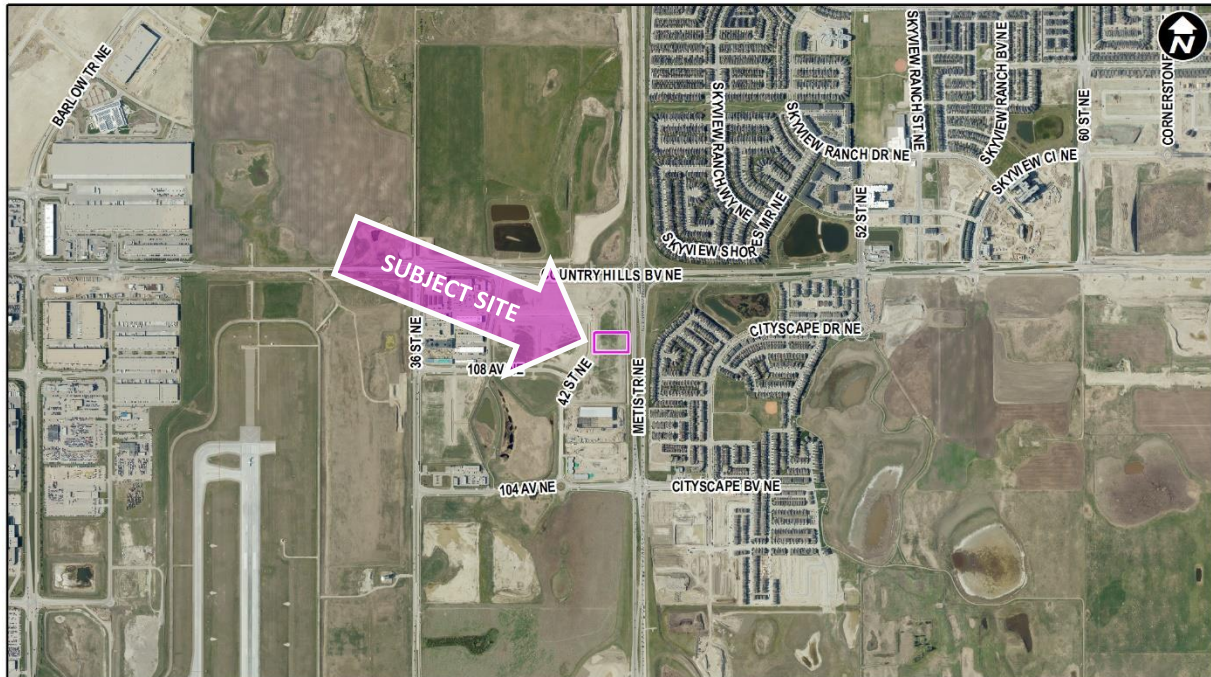
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Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022

Location Maps



Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022



Site Context

This is an area in active development. The subject parcel, together with a number of other sites in the area are currently being developed.

The site is located in the northeast community of Stoney 3, immediately to the west of Metis Trail NE and two parcels south of Country Hills Boulevard NE. The western boundary is formed by 42 Street NE. To the north is an undeveloped parcel designated Industrial – General (I-G) District.

Further north are other parcels, designated Industrial – Commercial (I-C) District, fronting onto Country Hills Boulevard NE; but which are also accessed through 42 Street NE to the west. Two of these sites (the one on the corner of Metis Trail NE and Country Hills Boulevard NE and the one immediately to its west) also have the benefit of approved development permits under the I-C District rules and uses (DP2020-2066 and DP2019-0234). Those uses include a number of I-C District discretionary uses, including liquor store, medical clinic, drive through restaurant, cannabis retail store and retail and consumer services. The subject site shares a southern boundary with an I-G parcel.

Further east, across Metis Trail NE, is the developing residential community of Cityscape. The land use for this area is a DC Direct Control District (Bylaw 215D2017) which uses the Residential – One Dwelling (R-1s) District as the base land use.

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Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a diversification of uses within an employment intensive area that has the ability to be compatible with the established building form and function of development in the local area.

Land Use

The existing Industrial – General (I-G) District is designed to carry a number of medium and light industrial with a limited number of commercial uses. Parcels within this district are typically in internal locations. The limits on commercial uses are intended to preserve the more general industrial nature of the I-G District.

Land Use Bylaw 1P2007 identifies the Industrial – Commercial (I-C) District as better suited to perimeter locations in wider industrial areas, where small scale commercial uses are compatible with and complement other light industrial uses in the area. The purpose statement of the proposed I-C District also indicates that parcels within 200 metres of a major street or expressway are suitable for consideration in the I-C District. Potential allowable uses include medical and veterinary clinics, restaurants and food take out services, convenience food stores, retail and consumer services as well as light industrial.

The current construction of the site under the I-G rules would require end users of the units to be compatible with those uses established in the Industrial – General (I-G) District. Widening the potential uses to those that fall within the proposed Industrial – Commercial (I-C) District provides greater choice and range of services to an increasing potential client base in the developing community of Cityscape.

Development and Site Design

A development permit has been approved on this site and it is currently under construction. The development parameters for this location have, therefore, been considered and approved in the form of three separate buildings, consisting a number of bays, or individual units. Included in that approval are parking requirements, landscaping and the pedestrian environment.

The applicant is not seeking to change the layout and design of the approved development permit; rather the allowable uses that can go into the buildings and individual units. The supporting statement included in Attachment 1 suggests that this will ensure the longer term development and marketing viability of the site.

Land Use Amendment in Stoney 3 (Ward 5) at 10960 - 42 Street NE, LOC2020-0022

Transportation

Vehicular access to the parcel is available from 42 Street NE. Pedestrian access to the site is facilitated through sidewalks which are to be located on both sides of 42 Street NE as per the approved Construction Drawings for the area which is under development. The area is currently served by Calgary Transit bus service (Routes 100, 119 and 145) with a stop approximately 600 metres walking distance to the south along 104 Avenue NE, with a future transit stop planned along 108 Avenue NE, approximately 200 metre walking distance to the southwest.

A Transportation Impact Assessment was not required in support of this land use application.

Environmental Site Considerations

No environmental issues are present with this site. A Phase 1 Environmental Site Assessment (ESA), was conducted by Jacques Whitford Limited on 26 July 2004 and used in the consideration of DP2018-5656. No environmental concerns were noted in the ESA.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future development permit and development site servicing plan stage(s).

Climate Resilience

The applicant has not identified any climate resilience measures as part of this land use application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

There is no community association in the area and no letters were received in response to the public circulation. No public meetings were held with respect to the application.

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

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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 efficient use of land.

Interim Growth Plan (2018)

The proposal aligns with the policy direction of the Calgary Metropolitan Region Board's [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.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The parcel is subject to the [Airport Vicinity Protection Area](#) (AVPA). The site is within the 30-35 Noise Exposure Forecast contour. The application has been circulated to the Airport Authority and NAV Canada for comment.

Calgary Airport Authority notes that 'Industrial-Commercial' development is not a prohibited use in this area, however the owner is responsible for ensuring compatibility of uses and compliance with acoustic requirements.

Calgary Airport Authority reserves the right to review any future development proposals.

Municipal Development Plan (Statutory – 2009)

Part 3 of the [Municipal Development Plan](#) (MDP) establishes a range of typologies for Calgary's future urban structure, with section 3.7 specifically relating to Industrial Areas.

MDP Map 1, Urban Structure identifies this area within the 'Standard Industrial' typology, which is intended to be flexible and able to support a variety of industrial uses, including supporting commercial uses, as long as the primary industrial function is retained.

The proposed land use aligns with relevant MDP policies. The proposal would allow the site to support a broader range of commercial uses that are complementary to and consistent with the I-G District. Light industrial uses are also permitted.

The proposed I-C land use seeks to include supporting uses to the principal industrial function of the area. This would enable the appropriate development of the area in general for the anticipated industrial uses.

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Northeast Industrial Area Structure Plan (Statutory – 2013)

The subject parcel falls under the [Northeast Industrial Area Structure Plan](#) (ASP). In the ASP the subject parcel is identified as falling under the Business Industrial Area.

Section 7.1.2 provides policies directly related to the Business/Industrial Area. Subsection (1)(a)(i) notes that light industrial uses shall be the predominant use of land.

Section 7.1.2(1)(a)(ii) provides that a number of other uses, including medium industrial, offices, local commercial, service commercial, secondary commercial, recreational, institutional and public uses, together with similar and accessory uses to the above, may be allowed where they are determined to be compatible and appropriate.

The proposal aligns with the policies of the *Northeast Industrial ASP*.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. This application has not identified any actions that specifically address the objectives in this plan.

Social, Environmental, Economic (External)

The proposed land use allows for more commercially-oriented mix of uses and provides a greater diversity of goods and services to these more outlying residential communities, without the need to travel greater distances to utilize those resources.

The I-C District is intended for the edge of light industrial areas that provides a wider diversity of compatible and complementary commercial uses to the wider industrial/commercial area. In addition to the commercial nature of the I-C District supporting the wider general industrial land uses in this area, the proximity of new residential development provides a wider economic base to support the commercial uses anticipated by the I-C District.

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

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Risk Assessment

There are no significant risks associated with this land use redesignation application.

REASON(S) FOR RECOMMENDATION(S):

This proposal is aligned to the prevailing statutory planning policies contained in the *Municipal Development Plan*, and *North Industrial Area Structure Plan*. The proposed I-C District anticipates development of sites such as this, given its location and proximity to an expressway or major street. The application is considered appropriate following the purpose statement of Land Use Bylaw 1P2007. A change to the land use will provide greater commercial diversity to the developing residential community of Cityscape and will increase the range of goods and services to that area, as well as others in north east Calgary. The proposed redesignation does not prevent the balance of the Industrial – General (I-G) District lands in this general location from being developed for those anticipated uses.

ATTACHMENT(S)

1. Applicant Submission

Applicant Submission

February 18, 2020

RATIONALE FOR ZONING RE-DESIGNATION REQUEST

Lot 6, Block 5, Plan 1811550 is a site of 0.899 Ha along 42nd Street NE and adjacent to and highly visible from Metis Trail NE, a major road with high traffic volume and from the residential development directly east across Metis Trail. This site is also within 150m from the major intersection of Metis Trail NE and Country Hills Blvd NE.

Any development on the above-mentioned site demands uses that will benefit from the exposure and provide a positive image to Metis Trail NE.

- This site is not a large site, and due to the exposure to Metis Trail the design of the development is sensitive to the high exposure.
- A central courtyard style of design with three buildings with good pedestrian linkages and no exterior products/displays is more in line with commercial I-C zoning.
- The building elevations both front and rear are architecturally designed with articulation and quality finishes to create a very pleasing visual development.

The type of uses desired for this site are those that provide business and personal support to the adjacent residential to the east and to the staff and businesses in the other industrial developments in the area.

Use types that would be considered (but not limited to) are:

- print centre
- offices
- restaurant food service only – medium
- fitness centre
- auto service – minor
- child care service
- convenience food store
- drinking establishment – small
- speciality food store
- take out food service

The existing developments along south side of Country Hills Blvd NE and up to the corner of intersection with Metis Trail NE is high visibility, Industrial-Commercial District that complements the future “Retail Commercial Area”. Other remaining sites along Metis Trail NE and close to the intersection with Country Hills Blvd NE are also of high visibility and should complement retail style or equivalent developments.

From an urban planning point of view, it is more so that the site needs to be I-C (Industrial – Commercial) instead of I-G (Industrial–General) to provide better aesthetic and service values for these highly visible locations.

Applicant Submission

In addition, with the current extremely difficult economic climate a combination of Commercial and Industrial uses will certainly help the owners in marketing the spaces.

City Zoning

The current zoning on this site is Industrial – General (I-G) District. The purpose for this zoning is intended to be characterized by:

- a. *a wide variety of light and medium general industrial uses and a limited number of support commercial uses;*
- b. *parcels typically located in internal locations;*
- c. *the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;*
- d. *a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;*
- e. *uses and buildings that may have little or no relationship to adjacent parcels;*
- f. *appropriate controls to ensure screening of any outdoor activities; and*
- g. *limits on sales and office activities in order to preserve a diverse industrial land base.*

The permitted and discretionary uses in Industrial – General (I-G) District generally do not require high visibility and have little or no relationship to existing developments on the adjacent sites.

This site is more appropriate as Industrial – Commercial (I-C) District because the purpose of this zoning is intended to be characterized by:

- a. *Locations on the perimeter of industrial areas, along major streets or expressways;*
- b. *Light industrial uses that are unlimited in size;*
- c. *Small scale commercial uses that are compatible with and complement light industrial uses;*
- d. *Controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;*
- e. *Setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and*
- f. *Parcels located within 200.0 metres of a major street or expressway;*

We therefore request redistricting Lot 6, Block 5, Plan 1811550 to Industrial Commercial (I-C) District.

Applicant Submission

Northeast Industrial Area Structure Plan:

3.1 Vision of the Future

“...Deerfoot Trail NE, a north-south freeway, intersects the area, and Stoney Trail NE, and expressway, bounds the area to the north. These roads provide the main access to the Northeast Industrial Area and are augmented by Country Hills Boulevard NE, Barlow Trail NE, Airport Trail NE, and Metis Trail NE, all of which serve as major transportation routes into the area...”

“...The area is a fully-serviced area containing predominantly industrial uses together with office, retail and service commercial development at select locations. The area also supports major retail centres. These centres attract shoppers from nearby communities as well as drive-by traffic, and they remain convenient and accessible due to their locations along major transportation corridors.”

7.1.1 Purpose

“...The purpose of this area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed...”

7.1.2 Policies – Development within Business/ Industrial Areas

“...(a) Local commercial uses within the Business/Industrial Area should:

- (i) locate at the intersection of two roads,*
- (ii) not comprise of a site exceeding 1.6 hectares of land at the corner of an intersection, and Northeast Industrial Area Structure Plan 15 Land Use Areas*
- (iii) not, in the aggregate, compromise sites totalling more than 1.6 hectares of land at one or more corners of the same intersection...”*

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ISC: UNRESTRICTED
CPC2020-0413

Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW, LOC2018-0262

EXECUTIVE SUMMARY

This application has been submitted by B&A Planning Group on behalf of the landowner Genstar Titleco Limited. This application proposes the redesignation of approximately 10.2 hectares (25.20 acres) of land in the north community of Livingston. This proposal provides for:

- a number of land uses to accommodate commercial and residential development that provides the components to set the framework for a complete community within the Keystone Hills area;
- approximately 2.3 hectares (5.68 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 30 metres, or approximately 10 storeys (DC/MU-1);
- approximately 2.56 hectares (6.33 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 35 metres, or approximately 10 storeys (DC/MU-1);
- a commercial site of approximately 1.54 hectares (3.81 acres) to serve the needs of the local communities (DC/C-C1);
- approximately 1.11 hectares (2.74 acres) of medium density multi-residential development in a variety of forms with a building height of 14 metres, or approximately 4 storeys (M-1);
- approximately 2.33 hectares (5.76 acres) of low density multi-residential development in a townhouse form with a building height of 13 metres, or approximately 3 storeys (M-G); and
- approximately 0.36 hectares (0.89 acres) of Municipal Reserve (MR), in the form of public open space (S-SPR).

This application has been applied for with the support of a related outline plan application (CPC2020-0414) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. This application is being considered under the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*, which recently included a major amendment covering the area of this application. The proposed application has been developed in accordance with the Keystone Hills Core Area policies specified in the *Keystone Hills Area Structure Plan*.

**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
LOC2018-0262**

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 8.66 hectares \pm (21.4 acres \pm) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, bylaw, the proposed redesignation of 1.54 hectares \pm (3.81 acres \pm) located 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group on behalf of Genstar Titleco Limited submitted the application to The City of Calgary on 2018 September 21 and have provided a summary of their proposal in the Applicant's Submission (Attachment 3).

The *Keystone Hills Area Structure Plan* (ASP) was approved on 2012 July 16. The ASP includes high level policy framework for a Major Activity Centre (MAC) and Urban Main Street contemplated for a stretch of Centre Street N between Stoney Trail and 160 Avenue N. The ASP required a special study to inform more detailed ASP policy that would provide additional direction on future transportation connections, parcel configuration, land uses and building form within the future MAC and Main Street.

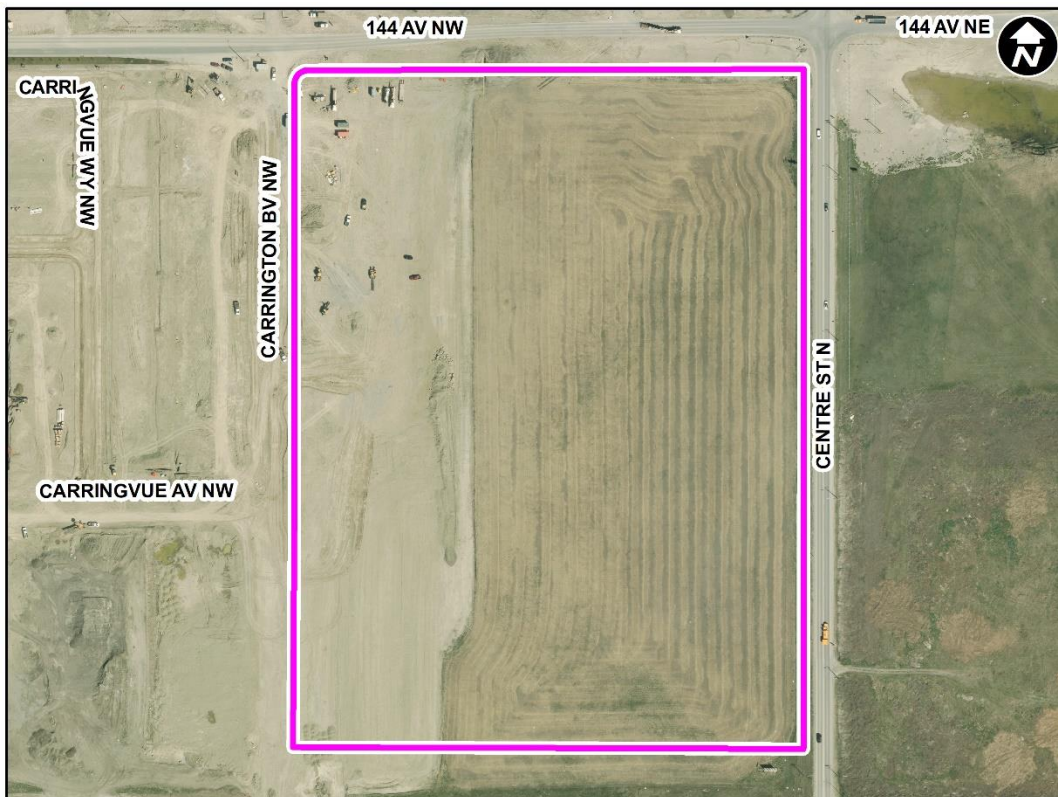
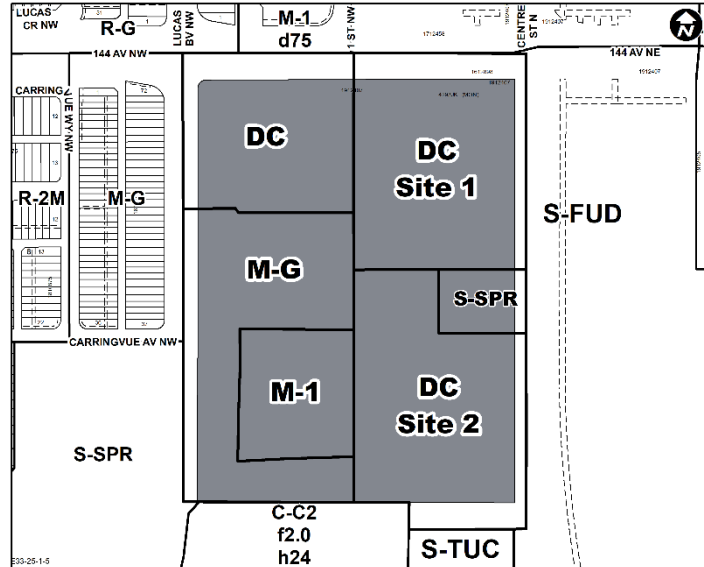
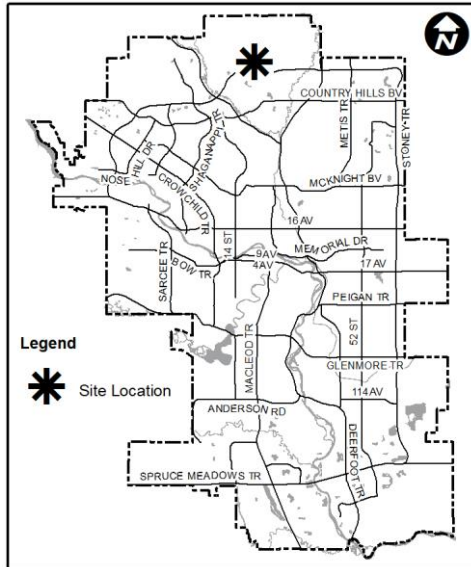
A special study was completed by Administration with the assistance of consultants and the landowners in 2015. This study considered a number of land use and mobility options. Recommendations contained within the study have been used by Administration to guide the preparation of a major amendment to the *Keystone Hills ASP*. The proposed amendment (CPC2019-1387) was adopted by City Council at the Public Hearing on 2019 December 16.

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Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
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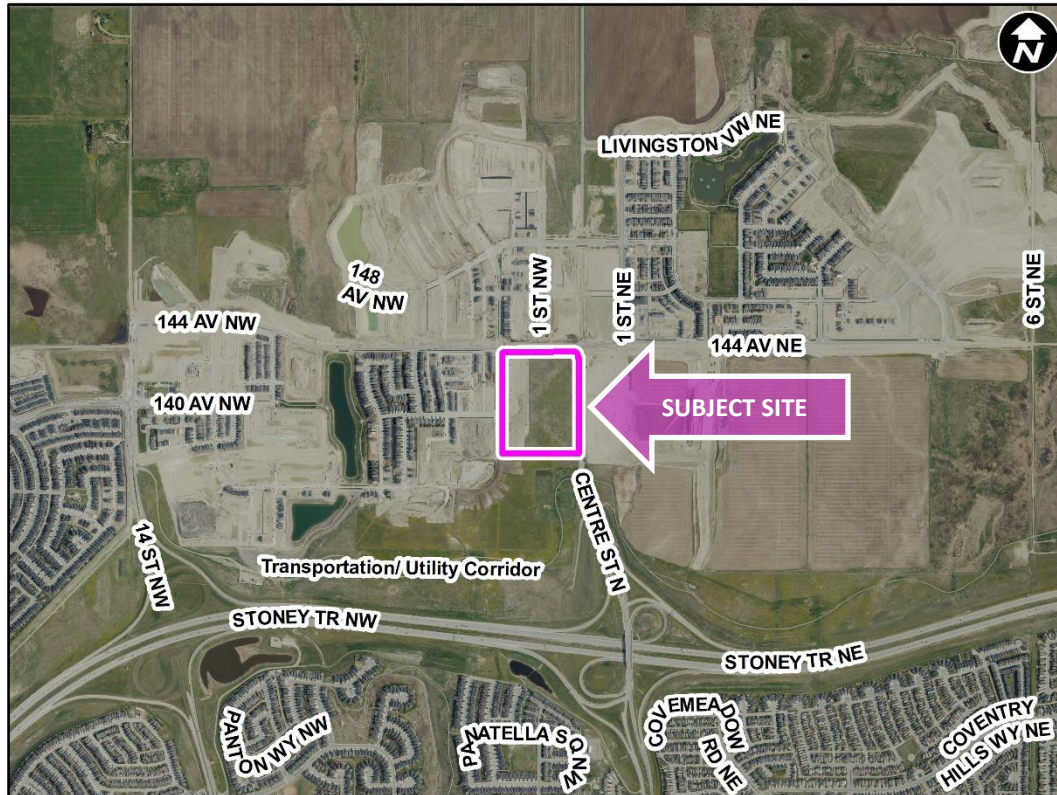
Location Maps



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**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
LOC2018-0262**



Site Context

The subject lands are situated in the north quadrant of the city in the developing community of Livingston. The lands are bound by 144 Avenue N to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The Stoney Trail Transportation Utility Corridor is located to the south of the site. The future Green Line LRT runs along Centre Street N, with a potential station located adjacent to the subject site. The land is currently vacant and has been stripped and graded in preparation for future development.

Within the *Keystone Hills ASP* and *Municipal Development Plan*, a portion of the lands south of 144 Avenue N along Centre Street N are indicated as a Major Activity Centre (MAC).

Much of the lands, both north and west of the subject sites, have approved outline plans and are currently being developed. These lands are primarily low density residential with some multi-residential of varying intensity located in close proximity. To the south west of the lands is a site designated for a school along with a small commercial site directly south. The lands to the east of the site are intended for mixed-use development within the *Keystone Hills ASP*, although a land use and outline plan have not currently been applied for.

**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
LOC2018-0262**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application, in conjunction with the associated outline plan, will facilitate the development of a mixed-use, commercial and residential neighbourhood within a Major Activity Centre that will contribute to the growth of the Keystone community as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills ASP*.

The proposed distribution of land uses represent an opportunity to develop a comprehensive commercial and residential area that is strategically located to support a future LRT station, as well as serve adjacent residents and the region.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the policy within the *Keystone Hills ASP* the following land uses are proposed:

- DC Direct Control District based on the Mixed Use - General (MU-1) District;
- DC Direct Control District based on the Commercial - Community 2 (C-C2) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – At Grade Housing (M-G) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

The MU-1 District is intended for a mix of residential and commercial uses in the same building or in multiple buildings. The District also allows for both residential uses and commercial uses at grade. The proposed DC Direct Control District (Attachment 1) has been used to allow for the inclusion of several additional uses, as well as to vary some of the rules of the base district. While the MU-1 District is intended for Main Street areas, the context of a developing community that will likely transition over time requires the ability for more flexibility in certain rules. The proposed DC District has also been created to work together with the proposed policy for the Keystone Hills Core Area. The DC contains two sites to allow for different density and building heights along Centre Street. The northern portion (proposed DC Site 1), which is further from the future LRT station, has a floor area ratio (FAR) of 3.5 and building height of 30 metres. The southern portion (proposed DC Site 2), directly adjacent to the future LRT station, has a FAR of 4.0 and a building height of 35 metres.

The other proposed DC Direct Control District is based on the C-C1 District and will allow for primarily commercial development. The proposed DC District (Attachment 2) has been used to again include additional discretionary uses and to provide greater flexibility by allowing for the potential for dwelling units on the ground floor of buildings. The proposed DC District allows for a FAR of 2.0 and a maximum building height of 16 metres.

Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW, LOC2018-0262

The M-1 District is intended to provide for multi-residential development in a variety of low height and medium density forms and is intended to be in close proximity or adjacent to low density residential development. The anticipated form of the development for this site would be apartment style development. The M-G District is intended to provide for multi-residential development of a low height and density where all units have direct access to grade and will likely be in the form of townhouses.

The S-SPR District is intended to provide for schools, parks, open space, and recreation facilities of various sizes and use intensities. The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR). The proposed MR is approximately 0.36 hectares (0.89 acres) in total. Less the amount of land required for road dedication, the developable park space within the outline plan amounts to 0.2 hectares (0.5 acres), which accounts for 1.9% of the developable area. The MR has been located near the future LRT station in alignment with the policies of the Keystone Hills ASP.

The remainder of the 10 percent MR dedication has been allocated within other parts of Carrington and in the community of Lewisburg in order to better utilize the park space within the greater Keystone Hills area. This specific area is intended to be more urban in nature given the location adjacent to a future LRT station. There is also a large MR parcel directly to the west of the subject lands. Within Carrington, 0.58 hectares/1.44 acres of the MR owing was previously dedicated with the approval of LOC2013-0037, which provides MR adjacent to the subject outline plan area. The remaining MR owing (0.25 hectares/0.61 acres) was transferred to Lewisburg to facilitate the development of a joint-use school site as part of LOC2016-0311.

Subdivision Design

The proposed subdivision design (Attachment 4), comprises approximately 10.30 hectares (25.44 acres) including area portion of land which will remain unchanged and thus is not included in the total land use redesignation area. The subdivision follows a grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets. The block layout also supports the intensification of the neighbourhood over time by allowing a variety of built forms initially as well as redevelopment of sites in the future. The street network features Centre Street as the focal point, functioning as the transit spine, as well as an active modes and pedestrian corridor, while also providing a localized vehicular access function. The Center Street N corridor is planned to encompass several elements, including sidewalks and pathways, cycling infrastructure, local vehicular access, as well as the future extension of the Green Line LRT.

Bicycle infrastructure is provided throughout, including shared multi-use pathways and bike lanes providing connections within and to the adjacent communities. Accommodation of vehicles within the area is based on splitting the primary vehicular traffic movements between the two adjacent north-south primary collector roadways (1 Street NE and NW). Centre Street is intended to provide local access for residents. The east-west grid network crossing Centre Street allows traffic to circulate around the subject lands, as well as to and from the adjacent neighbourhoods.

**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
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Density and Intensity

The *Municipal Development Plan* requires that a Major Activity Centre (MAC) achieve a minimum intensity threshold of 200 people and jobs per gross developable hectare. The eastern portion of the lands fall within the MAC, while the western portion is located just outside. Based on the proposed land use districts, the subject sites within the MAC anticipate a minimum intensity of approximately 216 people and jobs per hectare. The subject sites anticipate approximately 126 jobs and the anticipated residential density is approximately 434 dwelling units or 87 units per hectare.

The western sites anticipate an intensity of approximately 126 people and jobs per hectare. The subject sites anticipate approximately 398 jobs and the anticipated residential density is approximately 123 dwelling units or 23 units per hectare. The exact number of people and jobs will be determined through future development permit applications in the future.

Transportation

Streets and Access

The subject lands are bound by 144 Avenue NW to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The transportation network proposed within and along the plan boundaries was established during earlier functional work, which included consideration for the LRT, the regional road infrastructure, and the active transportation network. Development on these lands will be part of a Transit Oriented Development area, adjacent to the future LRT station. A reduced right of way for 144 Avenue was negotiated with the City for much of the road length, as opposed to the typical standard.

Direct vehicular access is restricted along 144 Avenue NW, as this corridor includes a regional pathway and has been identified as a Primary Transit corridor. Rear lanes have been provided adjacent to the proposed M-G sites to allow for rear garages and reduce the number vehicular crossings of sidewalks, pathways and bike lanes.

The subject area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail N and Deerfoot Trail N/QEII Highway. 1 Street NW connects directly to the Centre Street/Stoney Trail interchange. In support of the New Community Growth Strategy, the City of Calgary is advancing the twinning of this interchange. In conjunction with this project, construction of 1 Street NW will be undertaken by the Developer to service the community, thereby realizing the value of the infrastructure investment made by the City in support of the *Keystone Hills Area Structure Plan*.

Transit

This area is currently serviced by Route 124, which provides service to the North Pointe transit station area. North Pointe is the current terminus for BRT Route 301, which provides fast and efficient service to the centre city. North Pointe is also a future Green Line LRT Station.

Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW, LOC2018-0262

Enhancement to the public transit service will be implanted in phases over time and is expected to include several bus routes running through the *Keystone Hills ASP* area, providing local and regional service, and later phased to support the future Green Line extensions to North Pointe and 144 Avenue and cross-town bus rapid transit services.

Environmental Site Considerations

A Biophysical Impact Assessment was submitted in support of this application. No waterbodies or other environmentally significant areas were identified within the plan area. A portion of the required MR has been provided within the outline plan area. The remaining portion of MR has been previously allocated in other parts of Carrington and within the community of Lewisburg. Within Carrington, the MR will provide parks and open spaces to residents, while the MR in Lewisburg will be put toward a joint-use elementary school site.

Utilities and Servicing

Only developer-funded main extensions are required for this development. Water servicing will be provided through the extension of existing 400mm water infrastructure from Carrington Boulevard NW and 144 Avenue NW.

Sanitary connection is available at 142 Avenue NW via the 250mm sanitary infrastructure. This connection will service the parcels north of 142 Avenue NW. Parcels south of 142 Avenue NW will require the construction of sanitary infrastructure along 1 Street NW and Carrington Gate and Carrington Boulevard NW south of the outline plan area.

Storm servicing will require construction of storm infrastructure in 1 Street NW, Carrington Gate NW, and Carrington Boulevard NW south of the plan area. Stormwater will be discharged into an existing pond. Further water, sanitary, and storm details will be resolved via the tentative plan, construction drawing, and development permit stages.

Climate Resilience

Earthworks and design engineering were completed in cooperation with two adjacent landowners to maximize efficiency of the overall area. Design includes a shared stormwater facility utilizing an outlet south of Stoney Trail, resulting in approximately 300,000 cubic metres less material being required to balance earthworks. Organic materials have also been used on the site, preventing 4,900 truckloads of materials being hauled off site. Rock excavated on site (approximately 15,000 cubic metres) was utilized for landscaping the Carrington pond, preventing 1,500 truckloads of rock hauled off site. Within the MAC lands, grading adjustments were made to keep 8,700 cubic metres of additional materials on site, as well as coordination with adjacent landowners to avoid 2,900 cubic metres of material needing to be hauled off site, preventing approximately 1160 truckloads from burning diesel and adding wear and tear to surrounding roadways.

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Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Stakeholder Engagement, Research and Communication

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

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. A response was received indicating they had no comments regarding the application.

There is currently no community association for the subject area and no letters from adjacent landowners were received.

No public meetings were conducted by the applicant or Administration in direct relation to this land use application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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*](#) 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 Calgary Metropolitan Region Board's [*Interim Growth Plan*](#). The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

These lands are subject to the [*Rocky View/Calgary Intermunicipal Development Plan*](#) (IDP) and as such the application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. A response was received indicating they had no comments or concerns with the application.

**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
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Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP), [Map 1: Urban Structure](#), identifies a portion of the subject lands as part of a Major Activity Centre (MAC). In this case the lands closest to Centre Street have been considered as part of the MAC. MACs are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas. MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

The western portion of the lands would be considered to be part of the the Residential – Developing – Future Greenfield area. The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed land use districts meet the *Municipal Development Plan* policies.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP). This application includes pedestrian and cycling infrastructure and the site is located close to high quality transit, which supports CMAP Program 5: Low or Zero-Emissions Transportation Modes. It also employs several strategies to reuse materials on site that will reduce the amount of material being hauled off site that meets the intent of CMAP Program 7: Consumption and Waste Reduction.

Keystone Hills Area Structure Plan (Statutory – 2012)

The [Keystone Hills ASP](#) indicates the subject lands as within the Keystone Hills Core Area. Administration brought forward a major amendment to the ASP, which was adopted by Council 2019 December 16, to provide comprehensive policy for this specific area. These policies are intended to provide for the vision of this area as a mixed-use employment hub, while also allowing flexibility as the area will take time to achieve the ultimate build out.

Within the Core Area the subject lands fall within the Flex Zone and the Station Area Zone. The western sites are within the Flex Zone, which is intended for a wide variety of uses including multi-residential, as well as a range of institutional, retail, services, and office uses. The lands to the east are located within the Station Area Zone area and are intended to ultimately accommodate higher density development with a mix of uses, including multi-residential, office and retail/commercial.

The proposed land use and outline plan complies with the Keystone Hills Core Area policies by providing for the potential for high intensity development with a broad range of uses that is also respectful of the adjacent residential development.

**Land Use Amendment in Livingston (Ward 3) for 14121 Centre Street NW,
LOC2018-0262**

Social, Environmental, Economic (External)

The proposed land use will enable the continuation of development in the community of Livingston and provide a future framework for a mix of housing types and services to support a broad cross section of the population. The development of these lands will enable a more efficient use of land and infrastructure, including the future LRT Stations, supporting surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These anticipated costs for Livingston have been incorporated into the One Calgary 2019-2022 service plans and budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The City's capital investment contribution required for the construction of the Centre Street N / Stoney Trail interchange upgrade has been included in the One Calgary 2019-2022 service plans and budgets.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment serves to implement the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies of the *Keystone Hills Area Structure Plan*. The proposed land uses and their distribution allow for high density development adjacent to a future LRT station in a greenfield area, facilitate the development of a mix of uses, and provide the components to set the framework for a complete community within the Keystone Hills area.

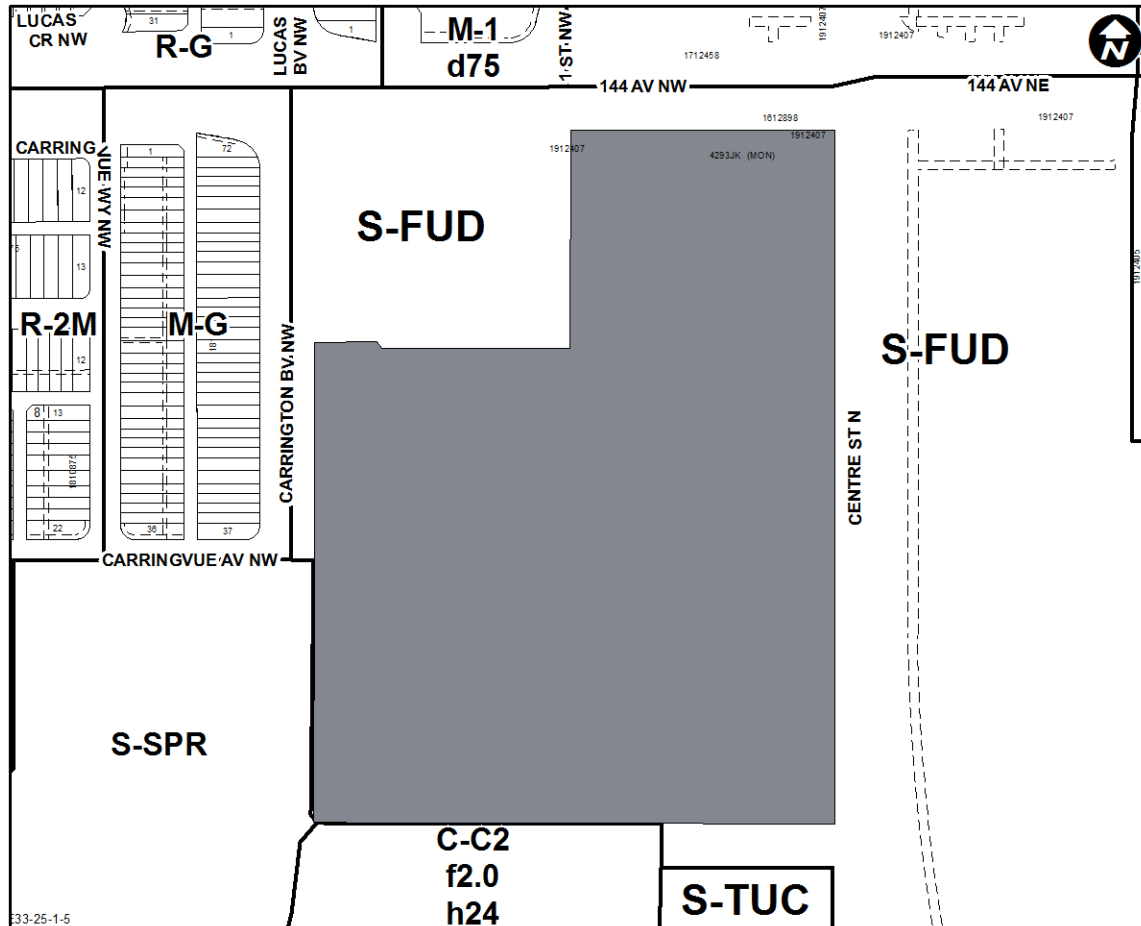
ATTACHMENT(S)

1. Proposed DC Direct Control District (MU-1)
2. Proposed DC Direct Control District (C-C1)
3. Applicant's Submission
4. Proposed Outline Plan

Proposed DC Direct Control District (MU-1)

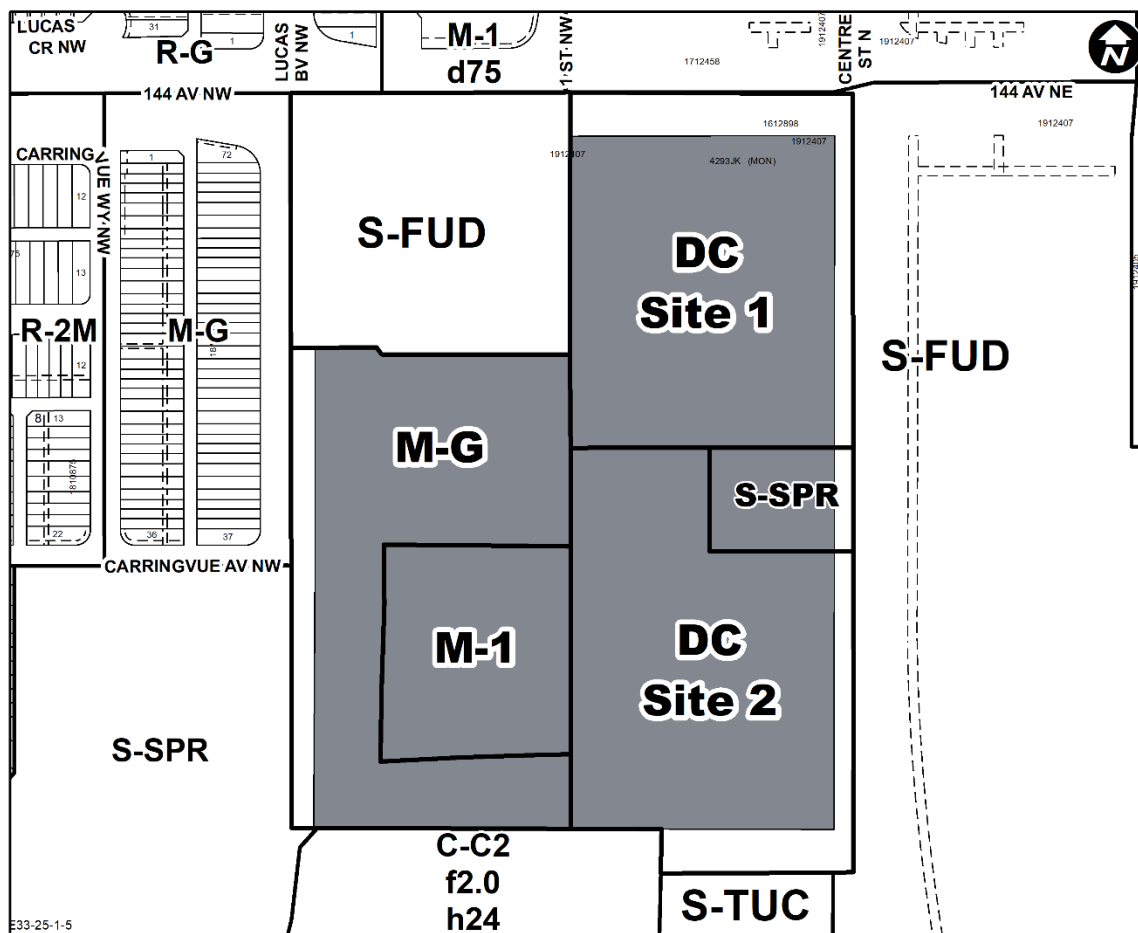
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District (MU-1)

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) be located along streets where both residential uses and commercial uses are supported at grade facing the street; and
- (b) accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Proposed DC Direct Control District (MU-1)

Permitted Uses

- 4 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Cinema;**
- (b) **Conference and Event Facility;**
- (c) **Dinner Theatre;**
- (d) **Drinking Establishment – Medium;**
- (e) **Drinking Establishment – Large;**
- (f) **Food Kiosk;**
- (g) **Museum;**
- (h) **Parking Lot Grade – (temporary);**
- (i) **Performing Arts Centre;**
- (j) **Restaurant: Food Service Only – Large;**
- (k) **Restaurant: Licensed – Large; and**
- (l) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Orientation

- 7 **Units** located at **grade** with an exterior wall facing a **street** must provide:

- (a) individual, separate, direct access to **grade**;
- (b) an entrance that is visible from the **street**; and
- (c) sidewalks that provide direct exterior access to the **unit**.

Rules for Facades Facing a Street

- 8 Section 1340 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

Rules for Commercial Uses Facing a Street

- 9 Section 1342 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

Vehicle Access

- 10 (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.

Proposed DC Direct Control District (MU-1)

- (2) Where a **parcel** shares a **rear** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.

Façade Width for Uses Facing a Street

- 11 Section 1373 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

Setback Area

- 12 (1) Where a **parcel** shares a **property line** with a **parcel** designated as a **special purpose district**, the **setback area** must have a minimum depth of 6.0 metres.
- (2) In all other cases, there is no requirement for a **setback area**.

Site 1 (± 2.30 hectares)

Application

- 13 The provisions in sections 14 and 15 apply only to Site 1.

Floor Area Ratio

- 14 The maximum **floor area ratio** is 3.5.

Building Height

- 15 The maximum **building height** is 30.0 metres.

Site 2 (± 2.56 hectares)

Application

- 16 The provisions in sections 17 and 18 apply only to Site 2.

Floor Area Ratio

- 17 The maximum **floor area ratio** is 4.0.

Building Height

- 18 The maximum **building height** is 35.0 metres.

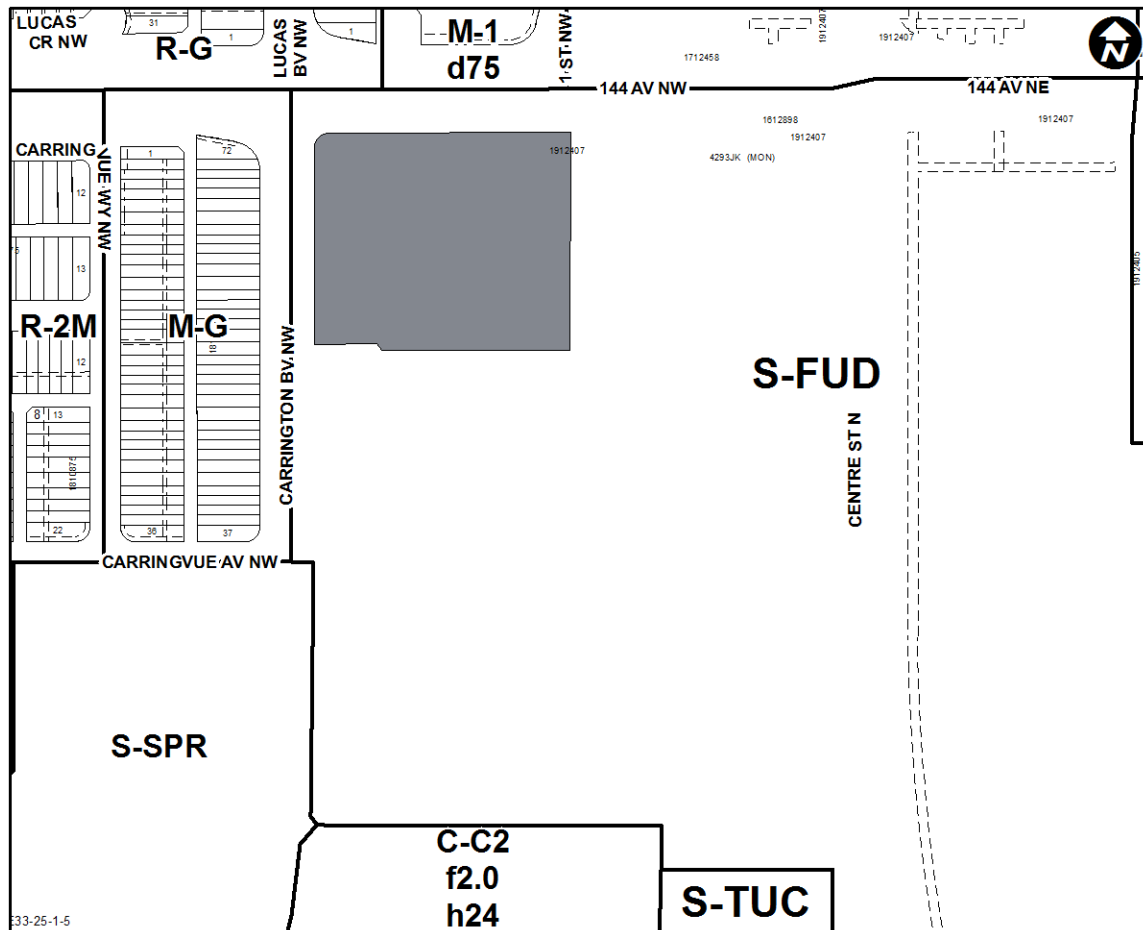
Relaxations

- 19 The **Development Authority** may relax the rules contained in Sections 6 through 18 in this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007.

Proposed DC Direct Control District (C-C1)

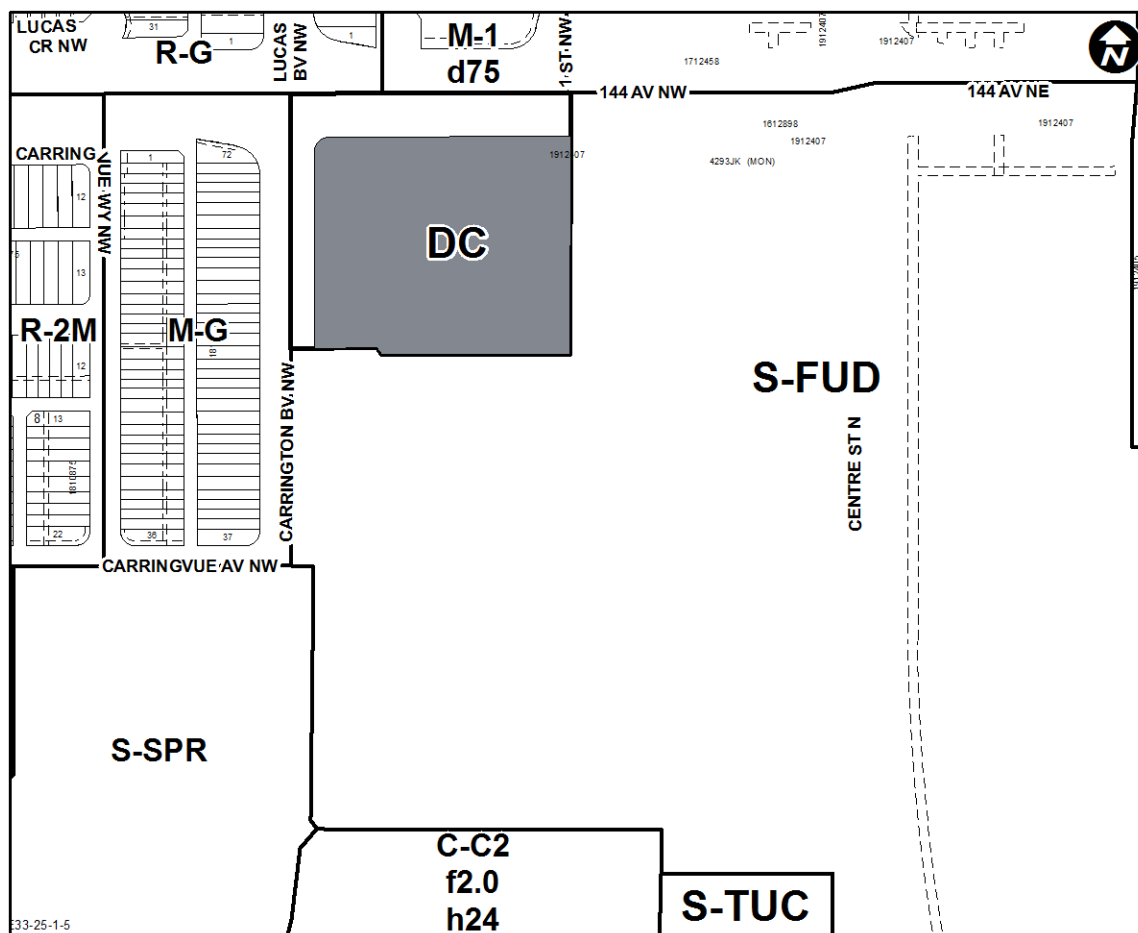
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SCHEDULE A



Proposed DC Direct Control District (C-C1)

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate small to mid-scale commercial developments;
- (b) allow opportunities for commercial uses to be combined with office and residential uses in the same development; and
- (c) allow opportunities for residential uses to be provided on the ground floor.

Compliance with Bylaw 1P2007

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

Proposed DC Direct Control District (C-C1)

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Cinema;**
 - (b) **Hotel;**
 - (c) **Post-Secondary Learning Institution;**
 - (d) **Restaurant: Food Service Only – Large; and**
 - (e) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.0.

Building Height

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

Location of Uses within Buildings

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

Relaxations

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

Applicant's Submission

March 27, 2020

Introduction

On behalf of Genstar Development Company (Genstar), B&A Planning Group has submitted an application for Outline Plan and Land Use Redesignation to complete the Carrington Community for approximately 10.10 ha (24.96 ac) of land. The lands are the last remaining portion of undeveloped lands within the Carrington neighbourhood, and generally located south of 144th Avenue NW and west of Centre Street N.

The subject site is owned by Genstar's Carrington, and currently is zoned as Special Purpose-Future Urban Development (S-FUD). Residential construction is nearly completed to the west of the lands, with Carrington Boulevard constructed last year. Lands surrounding the area are actively being developed by Brookfield, Mattamy and Hong within the Livingston and Carrington Communities. The subject site will also benefit from the future LRT station through the Greenline Light Rail Transit Network upon future extension to the Keystone lands.

Proposal

The application seeks to redesignate and subdivide the subject land to establish a flexible land use pattern that offers opportunities to intensify the base development concept in the future when primary transit access becomes available, yet remains market driven and respectful of the existing context.

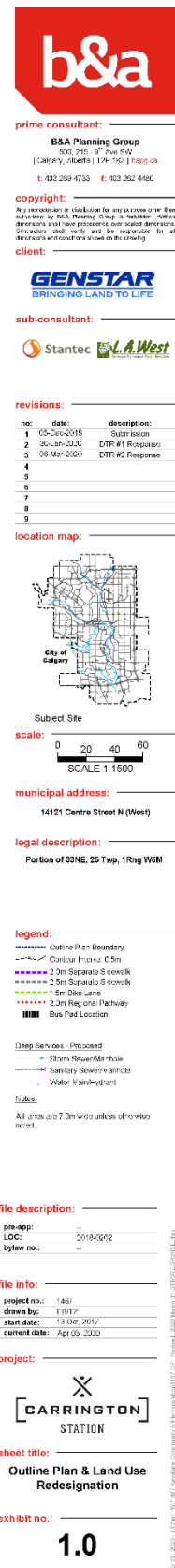
The established road network creates four development parcels, each with unique access considerations due to the standard of street identified on the periphery. The application proposes to redesignate the subject lands to a transit supportive land use pattern with 6 zones, including M-G, M-1, DC (C-C1), DC (MU-1) and S-SPR to accommodate low and medium density residential, community-scale commercial, opportunities for future mixed use developments and an urban neighbourhood park.

Municipal Reserve requirements across the Genstar ownership area have been fulfilled through the Carrington and Lewisburg lands. Within Carrington Station, a 0.2 ha (0.5 ac) park is provided, with the additional reserve requirement of 0.23 ha (0.56 ac) transferred to augment the park system in the residential community of Lewisburg. The transfer of reserve across Genstar's ownership area will benefit both plan areas and retain the same area of land dedicated to parks equivalent to 10% of their ownership.

Conclusion

Based upon the intended uses described above, the area should achieve an anticipated intensity of 123 p&j/ha and a maximum of 151 p&j/ha. The Outline Plan area is anticipated to achieve an overall density of 47.8 uph (19.4 upa) through the addition of 483 residences offered in a variety of product forms including clustered townhouses, rowhouses and four to five storey apartments.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the North Regional Context Study (NRCS), Transit Station Planning Area policies, and Keystone Hills Area Structure Plan (ASP).



Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0414

Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of the landowner Genstar Titleco Limited. The outline plan seeks to establish a framework for the future subdivision of approximately 10.30 hectares (25.44 acres) of land in the north community of Livingston. This proposal provides for:

- a medium density commercial and residential development with an open space that provides the components to set the framework for a complete community within the Keystone Hills area;
- approximately 1.66 hectares (4.11 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 30 metres, or approximately 10 storeys (DC/MU-1);
- approximately 1.87 hectares (4.62 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 35 metres, or approximately 10 storeys (DC/MU-1);
- a commercial site of approximately 1.34 hectares (3.31 acres) to serve the needs of the local communities (DC/C-C1);
- approximately 0.86 hectares (2.12 acres) of medium density multi-residential development in a variety of forms with a building height of 14 metres, or approximately 4 storeys (M-1);
- approximately 1.55 hectares (3.84 acres) of low density multi-residential development in a townhouse form with a building height of 13 metres, or approximately 3 storeys (M-G);
- approximately 0.2 hectares (0.5 acres) of Municipal Reserve (MR), in the form of public open space (S-SPR);
- approximately 2.82 hectares (6.94 acres) of roads and lanes; and
- the location of future, utilities and services.

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan* by providing a subdivision plan for the future development of the site, in collaboration with the land use amendment (CPC2020-0413), which is also on this Calgary Planning Commission agenda.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 14121 Centre Street NW (NE1/4 Section 33-25-1-5) to subdivide 10.30 hectares \pm (25.44 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

B&A Planning Group on behalf of Genstar Titleco Limited submitted the application to The City of Calgary on 2018 September 21 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The *Keystone Hills Area Structure Plan* (ASP) was approved on 2012 July 16. The ASP includes high level policy framework for a Major Activity Centre (MAC) and Urban Main Street contemplated for a stretch of Centre Street N between Stoney Trail and 160 Avenue N. The ASP required a special study to inform more detailed ASP policy that would provide additional direction on future transportation connections, parcel configuration, land uses and building form within the future MAC and Main Street. The ASP also includes a Growth Management Overlay to direct development in the Plan Area strategically to lands where growth management issues have been resolved. The Growth Management Overlay for this area has been removed allowing land use redesignations to proceed.

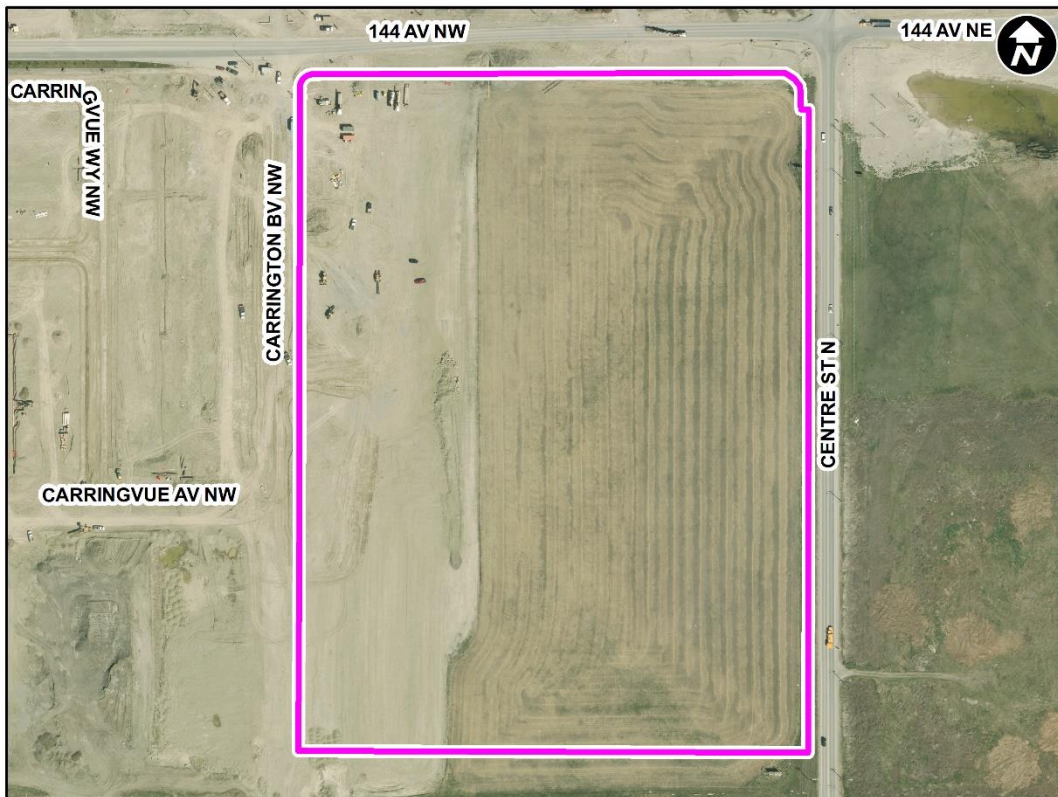
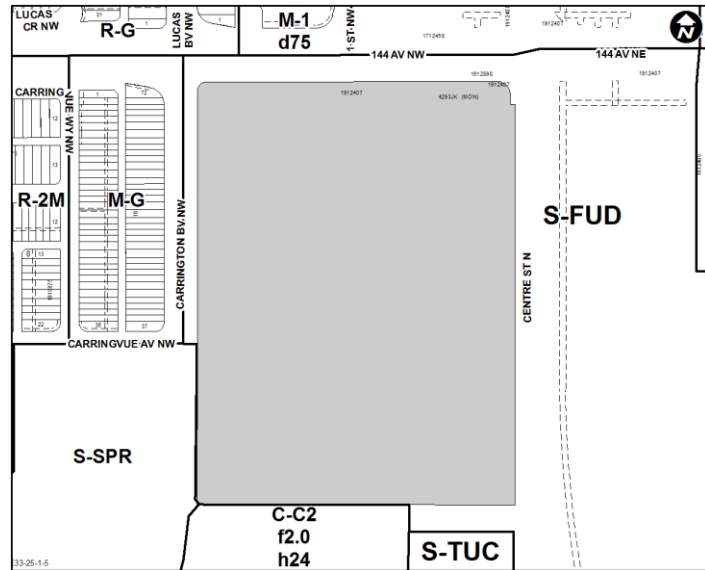
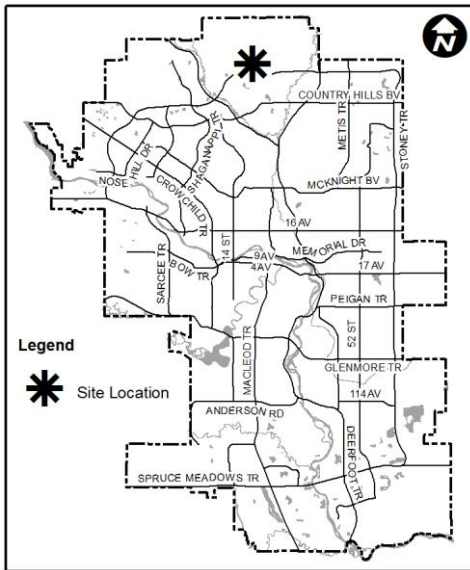
A special study was completed by Administration with the assistance of consultants and the landowners in 2015. This study considered a number of land use and mobility options. Recommendations contained within the study have been used by Administration to guide the preparation of a major amendment to the *Keystone Hills ASP*. The proposed amendment (CPC2019-1387) was adopted by City Council at the Public Hearing on 2019 December 16.

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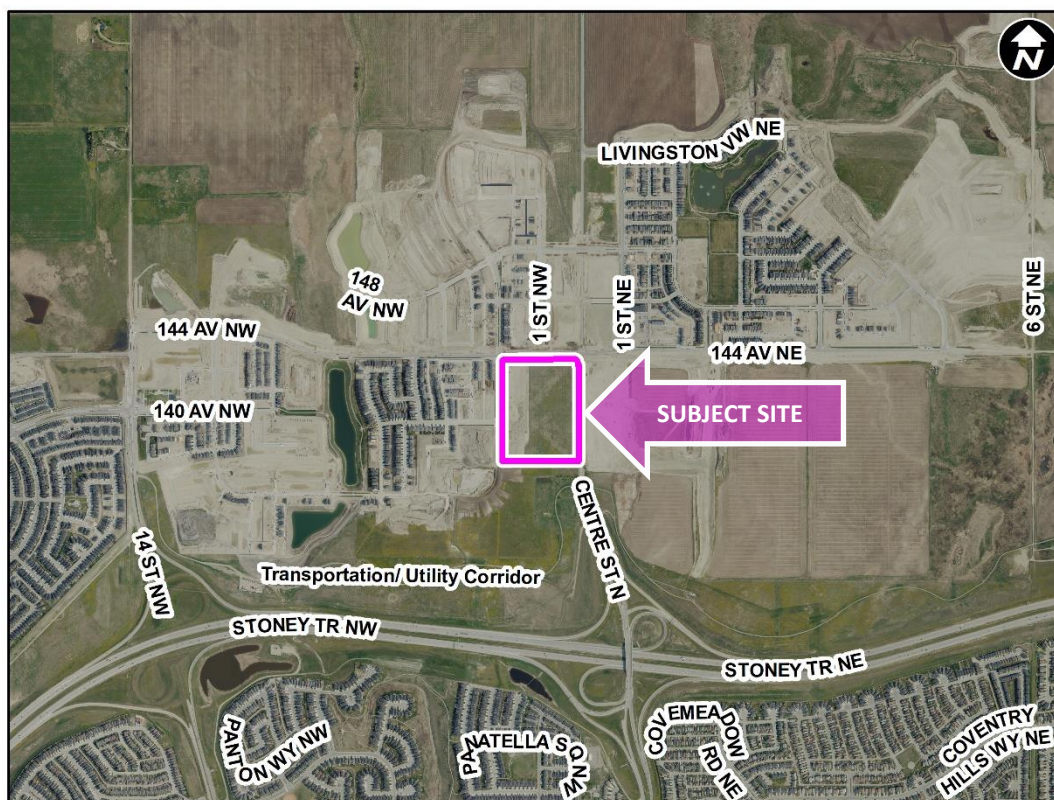
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Location Maps



Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)



Site Context

The subject lands are situated in the north quadrant of the city in the developing community of Livingston. The lands are bound by 144 Avenue NW to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The Stoney Trail Transportation Utility Corridor is located to the south of the site. The future Green Line LRT runs along Centre Street N, with a potential station located adjacent to the subject site. The land is currently vacant and has been stripped and graded in preparation for future development.

Within the *Keystone Hills ASP* and *Municipal Development Plan*, a portion of the lands south of 144 Avenue N along Centre Street N are indicated as a Major Activity Centre (MAC).

Much of the lands, both north and west of the subject sites, have approved outline plans and are currently being developed. These lands are primarily low density residential with some multi-residential of varying intensity located in close proximity. To the south west of the lands is a site designated for a school along with a small commercial site directly south. The lands to the east of the site are intended for mixed-use development within the *Keystone Hills ASP*, although a land use and outline plan have not currently been applied for.

Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3), in conjunction with the land use amendment application, will facilitate the development of a mixed-use, commercial and residential neighbourhood within a Major Activity Centre that will contribute to the growth of the Keystone community as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills ASP*.

Planning Considerations

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

Land Use

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the policy within the *Keystone Hills ASP* the following land uses have been proposed:

- DC Direct Control District based on the Mixed Use - General (MU-1) District;
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – At Grade Housing (M-G) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

Subdivision Design

The proposed subdivision design (Attachment 3), which comprises approximately 10.30 hectares (25.44 acres), follows a grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets. The block layout also supports the intensification of the neighbourhood over time by allowing a variety of built forms initially as well as redevelopment of sites in the future. The street network features Centre Street as the focal point, functioning as the transit spine, as well as an active modes and pedestrian corridor, while also providing a localized vehicular access function. The Center Street N corridor is planned to encompass several elements, including sidewalks and pathways, cycling infrastructure, local vehicular access, as well as the future extension of the Green Line LRT.

Bicycle infrastructure is provided throughout, including shared multi-use pathways and bike lanes providing connections within and to the adjacent communities. Accommodation of vehicles within the area is based on splitting the primary vehicular traffic movements between the two adjacent north-south primary collector roadways (1 Street NE and NW). Centre Street is intended to provide local access for residents. The east-west grid network crossing Centre Street allows traffic to circulate around the subject lands, as well as to and from the adjacent neighbourhoods.

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Open Space

The S-SPR District is intended to provide for schools, parks, open space, and recreation facilities of various sizes and use intensities. The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR). The proposed MR is approximately 0.36 hectares (0.89 acres) in total. Less the amount of land required for road dedication, the developable park space within the outline plan amounts to 0.2 hectares (0.5 acres), which accounts for 1.9 percent of the developable area. The MR has been located near the future LRT station in alignment with the policies of the *Keystone Hills ASP*.

The remainder of the 10 percent MR dedication has been allocated within other parts of Carrington and in the community of Lewisburg. Within Carrington, 0.58 hectares (1.44 acres) of the MR owing was previously dedicated with the approval of LOC2013-0037, which provides MR adjacent to the subject outline plan area. The remaining MR owing (0.25 hectares/0.61 acres) was transferred to Lewisburg to facilitate the development of a joint-use school site as part of LOC2016-0311.

Density and Intensity

The *Municipal Development Plan* requires that a Major Activity Centre (MAC) achieve a minimum intensity threshold of 200 people and jobs per gross developable hectare. The eastern portion of the lands fall within the MAC, while the western portion is located just outside. Based on the proposed land use districts, the subject sites within the MAC anticipate a minimum intensity of approximately 216 people and jobs per hectare. The subject sites anticipate approximately 126 jobs and the anticipated residential density is approximately 434 dwelling units or 87 units per hectare.

The western sites anticipate an intensity of approximately 126 people and jobs per hectare. The subject sites anticipate approximately 398 jobs and the anticipated residential density is approximately 123 dwelling units or 23 units per hectare. The exact number of people and jobs will be determined through future development permit applications in the future.

Transportation

Streets and Access

The subject lands are bound by 144 Avenue NW to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The transportation network proposed within and along the plan boundaries was established during earlier functional work, which included consideration for the LRT, the regional road infrastructure, and the active transportation network. Development on these lands will be part of a Transit Oriented Development area, adjacent to the future LRT station. A reduced right of way for 144 Avenue was negotiated with the City for much of the road length, as opposed to the typical standard.

Direct vehicular access is restricted along 144 Avenue NW, as this corridor includes a regional pathway and has been identified as a Primary Transit corridor. Rear lanes have been provided

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adjacent to the proposed M-G sites to allow for rear garages and reduce the number vehicular crossings of sidewalks, pathways and bike lanes.

The subject area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail N and Deerfoot Trail N/QEII Highway. 1 Street NW connects directly to the Centre Street/Stoney Trail interchange. In support of the New Community Growth Strategy, the City of Calgary is advancing the twinning of this interchange. In conjunction with this project, construction of 1 Street NW will be undertaken by the Developer to service the community, thereby realizing the value of the infrastructure investment made by the City in support of the *Keystone Hills Area Structure Plan*.

Transit

This area is currently serviced by route 124, which provides service to the North Pointe transit station area. North Pointe is the current terminus for BRT Route 301, which provides fast and efficient service to the centre city. North Pointe is also a future Green Line LRT Station.

Enhancement to the public transit service will be implanted in phases over time and is expected to include several bus routes running through the *Keystone Hills ASP* area, providing local and regional service, and later phased to support the future Green Line extensions to North Pointe and 144 Avenue and cross-town bus rapid transit services.

Environmental Site Considerations

A Biophysical Impact Assessment was submitted in support of this application. No waterbodies or other environmentally significant areas were identified within the plan area. A portion of the required MR has been provided within the outline plan area. The remaining portion of MR has been previously allocated in other parts of Carrington and within the community of Lewisburg. Within Carrington, the MR will provide parks and open spaces to residents, while the MR in Lewisburg will be put toward a joint-use elementary school site.

Utilities and Servicing

Only developer-funded main extensions are required for this development. Water servicing will be provided through the extension of existing 400mm water infrastructure from Carrington Boulevard NW and 144 Avenue NW.

Sanitary connection is available at 142 Avenue NW via the 250mm sanitary infrastructure. This connection will service the parcels north of 142 Avenue NW. Parcels south of 142 Avenue NW will require the construction of sanitary infrastructure along 1 Street NW and Carrington Gate and Carrington Boulevard NW south of the outline plan area.

Storm servicing will require construction of storm infrastructure in 1 Street NW, Carrington Gate NW, and Carrington Boulevard NW south of the plan area. Stormwater will be discharged into an existing pond. Further water, sanitary, and storm details will be resolved via the tentative plan, construction drawing, and development permit stages.

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Climate Resilience

Refer to the Climate Resilience section of the accompanying Land Use Amendment report CPC2020-0413.

Stakeholder Engagement, Research and Communication

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

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. A response was received indicating they had no comments regarding the application.

There is currently no community association for the subject area and no letters from adjacent landowners were received.

No public meetings were conducted by the applicant or Administration in direct relation to this land use application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the [South Saskatchewan Regional Plan](#) (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

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

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

These lands are subject to the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) and as such the application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. A response was received indicating they had no comments or concerns with the application.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP), [Map 1: Urban Structure](#), identifies a portion of the subject lands as part of a Major Activity Centre (MAC). In this case the lands closest to Centre

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Street have been considered as part of the MAC. MACs are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas. MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

The western portion of the lands would be considered to be part of the the Residential – Developing – Future Greenfield area. The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed outline plan meets the *Municipal Development Plan* policies.

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP). This application includes pedestrian and cycling infrastructure and the site is located close to high quality transit, which supports CMAP Program 5: Low or Zero-Emissions Transportation Modes. It also employs several strategies to reuse materials on site that will reduce the amount of material being hauled off site that meets the intent of CMAP Program 7: Consumption and Waste Reduction.

Keystone Hills Area Structure Plan (Statutory – 2012)

The [*Keystone Hills ASP*](#) indicates the subject lands as within the Keystone Hills Core Area. Administration brought forward a major amendment to the ASP, which was adopted by Council 2019 December 16, to provide comprehensive policy for this specific area. These policies are intended to provide for the vision of this area as a mixed-use employment hub, while also allowing flexibility as the area will take time to achieve the ultimate build out.

Within the Core Area the subject lands fall within the Flex Zone and the Station Area Zone. The western sites are within the Flex Zone, which is intended for a wide variety of uses including multi-residential, as well as a range of institutional, retail, services, and office uses. The lands to the east are located within the Station Area Zone area and are intended to ultimately accommodate higher density development with a mix of uses, including multi-residential, office and retail/commercial.

The proposed land use and outline plan complies with the Keystone Hills Core Area policies by providing for the potential for high intensity development with a broad range of uses that is also respectful of the adjacent residential development.

Social, Environmental, Economic (External)

The proposed outline plan will enable the continuation of development in the community of Livingston and provide a future framework for a mix of housing types and services to support a broad cross section of the population. The development of these lands will enable a more

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efficient use of land and infrastructure, including the future LRT Stations, supporting surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These anticipated costs for Livingston have been incorporated into the One Calgary 2019-2022 service plans and budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The City's capital investment contribution required for the construction of the Centre Street N / Stoney Trail interchange upgrade has been included in the One Calgary 2019-2022 service plans and budgets.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies of the *Keystone Hills Area Structure Plan*. The proposed outline plan provides the components to set the framework for a complete community within the Keystone Hills area.

The Conditions of Approval (Attachment 1) effectively implement the technical aspects of the area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map

Conditions of Approval

Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning:

1. A deferred reserve condition in the amount of 0.25 ha shall be registered on the NW ¼ Section 35-25-1-5 (located in Lewisburg, between the TUC and 144 Avenue NE and between 6 Street NE and 11 Street NE, within the outline plan area for LOC2016-0311) concurrent with the final instrument.
2. Relocation of utilities shall be done at the developer's expense and to the appropriate standards.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. The Developer shall submit a density phasing plan with each Tentative Plan submission for the DC (MU-1) parcels, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the anticipated density of the Outline Plan.

Development Engineering:

5. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Evaluation Report, prepared by Amec Earth & Environmental (File No CA17904), dated May 2011.
6. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. The downstream pond is already constructed. For private lot requirements see the following approved reports:
 - SMDP: Carrington Staged Master Drainage Plan (LGN Consulting, 2015)
 - Pond Report: Carrington Phase 1 Pond Report (Urban Systems, 2015)Multifamily lots are subject to a 100mm runoff volume target. Commercial lots are subject to 140mm runoff volume target.
 - Minimum 300mm absorbent landscaping required in all pervious areas including boulevards and MR spaces
 - Additional volume reduction equivalent to the Stormwater Irrigation reuse of the MR space within this plan area is required and can be accomplished in MR or roadways.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. The applicant needs to construct new watermain in accordance with the approved water network design by Water Resources.

Conditions of Approval

9. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-2720 or email david.boettcher@calgary.ca.
10. **Prior to release of a Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP for part cost of the existing utilities and roadwork 144 Avenue NE adjacent to the site, which was installed by Brookfield Residential (Alberta) LP through their Livingston, Phase 11 (2017-0035) subdivision.
11. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-2720 or email david.boettcher@calgary.ca.
12. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements (boundary half of Carrington Boulevard NW, boundary half of Carrington Gate NW, boundary half of Centre Street N, and boundary half of 144 Avenue NW) within and along the boundaries of the plan area.
 - c) Construct the MR within the boundary of the plan area.
13. For parcels abutting Centre Street N, the principal building entrance shall not be oriented to, or addressed to, Centre Street N as the narrow pavement width on Centre Street N is not sufficient for Fire access. Prior to approval of the affected tentative plan, the developer shall submit an addressing plan to demonstrate compliance with this condition.

Transportation:

14. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for 1 Street NW, from Carrington Gate NW to 144 Avenue NW, inclusive.
15. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for west portion of Centre Street, from Carrington Gate NW to 144 Avenue NW, inclusive.
16. In conjunction with the initial Tentative Plan, the Developer shall construct the south half of 144 Avenue NW, from Carrington Boulevard NW to Centre Street N, inclusive. 144 Avenue NW and ancillary works (boulevard, noise attenuation, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

Conditions of Approval

17. In conjunction with the initial tentative plan, the Developer must enter into an agreement with the City of Calgary to construct or pay for the construction of 1 Street NW from Carrington Gate to 144 Avenue NW in order to align the opening of the developer-responsibility roadways (1 Street NW, which forms the southbound lanes of the Centre Street couplet) with the opening of the Centre Street/Stoney Trail interchange improvements (construction of second/southbound bridge over Stoney Trail). The agreement must be to the satisfaction of the Director, Transportation Planning.
18. Upon the earlier of either a) the extension of LRT or BRT service into the subject lands; or, b) the Applicable Tentative Plan: the Developer shall **construct the required street and boulevard segments for the west portion of Center Street N (exclusive of construction within the future Light Rail Transit right-of-way) to the Ultimate Stage Plan, from Carrington Gate NW to 144 Avenue NW**, inclusive to the satisfaction of the
19. In conjunction with the applicable Tentative Plan, the Developer shall dedicate and/or register road plans to construct a continuous road network connecting **through the Tentative Plan area, providing local and regional pedestrian, cyclist, and vehicle connections to the transportation network**. All roadways shall be designed and constructed at the Developer's sole expense.
20. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify the ultimate road right-of-way (including the LRT right-of-way) requirements for Centre Street, 1 Street, 142 Avenue, and Carrington Gate NW. **Prior to Approval of the Tentative Plan(s)**, the designs for the abovementioned roadways and their associated right-of-way requirements will be determined the Satisfaction of Transportation.
21. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for adjacent intersections to verify the ultimate intersection geometric design, bike lane treatments and associated right-of-way requirements. **Prior to Approval of the Tentative Plan(s)**, the designs for the intersections and their associated right-of-way requirements will be determined the Satisfaction of Transportation.
22. No direct vehicular access shall be permitted to or from 144 Avenue NW. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
23. Access for all M-G parcels shall only be permitted to and from the adjacent residential lanes. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
24. Vehicular access to Carrington Boulevard between 144 Avenue and 142 Avenue shall be restricted to one (1) all-turns access located at a centreline spacing no nearer than 100m from 144 Avenue NW. The access will be designed to the satisfaction of Transportation at the development permit stage.

Conditions of Approval

25. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
26. Vehicular access to 142 Avenue between Centre Street and 1 Street NW is restricted to one (1) all-turns access only for each block face located precisely mid-block. The mid-block accesses shall align centreline to centerline with each-other across the street. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
27. Vehicular access to Carrington Gate between Centre Street and 1 Street NW is restricted to one (1) all-turns access located precisely mid-block. The mid-block accesses shall align centreline to centerline with each-other across the street. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
28. Commercial access to adjacent residential lanes is not permitted. Restrictive covenants shall be registered on the DC(C-C1) parcels(s) **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
29. Vehicular access to 1 Street and Centre Street NW will be designed and located to the satisfaction of Transportation at the development permit stage.
30. **In conjunction with the applicable Development Permits**, a noise attenuation study is required for the development adjacent to 144 Avenue, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note: that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.

31. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

Parks:

32. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all Municipal Reserve lands within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
33. Any damage to Municipal Reserve (MR/MSR) lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.

Conditions of Approval

34. Any damage to Environmental Reserve (ER) lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks. If disturbance occurs to Environmental Reserve lands, a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
35. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
36. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
37. Any damage to the existing regional pathways within and along the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of Parks.
38. All impacts to pathways including Regional Pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. Coordinate with Parks Pathways Lead, Ian Tucker at ian.tucker@calgary.ca or 403-573-7504, prior to the start of construction that impacts to the existing pathway system.
39. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
1. All landscape construction shall be in accordance with Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).
41. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
42. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
43. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks.
44. The applicant shall provide compensation to the City of Calgary for any Public Trees that are removed or damaged as a result of development activity.
45. Plant all public trees in compliance with the approved Public Landscaping Plan.
46. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

Conditions of Approval

No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering

47. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
48. Low Impact Development (LID) drainage components shall not conflict with pathways.
49. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
50. A 1.2 m chain link fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development.
51. Drainage from the development site into adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.
52. Construction access through reserve lands is not permitted, unless otherwise authorized by Parks in writing.
53. Stockpiling or dumping of construction materials on reserve lands is not permitted, unless otherwise authorized by Parks in writing.
54. Retaining walls within reserve lands are not permitted, unless otherwise authorized by Parks in writing.
55. Site grading of the development site shall match the grades of adjacent reserve lands with all grading confined to private property, unless otherwise authorized by Parks in writing.
56. Backsloping from the development site into adjacent reserve lands is not permitted.
57. The alteration of any water body (including Class 1 – 6 wetlands) is subject to a *Water Act* approval from the Province. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.

Applicant's Submission

March 27, 2020

Introduction

On behalf of Genstar Development Company (Genstar), B&A Planning Group has submitted an application for Outline Plan and Land Use Redesignation to complete the Carrington Community for approximately 10.10 ha (24.96 ac) of land. The lands are the last remaining portion of undeveloped lands within the Carrington neighbourhood, and generally located south of 144th Avenue NW and west of Centre Street N.

The subject site is owned by Genstar's Carrington, and currently is zoned as Special Purpose-Future Urban Development (S-FUD). Residential construction is nearly completed to the west of the lands, with Carrington Boulevard constructed last year. Lands surrounding the area are actively being developed by Brookfield, Mattamy and Hong within the Livingston and Carrington Communities. The subject site will also benefit from the future LRT station through the Greenline Light Rail Transit Network upon future extension to the Keystone lands.

Proposal

The application seeks to redesignate and subdivide the subject land to establish a flexible land use pattern that offers opportunities to intensify the base development concept in the future when primary transit access becomes available, yet remains market driven and respectful of the existing context.

The established road network creates four development parcels, each with unique access considerations due to the standard of street identified on the periphery. The application proposes to redesignate the subject lands to a transit supportive land use pattern with 6 zones, including M-G, M-1, DC (C-C1), DC (MU-1) and S-SPR to accommodate low and medium density residential, community-scale commercial, opportunities for future mixed use developments and an urban neighbourhood park.

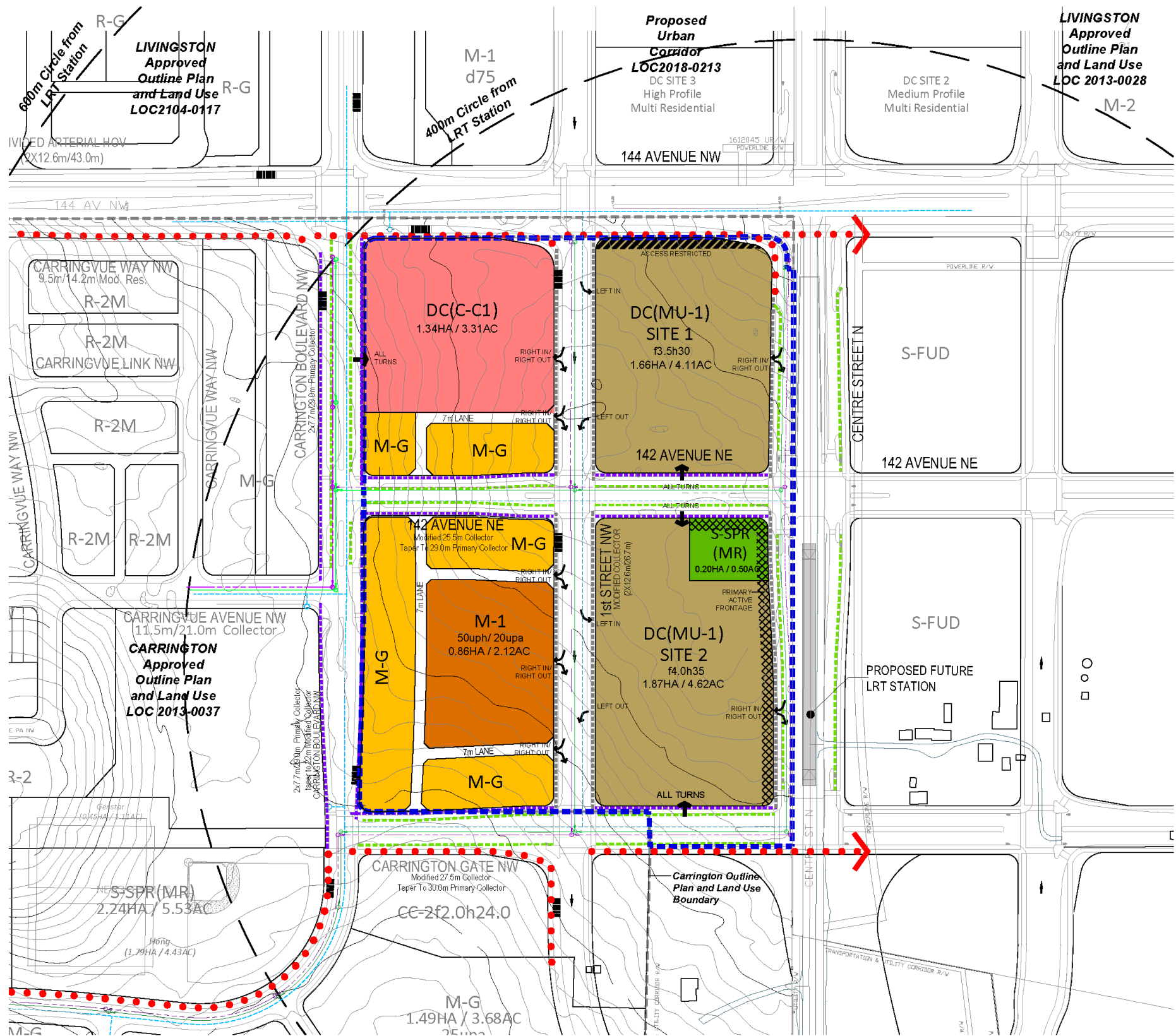
Municipal Reserve requirements across the Genstar ownership area have been fulfilled through the Carrington and Lewisburg lands. Within Carrington Station, a 0.2 ha (0.5 ac) park is provided, with the additional reserve requirement of 0.23 ha (0.56 ac) transferred to augment the park system in the residential community of Lewisburg. The transfer of reserve across Genstar's ownership area will benefit both plan areas and retain the same area of land dedicated to parks equivalent to 10% of their ownership.

Conclusion

Based upon the intended uses described above, the area should achieve an anticipated intensity of 123 p&j/ha and a maximum of 151 p&j/ha. The Outline Plan area is anticipated to achieve an overall density of 47.8 uph (19.4 upa) through the addition of 483 residences offered in a variety of product forms including clustered townhouses, rowhouses and four to five storey apartments.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the North Regional Context Study (NRCS), Transit Station Planning Area policies, and Keystone Hills Area Structure Plan (ASP).

Proposed Outline Plan



Legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 2.0m Separate Sidewalk
- 2.5m Separate Sidewalk
- 1.5m Bike Lane
- 3.0m Regional Pathway
- Bus Pad Location

- Deep Services - Existing/Approved
- Water Main
 - Storm Sewer
 - Sanitary Sewer
 - Fire Hydrant

- Deep Services - Proposed
- Water Main
 - Storm Sewer
 - Sanitary Sewer

Notes
All lanes are 7.0m wide unless otherwise noted.

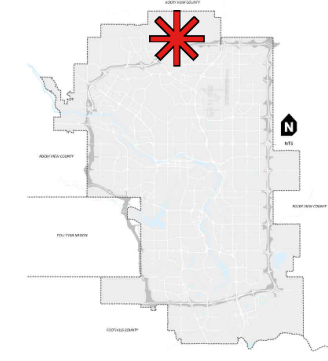
file description:

pre-app:	--
LOC:	LOC 2018-0262
bylaw no.:	--

revisions:

no:	date:	description:
1	05-Dec-2018	Submission
2	30-Jan-2020	DTR #1 Response
3	06-Mar-2019	DTR #2 Response
4		

location map:



* Subject Site

prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca
t: 403 269 4733 f: 403 262 4480

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client:



sub-consultant:



municipal address:

14121 Centre Street N (West)

legal description:

Portion of 33NE, 25 Twp, 1Rng W5M

file info:

project no.: 1467
drawn by: EB/TZ
start date: Oct 13, 2017
current date: Apr 17, 2020

project:



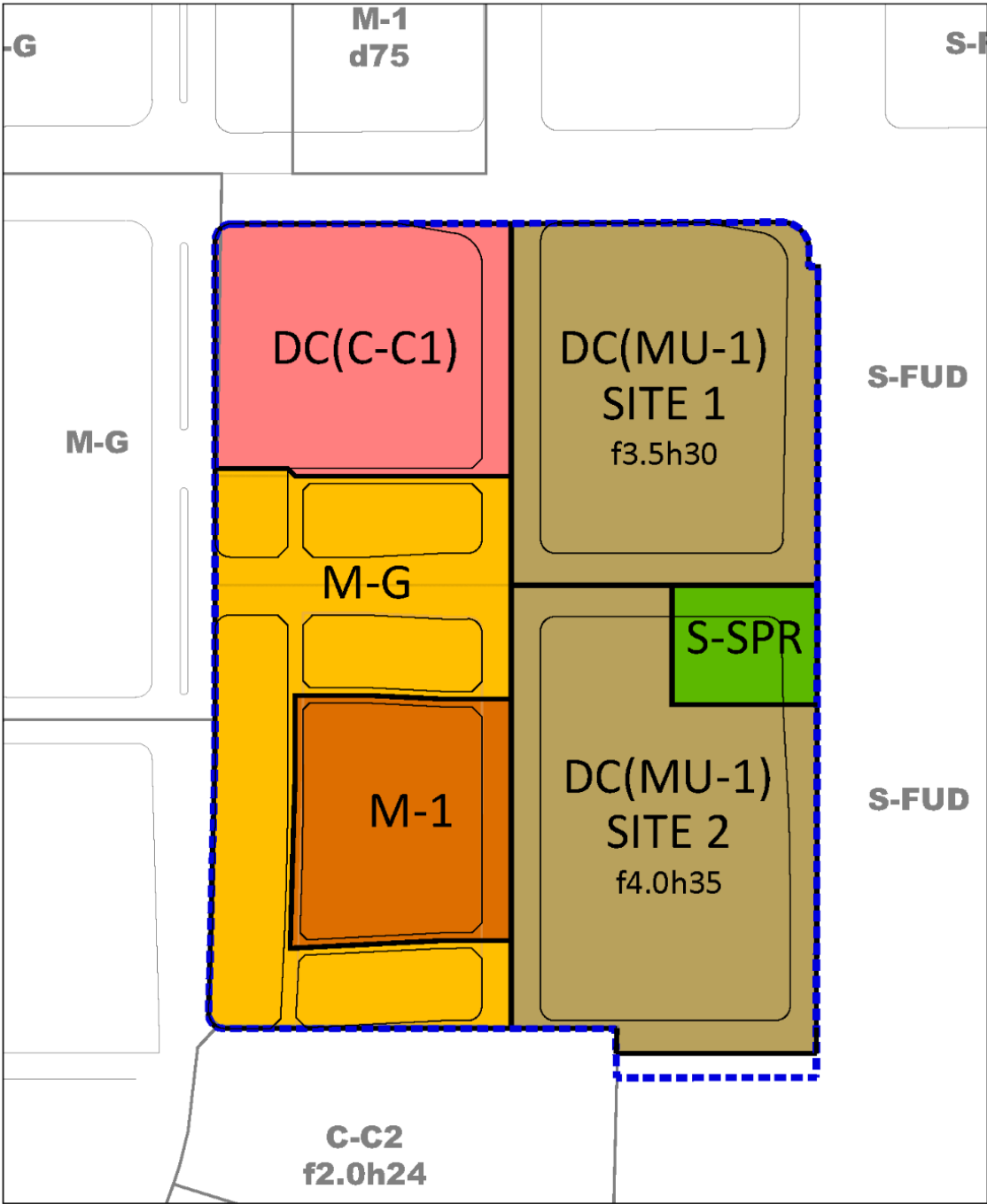
sheet title:

Outline Plan

exhibit no.:

1.0

Proposed Outline Plan



Land Use Redesignation

OUTLINE PLAN STATISTICS									
04-Mar-20									
				# of units			areas		
				anticipate	min	max	ha	acs	
Genstar Ownership							10.30	25.44	
Gross Developable Area (GDA)							10.30	25.44	100.0%
(Based on Genstar Ownership)				anticipated					
				Lot width	frontage	frontage			
Residential				m	m	ft	1.55	3.84	15.0%
M-G				6	478	1568	1.55	3.84	
				Minimum 14 upa (35uph) /Maximum 32upa (80uph)					
							54	124	
Multi-Residential							4.39	10.85	42.6%
M-1				Minimum 20 upa (50uph) /Maximum 60upa (148uph)					
							43	43	52
DC(MU-1) SITE 1 f3.5h30				Anticipated 50upa (123uph) /No Minimum or Maximum (assumed max of 150uph)					
							204	204	249
DC(MU-1) SITE 2 f4.0h35				Anticipated 50upa (123uph) /No Minimum or Maximum (assumed max of 150uph)					
							230	230	224
							477	477	525
DC(C-C1)				Commercial Community 1 District					
							1.34	3.31	13.0%
Open Space							0.20	0.50	1.9%
Neighbourhood Parks S-SPR (MR)							0.20	0.5	
* MR Previously Dedicated within Carrington							0.58	1.44	
* MR Transferred to Lewisburg							0.25	0.61	
Residential Roads							2.82	6.94	27.4%
Portion of Centre Street N							0.58	1.43	
Portion of Carrington Gate NW							0.24	0.59	
1st Street NW							0.99	2.45	
142 Link NW							0.67	1.66	
7m Lane							0.34	0.84	
TOTAL NUMBER OF UNITS							557	531	649
Density				Anticipated				54.1 uph	21.9 upa
				Minimum				51.6 uph	20.9 upa
				Maximum				63.0 uph	25.5 upa

LAND USE STATISTICS			
FROM	TO	HA	ACS
S-FUD	DC(MU-1) SITE 1 f3.5h30	2.30	5.68
S-FUD	DC(MU-1) SITE 2 f4.0h35	2.56	6.33
S-FUD	S-SPR (MR)	0.36	0.89
S-FUD	M-1	1.11	2.74
S-FUD	DC(C-C1)	1.54	3.81
S-FUD	M-G	2.33	5.76
Land Use Redesignation Area		10.20	25.20
Unchanged Land Use		0.10	0.24
Total Area		10.30	25.44



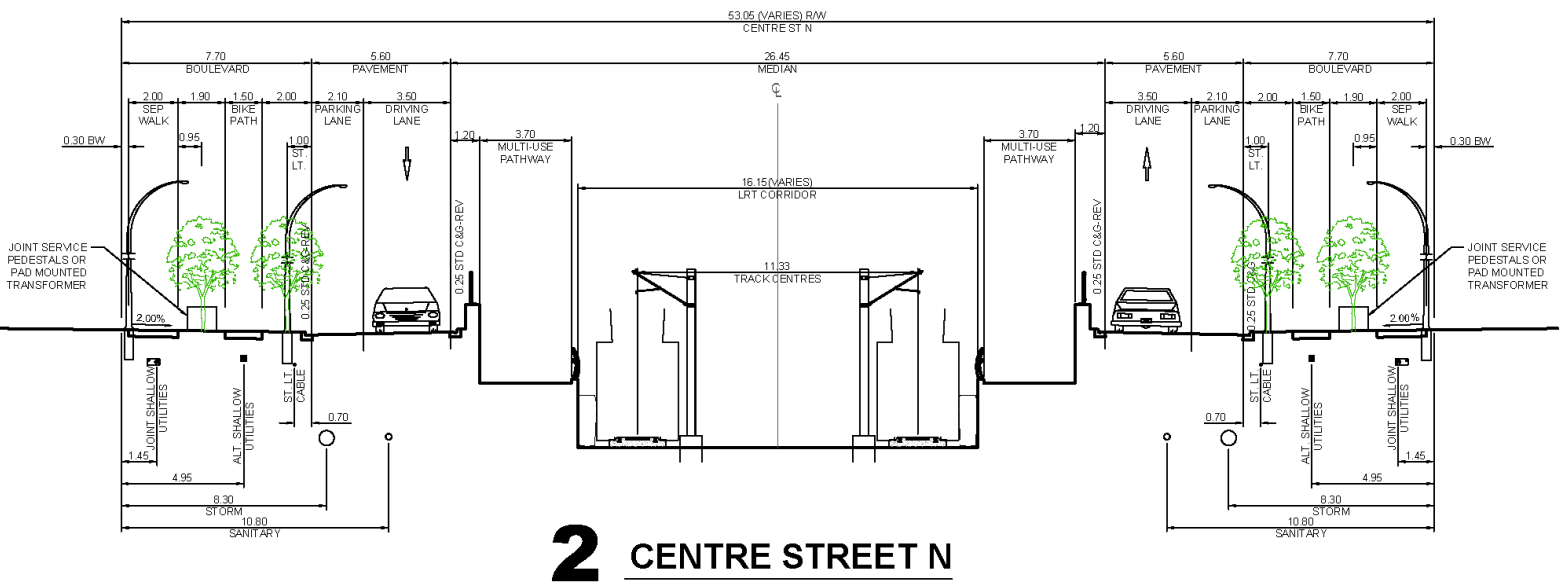
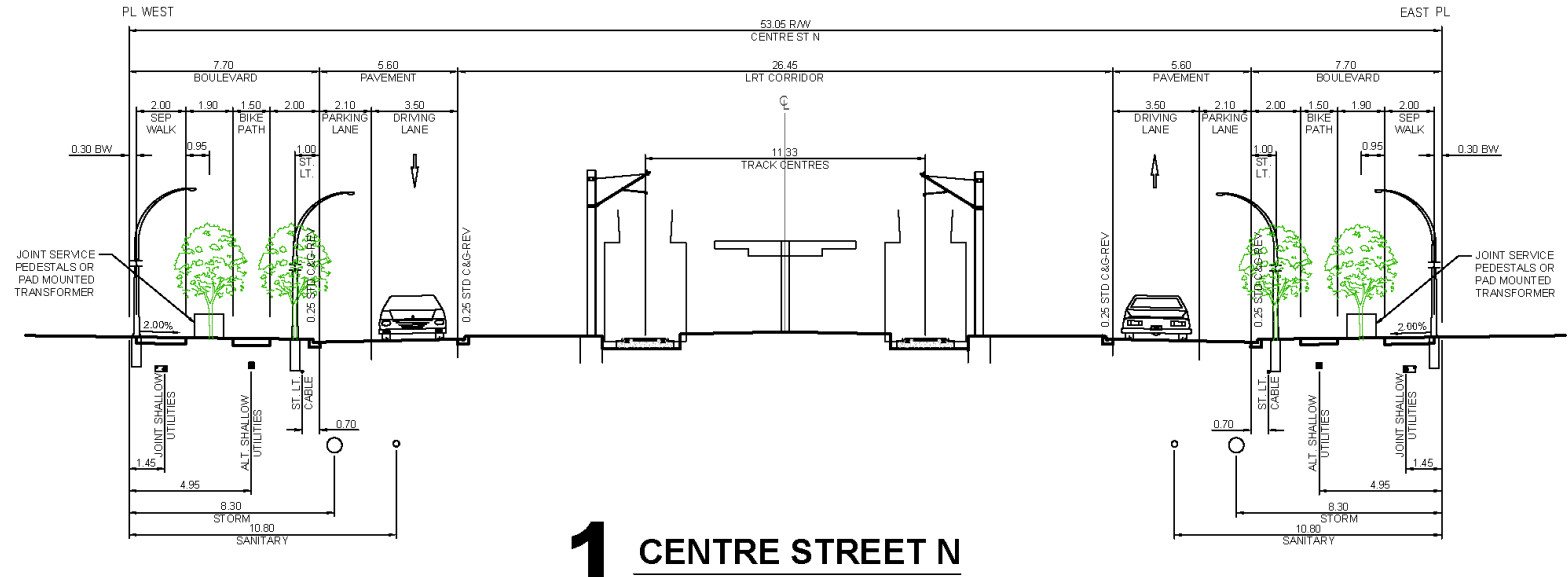
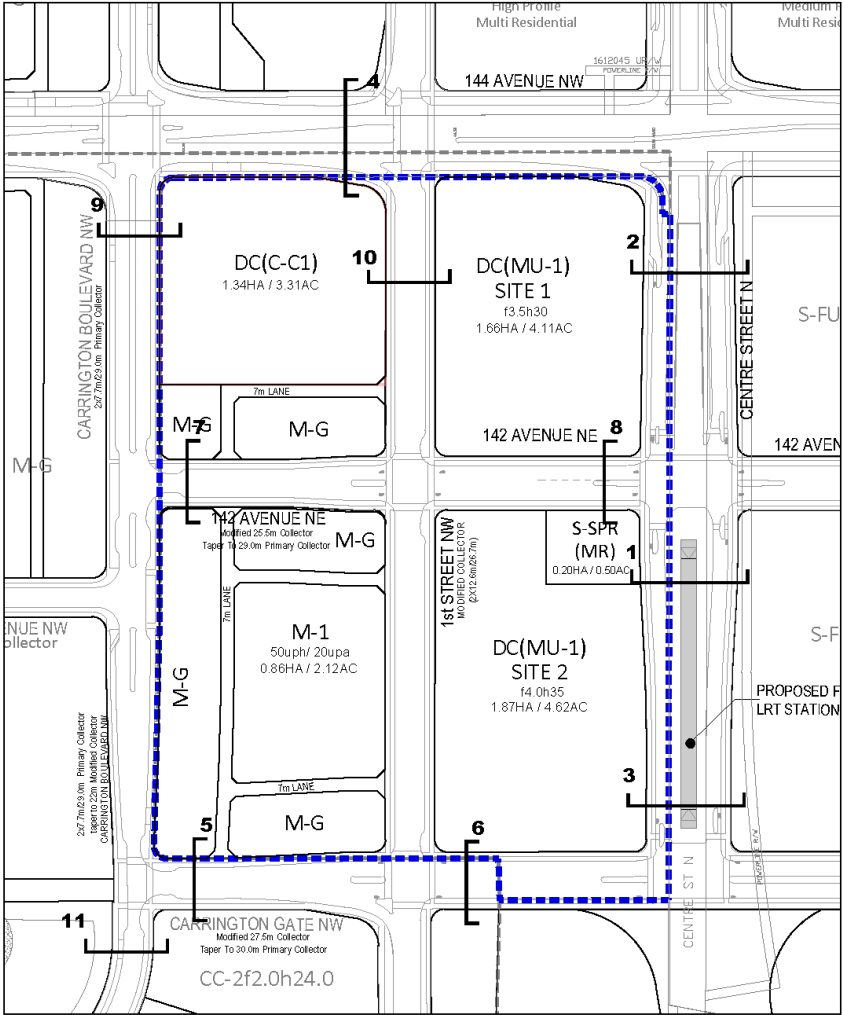
Land Use Redesignation & Statistics
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M



April 2020

Proposed Outline Plan

CROSS-SECTION KEY MAP



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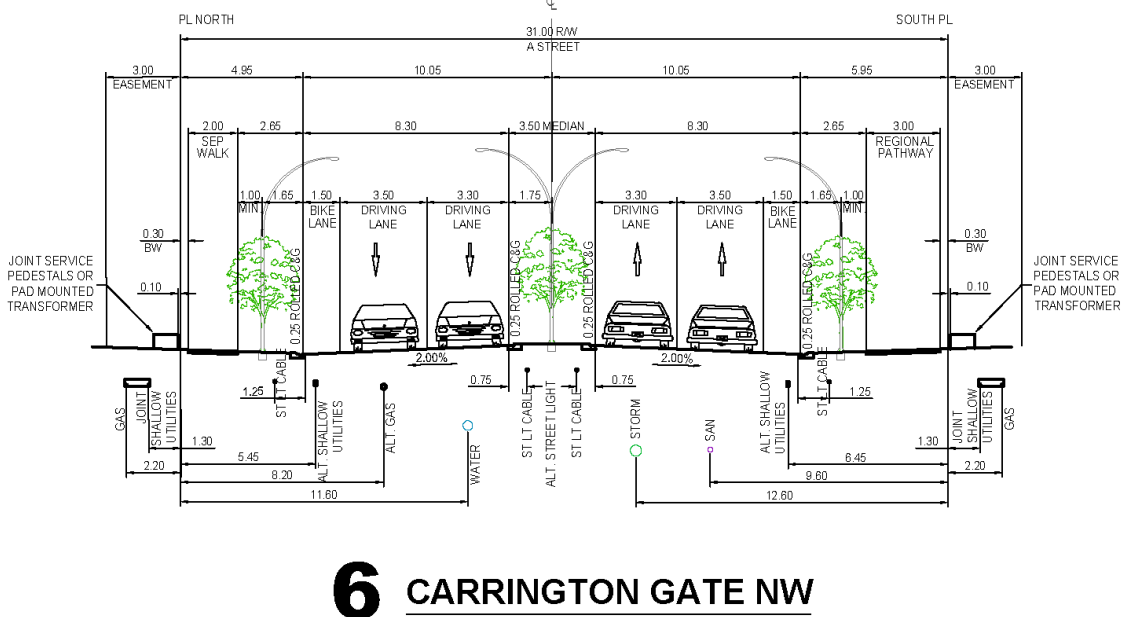
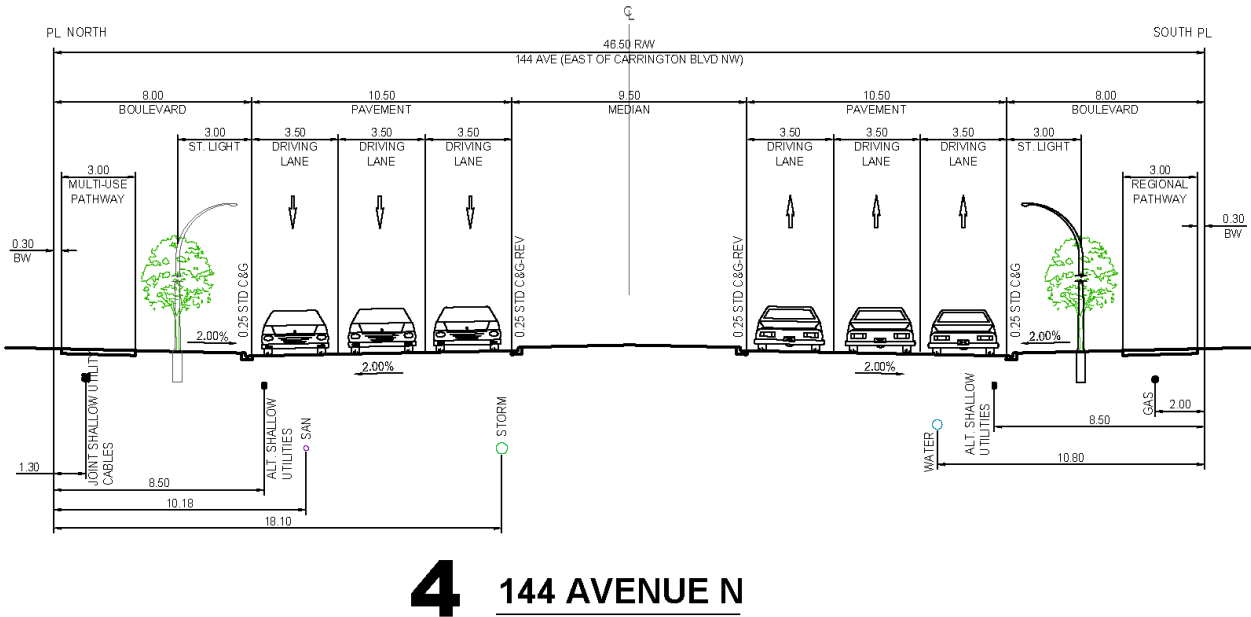
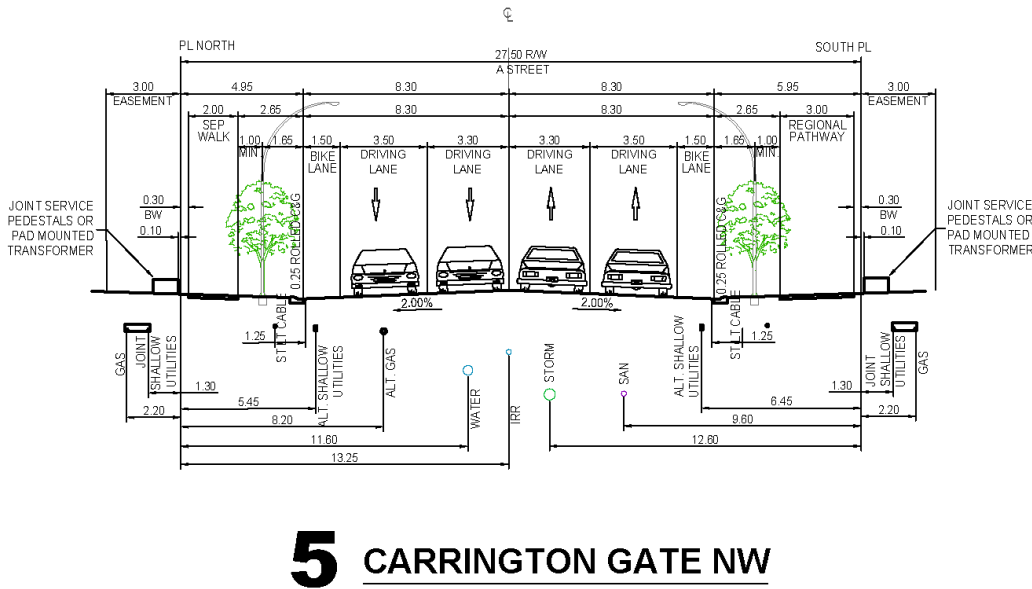
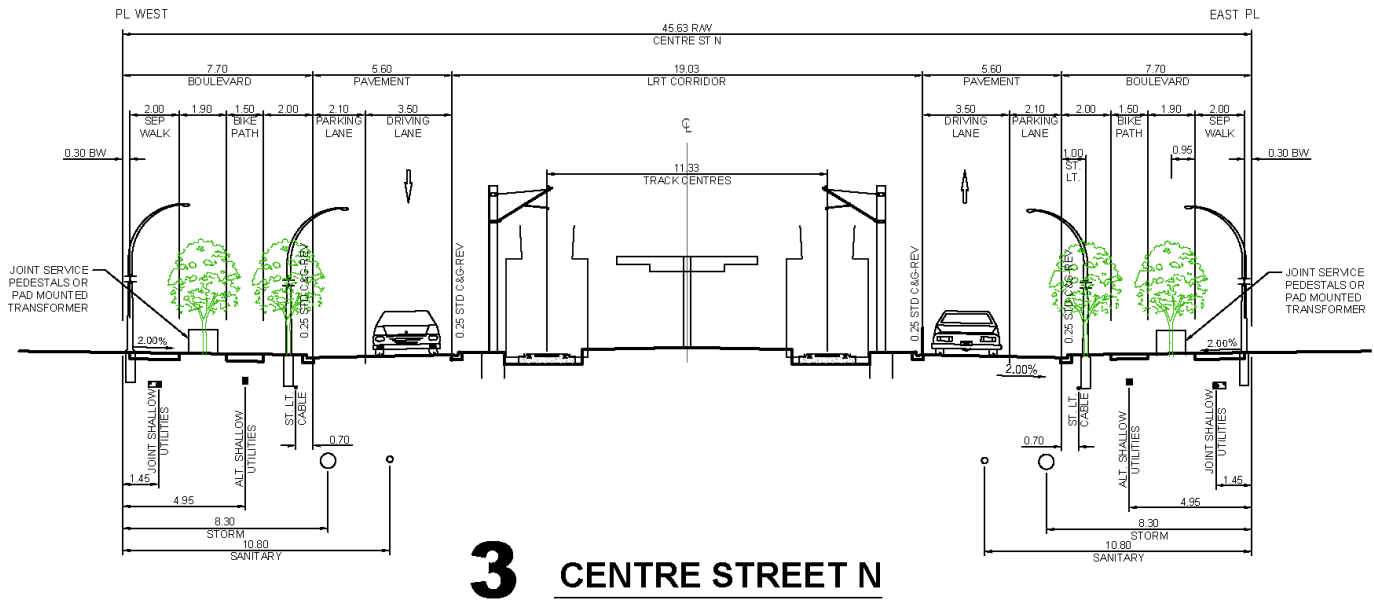


GENSTAR
BRINGING LAND TO LIFE

Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M
[CARRINGTON] STATION

April 2020

Proposed Outline Plan



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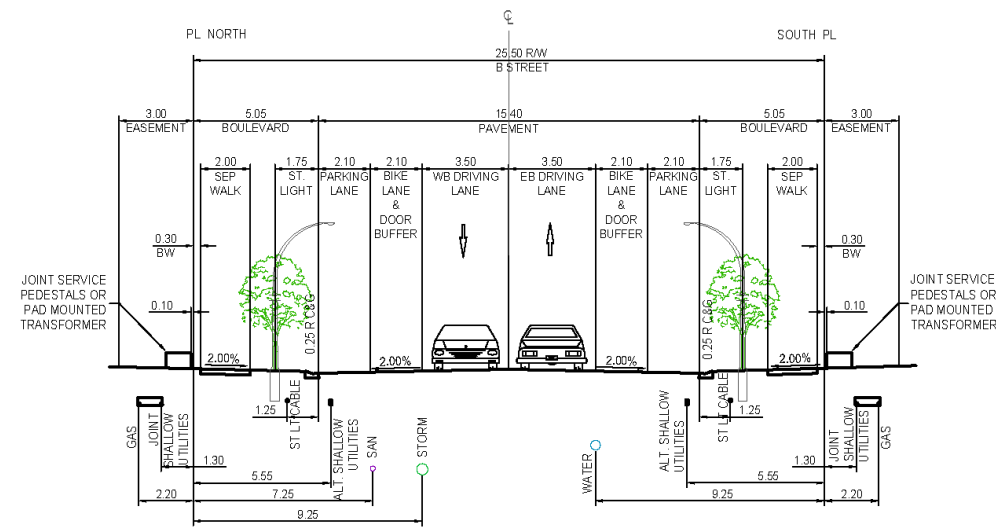
GENSTAR
BRINGING LAND TO LIFE

Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M

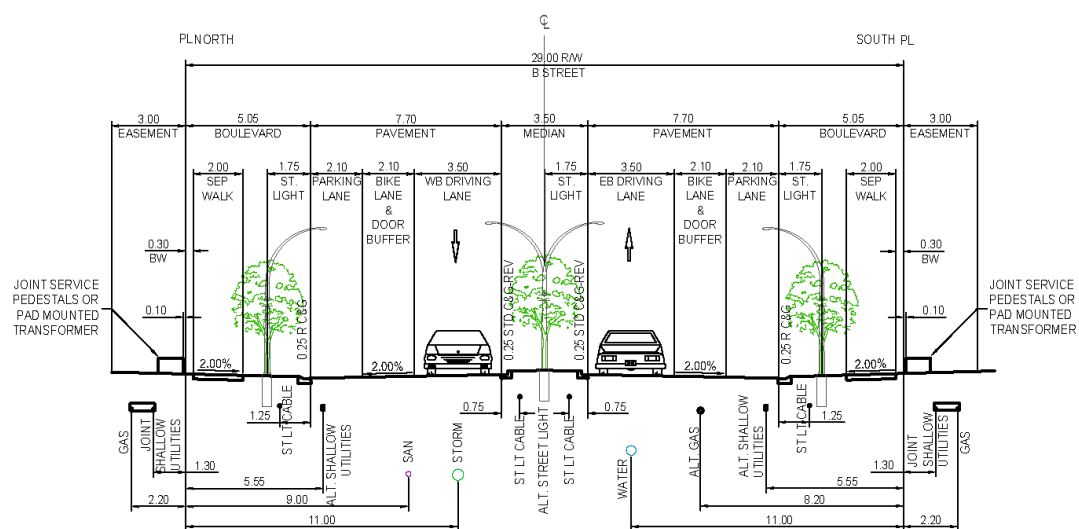


April 2020

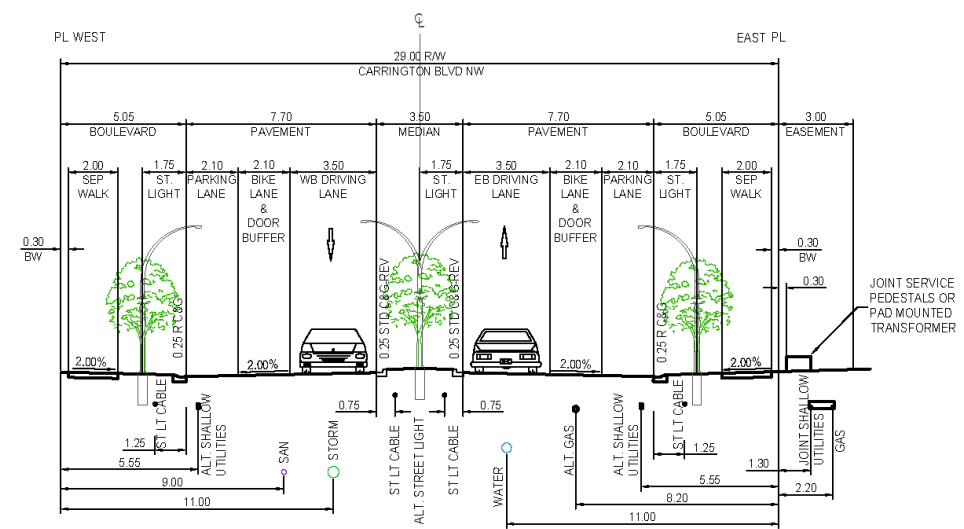
Proposed Outline Plan



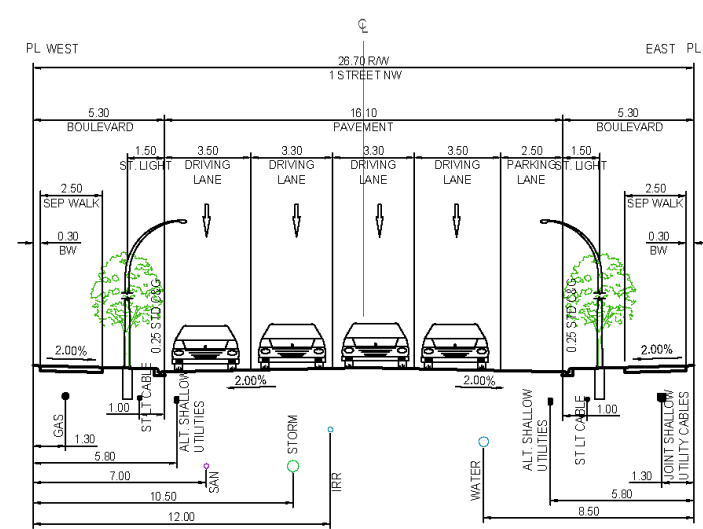
7 142 AVENUE NW



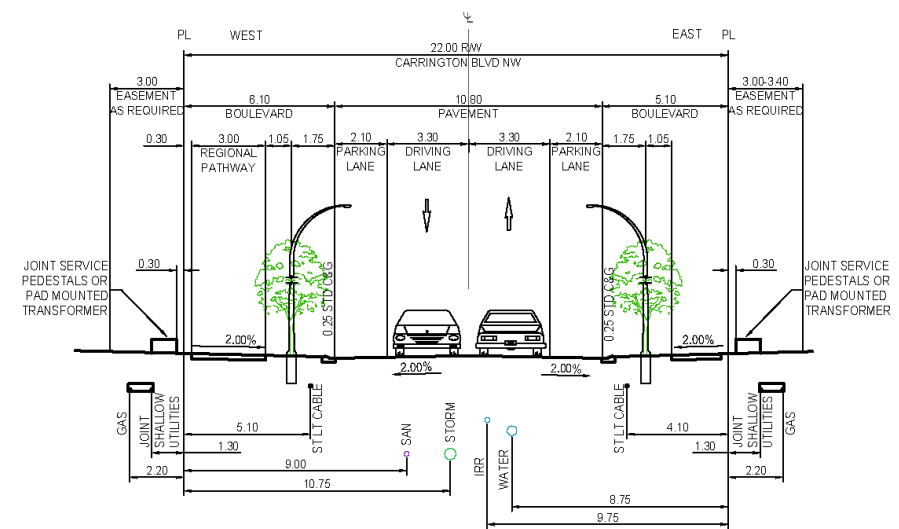
8 142 AVENUE NW



9 CARRINGTON BLVD NW



10 1 STREET NW



11 CARRINGTON BLVD NW

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Cross Sections
14121 Centre Street N (West)
Portion of 33NE, 25 Twp, 1Rng W5M
[CARRINGTON] STATION

April 2020

Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	10.30	25.44
LESS: ENVIRONMENTAL RESERVE	0.0	0.0
NET DEVELOPABLE AREA	10.30	25.44

LAND USE	HECTARES	ACRES	# OF LOTS	# OF UNITS
Residential / Mixed Use				
DC (MU-1 f3.5h30)	2.30	5.68	1	204
DC (MU-1 f4.0h35)	2.56	6.33	1	230
M-1	0.86	2.12	1	43
M-G	1.55	3.84	80	80
Total Residential/Mixed Use	7.28	17.97	83	557
Commercial				
DC (C-C1)	1.34	3.31	1	
Total Commerical	1.34	3.31	1	

	HECTARES	ACRES	% OF NET AREA
ROADS	2.82	6.94	27.4

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.20	0.50	1.9
MR dedicated within Carrington	0.58	1.44	5.6
MR transferred to Lewisburg	0.25	0.61	2.4

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0487

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2019 November 22 by B&A Planning Group on behalf of Plateau Village Properties Inc. The purpose of the application is to update the existing commercial DC Direct Control Districts in Medicine Hill. The proposed DC Districts continue to implement the policies of the *Canada Olympic Park and Adjacent Lands Area Structure Plan*, that requires the two commercial main streets in the community to be lined with commercial uses that activate the street. This application would add additional retail and service businesses, expanding the range that is available for the local and surrounding area. The three existing DC Direct Control Districts will be updated to three new DC Direct Control Districts for the same locations with:

- The DC Direct Control District for Blocks A and B, as shown in the Location Maps below, allows for additional discretionary commercial uses, modifications to the use rules, and Digital Third Party Advertising signs.
- The DC Direct Control District for Block H is also proposing to allow for additional discretionary uses, modifications to the use rules, and an additional sign type.
- The DC Direct Control District for Block I is proposing the additional permitted use of Artist's Studio and the discretionary use of Live Work Unit as well as Third Party and Digital Third Party Advertising signs.

The proposed DC districts implement uses and rules that are consistent with the Mixed Use - Active Frontage (MU-2) District. The MU-2 District was developed as a standard district in Land Use Bylaw 1P2007 for main streets throughout the City. The original direct control districts for Medicine Hill were created before the introduction of the MU-2 District so it could not have been used as a base district at the time.

The addition of Vehicle Sales - Minor, and Vehicle Rentals - Minor would take the form of storefront businesses with a maximum of 5 vehicles. No ancillary mechanical servicing would be allowed, which aligns with recent commercial trends in these sectors.

Additional sign types will also be added to allow for multi-tenant comprehensive signage for tenants across the development.

The application is in alignment with the *Canada Olympic Park and Adjacent Lands Area Structure Plan* for the respective Gateway and Commercial Districts and promotes the objectives of the *Municipal Development Plan* for developing communities and complete communities.

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT** by bylaw, the proposed redesignation of 6.60 hectares \pm (16.32 acres \pm) located at 862 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 1910730, Block 1, Lot 1; Plan 1612946, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw, the proposed redesignation of 4.36 hectares \pm (10.78 acres \pm) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate a mixed use development, with guidelines (Attachment 4); and
4. Give three readings to the proposed bylaw.
5. **ADOPT** by bylaw, the proposed redesignation of 4.50 hectares \pm (11.11 acres \pm) located at 885 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District **to** DC Direct Control District to a mixed use development, with guidelines (Attachment 5); and
6. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of Plateau Village Properties Inc, submitted the subject application to The City on 2019 November 22 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The *Canada Olympic Park and Adjacent Lands Area Structure Plan* identifies two commercial districts at each end of Na'a Drive SW; the Gateway District to the west and the Commercial District to the east. Both districts are intended to develop around a central commercial main street and will be separated by a residential village district also along Na'a Drive SW.

The outline plan for the area (LOC2014-0080) was approved in July 2015 (Attachment 2). The previous land use amendment for Blocks A, B, and I (LOC2017-0118) was approved by Council in November 2017, and the previous land use amendment for Block H (LOC2018-0205) was approved by council in March 2019.

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0487

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

The Gateway District is characterized by a vibrant mixed-use development centered around a commercial main street with options for single use residential, office, institutional, or other commercial buildings off the main street. It is also intended to feature a central plaza serving as a social and recreational gathering place and an iconic marquee tower to enhance the distinctive character of the district.

The Gateway District is comprised of Blocks A, B, and C as identified in the approved Outline Plan (Attachment 2). Only Blocks A and B form part of the subject site for the purposes of this application. Currently Blocks A and B are designated as one DC Direct Control District and this application maintains that approach.

A development permit (DP2019-0509) to facilitate development of Block B was released in June 2019. The site is now under construction, but there has been no development permit applied for Block A at this time.

The Commercial District is intended to accommodate a wide range of commercial uses such as retail, office, hotel, and residential development along a commercial main street. The Gateway District should predominantly contain mixed-use buildings but single use residential, office, institutional, or other commercial buildings may be considered appropriate off the main street. It will serve as a draw for residents from surrounding communities and will also provide everyday services and amenities for local residents.

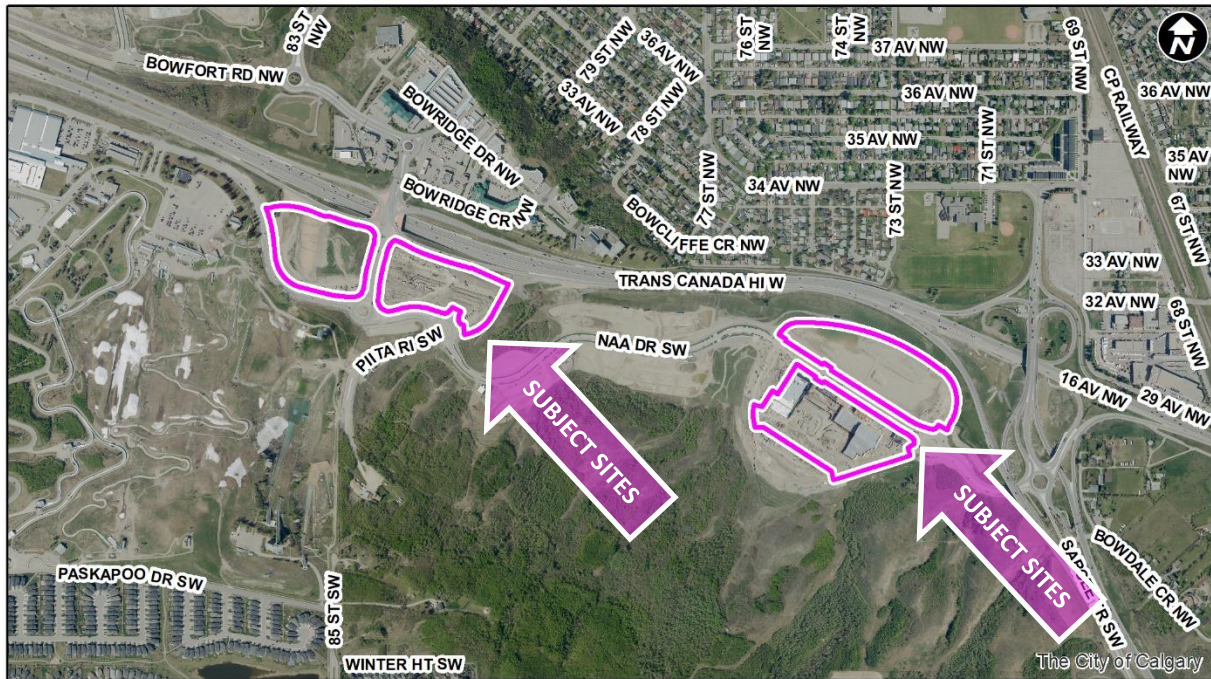
The Commercial District is comprised of Blocks H, I, J, and L as identified in the approved Outline Plan (Attachment 2). Only Blocks H and I form part of the subject site for the purposes of this application. Currently Block H and Block I are designated as two separate and distinct DC Direct Control Districts and this application proposes to maintain that approach.

A development permit (DP2016-4580) was released in September 2018 to facilitate development of Block I, but there has been no development permit applied for on Block H at this time.

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0487

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177



Site Context

Medicine Hill is a new community at the base of the Paskapoo Slopes in North West Calgary. The application sites are south of the Trans-Canada highway, adjacent to Canada Olympic Park on the west and Sarcie Trail SW to the east. The application area consists of four separate parcels, Blocks A, B, H, and I totaling approximately 15.46 hectares (38.22 Acres).

The area between the two subject sites, along Na'a Drive SW, is identified as the Village district in the *Canada Olympic Park and Adjacent Lands Area Structure Plan*. This area is intended to accommodate neighbourhood development through a mix of multi-residential forms and two development permits for a multi-residential development (DP2019-0211 and DP2019-0949) are currently under review.

To the north of the subject sites and the Trans-Canada Highway is the residential community of Bowness. Along this northern section of Trans-Canada Highway is existing commercial development in the form of hotels and mixed commercial businesses, it is designated as the Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District.

The base of the slopes has been stripped and graded in preparation for development, with construction currently underway for Blocks B and I. There is steeply sloping topography to the north, adjacent to the Trans-Canada Highway. The upper portions of the slopes to the south are owned by the City of Calgary and will become a future City park.

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

The land has significant archeological history with the Paskapoo Slopes known to contain First Nations artefacts of Blackfoot origin. The site is a former Buffalo kill site of Provincial significance, one of the largest in the Calgary area.

There are no population statistics and no community profile available for the community of Medicine Hill as there are not yet any inhabited dwelling units.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The subject sites currently consist of 3 separate DC Direct Control (DC) Districts:

- Blocks A & B are designated under Bylaw 339D2017 which is based on the Commercial – Corridor 1 (C-COR1) District;
- Block H is designated under Bylaw 66D2019 which is also based on C-COR1; and
- Block I is designated under Bylaw 341D2017 which is based on the Commercial – Regional 3 (C-R3) district with multi-residential development using the rules of the Multi-Residential – High Density (M-H2) District.

This application proposes to retain the three separate Direct Control Districts, add additional uses and sign types to all the subject sites and to modify the use rules for Blocks A, B, and H.

Land Use

Blocks A, B and H

The existing DC Districts for Blocks A, B and H currently share the same set of rules, except for building height, so the proposed changes are consistent across these two proposed DC Districts.

This application proposes to add the following discretionary uses to the already approved uses for Blocks A, B, and H:

- Amusement Arcade;
- Dinner Theatre;
- Performing Arts Centre;
- Sign – Class G (Digital Third Party Advertising);
- Vehicle Rental – Minor; and
- Vehicles Sales – Minor.

The *Canada Olympic Park and Adjacent Lands Area Structure Plan* characterizes the Gateway district as a shopping concourse that features mixed-use buildings with retail, entertainment, outdoor cafes, bars and restaurants at grade with residential, office, institutional, and other commercial uses above. The Commercial District is intended to provide everyday services and amenities for both local residents and those from surrounding communities. It should also pre-dominantly contain mixed use buildings with residential, office, institutional, and other

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

commercial uses above active uses at grade. Both the Gateway and Commercial District should feature limited frontage widths to better activate the public realm.

Vehicles Sales – Minor is intended to accommodate a potential boutique or specialized retailer such as Tesla as seen in other major indoor and outdoor shopping centres in Canada and abroad. When aligned to the policies of the *Canada Olympic Park and Adjacent Lands Area Structure Plan*, such as narrow façade widths, and entrances facing the commercial street, as well as the built form requirements in the *Land Use Bylaw*, this type of business could provide a welcome diversity to the commercial landscape while contributing to the success of the commercial main street. Vehicle Sales – Minor is restricted to five vehicles and is proposed as a discretionary use which allows administration to determine if a proposed development is appropriate and acceptable for the area.

Vehicle Rental – Minor is also restricted to five vehicles and is intended to accommodate a possible ride share business that could successfully support businesses and residents of the community. It would also be subject to the policies and rules for built form of the area but could also increase the viability of potential hotels in the area. Vehicles Rental – Minor is also proposed as discretionary use allowing administration to determine if the uses are appropriate and acceptable for the community.

The existing land use allows for both third party advertising and digital message signs, this application is also proposing to allow digital third party advertising signs as a discretionary use. As stated in the applicant submission (Attachment 1), the intent is to create standard comprehensive signage for tenants across all four blocks, as each block is its own parcel, third party advertising signs may be required to achieve this goal. This is supported by policy in *Improving Calgary's Entranceways*, to have one identification sign when shared between multiple users.

Additionally, *Improving Calgary's Entranceways* discourages digital signs along this section of the Trans-Canada Highway, and the land use bylaw restricts the copy on third party advertising and digital third party advertising signs from being viewable from this part of the Trans-Canada Highway as well. The land use bylaw also limits the copy on the signs to 450 metres from major parks, escarpments, pathways, and natural areas. Rules restricting location and proximity to each other also limit the placing of standard third party and digital third party advertising signs in these areas.

Except for Sign – Class G, these additional uses align to the main streets oriented Mixed Use - Active Frontage (MU-2) District. The MU-2 District is intended for commercial streets where active commercial uses are mandatory at grade to activate the street level. This aligns to the intent and policy of the *Canada Olympic Park and Adjacent Lands Area Structure Plan* for both the Gateway and Commercial Districts. The MU-2 District was incorporated into *Land Use Bylaw 1P2007* after the creation of the original direct control districts for Medicine Hill, so it was not available at the time to be used as a base district.

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In the existing DC Districts the following uses are not allowed to locate on the ground floor of buildings as these uses would provide for an active street frontage:

- Assisted Living;
- Catering Service – Minor;
- Child Care Service;
- Counselling Service;
- Health Services Laboratory – With Clients;
- Instructional Facility;
- Live Work Unit;
- Medical Clinic;
- Place of Worship – Small;
- Post-Secondary Learning Institution;
- Residential Care;
- Social Organization; and
- Veterinary Clinic.

This application proposes to remove the location restriction and instead make any of the permitted uses into discretionary uses on the ground floor and to maintain the discretionary uses as such on the ground floor and above. This change also aligns to the MU-2 District and provides some additional flexibility for the development.

Administration explored the possibility of lifting this restriction only when located off the main street, but Blocks A, B, and H are limited by development only occurring along the commercial main street. This presents a challenge in creating a complete community as uses such as child care and medical clinic would not be allowed in any single story development and would be forced into specific developments that provide a second storey or more of mixed commercial development.

The option was also explored to limit the number of the uses in the list per block face, but it was determined that approach would be overly prescriptive and retaining discretion was the appropriate way to determine if a use was compatible with the development and community.

Additionally, it is proposed that one of the rules regarding the location of uses is modified to better align to the MU-2 District. The current rule states that:

With the exception of Multi-Residential Development, “Commercial Uses” must occupy a minimum of 80 percent of the area of the floor closest to grade.

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

This rule would change to:

With the exception of Dwelling Unit, Residential Care, and Assisted Living, lobbies or entrances for upper floor uses must not occupy more than 20 percent of the at grade façade facing a street.

This change allows for some additional flexibility on the main floor, while protecting and promoting an active street front.

Block I

The base land use District for Block I is the Commercial – Regional (C-R3) District but uses the rules of the Multi-Residential – High Density Medium Rise (M-H2) District for any multi-residential development. This arrangement has made some uses unavailable for multi-residential development that are available in the M-H2 District. For that reason, this application proposes to add the additional permitted use of Artist's Studio and the discretionary use of Live Work Unit.

As part of this proposal the following sign types are also proposed for Block I:

- Sign – Class F (Third Party Advertising); and
- Sign – Class G (Digital Third Party Advertising).

Third party advertising and digital third party advertising are proposed in Block I to create comprehensive standard signage for the tenants across all 4 blocks of the development as indicated in the applicant's submission (Attachment 1). The rules and restrictions laid out above for Blocks A, B, and H also apply to Block I.

Development and Site Design

Any future developments for this site would be guided by the rules of the proposed DC Districts. Items to consider for future development include, but are not limited to building frontage, building height, density, setback, landscaping, parking, and use compatibility.

Transportation

The Medicine Hill community is accessed by the Trans-Canada Highway through the Bowfort interchange and from Sarcee Trail SW. Na'a Drive SW runs through the community with a local bus route serving the future community. All vehicular, and bicycle parking are to remain at Bylaw standards, and any requests for relaxations will require parking studies.

Environmental Site Considerations

There are no environmental concerns with the proposed land use.

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

Utilities and Servicing

The overall utilities and servicing for this development area were reviewed and approved under the previous outline plan (LOC2014-0080). The proposed change in uses does not significantly impact the proposed services for the area which have capacity to service the proposed development.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this land use application. Further opportunities will be explored at later development approval stages.

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, relevant community associations and the application was advertised online.

The Paskapoo Slopes Preservation Society, the Edworthy Heritage Society, and Rocky View County were also circulated as part of this application.

The West Springs/Cougar Ridge Community Association provided comments supporting the additional uses in the Gateway District but questioning their inclusion in the Commercial District (Attachment 6). The community association was also opposed to the inclusion of the additional sign uses. Lastly, the community association strongly urged the City to prioritize a park management plan for the site, and this comment has been relayed to Parks.

Administration presented this application to the Paskapoo Slopes Joint Advisory Committee on 2020 April 14 and comments were provided by The Paskapoo Slopes Preservation Society and The Artist View Cultural & Natural Heritage Society.

The Paskapoo Slopes Preservation Society provided comments on changes over time moving the development further away from the original vision for the community. The Preservation Society also questioned the need to change the use rule regarding percentage of commercial uses on the ground floor. The Preservation Society also objected to the addition of vehicles sales due to not fitting the natural context of the community and the additional sign uses due to restrictions within the land use bylaw.

The Artists View Cultural & Natural Heritage Society also provided comments objecting to new commercial uses in Blocks H and I due to the number of residential units and the proximity to the Paskapoo Slopes natural area. They also objected to the additional sign uses in all Blocks within the subject site due to the proximity to the natural, residential, and pedestrian areas. The Heritage Society also strongly advocated for the development of a Park Management Plan for the area.

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No comments were received from the public.

Administration considered the relevant planning issues specific to the proposed redesignation and have determined the proposal to be appropriate for the area. Administration maintains discretion at the DP stage to address all the concerns expressed by the community comments.

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](#), 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 Calgary Metropolitan Region Board's [Interim Growth Plan](#). The associated 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)

[Map1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP) identifies the subject lands as Planned Greenfield with Area Structure Plan. The MDP provides guidance for the development of new communities through the policies of the ASP. The proposal meets the following MDP objectives (Section 3.6.2):

- Providing land use diversity;
- Providing residential diversity; and
- Mix of local and regional retail.

The proposal also promotes development of a complete community by providing access to additional uses and meets the following objectives of the MDP (2.2.4):

- Diversified employment opportunities that are integrated into the community or easily accessible by a number of modes of travel; and
- Neighbourhood stores, services and public facilities that meet day-to-day needs, within walking distance for most residents;

Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177

Climate Resilience Strategy (2018)

This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2019)

The [Canada Olympic Park and Adjacent Lands Area Structure Plan](#) (ASP) was amended in 2015 to reflect a revised vision for the lands around Canada Olympic Drive SW and east to Sarcee Trail. The proposed revisions represent the outcome of an extensive review process, including public engagement with citizens of Calgary as well as Elders representing the Blackfoot Confederacy. Part of this vision was to develop a distinct, compact, mixed-use area that contains entertainment, employment, and retail amenities for local residents and visitors. The proposal is in alignment with the Gateway District policies (5.6.2) and the Commercial District policies (5.8.2) of the ASP.

Improving Calgary's Entranceways: Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (Non-Statutory – 2012)

This [document](#) provides recommendations and guidance for developments adjacent to entranceways as identified on Map 1 and includes the portion of the Trans-Canada Highway to the north of the subject sites. This application does not propose any changes to the built form but is in alignment with the guidelines for signs (7.9) of the guide.

Social, Environmental, Economic (External)

The proposal helps to achieve a greater diversity of businesses in the community of Medicine Hill that contributes to an active and vibrant street front.

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 known risks associated with this application.

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REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation allows for additional uses and flexibility of uses to facilitate a comprehensive mixed use development while contributing to Medicine Hill establishing itself as a complete community. The proposal also brings the land use into alignment with the other mixed use main street developments throughout The City of Calgary. Further, the application is in alignment with the *Municipal Development Plan* and the *Canada Olympic Park and Adjacent Lands Area Structure Plan* and will contribute to the economic diversity of the community.

ATTACHMENT(S)

1. Applicant Submission
2. Approved Outline Plan (LOC2014-0080)
3. Proposed DC Direct Control District (Blocks A and B)
4. Proposed DC Direct Control District (Block H)
5. Proposed DC Direct Control District (Block I)
6. Community Association Letter

Applicant Submission

April 20, 2020

On behalf of Trinity Development Group, B&A Planning Group is pleased to present this land use redesignation application in the community of Medicine Hill. The purpose of the application is to add new permitted and discretionary uses to enable more flexibility in attracting retail/commercial and residential tenants to the development while ensuring a proper mix of retail and entertainment uses. The proposed use changes affect three separate Trinity Hills Direct Control (DC) Districts spread over four separate development blocks within Medicine Hill.

All DC Districts are to be applied within the plan area by separate bylaw, rather than applying multiple DC Districts through a single bylaw. This is being done to facilitate further amendments to the DC District applied to a block if necessary, without implicating all blocks in the amendment process.

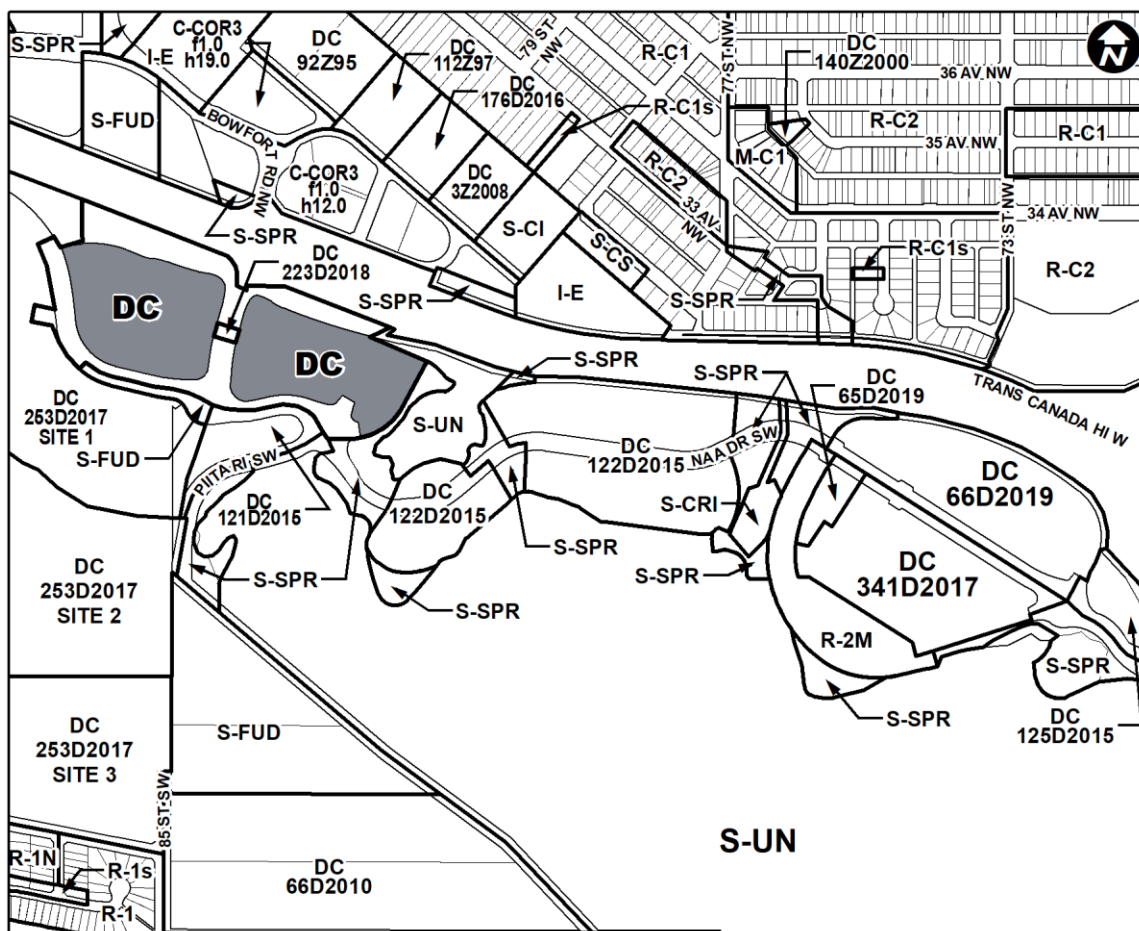
These minor use amendments are proposed in order to accommodate a variety of uses to ensure a vibrant development in keeping with the original development vision as an exciting destination to live, work, socialize, recharge and visit with family and friends. No amendments are proposed that will impact building form.

Additional retail/commercial uses and reduction of restrictions on uses found on ground level, are being requested to encourage dynamic streets that will attract customers and tenants alike. Uses such as a doctor's office, day care or live-work units are proposed to be discretionary uses on the ground floor instead of restricted. This is of importance particularly where only once storey of retail development is built. Comprehensive and coordinated signage advertising tenants on the four separate blocks is also proposed to inform shoppers of the various shops and services available within the development. Information kiosks and digital signs similar to that found in enclosed shopping centres are envisioned for the area.

The proposed changes would allow Trinity Development Group to create the dynamic mixed-use urban environment as was envisioned for the area. As such, we respectfully request your support for the application.

Proposed DC Direct Control District (Blocks A and B)

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate a mix of uses in the same building or in multiple buildings throughout the area;
 - (b) be characterized by street-oriented building design;
 - (c) allow for varying building densities and heights within a block; and
 - (d) allow for additional support uses where deemed appropriate.

Compliance with Bylaw 1P2007

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

Proposed DC Direct Control District (Blocks A and B)

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 (1) The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Catering Service – Minor;**
 - (b) **Counselling Service;**
 - (c) **Health Services Laboratory – With Clients;**
 - (d) **Medical Clinic; and**
 - (e) **Veterinary Clinic.**

Discretionary Uses

- 5 (1) The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Amusement Arcade;**
 - (b) **Dinner Theatre;**
 - (c) **Multi-Residential Development;**
 - (d) **Performing Arts Centre;**
 - (e) **Restaurant: Food Service Only – Large;**
 - (f) **Restaurant: Licensed – Large;**
 - (g) **Sign – Class G;**
 - (h) **Vehicle Rental – Minor; and**
 - (i) **Vehicle Sales – Minor.**
- (2) **Uses** listed in subsection 4(2) are **discretionary uses** in this Direct Control District if they are located on the ground floor of an existing approved **building**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 There is no maximum **floor area ratio**.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 21.0 metres.
- (2) Two **buildings** may have a maximum **building height** of 50.0 metres.
- (3) One additional **building** may have a maximum **building height** of 75.0 metres.

Proposed DC Direct Control District (Blocks A and B)

Use Area

9 There is no minimum **use area** or maximum **use area**.

Location of Uses Within Buildings

- 10 (1) With the exception of **Multi-Residential Development, Residential Care** and **Assisted Living**, lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (2) “Commercial Uses” located at **grade** facing a **street** must provide:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces.
- (3) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 5 and 6 of this Direct Control District Bylaw other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.

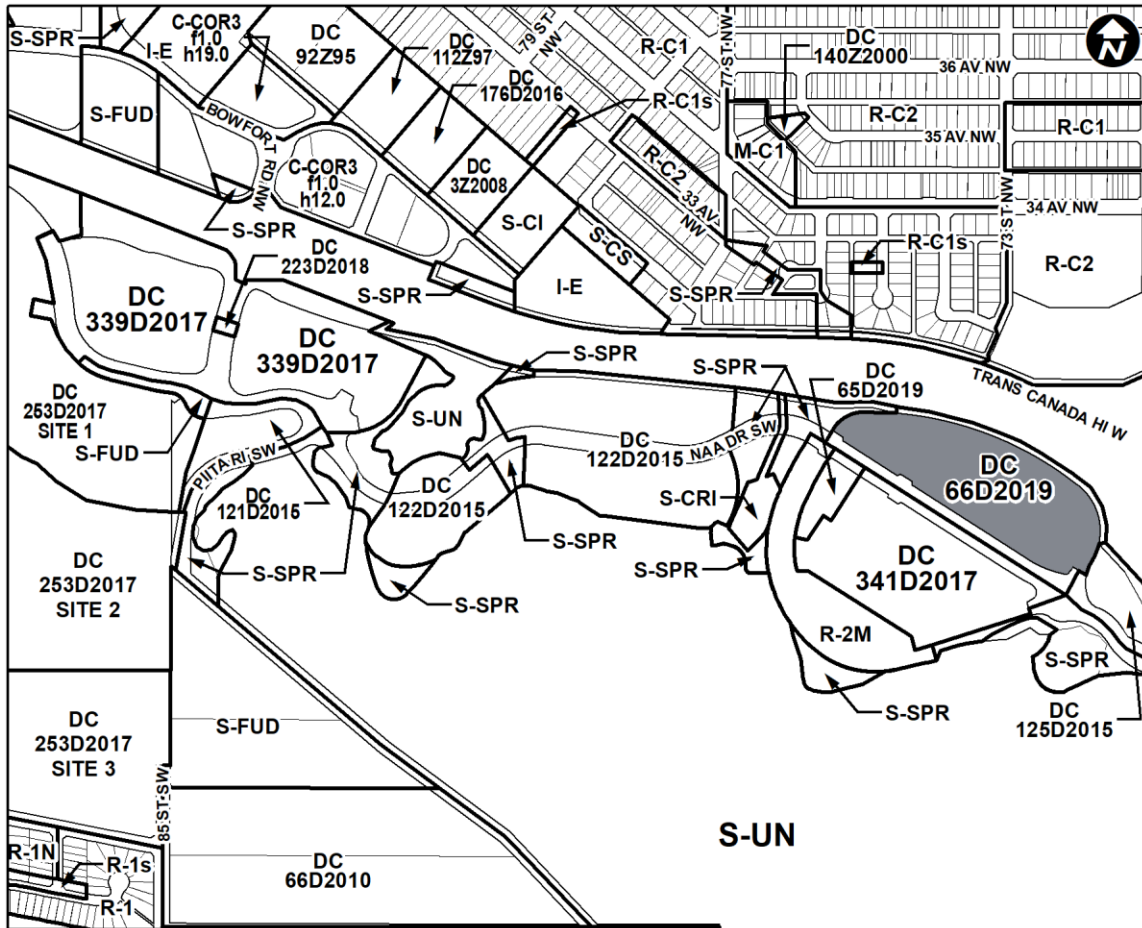
Relaxations

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

Proposed DC Direct Control District (Block H)

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

SCHEDULE A



Proposed DC Direct Control District (Block H)

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 (1) The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Catering Service – Minor;**
 - (b) **Counselling Service;**
 - (c) **Health Services Laboratory – With Clients;**
 - (d) **Medical Clinic; and**
 - (e) **Veterinary Clinic.**

Discretionary Uses

- 5 (1) The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Amusement Arcade;**
 - (b) **Dinner Theatre;**
 - (c) **Multi-residential Development;**
 - (d) **Performing Arts Centre;**
 - (e) **Restaurant: Food Service Only – Large;**
 - (f) **Restaurant: Licensed – Large;**
 - (g) **Sign – Class G;**
 - (h) **Vehicle Rental – Minor; and**
 - (i) **Vehicle Sales – Minor.**
- (2) **Uses** listed in subsection 4(2) are **discretionary uses** in this Direct Control District if they are located on the ground floor of an existing approved **building**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 There is no maximum **floor area ratio**.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 28.0 metres.
- (2) Two **buildings** may have a maximum **building height** of 50.0 metres.

Use Area

- 9 There is no minimum **use area** or maximum **use area**.

Proposed DC Direct Control District (Block H)

Location of Uses Within Buildings

- 10 (1) With the exception of **Multi-residential Development, Residential Care, and Assisted Living**, lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (2) “Commercial Uses” located at **grade** with an exterior wall facing a **street** must provide:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces.
- (3) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 4 and 5, other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.

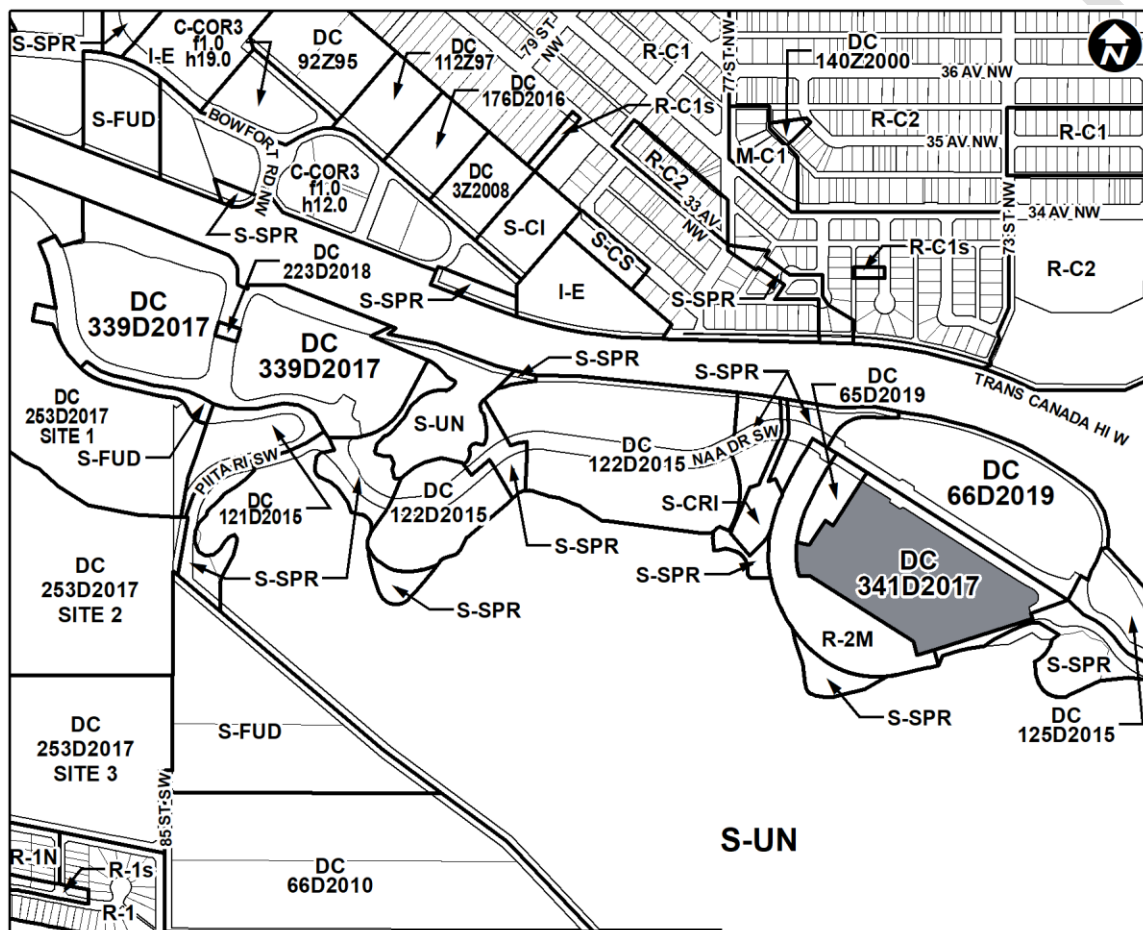
Relaxations

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

Proposed DC Direct Control District (Block I)

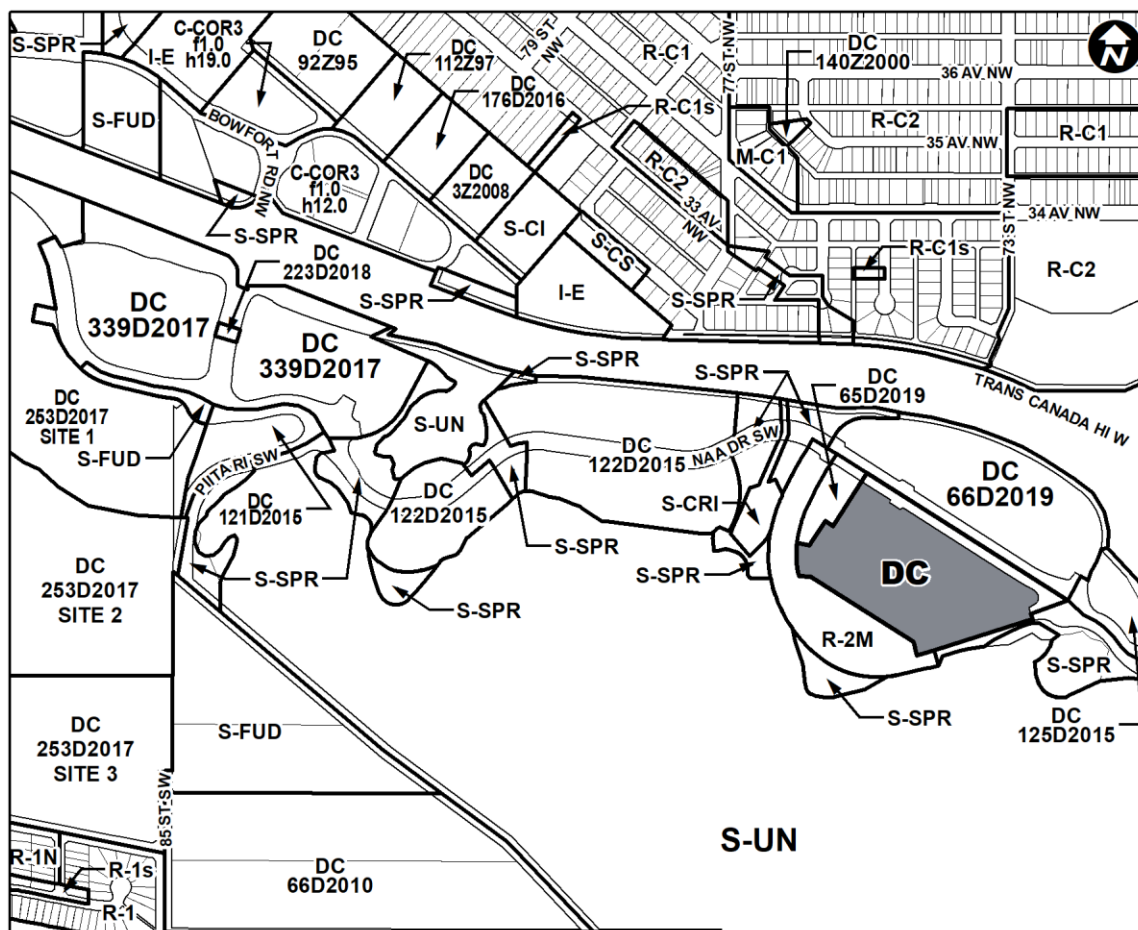
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District (Block I)

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate:
 - (a) commercial development within various sized buildings;
 - (b) the additional uses of multi-residential development, dwelling unit, assisted living, and residential care; and
 - (c) the additional use of pet care and boarding service which does not require outdoor amenity space.

Compliance with Bylaw 1P2007

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

Proposed DC Direct Control District (Block I)

Reference to Bylaw 1P2007

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

Defined Uses

- 4 In this Direct Control District Bylaw:

- (a) **“Pet Care and Boarding Service”** means a **use**:
 - (i) where small animals are washed and groomed, trained, or boarded;
 - (ii) where small animals may be boarded overnight or for periods greater than 24 hours;
 - (iii) that may have the incidental sale of products related to the service provided by the **use**;
 - (v) that must provide indoor enclosures, pens, runs or exercise areas.

Permitted Uses

- 5 (1) The **permitted uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **use** is an additional **permitted use** if it is located within an existing approved **building** in this Direct Control District:
- (a) **Artist’s Studio.**

Discretionary Uses

- 6 (1) The **use** listed in subsection 5(2) of this Direct Control District Bylaw is a **discretionary use** if it is located in new **buildings** or proposed additions to existing **buildings**.
- (2) The **discretionary uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Assisted Living;**
 - (b) **Dwelling Unit;**
 - (c) **Live Work Unit;**
 - (d) **Multi-Residential Development;**
 - (e) **Pet Care and Boarding Service;**
 - (f) **Residential Care;**
 - (g) **Sign – Class F; and**
 - (h) **Sign – Class G.**

Proposed DC Direct Control District (Block I)

Bylaw 1P2007 District Rules

- 7 (1) Unless otherwise specified, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) For **Multi-Residential Development**, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 There is no minimum or maximum **density**.

Floor Area Ratio

- 9 (1) The minimum **floor area ratio** is 0.26.
- (2) There is no maximum **floor area ratio**.

Building Height

- 10 The maximum **building height** is 21.0 metres.

Front Setback Area

- 11 There is no minimum requirement for a **front setback area**.

Side and Rear Setback Area

- 12 Where the **parcel** shares a side or rear **property line** with a **parcel** designated as:
- (a) A **commercial district**, there is no requirement for a side or rear **setback area**;
- (b) A **residential district** or **special purpose district**, the **setback area** must have a minimum depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

- 13 (1) Unless otherwise referenced in subsections (2) and (3), the minimum **motor vehicle parking stall** requirement is 4.5 stalls per 100.0 square metres of **gross usable floor area**.
- (2) For the following uses, the requirement referenced in Part 4 of Bylaw 1P2007 applies to this Direct Control District:
- (a) **Assisted Living**;
 - (b) **Cinema**;
 - (c) **Hotel**;
 - (d) **Medical Clinic**, when located above the ground floor;
 - (e) **Office**, when located above the ground floor;
 - (f) **Performing Arts Centre**;
 - (g) **Post-secondary Learning Institution**; and
 - (h) **Residential Care**; and
- (3) For **Dwelling Unit**, the requirements specified in Part 7, Division 6 of Bylaw 1P2007 apply to this Direct Control District.

Proposed DC Direct Control District (Block I)

Required Bicycle Parking Stalls

- 14 (1) Unless otherwise referenced in subsection (2), the minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** is the requirement specified in Part 7, Division 6 of Bylaw 1P2007
- (2) For **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**, the minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** is the requirement specified in Part 4 of Bylaw 1P2007.

Relaxations

- 15 The ***Development Authority*** may relax the rules contained in Sections 7, 10, 12, 13 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY

Community Association Letter

Mr. Brian Smith
Planning and Development
P.O. Box 2100, Station M
IMC 8201
Calgary T2P 2M5

April 17, 2020

Re: LOC2019 - 0177 Medicine Hills

Dear Mr. Smith,

Please find below our comments regarding the land use redesignation application LOC2019-0177 from B&A Planning Group, on behalf of Trinity Development Group, for Blocks A, B, H and I in the community of Medicine Hill, Calgary.

- A. The WSCRCA supports the goal of creating a dynamic mixed-use urban environment in the Medicine Hills community. The WSCRCA does not have objections to the addition of the following discretionary uses in Blocks A & B as this "Gateway District" is in close proximity to WinSport and will help to serve the needs of clients, businesses and patrons of WinSport: Amusement Arcade, Dinner Theatre, Performing Arts Centre, Minor Vehicle Rental, and Minor Vehicle Sales. This will bring the Discretionary Uses in line with the new Mixed Use District in other areas.
- B. However, we question the addition of these new uses in the Commercial District, Cells H and I. This area has a much higher ratio of residential units and is much closer to the sensitive Paskapoo Slopes natural area. Therefore, it is important to be cognizant of the effect of larger footprint retail/commercial enterprises in Cells H and I. At the very least it must be ensured that the **Canada Olympic Park and Area ASP, section 5.8.2 (1) (d)** is strictly followed: Large scale retail and automotive uses.....may be located in the commercial District but should be located behind smaller-scale uses or otherwise screened from the commercial Main Street.
- C. The WSCRCA is strongly against the addition of the Discretionary Uses of **Sign-Class F** in **Cell I**, and **Sign-Class G** (Digital Third Party Advertising) in **Cells A, B, H and I** for the following reasons:
 - 1. **Prohibited Locations for Third Party Advertising signs (Class F): Bylaw Part 3, Div. 5, 111 (6) Third Party Advertising Signs must be a minimum of 450 m from:**
 - (a) major parks in section 115
 - (d) natural area

Regarding (a), the Paskapoo Slopes Park/Natural Area is understandably not on the list of parks or significant natural areas as outlined in section 115, however, it IS a de facto significant park/natural area in the City. The fact that the Park Management Plan has not yet been completed does not negate the fact that eventually Paskapoo Park will be added to this list, and will be one of THE MAJOR NATURAL AREAS IN THE CITY (this gives strong reason for the Park Management Plan to be completed promptly in order that the Medicine Hills development can be built out in conjunction with the Plan, thus avoiding issues as stated in this letter).

With quick measurements on Google Maps it was easily determined that there are NO sites within the Commercial District cells H and I, nor in the Gateway Cell B for that matter, that are a 450 m or more from the edge of the Paskapoo Slopes Natural Area. The far NE point of Cell A could potentially qualify for a location of a Class F sign.

- 2. **Land Use Categories MU-1 & MU-2 do not allow third party advertising signs Class F and G:**

We have repeatedly heard through the years that the Medicine Hills development is to be a mixed use, pedestrian oriented community. In fact, we were informed at the PSJAC meeting on April 14th 2020, that the additional discretionary uses applied for in this application are to bring the land use IN LINE with the new Mixed Use land use categories. However, Class F and G signs ARE NOT PERMITTED in the MU-1 and MU-2 Land Use categories. It is not acceptable that the applicant considers the Gateway and Commercial Districts to be "commercial" in one situation, but "mixed used" for another. NOTE: The COP & Area ASP section 3.0 Strategy 3.1 Guiding Principles (one of four bullets states:) Develop a Distinct, Compact, Mixed-Use area that contains...

Community Association Letter

3. 113 (6) Third Party Advertising Signs are prohibited in the following pedestrian-oriented areas: Bowness Rd, Kensington and Marda Loop amongst others are mentioned.

Further to point 2 above, if Medicine Hills is to be a new, major pedestrian-oriented area in Calgary, it should fall under the same rules as other major pedestrian-oriented areas mentioned in 113 (6). The fact that this is a new area, not yet developed, and is not an area restructuring, does not negate the fact that the intention of the ASP is to make it a pedestrian-oriented area. Likely Medicine Hills WILL BE added to this list in the future, and must therefore be developed within these rules for pedestrian-oriented areas. Class F and G signs are NOT appropriate, unless they are OUTSIDE of the pedestrian-oriented areas.

4. Size of Class F and G signs:

We also object to these sign classes on the basis that due to their size, the light pollution and imposing nature will deleteriously affect wildlife and nearby residents in Cells H & I, as well as houses along the north edge of Cougar Ridge. They are grossly inappropriate for developments near the Paskapoo Slopes natural area. F Class signs in C- COR1 (Cells A, B & H) (outside of Pedestrian-Oriented areas) are up to 4.6 m height. However, F Class signs in C-R3, Cell I, could be up to 10.5 m high. G Class signs may be up to 7 m high and 25 sq.m. In comparison, the Class E digital signs currently permitted are only a maximum of 5 sq.m. We believe it would be better to have two or three smaller digital signs sprinkled throughout the development vs one massive Class G sign.

D. Urgent need for Paskapoo Slopes Park Management Plan: Although not part of this application, the WSCRCA would like to strongly emphasize the urgent requirement for a formal Paskapoo Slopes Park Management Plan. It has been almost five years since the City acquired the land comprising the East Paskapoo Slopes. Since that time the use by mountain bikers, pedestrians and dog walkers has steadily increased. There are two main reasons why a Park Management Plan must be made a high priority:

1. For the reasons stated above, not having the PS Park on the official list of Parks and Natural Areas in the Bylaws during the build out of Medicine Hills, leads to decisions that would not otherwise be allowed if the Park WERE included in the official list.
2. Without a Park Management Plan, the Paskapoo Slopes will continue to be degraded and challenged due to over-use, mis- use and the construction of an increased number of informal trails as the "Slopes" continues to become more and more popular with Calgarians. Nefarious activities are on the rise in this natural area. The number of confrontations between bikers, pedestrians and dog walkers is increasing. The sustainability of the flora and fauna is severely threatened in some areas of the Slopes. Street parking has also increased in Cougar Ridge close to the paths leading to the Slopes as there are no designated parking areas to access the Slopes. These issues concern the local residents in our community of Cougar Ridge and West Springs. There needs to be decisions around which paths are multi-use, which are single use, and what areas are off-leash dog friendly.

In summary, the WSCRCA has no issue with the added uses of Amusement Arcade, Dinner Theatre, Performing Arts Centre, Minor Vehicle Rental, and Minor Vehicle Sales in Cells A & B; has reservations with the addition of these uses in Cell H; has no concerns over the addition of uses Artist Studio, & Live Work Unit in Cell I; has strong objections to the addition of Sign-Class G to Cells A, B & H; and strong objections to the addition of Sign-Class F and Sign-Class G to Cell I; and strongly urges the City to prioritize the Paskapoo Slopes Park Management Plan.

Regards,

Linda Nasset Director
Planning & Development Committee
West Springs/Cougar Ridge Community Association

cc: Jeff Davison, Councillor Ward 6; Paskapoo Slopes Preservation Society; gmwilky@shaw.ca; BCA Planning & Development; Valley Ridge Community Association; Crestmont Community Association; vivian@lifewayscanada.com; Edworthy Park Preservation Society; Calgary River Valleys; svisser@ucalgary.ca; chris@burchcon.ca; enaspalding@shaw.ca; bart@spacemakersconstruction.com

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0521

**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at
131 St Moritz Drive SW, LOC2018-0231**

EXECUTIVE SUMMARY

This land use application was submitted on 2018 October 22 by ISL Engineering and Land Services on behalf of landowner Wells & Associates Limited. This application proposes to change the designation of the subject site from DC Direct Control District based on Residential Single-Detached District (R-1) of Bylaw 2P80 and Special Purpose – Community Institution (S-CI) District to DC Direct Control District based on the Commercial – Neighbourhood 1 (C-N1) District in the southwest community of Springbank Hill. The proposed DC District will allow for:

- a comprehensively designed mixed use residential and commercial development with at grade-oriented residential development and limited neighbourhood commercial;
- maximum building height of 12 metres, approximately three storeys (an increase from the current maximum of 10 metres for the existing DC and no change from the current maximum for S-CI);
- maximum density of 45 dwelling units per hectare (an increase from the current DC District and S-CI);
- maximum floor area ratio (FAR) of 1.0, approximately 11,260 square metres of building floor area;
- enhanced landscaping in the increased setback areas that is over the bylaw requirements including preservation of the aspen tree stand; and
- modified list of uses in the C-N1 District.

An amendment to the *Springbank Hill Area Structure Plan* is required to accommodate the proposed land use amendment. This proposal conforms to the *Municipal Development Plan* (MDP) and to the *Springbank Hill Area Structure Plan*, as amended. No development permit application has been submitted at this time.

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**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at
131 St Moritz Drive SW, LOC2018-0231**

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Springbank Hill Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 1.12 hectares \pm (2.78 acres \pm) located at 131 St Moritz Drive SW (Plan 1711936, Block 1, Lot 6) from DC Direct Control District and Special Purpose – Community Institution (S-CI) District **to** DC Direct Control District to accommodate a comprehensively designed mixed use development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

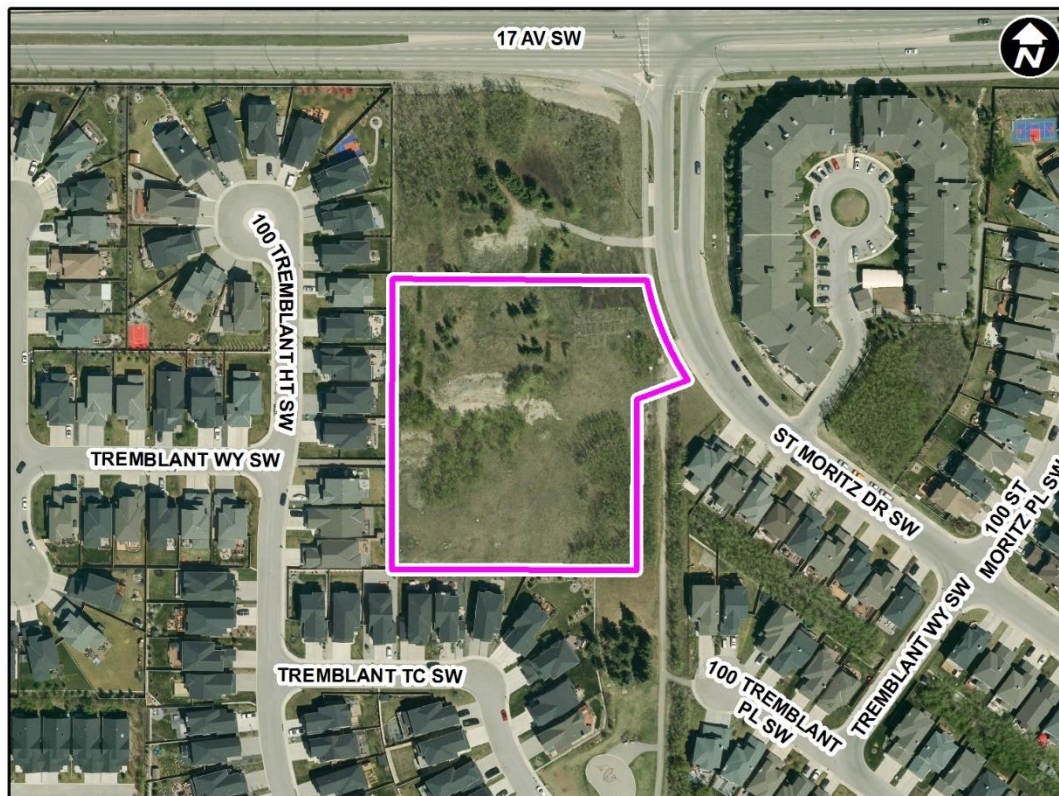
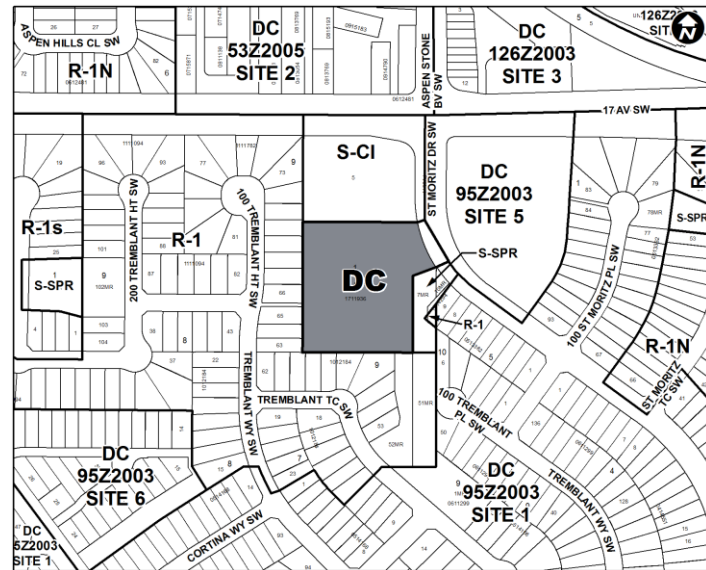
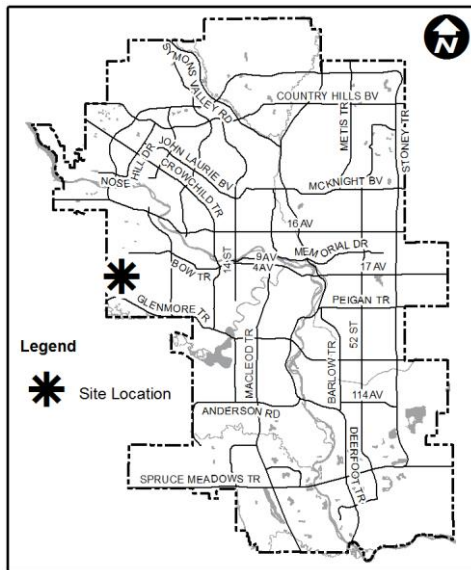
This land use application was submitted on 2018 October 22 by ISL Engineering and Land Services on behalf of landowner Wells & Associates Limited. A summary of the proposal is provided in the Applicant's Submission (Attachment 3). No development permit application has been submitted at this time.

The existing DC Direct Control District ([Bylaw 63Z2007](#)) was approved in July 2007. It added the use of Child Care Facility to the R-1 District. An outline plan for the original two hectare site was also approved showing a larger church site with the slanted land use line for the existing DC of approximately 0.4 hectare. In 2008, the area to the north was transitioned from R-1 District to Special Purpose – Community Institution (S-CI) District for the intended use of a place of worship. The subdivision application (SB2015-0312) of the current subject parcel was approved in March 2016. In the subdivision a concept of a smaller place of worship approximately 0.7 hectare was proposed as a result the subdivision line moved north of the land use line and the south parcel inherited the split land use designations of DC District and S-CI District.

Since the approval by Council in June 2017 of the *Springbank Hill Area Structure Plan* (ASP), there have been 13 sites with applications for land use amendments, outline plans and development permits. Many of these applications have been approved and the majority are found between 77 Street SW and 85 Street SW, east of the subject site. The aggregate number of dwelling units proposed is approximately 3,250 units with approximately 10 hectares of mixed use and large commercial uses.

Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231

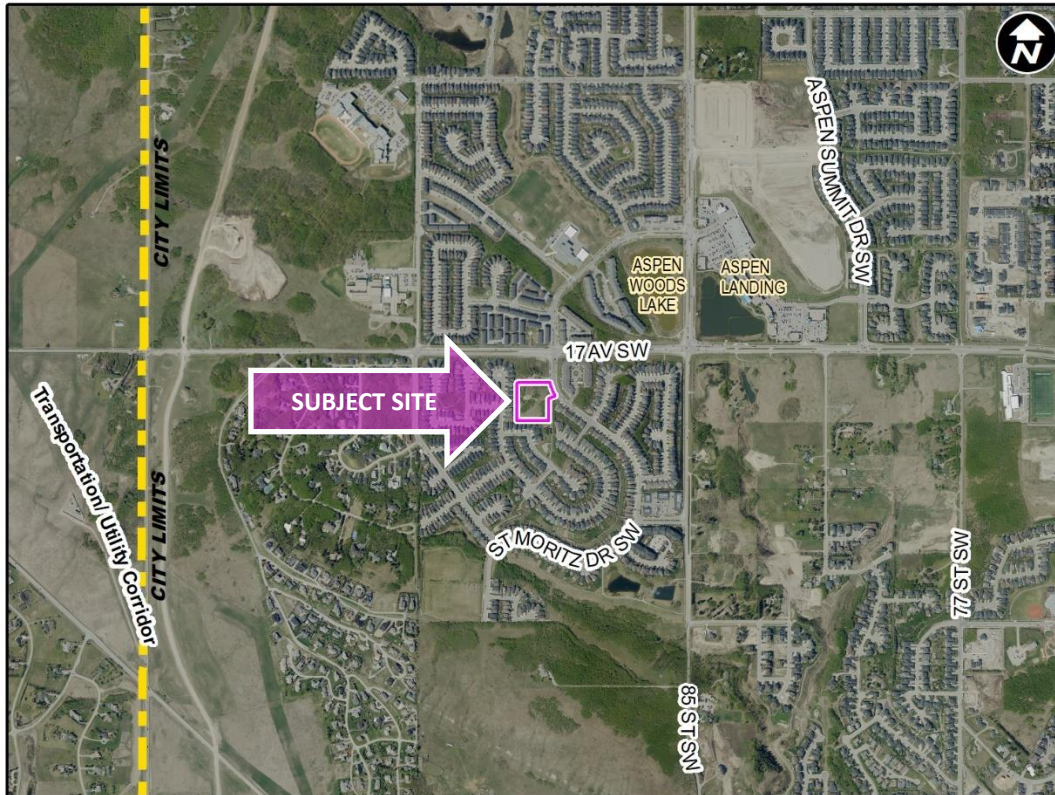
Location Maps



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**Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at
131 St Moritz Drive SW, LOC2018-0231**



Site Context

The subject site is located on the southern half of the undeveloped lands at the intersection of 17 Avenue SW and St. Moritz Drive SW. This section of 17 Avenue SW serves as the primary east-west arterial for the Springbank Hill community and the southern half of Aspen Woods. St Moritz Drive SW serves as the collector road for subdivision development south of 17 Avenue SW. Existing built form at the intersection of 17 Avenue SW and St. Moritz Drive SW/Aspen Stone Boulevard SW comprises of higher density than what is typically found in the communities of Springbank Hill and Aspen Woods. This area is comprised of multi-family developments at the Northwest, Northeast, and Southeast corners of the intersection.

The subject site, 1.14 hectares (2.8 acres) in size approximately 113 metre in length on the west boundary and 99 metres on the north boundary, is relatively flat with a grade change along St Moritz Drive SW as it lowers toward 17 Avenue SW. Vegetation consists primarily of grasslands, a stand of aspen trees in the southeast corner of the site and various non-native trees.

The subdivision application (SB2015-0312) included approval for a single access from St Moritz Drive SW shared with the undeveloped north parcel. Along the west property line, a utility right of way and access easement was also registered on title. This is to provide utility service for the adjacent undeveloped north parcel and connect the west walkway to 17 Avenue SW. The areas

Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231

surrounding the subject site has been developed within the past 10 years with the exception of the vacant site to the north.

Based on the 2019 City of Calgary Civic Census (see Figure 1 below), the community of Springbank Hill reached peak population in 2018 with 10,052 residents. However the community of Springbank Hill is a developing community and is experiencing growth with multiple active development permits.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	-109
Difference in Population (Percent)	-1.1%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The initial application received in 2018 proposed a Mixed Use - General (MU-1) District that did not include sufficient planning rationale and outreach to various stakeholders. After several outreach meetings, the applicant responded to the concerns heard and a proposed DC District and policy amendment to add a Neighbourhood Node was submitted on 2019 June 26.

Historically, a child care facility and a larger place of worship was anticipated for this site. After nearly a decade the proposed church site to the north of the child care facility decreased in size and a larger portion incorporated into the subject site. The subject site has inherent constraints as its street frontage is limited to the north east corner and the single shared access also limits the intensity of use. As the subject parcel is of good size, the child care operator explored partners and compatible uses. Out of that the concept of a horizontal mix of low intensity uses composed of three components, the child care service, grade-oriented residential and a health and wellness centre was developed.

As noted in the community comments, community scale commercial and mixed use developments have been approved as close as 550 metres east of the site. While these larger and more intensive commercial developments are anticipated, this proposal is relatively small and neighbourhood scaled that meets a market niche that the owner envisioned. The combination of medium density developments, major roads, regional pathways and close proximity to a future LRT station offer the site locational and transportation attributes conducive to a neighbourhood node development.

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The proposed land use redesignation to DC District based on the rules of the C-N1 District is contextually compatible with the surrounding existing low density residential uses. The DC District is also in conformance with the proposed Neighborhood Node in the *Springbank Hill Area Structure Plan*.

Land Use

The subject parcel created by the 2016 subdivision has a slanting split designation. The southern portion is a DC District approved in 2007 based on R-1 with the additional use of child care. While the northern portion of the subject parcel is part of the existing S-CI designation of a previously proposed place of worship for the vacant north parcel.

The proposed DC District will allow a comprehensive mixed use development of residential, child care facility and limited neighbourhood commercial uses. The DC District is based on the C-N1 District which is characterized by small scale commercial development with buildings that are in keeping with the scale of nearby residential areas. Appropriate transition of development intensity uses and built form between the low-density residential areas and the proposed mixed use development are provided in the DC District.

The applicant's intention is to accommodate a health and wellness centre in conjunction with the child care service. This influenced the altered use area rules in this proposed DC District. Enhanced setbacks and landscaping are also proposed to mitigate impacts on the existing residential areas.

Development and Site Design

A development permit application has not been submitted at this time. The rules of the proposed DC District and policies of the *Springbank Hill ASP* will regulate development on the site including appropriate uses, setbacks, building mass, building height, landscaping, and parking. At the development permit stage, key factors will be considered, including but not limited to:

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

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Environmental Site Considerations

A Preliminary Natural Site Assessment (PNSA) was submitted and reviewed by Administration. No concerns were noted and further investigation deemed unnecessary.

Climate Resilience

Administration has reviewed this application against the applicable policies and guidelines for its alignment with the Climate Resilience Strategy. This proposed DC District provides opportunities for a future development to preserve and incorporate existing tree stands into its site design. The future development will also support the efficient use of the available regional pathways and is in close proximity to a planned future LRT station which provide viable low-carbon travel options.

Transportation

The subject site is bordered by St Moritz Drive SW to the east. There is currently one primary shared vehicular access to the subject site. The location of vehicular access was confirmed at the subdivision application stage and shared access easements were registered on land title.

Pedestrian access to the site is available from St Moritz Drive SW as well as a walk way to the west of the site.

Transit service to the site is provided by Route 156, which stops at the intersection of 17 Avenue SW and St Moritz Drive SW. The route links the site with the 69 Street LRT Station. A future LRT station is planned to be located approximately 350 metres (4 minute walking distance) north of the subject site. The future LRT station is currently unfunded.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Administration received 33 letters of opposition in response to this application from the community association and adjacent landowners. An updated Community Association Letter (Attachment 4) reiterating the opposition was received on 2020 May 05. A summary of concern is below:

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1. Increase traffic, noise and safety concerns;
2. No need for more commercial space in the area;
3. Loss of trees and pathway connections;
4. Negative effect on property values, loss of views & privacy concern;
5. Lack of Engagement and distrust of developer;
6. City interest to increase taxation pitted against community concerns;
7. Lack of First Nation consultation and heritage assessment;
8. Current issues with multi residential housing to the east and street parking overflowing into adjacent streets;
9. No architectural controls for commercial developments;
10. Fear of changes and unknowns, precedence for remaining S-CI parcel; and
11. Amendment to recently reviewed ASP is required.

The applicant has led multiple outreach sessions with the community and neighbours. A summary of the outreach process that was undertaken and comments received can be found in Attachment 5, the Applicant's Engagement Report.

As a response to what was heard and concerns listed above, the proposed DC District was amended to provide:

- greater setbacks;
- enhanced planting in the required setback area;
- opportunity to retain existing trees;
- limit density; and
- restrict the size of most of the commercial uses.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2019)

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

Policy Amendment and Land Use Amendment in Springbank Hill (Ward 6) at 131 St Moritz Drive SW, LOC2018-0231

Municipal Development Plan (Statutory – 2009)

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

This land use amendment is aligned with the Key Directions of the MDP by providing more choice within complete communities, directing land use change within a framework of nodes and linking land use decisions to transit. It anticipates a future development that is aligned with Section 2.2.2 A transit-supportive land use framework and Section 2.6 Greening the City. It enables the conservation of parts of the aspen stand on the site.

Springbank Hill Area Structure Plan (Statutory – 2017)

In the [Springbank Hill Area Structure Plan](#) (ASP), Map 2: Land Use Concept identifies the site as Standard Suburban and is adjacent to a Medium Density Neighbourhood Area. Standard Suburban areas include institutional uses that should be in close proximity to corridors and nodes.

As shown in Attachment 1, an amendment to the Springbank Hill ASP is required to accommodate the proposed land use amendment. The amendment proposes to identify the subject site as a Neighbourhood Node.

Neighbourhood Nodes are intended to function as smaller local hubs of residential, commercial and social activity. Commercial uses are limited to a maximum of 0.8 hectares (2 acres). Neighbourhood Nodes will have transit stops to encourage transit ridership, multi-residential buildings within close proximity and access to regional pathways, arterial and collector roads. The subject site meets all the criteria and is an appropriate location for a Neighbourhood Node.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. The proposed DC District includes enhanced landscaping requirements that exceed the current bylaw standard, which meets the intent of CMAP Program 9: Green Spaces and Natural Areas to Support Mitigation.

Social, Environmental, Economic (External)

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

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment aligns with the applicable policies of the Neighbourhood Node in the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed DC District will allow for the development of a neighbourhood scaled commercial and grade oriented residential development that is modest and in keeping with the existing low density residential context. Further, the proposed mixed-use development will achieve more efficient use of land and infrastructure as it is in close proximity to the future extension of the LRT, regional pathways and appropriately located along arterial and collector roads.

ATTACHMENT(S)

1. Proposed Amendments to the Springbank Hill Area Structure Plan
2. Proposed DC Direct Control District
3. Applicant Submission
4. Community Association Letter
5. Applicant Engagement Summary

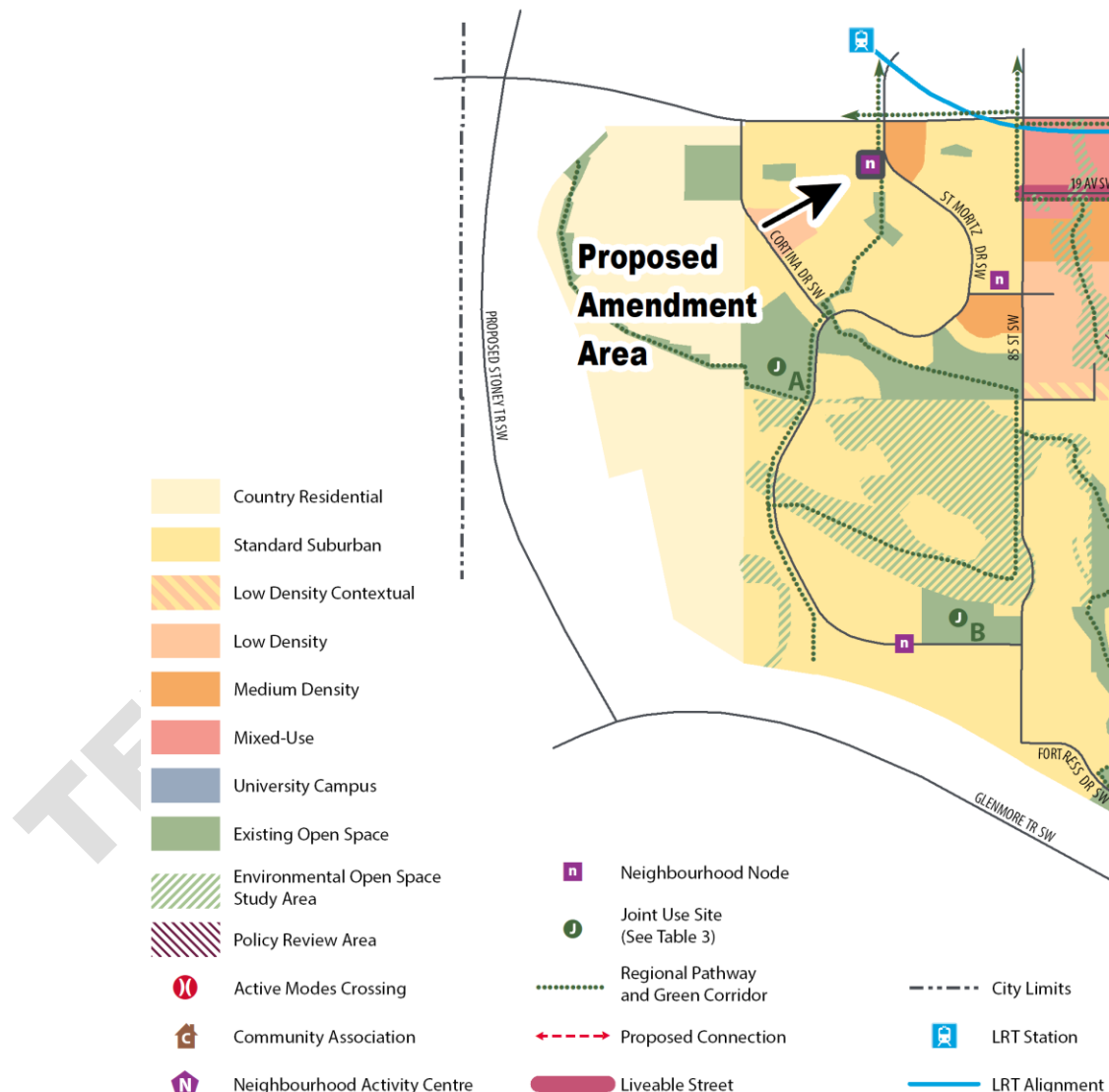
Proposed Amendments to the Springbank Hill Area Structure Plan

WHEREAS it is desirable to amend the Springbank Hill Area Structure Plan Bylaw 28P2017, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, c.M-26*, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

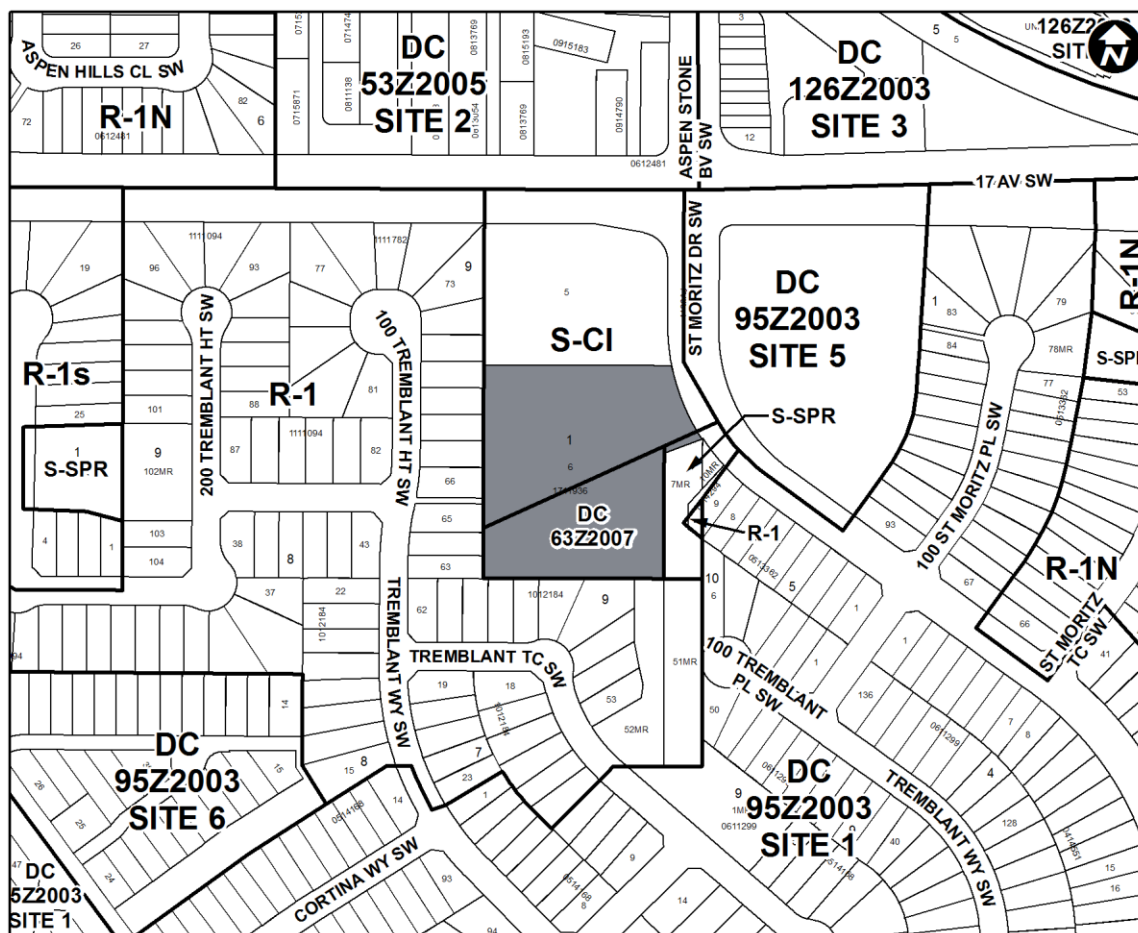
1. The Springbank Hill Area Structure Plan attached to and forming part of Bylaw 28P2007, as amended, is hereby further amended as follows:
 - (a) In Section 3.3 Neighbourhood Nodes, in the introductory paragraph, in the first sentence, delete the word “four”.
 - (b) Amend Map 2 entitled ‘Land Use Concept’, by adding the Neighbourhood Node symbol at the location as generally illustrated in the sketch below:



Proposed DC Direct Control District

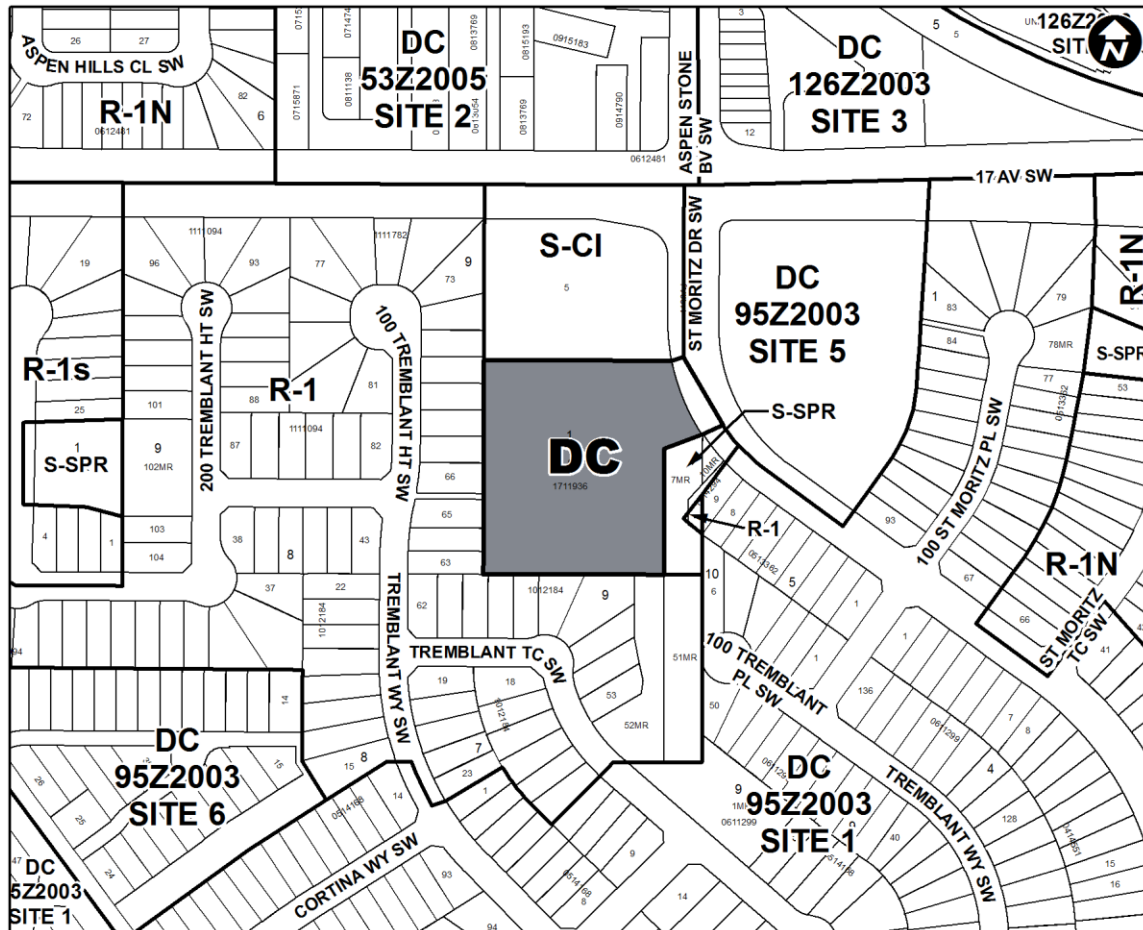
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule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

SCHEDULE A



Proposed DC Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate a comprehensively designed mixed use development in the form of semi-detached dwellings and townhouses; as well as limited neighbourhood commercial uses including a child care facility;
- (b) accommodate buildings that are in keeping with the scale of nearby residential areas; and
- (c) provide enhanced landscaping in setback areas and promote the preservation of existing trees that provide a natural buffer for the adjacent single detached dwellings.

Compliance with Bylaw 1P2007

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

Proposed DC Direct Control District

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**Site Development Plan**” means a plan that provides the layout and design of the entire Direct Control District area. It must include, but is not limited to, **development** phasing, **building** placement, a landscaping plan and parking layout.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
- (i) **Semi-detached Dwelling;**
 - (ii) **Townhouse;** and
- (b) with the exclusion of:
- (i) **Addiction Treatment;**
 - (ii) **Brewery, Winery and Distillery;**
 - (iii) **Cannabis Counselling;**
 - (iv) **Cannabis Store;**
 - (v) **Drinking Establishment – Small;** and
 - (vi) **Liquor Store.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 The maximum **density** is 45 **units** per hectare.

Building Height

- 9 The maximum **building height** is 12.0 metres.

Proposed DC Direct Control District

Use Area

- 10** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following uses do not have a **use area** restriction:
- (a) **Child Care Service;**
 - (b) **Fitness Centre;**
 - (c) **Instructional Facility;**
 - (d) **Medical Clinic;**
 - (e) **Assisted Living;** and
 - (f) **Residential Care.**

Building Setback Areas

- 11** Where the **parcel** shares a **property line** with a **residential district** or a Special Purpose – School, Park and Community Reserve (S-SPR) District, the **setback area** must have a minimum depth of 6.0 metres.

Landscaping in Setback Areas

- 12** (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area**.
- (2) All **setback areas** must provide enhanced planting where:
- (a) 1.0 trees and 1.0 shrubs are planted for every 24.0 square metres of the **setback area** provided;
 - (b) a minimum of 25.0 per cent of all trees provided must be coniferous;
 - (c) deciduous trees have a minimum **calliper** of 65 millimetres and at least of 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 85 millimetres at the time of planting;
 - (d) coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting;
 - (e) shrubs must be a minimum height or spread of 0.6 metres at the time of planting;
 - (f) trees are planted in a linear arrangement along the length of the **setback area**, unless grouping of trees is shown to increase screening function; and

Proposed DC Direct Control District

- (g) preservation of existing trees within the **setback area** is exempt from the above required enhanced planting.

Amenity Space

- 13 (1) **Private amenity space** for **Dwelling Units** must be in the form of a **balcony**, **deck** or **patio**.
- (2) **Private amenity space** must not project into any required **setback areas**.
- (3) A **privacy wall** located on a:
- (a) **patio** must not exceed 2.0 metres in height, when measured from **grade**; and
 - (b) **deck** must not exceed 2.0 metres in height when measured from the surface of the **deck**.
- (4) The height of a **deck** must not exceed 1.5 metres above **grade** at any point.
- (5) A **deck** or **balcony** attached to a **Semi-detached Dwelling** or **Townhouse** within 1.2 metres of a party wall must have a solid privacy wall that:
- (a) is a minimum of 2.0 metres in height;
 - (b) is a maximum of 3.0 metres in height; and
 - (c) extends the full depth of the **deck** or **balcony**.
- (6) A **balcony** must not be located on any elevation facing a **property line** shared with a **low density residential district** or a Special Purpose – School, Park and Community Reserve (S-SPR) District.

Development Plans

- 14 A "**Site Development Plan**" must be submitted for review at the time of the first **development permit** application. Each subsequent **development permit** application may amend the "**Site Development Plan**".

Relaxations

- 15 The **Development Authority** may relax the rules contained in Sections 7, 11, 12, 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Received June 26, 2019

St. Moritz Square, Land Use Application (LOC2018-0231)

St Moritz Square is a 1.14 hectare (2.8 acre) site located in the community of Aspen Woods, just south of the intersection of 17 Avenue SW and St Moritz Drive SW. St Moritz Square provides both commercial as well as multi-residential development. The site is adjacent to the future St. Martin's Church and within a comfortable walking distance of Aspen Landing and the 17 Avenue transit corridor. The commercial development proposes a mixed use of retail at grade and one story of office above, that will share a centrally located surface parking lot that is well screened from the street, and from all existing neighbors. Although exposure to the only available street, St Moritz Drive SW, is limited, the commercial building on St Moritz Drive SW is well positioned to fully maximize its orientation to the street. To ensure an even stronger physical and visual connection to the street, an open public plaza has been introduced facing St. Moritz Drive SW and connecting with the existing MR parcel and Regional Pathway. The two proposed commercial buildings reflect the scale of the existing neighborhood.

Townhouse development is proposed along the rear of the development adjacent to existing single family residential, effectively screening the neighbouring parcels from the commercial uses. Vehicle parking for each townhouse will be provided in an attached single car garage; and on the front driveway.

With a maximum building height of 15m, the residential component is compatible with other existing multi-residential developments in the neighborhood on all of the other three corners of the 17 Avenue SW/St. Moritz Drive SW intersection. Land uses will be restricted to those which are compatible with adjacent uses through the use of a Direct Control District.

ASP Policy Direction:

The site falls within the Standard Subdivision area identified in the Springbank Hill Area Structure Plan which states: "Developments should accommodate single-detached and semi-detached housing." ASP policy interpretation allows for situations where it can be clearly demonstrated to the satisfaction of The City that if a policy is not reasonable, practical, or feasible, proposed alternatives will be considered. As noted in the ASP, the context of the application within the ASP area needs to be considered. As the existing adjacent development backs onto the subject parcel, the parcel is essentially isolated from the rest of the Standard Subdivision area.

Site Constraints:

The subject parcel was originally part of the St. Martins Church site. With the approval of the subdivision of the site, access to the St. Moritz parcel was significantly compromised. Access to the site is limited to a joint access agreement with the Church lands, therefore any development must take this into account.

It is not feasible to provide single detached housing without having a public road and the ability to subdivide. Intersection spacing requirements do not permit the construction of a public road within the site and there is no vehicular access available through the existing community.

Development Vision:

There is a strong relationship between the proposed development and the Church site as well as the multi-family development across St. Moritz Drive, allowing this area to function as an activity node.

Historically, a portion of the site has already been approved for a child care site. The proposed commercial uses are compatible with a day-care use and the site has been designed to provide a residential buffer between existing residential development on the west side of the parcel and the proposed commercial uses on the east side. The proposed commercial building provides an active interface with St. Moritz Drive and accommodates a gathering area where the site connects to a regional pathway.

Minor ASP Amendment:

To accommodate the existing site conditions and the relationship to the existing adjacent development, we are requesting a minor amendment to Map 2: Land Use Concept, to identify this site as a Neighbourhood Node.

As such the site will comply with the ASP policies by providing the following:

- A mix of residential and commercial uses to facilitate a small hub of residential, commercial and social activity
- A local destination for small scale commercial uses conveniently located within the existing neighbourhood
- Orientation of the commercial uses to maximize a strong visual and physical connection to the street by incorporating an open public plaza along St. Moritz Drive SW
- Transitional residential uses that are complementary to the form and scale of the area
- Direct, convenient connections through the site to existing walkways and the Regional Pathway
- Shared on-site parking to accommodate the mix of uses, located internal to the site and visually screened from adjacent development.

The ASP Amendment is only required to provide for a very limited range of commercial uses, and the proposed development otherwise complies with the Standard Subdivision requirements outlined in the ASP. It is therefore anticipated that this will be considered to be a minor amendment.

Direct Control District

Per the Calgary Land Use Bylaw 1P2007, Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

Given the following considerations, there is no other district within the Land Use Bylaw which can be used to achieve the same result:

- Access to the site is limited to a joint access agreement with the adjacent church parcel, thereby limiting options for future subdivision.
- Without subdivision options, it is necessary to provide additional uses which are compatible with and supportive of the primary daycare development
- Using a standard District would permit a wider range of uses than is envisioned for the site and this wide range of uses is not acceptable to the adjacent residents.
- Significantly limiting the range of uses and providing direction for the interface with neighbouring parcels, is essential to garnering community support.
- Separating the parcel into 2 sites allows the non-residential uses to be located away from existing residential development.
- A DC District will limit the range of uses, minimizing the magnitude of the proposed amendment to add a Neighbourhood Node to the ASP. The only variance to the current ASP will be the accommodation of a limited range of commercial uses within a specified area of the site.

Public Engagement

December 20, 2018. Meeting with Ward Councillor to discuss application and communicate intent.

January 2, 2018. Contacted the President of the Springbank Hill Community Association to provide information and request community feedback.

January 10, 2019. Meeting with Springbank Hill Planning Committee to discuss application and share Concept Plan. Concerns were expressed regarding the intent to include commercial uses as they are currently not accommodated within the Standard Suburban area in the ASP.

January 26, 2019. Invitations to attend an Information Meeting were delivered to 28 residences immediately adjacent to the development site.

January 31, 2019. Information Meeting with adjacent residents to see the proposed concept plan and to discuss what might be considered an acceptable range of uses adjacent to their properties. Seventeen (17) people attended, representing twelve (12) of the residences.

March 4, 2019. Follow-up Information Meeting with adjacent residents to provide clarification, as a response to inquiries from January 31 meeting. Discussions focused on uses currently allowed on the site vs. proposed uses which might be allowed under a revised land use. Ten (10) people attended.

Further Rationale supporting St Moritz Application:

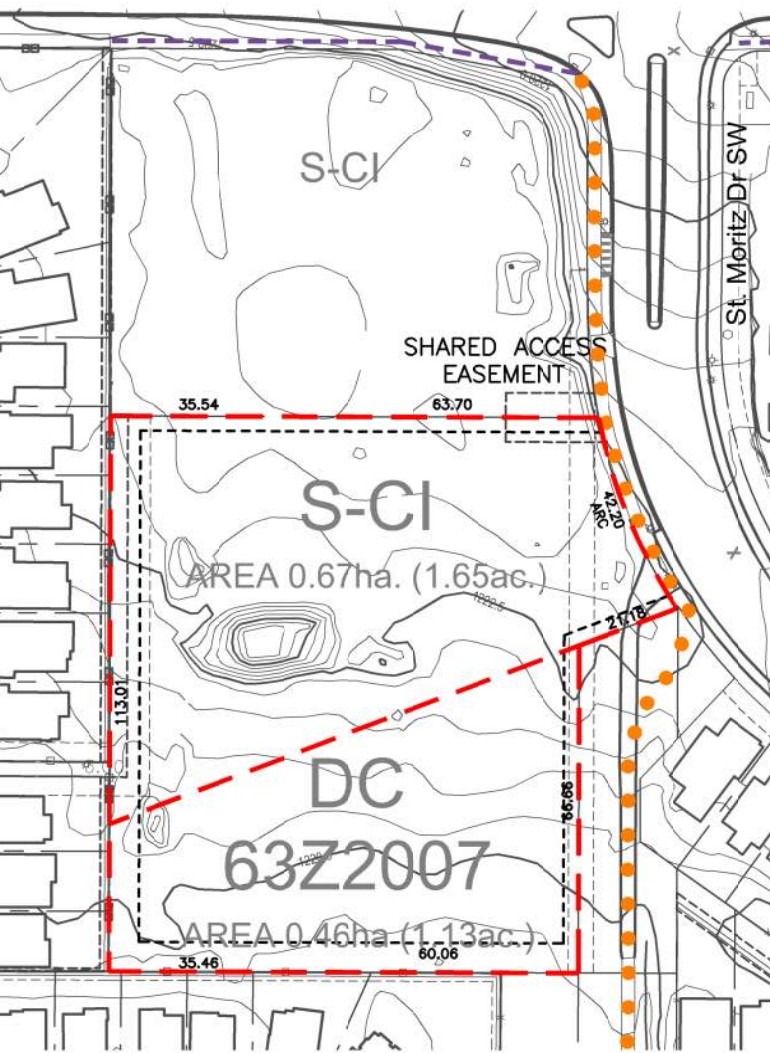
- The proposed development is consistent with the urban design principles and intensification of density of the Municipal Development Plan.
- The overall vision for the Springbank Hill ASP area is to “foster a wide variety of lifestyles, from existing country residential through to urban living near amenities such as retail, open spaces, transit and other daily services.”
- The goals and objectives of the ASP include providing “a wide range choice of housing to accommodate different household types and lifestyles to encourage social diversity” and encouraging “greater use of transit.”
- The Standard Suburban area is intended to accommodate “a limited range of residential housing units, as well as institutional uses.”

The proposed development is based on sound planning principles and represents a logical and compatible solution to development of an orphaned parcel in a manner consistent with The City's planning objectives.

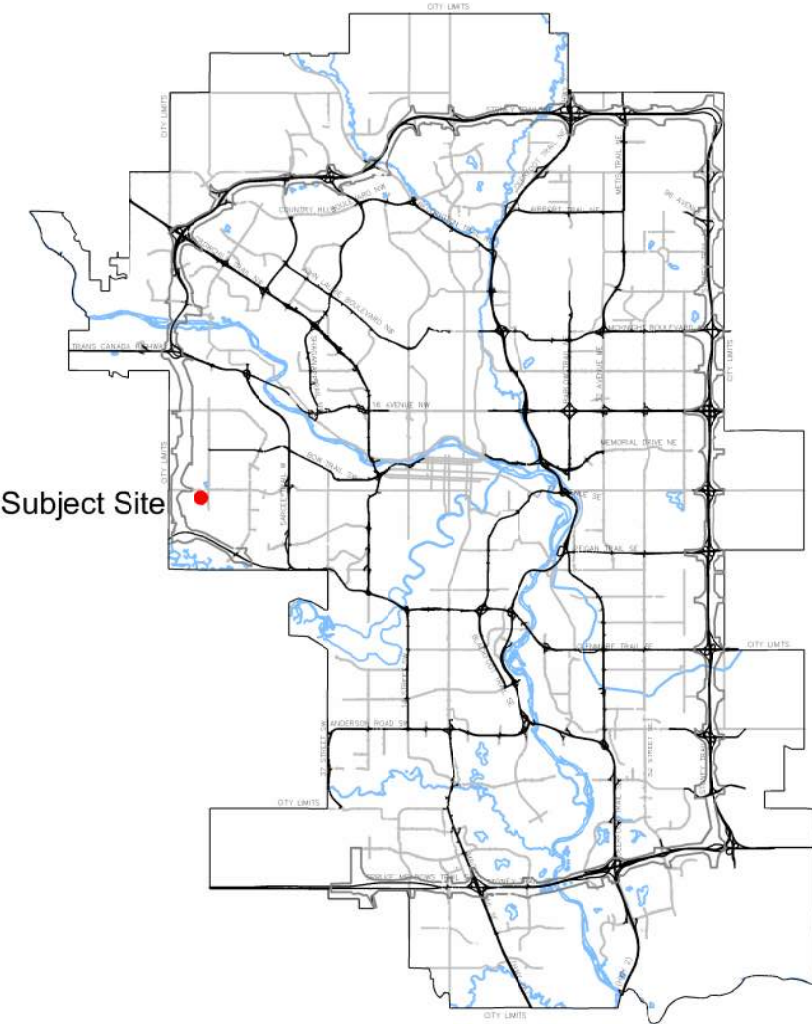
Concept Plan



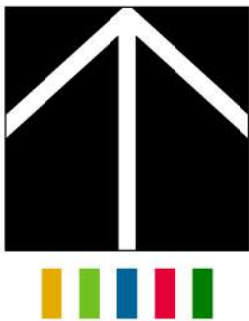
Existing Land Use:



Location Map:



Land Use Redesignation Plan



Status:

no:	Date:	Description:
1	7 OCT 2019	REVISIONS PER DTR 1
2		
3		
4		
5		
6		
7		
8		
9		

Legend:

---	Land Use Boundary
-0.50 0.50	Existing Ground Contour Interval 0.5 metre
---	2.5m Local Pathway
---	3.0m Regional Pathway
■	Bus Pad Location
✱	All turn access

* all dimensions are in metres

Deep Services - Proposed

---	Storm Sewer/Manhole
---	Sanitary Sewer/Manhole
---	Water Main/Hydrant

LOC: LOC2018-0231

St. Moritz Mixed
Use Development
Wells & Associates Limited
Land Use Redesignation

Municipal Address: 131 St. Moritz Drive SW
Legal Address: Lot 6, Block 1, Plan 171 1936

SCALE AS SHOWN

Land Use Redesignation Application

Community Association Letter

From: SBHCA President [mailto:president@springbankhill.org]
Sent: Tuesday, May 05, 2020 2:20 PM
Subject: [EXT] LOC2018-02131 - Comments from Springbank Hill Community Association

Ben,

I am writing on behalf of the Springbank Hill Community Association concerning application LOC2018-02131 at 131 St Moritz Drive SW. Based on our review of this application along with information from prior meetings with the applicant and numerous comments received from our community residents in the vicinity of this proposed development, we are firmly opposed to this development.

During several meetings with the applicant, the community association and the community residents at large attempted to work with the applicant to achieve a compromise, but were faced with what some of our residents interpreted as a 'support it or else' attitude from the applicant and this has contributed to the overwhelming level of community opposition to this development. Please see the attached document #1, a scanned copy of a meeting invitation from the applicant to the local residents and refer to the last paragraph on page 2 (starting with 'Alternatively, and without support . . .'). Residents who attended the meeting have advised us that they experienced what they believed was an attempt to intimidate them into supporting the proposal without any changes. Despite a lack of support from the residents the applicant has proceeded without any consideration of the concerns which were voiced.

Following are additional detailed comments for your consideration:

1. Commercial Proposal

In discussions with the applicant, the retail development was presented as a "wellness center" which would differ from any other retail in the immediate area. In reviewing attachment #2, (the applicant's 'Market Study') on page 4 under the heading "Development Concept Evaluation", we note the mention of retail uses such as convenience retailing, dry cleaning, salon, and restaurant establishments. This is inconsistent with the message we received from the applicant.

The applicant is requesting DC zoning which would allow all the uses suggested in their Market Study, with the exception of the following uses: addiction treatment, brewery, winery and distillery, cannabis counselling, cannabis store, drink establishment, and liquor store. Our conclusion is that the applicant is not actually planning to create a "wellness center" but a retail strip mall as provided in other locations in close proximity. While this strip mall concept plan is approximately .06 - .07 ha, and the proposed ASP Amendment re-designating this area as a neighbourhood node would be limited to .08 ha, we don't see any city requirement that would prevent the applicant from developing the entire area as retail. While the proposed DC zoning allows a maximum of 45 uph and limits the size of individual retail units, it does not limit the footprint of the retail area, and this results in the unacceptable possibility that the applicant could develop retail on the entire parcel of land.

Community Association Letter

2. Commercial Viability

While the market study (attachment #2) mentions the existing retail locations in the community and highlights the proposed growth in residential development in SpringBank Hill. It does not provide any assessment of the proposed retail development elsewhere in the ASP study area. It only briefly mentions the Ronmor project 'Springbank Hill Market' which will introduce 242,000 sq ft of retail space less than 600 metres away from this applicant's proposed retail development. It also does not acknowledge the mixed-use retail development that has been approved in LOC2018-0085. This introduces another 50,000 sq ft of retail on 85th St north and south of 19th Ave. Mixed Use retail north of 19th Ave has also been approved at land use, and DP 2019-4791 has already been submitted. This retail development is less than 400 metres away from this submission.

The study also neglects to mention that other mixed-use area's designated in the ASP along 19th Ave that will be built as the residential development is further developed. Finally the market study does not take into account the likelihood that several other mixed use developments will be encouraged along 19th Ave in accordance with the ASP guidelines. One example is LOC2020-0016, which is supported by the neighbourhood node concept in this area. Our conclusion is that the analysis was limited in the Market Study in order to support the applicant's desire for a retail component in their development, and this is in our opinion very misleading.

3. Residential Density / Integration / Green space.

As shown in the submitted land use designation, the increased residential density is shown as a wall of townhomes across the entire western edge of the property and a large parking lot. There is no connectivity or integration to the established community to the west, there is no green space incorporated into the design and no pathways forcing inconvenience to all existing residents other than those directly east. This design goes against the stated goals of the Springbank Hill ASP, as well as that of the Calgary's MDP.

4. Traffic Concerns

With this proposed commercial/townhome development the community residents are concerned about the increased traffic in this community which houses many families with young children. With the existing on-street parking along St. Moritz Drive already often fully utilized, the residents of the surrounding streets immediately behind the parcel of land are concerned that due to the current direct access walking path vehicles will utilize their street for overflow parking or as parking that is more convenient for residents in the western portion of the community. These streets often have children riding their bikes or playing as they are cul-de-sacs and generally quiet to traffic. In addition, St. Moritz Drive will have increased traffic at the proposed site as well as at the intersection off 17th Avenue into the community (which has poor line of sight up the hill west on 17th Ave), both of which pose additional safety concerns.

While the neighbourhood node designation, specifically calls for multimodal access, the concept design shows a walled off development, with townhomes to the east, retail to the west, and a

Community Association Letter

large parking lot in the middle, providing no connectivity to the existing neighbourhood, other than for vehicular transportation.

5. ASP land use designation

The applicant has owned this property for quite some time, and the property had been designated for SC-1 / DC to allow for a daycare operation. The city's default designation based on the recently completed Springbank Hill ASP is 'standard suburban'. During our meetings, the applicant was asked why they had chosen not to participate with the city planners during the ASP planning phase, and the applicant stated that they were unaware of the process. We understand from the applicant's communications with the community that they are unable to recoup their investment with an SC-1 designation and its approved uses, however, it begs the question why should it be the responsibility of the surrounding community to compromise land use for what may have then been a potentially poor business decision by the applicant, with obvious lack of engagement at the appropriate time during the ASP development process. Still as noted above, we have been more than willing to engage in meaningful discussion, around higher densities than the R-1 as is specified in the ASP, but have been met with an unwillingness to engage in any discussion that does result in the applicant's preferred design, without any concern for the neighbourhood. We fully understand the planning process, and while many of these matters could be dealt with at future phases including the DP Phase, the applicant has been completely unwilling to entertain any changes, so we don't see a solution path using future dialogue. We are therefore asking that CPC and City Council both reject these plans and ask the applicant to work with the community to find a solution that can be supported by residents.

In conclusion the community wishes to express their strong opposition to this proposed development and specifically the broad request for retail usage that would come with the proposed rezoning. We were prepared to support a daycare development combined with an appropriate amount of residential and are open to ongoing meaningful discussions on this matter. Please provide a copy of this letter to members of the CPC prior to their May 21 meeting on this application.

Sincerely,

Elio Cozzi
President, Springbank Hill Community Association
On behalf of the SBHCA Planning Committee
website: springbankhill.org

Applicant Engagement Summary



Memorandum

Integrated Expertise. Locally Delivered.



4015 7 Street SE, Calgary, AB T2G 2Y9 T: 403.254.0544 F: 403.254.9186

To: **Ben Ang** Date: **January 28, 2020**
Cc: Project No.: **27175**
Reference: **LOC2018-0231**
From: **Sue Paton**
Subject: **Engagement Summary (Applicant Hosted Events)**

This memo provides a record of engagement initiatives and input received during the Springbank Hill (St. Moritz) Land Use Amendment application process.

Key engagement opportunities provided for public input included:

December 20, 2018 – Meeting with Ward Councilor to discuss application and communicate intent.

January 2, 2018 – Contacted the President of the Springbank Hill Community Association to provide information and request community feedback.

January 10, 2019 – Meeting with Springbank Hill Planning Committee to discuss application and share Concept Plan. Concerns were expressed regarding the intent to include commercial uses as they are currently not accommodated within the Standard Suburban area in the ASP.

January 26, 2019 – Invitations to attend an Information Meeting were delivered to 28 residences immediately adjacent to the development site.

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March 4, 2019 – Follow-up Information Meeting with adjacent residents to provide clarification, as a response to inquiries from January 31 meeting. Discussions focused on uses currently allowed on the site vs. proposed uses which might be allowed under a revised land use. Ten (10) people attended.

January 23, 2020 – Information Meeting with adjacent residents to provide updated proposed Direct Control district and listen to feedback from the community.

Invitations, presentation materials and feedback from attendees are attached.

January 2019 Public Engagement

1. Invite to residents for January 23, 2020 Information Meeting #1 (with mailing list)
2. Poster boards presented at Information Meeting
3. Attendee sign-in sheet
4. Attendee feedback form
5. E-mail feedback from attendees (3)

INVITATION

What: Information Meeting

Where: Heartland Agency, 1919 Sirocco Drive SW

When: 7pm, Thursday January 31, 2019

Wells and Associates, landowners of 131 St. Moritz Drive SW, are currently evaluating development options for their lands in the Springbank Hill area as shown on the plan below. As neighbouring property owners you are invited to join us for an information and brainstorming meeting to be held on **January 31, 2019 at Heartland Agency, 1919 Sirocco Drive SW.**

The parcel is immediately south of the future St. Martins Church site and the lands are currently zoned S-C1 and DC. Heartland Agency has been approved on the DC portion of this site for a child care facility.

The remainder of the site is zoned S-C1, but we feel this may not be the most appropriate type of development for the community. Prior to approaching Council for a land use amendment, we would appreciate input from you in determining mutually acceptable uses for the site and identifying regulations such that the neighbouring parcels are not negatively impacted by the development.

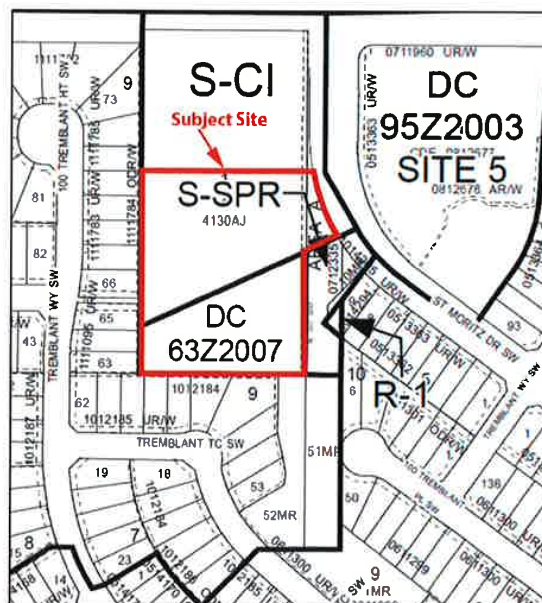
Please join us so we can share our vision for the lands and hear your thoughts in making this a valuable addition to the community.

Wells values their relationship with the community and welcomes the opportunity to discuss future plans with their neighbours.

RSVP:

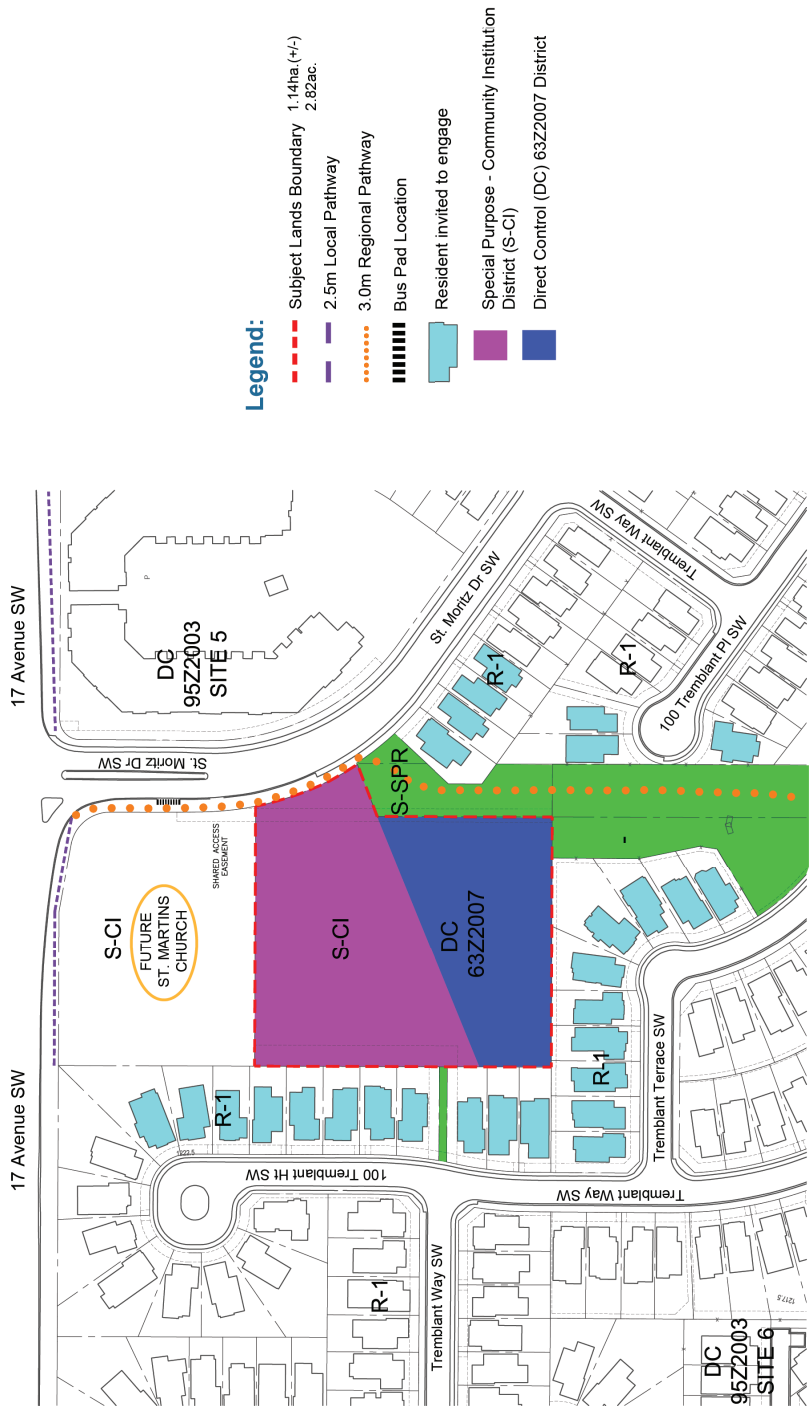
We would appreciate an rsvp to Ms. Ilona Boyce at IBoyce@heartlandagency.org if you are planning to attend.

If January 31 is not a convenient time for you, please let us know and we can send you further updates as the project progresses.



- 1 - 133 Tremblant Heights SW
- 2 - 129 Tremblant Heights SW
- 3 - 125 Tremblant Heights SW
- 4 - 121 Tremblant Heights SW
- 5 - 117 Tremblant Heights SW
- 6 - 113 Tremblant Heights SW
- 7 - 109 Tremblant Heights SW
- 8 - 105 Tremblant Heights SW
- 9 - 285 Tremblant Way SW
- 10 - 283 Tremblant Way SW
- 11 - 281 Tremblant Way SW
- 12 - 5 Tremblant Terrace SW
- 13 - 9 Tremblant Terrace SW
- 14 - 13 Tremblant Terrace SW
- 15 - 17 Tremblant Terrace SW
- 16 - 21 Tremblant Terrace SW
- 17 - 25 Tremblant Terrace SW
- 18 - 29 Tremblant Terrace SW
- 19 - 33 Tremblant Terrace SW
- 20 - 37 Tremblant Terrace SW
- 21 - 41 Tremblant Terrace SW
- 22 - 137 Tremblant Place SW
- 23 - 121 Tremblant Place SW
- 24 - 117 Tremblant Place SW
- 25 - 159 St. Moritz Drive SW
- 26 - 163 St. Moritz Drive SW
- 27 - 167 St. Moritz Drive SW
- 28 - 171 St. Moritz Drive SW

Springbank Hill Lands



Springbank Hill Lands

Direct Control 63Z2007 (DC 63Z2007) District

The **Direct Control 63Z2007 District** was created to facilitate a:

- (a) Child Care Facility
- (i) a maximum building area of 929 square metres; and
- (ii) a maximum building area of 93 square metres for accessory buildings.

Land Use

The Permitted and Discretionary Uses of the R-1 Residential District of Bylaw 2P80 shall be the Permitted and Discretionary Uses Respectively, with the addition of a child care facility as a Discretionary Use.

Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted.

Special Purpose – Community Institution (S-CI) District

The **Special Purpose – Community Institution District** is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of building forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

Permitted Uses

- (a) Home Occupation – Class 1
- (b) Natural Area
- (c) Park
- (d) Power Generation Facility – Small
- (e) Protective and Emergency Service
- (f) Sign – Class A
- (g) Sign – Class B
- (h) Utilities

Discretionary Uses

- (a) Addiction Treatment
- (b) Cemetery
- (c) Child Care Service
- (d) Columbarium
- (e) Conference and Event Facility
- (f) Crematorium
- (g) Custodial Care
- (h) Food Kiosk
- (i) Home Occupation – Class 2
- (j) Hospital
- (k) Instructional Facility
- (l) Library
- (m) Museum
- (n) Performing Arts Centre
- (o) Place of Worship – Large; Medium; and Small
- (p) Post-secondary Learning Institution
- (q) Power Generation Facility – Medium
- (r) Residential Care
- (s) School – Private
- (t) School Authority - School
- (u) Service Organization
- (v) Sign – Class C; Class D; and Class E
- (w) Social Organization
- (x) Spectator Sports Facility
- (y) Utility Building
- (z) Wind Energy Conversion System – Type 1; and 2

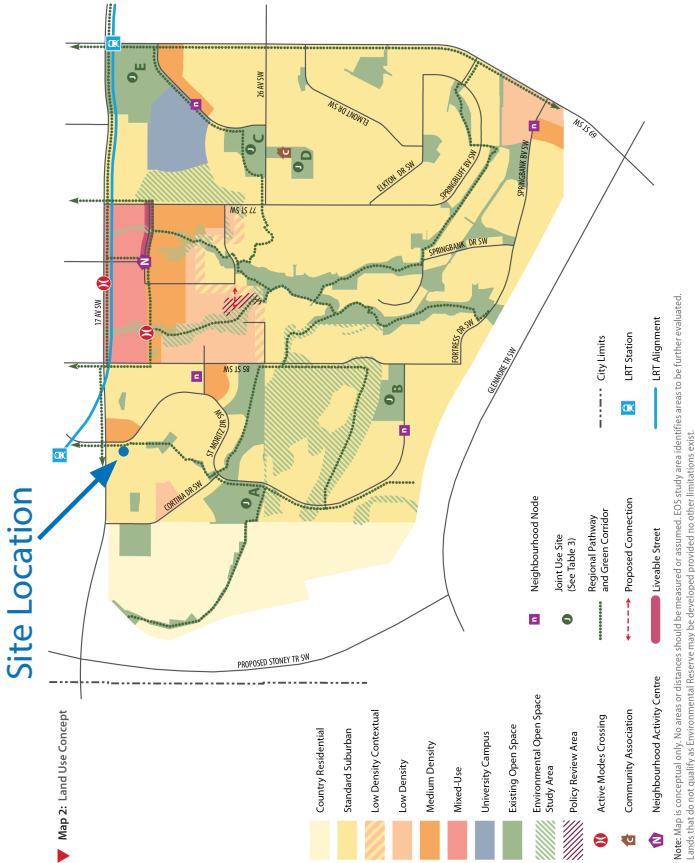
Springbank Hill Lands

3.1.3 Standard Suburban (7-17uph)

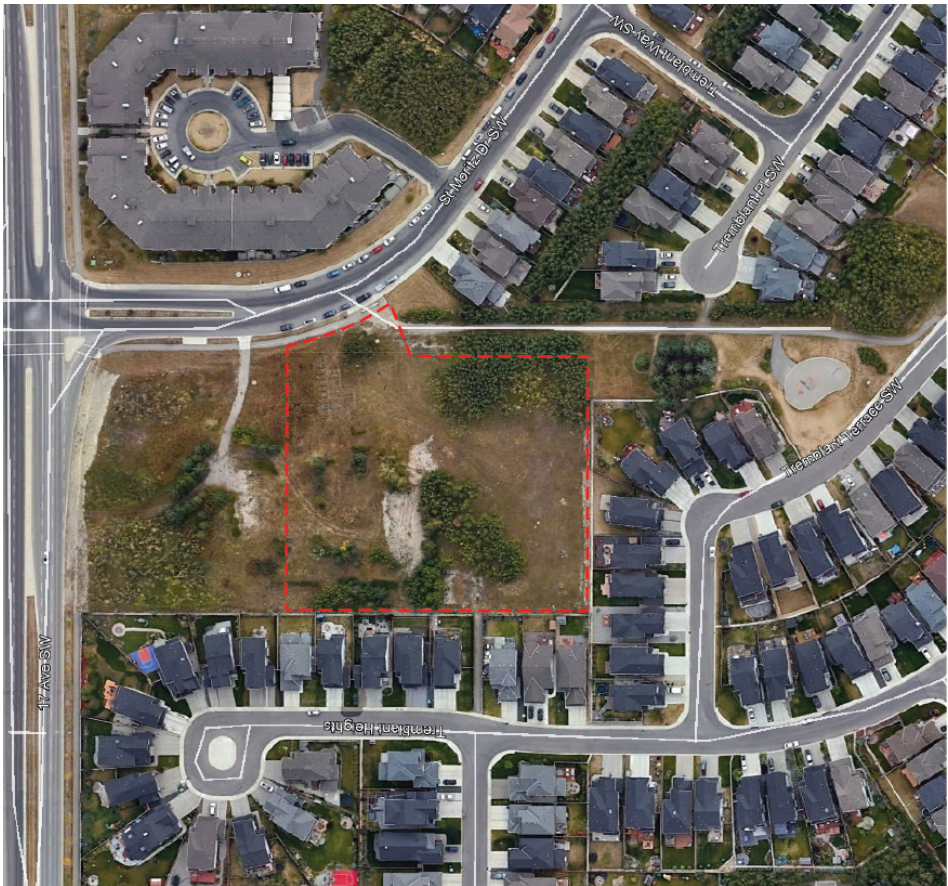
Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses.

Policies

1. Densities shall range between 7 to 17 units per gross developable hectare.
2. Developments should accommodate single detached and semi-detached housing.
3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes.
4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).



Springbank Hill Lands



RECEIVED THURSDAY
31 JANUARY 2019

Springbank Hill Lands



Y	N	ACCEPTABLE USES
	<input checked="" type="checkbox"/>	Anti-aging services including Hyperbaric Oxygen
	<input checked="" type="checkbox"/>	Artist's Studio
	<input checked="" type="checkbox"/>	Assisted Living (with limited on-site health Care providers)
	<input checked="" type="checkbox"/>	Catering Service
<input checked="" type="checkbox"/>		Child Care service
	<input checked="" type="checkbox"/>	Drinking Establishment
	<input checked="" type="checkbox"/>	Financial Institution
	<input checked="" type="checkbox"/>	Fitness and Nutrition
	<input checked="" type="checkbox"/>	Fitness Centre
	<input checked="" type="checkbox"/>	Food Kiosk
	<input checked="" type="checkbox"/>	Geriatric Consultative Services
	<input checked="" type="checkbox"/>	Hair Salon
	<input checked="" type="checkbox"/>	Health Services Laboratory
	<input checked="" type="checkbox"/>	Instructional Facility
	<input checked="" type="checkbox"/>	Juice and Coffee Bar
	<input checked="" type="checkbox"/>	Medical Offices

	<input checked="" type="checkbox"/>	Nail Salon
	<input checked="" type="checkbox"/>	Naturopathic Medical Clinic
	<input checked="" type="checkbox"/>	Outdoor Cafe
	<input checked="" type="checkbox"/>	Pediatric Services
	<input checked="" type="checkbox"/>	Pet Care Service
	<input checked="" type="checkbox"/>	Professional Offices
	<input checked="" type="checkbox"/>	Psychology Services
	<input checked="" type="checkbox"/>	Restaurant – Food Service only
	<input checked="" type="checkbox"/>	Restaurant - Neighbourhood
	<input checked="" type="checkbox"/>	Restaurant Licensed - Small
	<input checked="" type="checkbox"/>	Row House Building
	<input checked="" type="checkbox"/>	Take-out Food Service
	<input checked="" type="checkbox"/>	Townhouses
	<input checked="" type="checkbox"/>	Veterinary Clinic
<i>off</i>	<input checked="" type="checkbox"/>	Yoga Studio
Y	N	OTHER USES:

March 2019 Public Engagement

1. Invite to Residents for March 4, 2019 Information Meeting #2
2. Applicant Summary of Information Meeting #2

INVITATION #2**What: Information Meeting #2****Where: Heartland Agency – 1919 Sirocco Drive SW****Date : 7 pm, Monday March 4-2019****RE: Development of property at 131 St Moritz Drive, SW Calgary**

You are receiving this letter because you either:

- . attended a community meeting on January 31st at the Heartland Agency or
- . were unable to attend but requested information.
- . your home borders the developed area

The purpose of the January 31 - 2019 meeting was to:

1. Clarify the land use currently on the above property.
2. Outline the property development interests of the landowner and the accompanying land use changes that would be needed to accomplish it.
3. Solicit input from the community regarding the landowner's development interests and the community interest.

As the landowner, I was unable to attend the meeting but have had several requests to clarify the information.

I have attached the information that was presented as well as a third attachment that shows alternative classifications of sections for the parcel, that are designed to respond to some of the concerns of the original proposal.

In summary, the following relates to this parcel of land:

1. It is identified as a SC-1 (Special Purposed District) use with a section reserved as Direct Control (DC). This DC was placed on this parcel previously and is specific to a child care facility - the scope of which is outlined in the attachment. Heartland Agency will be proceeding with this child care project and will provide a self standing building as well as a playground for this service.
2. The remainder of this parcel is identified as SC-1 and has a list of permitted and discretionary uses that you will find in the attachment.
3. The Landowner is interested in developing the land as follows:
 1. Child Care facility as stated (#1 on revised attached map)
 2. A Health and Wellness complex - 2 stories in height, situated facing east (St Moritz Drive). The services would encompass a Naturopathic medical clinic with HyperBaric Oxygen chamber capability that would service all rages of population - young children, victims of stroke to assist in recovery and those looking at anti-aging services. There would also be Fitness and Nutrition Services as well as other services that would be synergistic to this concept.(#2 on revised map)
 3. The remainder of the land would be classified residential. This section is located west and south and borders the current residential area. (#3 on the attached map)

In order to achieve this concept, a land use change must occur from the SC-1 . The City has indicated that the 3 separate uses on the parcel (DC – daycare; CN-1 for the Health and Wellness Centre and RG for the residential is a model that has been used on similar parcels with success. In addition, specific provisions could be incorporated on the residential lands for setbacks, trees etc.

As a Landowner, I will need to make a decision shortly on the direction that I am will take.

With support at all levels, I would proceed with the land use and concept I have outlined (1, 2,3)

At the March 4th meeting, we can take the opportunity to define the “uses” in the Health and Wellness complex, that are comfortable to the community.

I look forward to seeing you on March 4th. As well, please feel free to email me at iboyce@heartlandagency.org

Ilona Boyce

January 2020 Public Engagement

1. Invite to Residents for January 23, 2020 Information Meeting #3
2. Poster board presented at Information Meeting
3. Attendee sign-in sheet
4. Summary of comments from Information Meeting
5. E-mails to Applicant post Information Meeting

INVITATION

WHAT: Information Meeting

WHERE: The Heartland Agency, 1919 Sirocco Drive SW (site of the former restaurant in Signal Hill Plaza)

WHEN: 7 PM, Thursday January 23, 2020

Wells and Associates, landowners of 131 St Moritz Drive SW, is hosting an Information Session to update the Community on the status of its Land Use application.

The parcel is immediately south of St Martin's Church site and the lands are currently zoned S-C1 and DC. A portion of the site has already been approved for a Child Care Centre.

The remainder of the land is currently in the process of a Land Use application with the intent to create a Neighborhood Node. This node is intended to function as a small hub of residential, commercial and social activity.

The current plan is for a mix of residential, commercial and child care with Direct Control.

Please join us on January 23, 2020

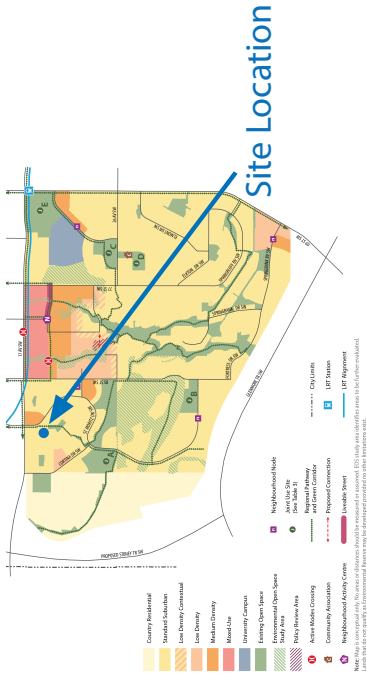
RSVP:

We would appreciate an rsvp to Ilona Boyce at iboyce@heartlandagency.org if you are planning to attend.

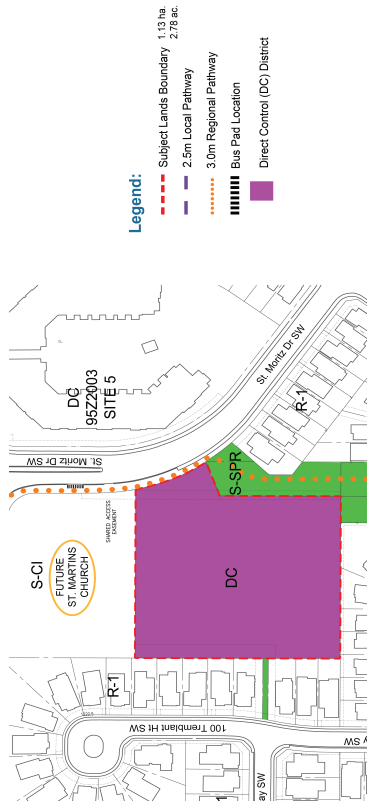
Thank you for your interest.

Springbank Hill Lands

Area Structure Plan Policy



Direct Control District



3.1.3 Standard Suburban (7-17uph)

Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses.

Policies

1. Densities shall range between 7 to 17 units per gross developable hectare.
2. Developments should accommodate single detached and semi-detached housing.
3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes.
4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

DC District

The Direct Control District is intended to:

- (a) accommodate a comprehensively designed mixed use development with low density residential development in the form of semi-detached dwellings and townhouses; as well as limited neighbourhood commercial and a child care facility in the developing area;
- (b) buildings that are in keeping with the scale of nearby residential areas; and
- (c) provide enhanced landscaping in setback areas and promote preservation of existing tree stand that screen and is contextually sensitive to existing adjacent single detached dwellings.

Permitted Uses

The permitted uses of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses

The discretionary uses of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District:

- | | |
|-----------------------------|---|
| (a) with the addition of: | (b) with the exclusion of: |
| (i) Semi-detached Dwelling; | (i) Addition Treatment; |
| (ii) Townhouse; and | (ii) Brewery, Winery and Distillery; |
| | (iii) Cannabis Counselling; |
| | (iv) Cannabis Store; |
| | (v) Drinking Establishment – Small; and |
| | (vi) Liquor Store. |



SUMMARY OF COMMENTS FROM INFORMATION MEETING – 23 January 2020**Concerns regarding Invitation:**

- As the invitation had not indicated that the City File Managers would be present at the meeting, it was felt that this was deceptive and manipulative as many of the other residents would have participated had they known the City would be represented.
- The City Managers indicated that their attendance was not verified at the outset.
- The Applicant indicated that when she was aware of the City's participation, she spoke with the Community Association and they advised they would circulate and post on Facebook.
- It was not deemed to be sufficient that the Community Association had been informed through ongoing discussions with the applicant.
- While personal invitations were delivered directly to the residents adjacent to the proposed development and a sign was posted on site to advertise the event, it was thought that everyone in the community should have received an invitation directly.
- Several of the participants were concerned that the City and/or the Applicant were attempting to "sneak something past them".

Concerns regarding the Engagement Process:

- The City File Managers provided information regarding the City's engagement policies, regulatory circulation requirements and the land use amendment process. They also outlined the opportunities available to the residents to provide input, including the circulation and the Public Hearing process.
- There were concerns that the previous subdivision application had not been circulated. The City advised that policy on subdivision did not require circulation.
- Residents felt the engagement process was not adequate, that it was not sufficient to provide information through the Community Association, and that having an opportunity to provide comments through the City's Notice Posting and Public Hearing were simply not good enough.
- Several of the participants felt the City and/or the Applicant were attempting to "sneak something past them" and there had been a lack of transparency.
- The Applicant advised that this meeting was the fourth meeting held in an attempt to have dialogue.
- There were concerns that when comments were sent to the City and the Ward Councillor, there had been no response.
- There were discrepancies in interpretation of "what was heard" at previous engagement meetings including some residents' perception that the Applicant had promised to sell the site if the residents did not support the application and suggestions that the Applicant had connections with the approval authorities which would ensure approvals.
- The Applicant indicated that she knew no one at City Hall and clarified that her comments on selling the land had been made in reference to the Special Services use.

General concerns regarding development of the site:

- Property values would decrease by 50%.
- Development will produce lighting pollution, and increased flooding.
- There was a difference of opinion on the viability of creating a condo development, consisting of only single family homes.
- Concerns were raised regarding safety, particularly with respect to children playing near the existing walkway that connects the west boundary of the site to the adjacent residential district.
- A resident provided a photo of a strip mall and multi-family development adjacent to Applicant's current daycare facility in Mayland Heights as an example of what they do not want to see in this area. It was noted by the Applicant that vacant land for the Mayland facility was purchased and the development around that land was in place many years prior to the Applicant's purchase and this was not an example of a comprehensively designed multi-use development and not what was proposed for the Springbank Hill site.

Concerns regarding proposed Land Use:

- The Applicant shared that the intent of the "retail" development was to focus on health and wellness and provide a restorative centre which would provide amenities to the neighbourhood.
- It was noted that the residents would prefer a specific and limited list of uses rather than basing the uses on the CN-1 Neighbourhood 1 District and excluding certain uses.
- One resident reflected that past discussions had included a conversation regarding a soccer field and that would bring value to the neighbourhood.
- Residents did not want to see any trees removed.
- Height was raised as an issue. The 12m proposed height was derived from the bylaw height for the adjacent R-1 Residential One Dwelling District where the height restriction is either 11m or 12m depending on the size of the parcel and the current maximum height for the existing CS-1 Community Institution District which is 12m as long as the building is 6m from the property line.
- When asked which uses would be acceptable the answer was "none of the above" and "no retail".
- It was suggested that basing the DC on the CN-1 Neighbourhood 1 District was allowing the Applicant to "make a fast buck".
- Residents purchased their homes knowing that the adjacent parcel was zoned DC District for a daycare and CS-1 Community Institution District for a Church. It was felt that this should not be able to be changed.
- It was noted by the Applicant that the current land use is non-residential, even though a previous land use had been R-1 Residential One Dwelling District.
- The residents noted that they were not concerned with the uses within the existing S-C1 Community Institution District as they were Discretionary Uses. It was noted by the Applicant that uses listed in the proposed DC District were also predominately Discretionary.
- There were concerns that re-designation of this parcel would set a precedent for future retail development, in the event that the Church is sold.

Concerns regarding Market Feasibility Study:

- It was felt that Urbanics had not considered some of the more recent development applications for non-residential uses in the area.
- Notwithstanding Urbanics' report, some of the residents felt that the site is not viable for the proposed uses and businesses will fail.

NEXT STEPS:

- The Applicant will provide a copy of the proposed DC guidelines to each of the residents who provided contact information.
- A summary of the items discussed at the meeting will be provided by the applicant.
- Comment forms were available at the meeting. Additional comments were requested from the residents by Tuesday January 28, 2020.
- No acceptable uses were identified at the meeting other than Parks and Medical Clinics. Residents will provide further feedback to the Applicant and copy to the City File Manager.