



AGENDA

CALGARY PLANNING COMMISSION

June 18, 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. Gedy
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 [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Members may participate 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 June 04
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None

5.2 BRIEFINGS

None

5.3 Land Use Amendment in Windsor Park (Ward 11) at 704 – 51 Avenue SW, LOC2020-0014, CPC2020-0655

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

5.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601 20 Avenue NW, LOC2020-0029, CPC2020-0644

5.6 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040, CPC2020-0569

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 Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198, CPC2020-0628

7.2.2 Land Use Amendment in Franklin Industrial (Ward 10) at 1305 – 33 Street NE, LOC2020-0019, CPC2020-0645

7.2.3 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2601 and 2607 Centre Street N, LOC2019-0153, CPC2020-0517

7.2.4 Land Use Amendment in South Calgary (Ward 8) at 1711 - 33 Avenue SW, LOC2020-0047, CPC2020-0627

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 JUNE 18 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

Brad Bevill

COMMUNITY:

Windsor Park (Ward 11)

FILE NUMBER:

LOC2020-0014 (CPC2020-0655)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

704 - 51 Avenue SW

APPLICANT:

Harnoop Gosal

OWNER:

1746638 Alberta Ltd (Elizabeth Martin)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.4

Allan Singh

COMMUNITY:

Hillhurst (Ward 7)

FILE NUMBER:

LOC2020-0003 (CPC2020-0366)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

818 and 822 16 Street NW

APPLICANT:

Civicworks Planning + Design

OWNER:

Riverview Homes
Joanna Haaf
Richard Korzeniewski
Catherine Joan Kyeremanteng
Kwadwo Sayki Kyeremanteng

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.5

Julian Hall

COMMUNITY: Mount Pleasant (Ward 7)

FILE NUMBER: LOC2020-0029 (CPC2020-0644)

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

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

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

MUNICIPAL ADDRESS: 601 - 20 Avenue NW

APPLICANT: Civicworks Planning and Design

OWNER: SNH Developments Limited

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6

Sarah Hbeichi

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2020-0040 (CPC2020-0569)

PROPOSED POLICY AMENDMENT: Amendment to the Crescent Heights Area Redevelopment Plan

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

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

MUNICIPAL ADDRESS: 202 - 12 Avenue NE

APPLICANT: Horizon Land Surveys

OWNER: Amy Dawn Stevens

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1

Brad Bevill

COMMUNITY:

Forest Lawn Industrial (Ward 9)

FILE NUMBER:

LOC2019-0198 (CPC2020-0628)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Industrial – Business f1.33h16 (I-B f1.33h16)
District

MUNICIPAL ADDRESS:

5805 – 17 Avenue SE

APPLICANT:

Riddell Kurczaba Architecture

OWNER:

Hub Oil Company Ltd

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.2

Brad Bevill

COMMUNITY:

Franklin Industrial (Ward 10)

FILE NUMBER:

LOC2020-0019 (CPC2020-0645)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 3 f1.0h12
(C-COR3 f1.0h12) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

1305 - 33 Street NE

APPLICANT:

Urban Systems

OWNER:

Centre 33 Management Ltd

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.3

Giyan Brenkman

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2019-0153 (CPC2020-0517)

PROPOSED POLICY AMENDMENTS:

Amendments to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Low Profile
(M-C1) District and DC Direct Control District

To: Mixed Use - Active Frontage (M-U2f4.0h26)
District

MUNICIPAL ADDRESS:

2601 and 2607 Centre Street NW

APPLICANT:

K5 Designs

OWNER:

Mason Parmar
Denise Hare
Patrick Hare

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Jyde Heaven

COMMUNITY:

South Calgary (Ward 8)

FILE NUMBER:

LOC2020-0047 (CPC2020-0627)

PROPOSED REDESIGNATION:

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

To: DC Direct Control District to accommodate an
Office

MUNICIPAL ADDRESS:

1711 - 33 Avenue SW

APPLICANT:

Rochelle Cote Interior Design

OWNER:

848578 Alberta Ltd (Rochelle Cote)

ADMINISTRATION RECOMMENDATION:

APPROVAL



MINUTES

CALGARY PLANNING COMMISSION

**June 4, 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
Commissioner K. Schmalz (Remote Participation)
Commissioner J. Scott (Remote Participation)

ALSO PRESENT:

A/ Principal Planner J. Silot
A/CPC Secretary G. Chaudhary
Legislative Advisor D. Williams

1. CALL TO ORDER

Director Tita called the meeting to order at 1:00 p.m.

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

ROLL CALL

Councillor Chahal, Councillor Woolley, Director Vanderputten, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, Commissioner Schmalz, 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 June 04 Regular Meeting of the Calgary Planning Commission be confirmed, as be amended by bringing forward Item 7.3.1 Report CPC2020-0497 to be dealt with as the first item of New Business following the afternoon recess.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 May 21

Moved by Commissioner Palmiere

That the Minutes of the 2020 May 21 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

- 5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

- 5.2 BRIEFINGS

None

- 5.3 Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2019-0160, CPC2020-0596

A presentation entitled "LOC2019-0160 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0596.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0596, 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 Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587

Commissioner Gedye and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0587. Commissioner Gedye and Commissioner Juan left the Remote Meeting at 1:17 p.m. and returned at 2:58 p.m. after the vote was declared.

Councillor Woolley rose of a Question of Privilege.

Director Tita ruled on the Question of Privilege.

A presentation entitled "LOC2019-0188 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0587.

The following documents were electronically distributed with respect to Report CPC2020-0587:

- A letter from Rebecca O'Brien, Inglewood Business Improvement Area, dated 2020 June 03; and
- A letter from Phil Levson, Inglewood Community Association, dated 2020 June 03.

David White, CivicWorks addressed Commission with respect to Report CPC2020-0587.

Moved by Councillor Woolley

That with respect to Report CPC2020-0587, all the correspondence received electronically from Administration be attached to the Report to Council.

ROLL CALL VOTE:

For: (1): Councillor Woolley

Against: (6): Director Vanderputten, Councillor Chahal, Commissioner Cameron, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION DEFEATED

Moved by Councillor Chahal

That with respect to Report CPC2020-0587, the letters from the Inglewood Community Association and Inglewood Business Improvement Area be accepted for the Corporate Record and be forwarded with this report to Council.

MOTION CARRIED

Councillor Woolley rose of a Question of Privilege.

Director Tita ruled on the Question of Privilege.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0587, the following be approved:

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

1. Adopt the proposed amendments to the Inglewood Redevelopment Plan; and
2. Give first reading to the proposed land use redesignation and withhold second and third reading pending Municipal Historic Designation of the site.

Against: Commissioner Cameron

MOTION CARRIED

7.2.2 Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0636

A presentation entitled "LOC2019-0177 Land Use Amendment", dated 2020 June 03 was electronically displayed and distributed with respect to Report CPC2020-0636.

A corrected Cover Report CPC2020-0636 was electronically distributed.

Moved by Commissioner Schmalz

That with respect to Report CPC2020-0636, the following be approved, **as corrected**:

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 4**); 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 5**); 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 6**); and
6. Give three readings to the proposed bylaw.

ROLL CALL VOTE:

For: (5): Director Vanderputten, Councillor Chahal, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott
Against: (4): Councillor Woolley, Commissioner Cameron, Commissioner Juan, and Commissioner Palmiere

MOTION CARRIED

Commission recessed at 3:26 p.m. and reconvened at 3:43 p.m. with Director Tita in the Chair.

ROLL CALL

Commissioner Schmalz, Commissioner Scott, Commissioner Cameron, Commissioner Gedye, Commissioner Juan, Director Vanderputten, Director Tita.

Absent for Roll Call: Councillor Chahal, Commissioner Palmiere and Councillor Woolley (joined at 4:11 p.m.).

7.2.3 Land Use Amendment in Elboya (Ward 11) at 5001 and 5011 Macleod Trail SW, LOC2020-0036, CPC2020-0551

A presentation entitled "LOC2020-0036 Land Use Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0551.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0551, 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 5001 and 5011 Macleod Trail SW (Plan 9212001, Block 8, Lot 1A and Portion of Plan 8561HF, Block 8, Lot 3) from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District to Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Land Use Amendment in Brentwood (Ward 4) at 5111 Northland Drive NW, LOC2019-0142, CPC2020-0593

A presentation entitled "LOC2019-0142 Land Use Amendment", dated 2020 June 04 was electronically distributed and displayed with respect to Report CPC2020-0593.

Moved by Commissioner Gedye

That with respect to Report CPC2020-0593, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Hold a Public Hearing and Adopt, by bylaw, the proposed redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 5111 Northland Drive NW (Portion of Plan 8310144, Block 1, Lot 14) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development with guidelines (Attachment 2);
2. Give three readings to the proposed bylaw; and
3. Direct Administration to continue using the amended Master Concept Plan (Attachment 3) as a guidance document when reviewing the subsequent development permits and future phasing plans

MOTION CARRIED

7.2.5 Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2019-0135, CPC2020-0571

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0571 and Report CPC2020-0572. Commissioner Schmalz left the Remote Meeting at 5:25 p.m. and returned at 5:41 p.m. after the vote was declared.

Item 7.2.5., Report CPC2020-0571 was heard in conjunction with Item 7.2.6., Report CPC2020-0572.

A presentation entitled "LOC2019-0135 Land Use Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0571 and CPC2020-0572.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0571, the following be approved:

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

1. Adopt, by bylaw, the proposed land use redesignation of 10.54 hectares \pm (26.04 acres \pm) located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.6 Outline Plan in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2019-0135(OP), CPC2020-0572

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0571 and Report CPC2020-0572. Commissioner Schmalz left the Remote Meeting at 5:25 p.m. and returned at 5:41 p.m. after the vote was declared.

Item 7.2.6., Report CPC2020-0572 was heard in conjunction with Item 7.2.5., Report CPC2020-0571.

A presentation entitled "LOC2019-0135 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0572.

A Revised Attachment 1 - Conditions of Approval was electronically distributed with respect to Report CPC2020-0572.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0572, the following be approved:

That the Calgary Planning Commission approve the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 10.54 hectares \pm (26.04 acres \pm) with conditions (**Revised Attachment 1**).

MOTION CARRIED

7.2.7 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 1823, 1831, 1836 - 28 Avenue SW, LOC2019-0073, CPC2020-0573

A presentation entitled "LOC2019-0073 Land Use and policy Amendment", dated 2020 June 02 was electronically distributed and displayed with respect to Report CPC2020-0573.

The following speakers addressed Commission with respect to Report CPC2020-0573:

1. David White, CivicWorks
2. Alkarim Devani, RNDSQR

Moved by Commissioner Juan

That with respect to Report CPC2020-0573, 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 South Calgary/Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 1823, 1831 and 1835 - 28 Avenue SW (Plan 4479P, Block 24, Lots 23 to 30) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission, by General Consent, suspend Section 78(2)(c), in order to complete the remainder of today's Agenda.

7.2.8 Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2019-0195, CPC2020-0581

A presentation entitled "LOC2019-0195 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0581.

Moved by Commissioner Scott

That with respect to Report CPC2020-0581, the following be approved:

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

1. Adopt, by bylaw the proposed redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 - 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Residential –

Contextual One Dwelling (R-C1) District to Multi-Residential –
Contextual Low Profile (M-C1) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Land Use Amendment in Downtown (Ward 7) 622 - 1 Street SW
LOC2020-0020, CPC2020-0430

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0430
Commissioner Schmalz left the Remote Meeting at 6:15 p.m. and returned at 6:30 p.m. after the vote was declared.

A presentation entitled "LOC2020-0020 Land Use Amendment", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0430.

Moved by Commissioner Juan

That with respect to Report CPC2020-0430, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 622 - 1 Street SW (Plan 1513138, Block 43, Lot 43), from DC Direct Control District to DC Direct Control District to accommodate digital installation, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Eau Claire Public Realm Improvements, CPC2020-0497

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0497.
Commissioner Palmiere left the Remote Meeting at 3:43 p.m. and returned at 4:34 p.m. after the vote was declared.

A presentation entitled "CPC2020-0497 Eau Claire Public Realm Improvements", dated 2020 June 03 was electronically distributed and displayed with respect to Report CPC2020-0497.

Moved by Councillor Woolley

That with respect to Report CPC2020-0497, the following be approved:

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

MOTION CARRIED

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

Moved by Director Vanderputten

That Pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 6:31 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following item:

- 9.1.1. Historic East Calgary Area Redevelopment Plan Report Back (Verbal Update), CPC2020-0556.

MOTION CARRIED

Commission reconvened in Public Meeting at 7:09 p.m. with Director Tita in the Chair.

ROLL CALL

Councillor Woolley, Director Vanderputten, Commissioner Palmiere, Commissioner Schmalz, Commissioner Scott, Director Tita.

Moved by Director Vanderputten

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Historic East Calgary Area Redevelopment Plan Report Back (Verbal Update), CPC2020-0556

Commissioner Cameron and Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0556. Commissioner Cameron and Commissioner Juan left the Remote Meeting at 6:30 p.m.

The confidential distribution was electronically distributed and displayed, in the Closed Meeting with respect to Report CPC2020-0556.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0556:

City Clerks: G. Chaudhary and D. Williams Advice: B. Harder and C. Chan. Law: None. Observers: K. Froese, R. Cichowlas, S. Pearce, K. Abbany, T. Goldstein and I. Cheung.

Moved by Director Vanderputten

That with respect to Verbal Report CPC2020-0556, the following be approved:

That the Calgary Planning Commission:

1. Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and the Protection of Privacy Act*; and
2. Direct that the distribution remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 October 07.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 7:12 p.m.

ROLL CALL VOTE:

For: (6): Director Tita, Director Vanderputten, Councillor Woolley, Commissioner Palmiere, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 July 20 Combined Meeting of Council:

Planning Matters for Public Hearing

Calgary Planning Commission Reports:

- Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1922 and 1924 - 10 Avenue NW, LOC2019-0160, CPC2020-0596
- Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587
- Land Use Amendment in Medicine Hill (Ward 6) at multiple addresses, LOC2019-0177, CPC2020-0636
- Land Use Amendment in Elboya (Ward 11) at 5001 and 5011 Macleod Trail SW, LOC2020-0036, CPC2020-0551
- Land Use Amendment in Brentwood (Ward 4) at 5111 Northland Drive NW, LOC2019-0142, CPC2020-0593
- Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 –144 Avenue NE, LOC2019-0135, CPC2020-0571

- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 1823, 1831, 1836 - 28 Avenue SW, LOC2019-0073, CPC2020-0573
- Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2019-0195, CPC2020-0581
- Land Use Amendment in Downtown (Ward 7) 622 - 1 Street SW LOC2020-0020, CPC2020-0430

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 June 18 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0655

**Land Use Amendment in Windsor Park (Ward 11) at 704 – 51 Avenue SW,
LOC2020-0014**

EXECUTIVE SUMMARY

This application was submitted by Harnoop Gosal on 2020 January 29, on behalf of the landowner, 1746638 Alberta Ltd (Elizabeth Martin). The application proposes to change the designation of 704 - 51 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

The proposal conforms with the relevant policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 704 - 51 Avenue SW (Plan 8573GL, Block 4, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

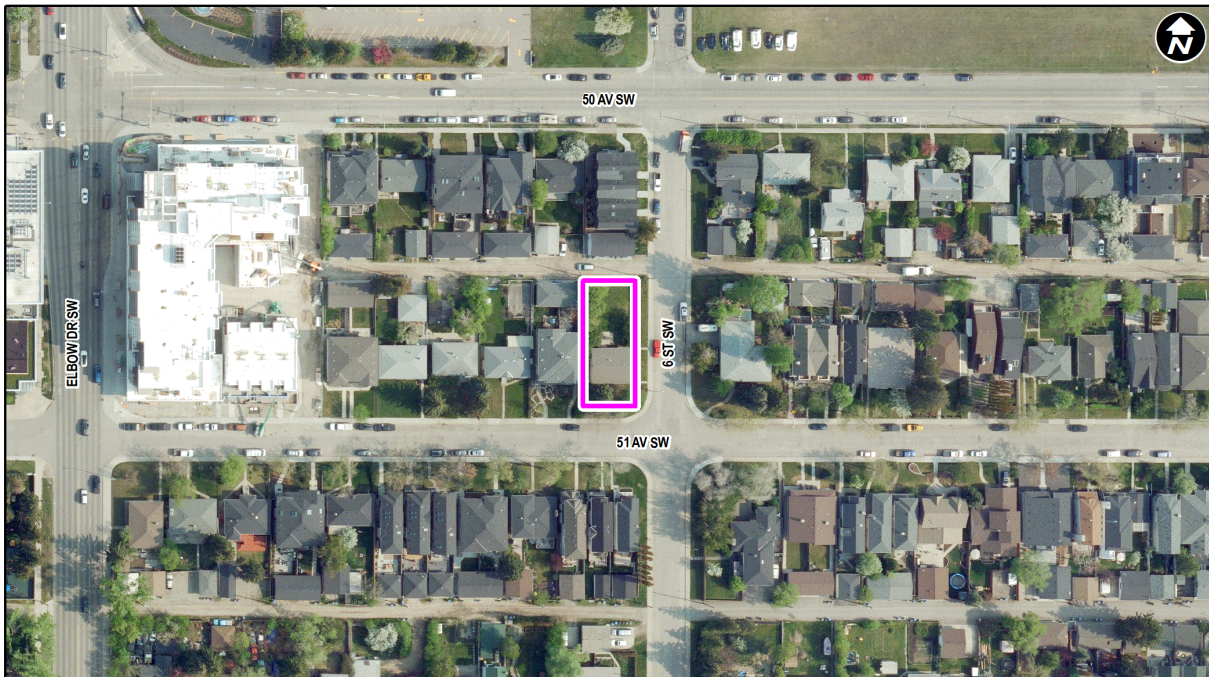
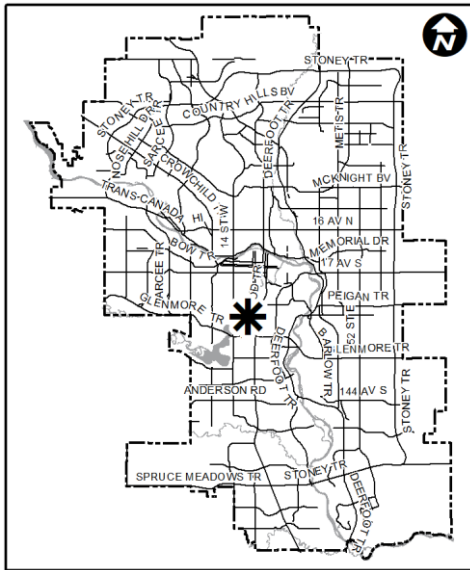
This application was submitted by Harnoop Gosal on 2020 January 29 on behalf of the landowner, 1746638 Alberta Ltd (Elizabeth Martin). The intent of the application is to develop a four-unit rowhouse, as indicated in the Applicant's Submission (Attachment 1). Council approved a similar land use application directly to the north of this parcel in 2017 (151D2017). No development permit has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0655

Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW,
LOC2020-0014

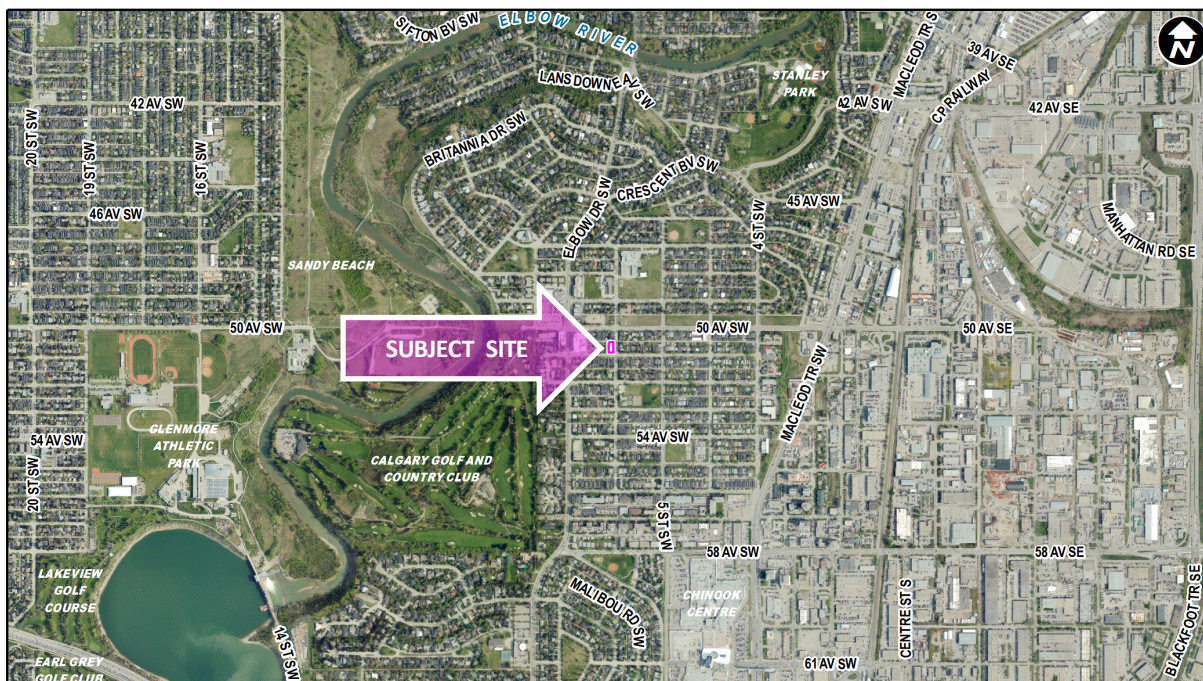
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0655

Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW,
LOC2020-0014



Site Context

The subject site is located in the community of Windsor Park, at the corner of 51 Avenue SW and 6 Street SW. The site is one block east of Elbow Drive SW and half a block south of 50 Avenue SW.

The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres in width by 36 metres in length. It is currently developed with a single detached bungalow with rear lane access.

Directly to the north of the subject parcel, across the rear lane, is a four-unit rowhouse under construction. The surrounding area is otherwise largely designated Residential – Contextual One / Two Dwelling (R-C2) District with the exception of an established commercial node located one block to the west at the corner of Elbow Drive SW and 50 Avenue SW.

As identified in *Figure 1*, the community of Windsor Park reached its peak population in 2019 with a total of 4,584 residents.

**Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW,
LOC2020-0014**

Figure 1: Community Peak Population

Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an established area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district intended to accommodate duplex, semi-detached and single detached dwellings in developed areas. The district allows for a maximum of two dwelling units and a maximum height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two or three storey (11 metre maximum) rowhouse developments where the face of each dwelling unit must directly face a public road. With a maximum permitted density of 75 units per hectare, the site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District will allow for a modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW, LOC2020-0014

Development and Site Design

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

- Ensuring an engaging built interface along both the 6 Street SW and 51 Avenue SW frontages;
- Improving pedestrian connections along 6 Street SW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Vehicular access to the parcel is available via the rear lane. The area is served by Calgary Transit bus service with stops located approximately 100 metres to the west along Elbow Drive SW. Parking in the immediate area is restricted to residential permit parking only.

Access and parking will be reviewed in greater detail at the development permit stage.

Environmental Site Considerations

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

Utilities and Servicing

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

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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 landowners and the application was advertised online.

Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW, LOC2020-0014

The Windsor Park Community Association was circulated as part of this application. The Community Association's development committee responded with a letter of concerns pertaining to issues around parking, increased traffic, and a desire to see more home ownership within the community on 2020 March 04 (Attachment 2).

Three letters of opposition were submitted at the time of writing this report, stating concerns related to losing the single detached character of the community, a loss of private open space within yards of low density housing, a reduction of the tree canopy and a general frustration with perceived overdevelopment of the community.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructure.

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

There is no local area plan for the community of Windsor Park.

**Land Use Amendment in Windsor Park (Ward 11) at 704 - 51 Avenue SW,
LOC2020-0014**

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The proposed R-CG District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission
2. Windsor Park Community Association Letter

Applicant's Submission

February 13, 2020

Introduction

The new rowhouse development will provide more attainable living within the up and coming Windsor Park community. The development will also enhance the surrounding neighborhood compared to the current dated bungalow.

Site

The municipal address of the lot is 704 51 AV SW, which is one block east of Elbow Drive. The lot is corner parcel located off 51 AV SW and 6 ST SW with a size of 15.24m x 36.48m.

This low density residential project will consist of 4 separate dwelling units, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 6 ST SW and (1) facing 51 AV SW.

The current land use zoning is R-C2 Residential - Contextual One/Two Dwelling, the redesignation is for R-CG Residential.

Design

One of the key design objectives is to create a development that conforms to the existing community. The development will utilize natural elements, finishes and colours that help balance the grey, white and black facades. The materials will consist of a having high level of durability and aesthetics.

The development will take into account the neighboring dwellings with articulated roof lines for more visual interest and screening for added privacy.


Windsor Park Community Association Letter



Wed 3/4/2020 9:13 PM

704 51 AV SW - LOC2020-0014 - Comment from Development Map - Wed 3/4/2020 9:09 PM

To ☐ Bevil, Brad C.

 You replied to this message on 3/5/2020 9:01 AM.

Application: LOC2020-0014

Submitted by: Greg Freson

Contact Information

Address: 712B 54 Avenue SW

Phone:

Email: 

Feedback:

My name is Greg Freson and I am the chair of the Windsor Park Development Committee. The development committee does its best to represent the wishes and concerns the residents of Windsor Park. The development committee has the following concerns with this land use change:

1. Parking availability is already a concern for properties near 50th avenue and 6th St SW and higher density will only exacerbate the issue.
2. Increased traffic on 6th street is a safety concern for students crossing from Windsor Park to Elboya school at a crosswalk without lights.
3. There are many high density developments already in Windsor Park and a large contingent of rental properties (Currently a DP is in process for a 255 unit apartment complex on 58th avenue within Windsor Park). The community wishes to encourage more residents having ownership within the neighbourhood. It is a very affordable location and attractive to young families who may wish to stay long term as their families grow. Perhaps more higher density could be encouraged in neighbouring communities that are currently R-1 designated instead of primarily in those that are RC-2 designated.
4. The community asks that RC-G and higher density developments be limited to the periphery of the community in order to preserve the current community core to RC-2 and provide a buffer to 50th avenue, Elbow drive and 58th ave. This is the desire of the community at large in order to maintain the community's classic character and appeal.

The Windsor Park Development Committee opposes this application. We hope these concerns and ideas will be taken into account when considering this land use amendment application. Thanks in advance for your time.

Greg Freson

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0366

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

EXECUTIVE SUMMARY

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

- rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 8 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the R-CG District.

This proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 818 and 822 - 16 Street NW (Plan 6219L, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0366

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

BACKGROUND

This land use amendment application was submitted by Civicworks Planning + Design on 2020 January 06 on behalf of the developer Riverview Homes and the landowners Joanna Haaf, Richard Korzeniewski, Catherine Joan Kyeremanteng and Kwadwo Sayki Kyeremanteng. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for an eight-unit rowhouse development, with potential for a secondary suite to be included in some of the dwelling units.

The applicant had originally indicated a desire to pursue a 12-unit multi-residential development at the time of their first submission. However, a combination of current economic conditions brought on by the COVID-19 pandemic along with feedback provided by administration and relevant stakeholders resulted in the applicant amending their application to pursue a smaller scale rowhouse development.

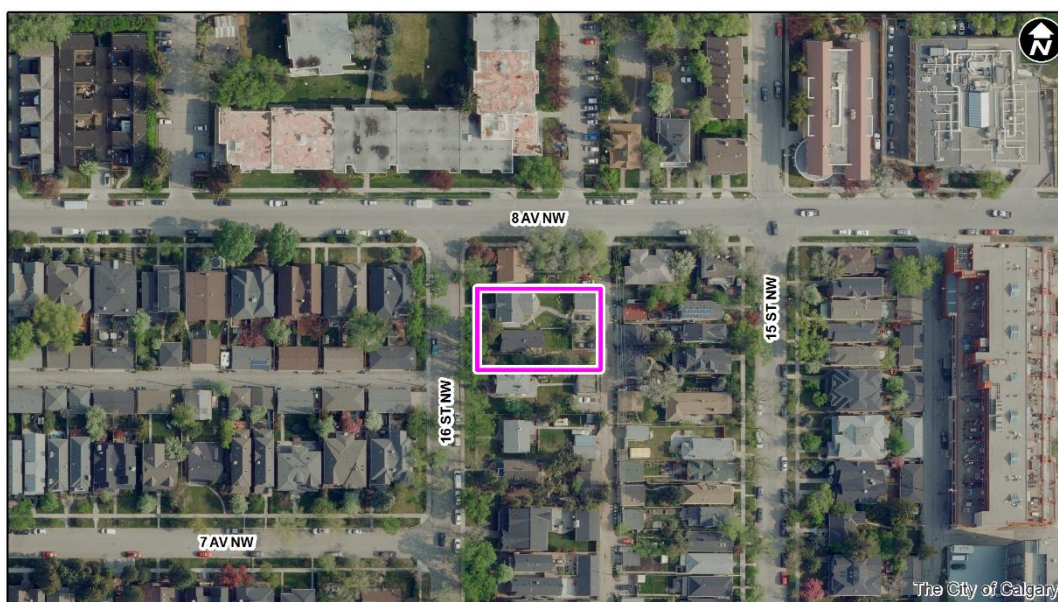
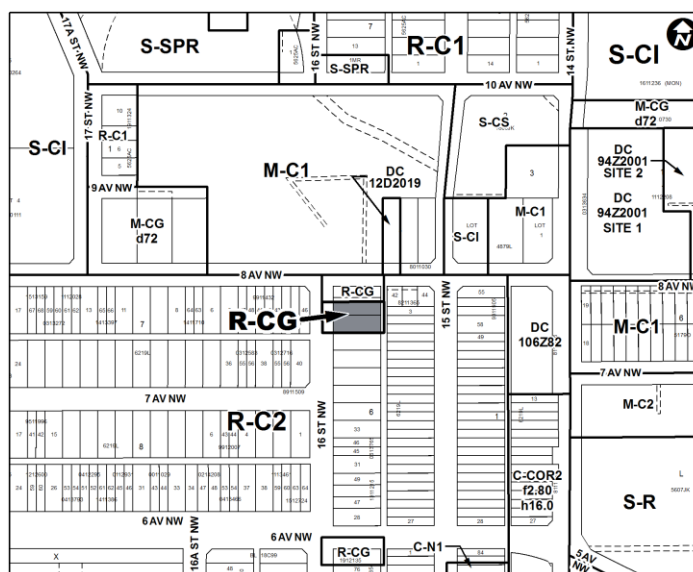
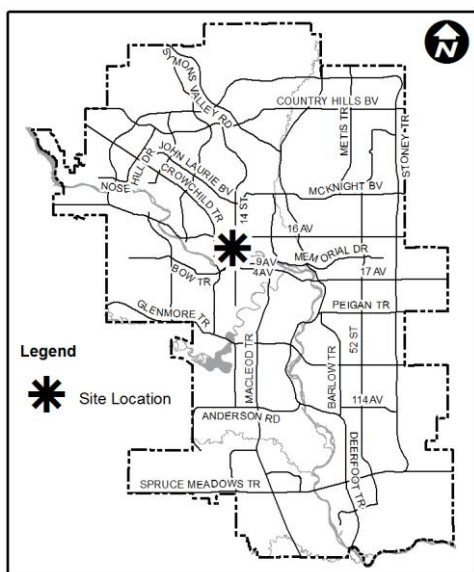
The proposed development will be achieved by amalgamating the subject site with 826 - 16 Street NW, the corner parcel located directly to the north. This parcel previously underwent a successful land use redesignation in 2018 as Council approved the designation of this site from R-C2 to R-CG. The landowners of this parcel, Joel Semmens and Jason Ager and those listed for the properties above have all agreed to merge their individual lands together to allow for a comprehensively planned development, subject to approval by Council.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0366

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

Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0366

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



Site Context

The subject parcels are located in close proximity to the corner of 8 Avenue NW and 16 Street NW in the community of Hillhurst, in the northwest quadrant of Calgary. The subject site consists of two parcels with a total area of 0.11 hectares (1,100 square metres), and approximate dimensions of 24 metres in frontage along 16 Street NW and 45 metres in depth. The site currently contains two one-storey single detached dwellings with detached garages. A rear lane exists along the eastern boundary of the site.

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

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

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

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

Figure 1: Community Peak Population

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

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate two parcels to the R-CG District to allow for a rowhouse residential development. Throughout the review process, Administration explored other land use options; however, after discussions with the applicant, the decision was made to proceed with the R-CG District for the reasons discussed in the strategic alignment portion and Land Use subsection of the report.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of up to four dwelling units on this site.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The District provides for a maximum density of 75 units per hectare which would enable up to eight dwelling units on the subject site. Please note that this calculation does not include the parcel located at 826 - 16 Street NW.

As indicated in the Applicant's Submission, all three parcels located at 818, 822 and 826 - 16 Street NW are intended to be amalgamated to create a single site that is 0.17 hectares in size. In turn, this will allow for a maximum of 12 units to be developed on the site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

**Planning & Development Report to
Calgary Planning Commission
2020 April 16**

**ISC: UNRESTRICTED
CPC2020-0366**

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

The applicant had originally indicated to Administration and local residents that their desire was to pursue a 12-unit Multi-Residential Development under the Multi-Residential – Contextual Grade-Oriented (M-CG) District. However, after consultation with all relevant stakeholders the applicant decided to amend their original application from M-CG to R-CG District in an effort to better contextually align with the existing built form in the community.

Development and Site Design

If the application is approved by Council, the rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this site and the applicant's intent to amalgamate the parcel at 826 - 16 Street NW for a future development, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 16 Street NW and 8 Avenue NW frontages; and
- improving pedestrian connections along 16 Street NW by ensuring vehicle access to the site is off the lane.

Transportation

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

The area is served by Calgary Transit. Base service is provided along 8 Avenue NW as the Route 404 has a stop located less than 25 metres from the subject site providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park LRT Station.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

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

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

Utilities and Servicing

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

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this land use application. However, the proposed land use amendment will provide an opportunity to increase density within Hillhurst. 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 the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online.

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

- Future site design.
- Traffic and parking issues, and how they will be addressed.
- Is the proposed Land Use District appropriate for the subject site?

The Hillhurst Sunnyside Community Association responded to the original and subsequent amended application respectively, with their most recent correspondence included in (Attachment 2). Although supportive of certain aspects of each proposal, the Community Association is opposed to the application based on the lack of support from community members.

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

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

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

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

As noted earlier in the report, the application for the subject site was amended from M-CG to R-CG in order to better align contextually with the surrounding area. Relevant stakeholders including the Hillhurst Community Association and citizens who responded to the original circulation were notified of the amendment and provided an opportunity to revise their original comments. Those changes, if any have been updated and are reflected in this section of the report.

Administration considered the relevant planning issues specific to the proposed re-designation and has determined the proposal to be appropriate. The proposed R-CG District is a low-density district intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development can be contextually sensitive in terms of height and setback. Based on these criteria, R-CG is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood. Design, traffic and parking requirements will be reviewed at the development permit stage.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

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

Municipal Development Plan (Statutory – 2009)

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

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density district and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing. Furthermore, the application aligns with Section 2.6 of the MDP as the proposed land use redesignation allows for a more compact urban form that uses less land.

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 meet policies in this plan.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The [Hillhurst/Sunnyside ARP](#) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The ARP encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community. In the ARP, the subject site is located within Residential Character Area 5, which allows for Low Density and Low Density Multi-Unit type redevelopment. The Low Density Multi-Unit policy allows for a low profile multi-unit redevelopment with a maximum density of 75 units per hectare which translates into eight developable units for the parcels located at 818 and 822 - 16 Street NW. The parcel at 826 Street NW allows for a maximum of four developable units. Therefore, if the sites were to be amalgamated, a maximum of 12 units could be developed.

The proposal is in keeping with relevant ARP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing. Furthermore, any future development will be evaluated by its ability to blend in with the surrounding context of the area.

The subject application falls within the future [Riley Communities Local Growth Planning](#) project, a new multi-community local area plan which will guide growth throughout the communities of Sunnyside, Hillhurst, West Hillhurst and Hounsfield Heights / Briar Hill. The new plan is scheduled to begin its first phase in the Fall of 2020.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0366

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

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

19.05.2020

RE: Land Use Redesignation: 818, 822, 826 - 16 ST NW (LOC2020-0003)

APPLICATION UPDATE

The current economic and health crisis has resulted in concerns over market readiness and tenure for an M-CG development vision as designed, which was tailored to home ownership in a higher-income market. In light of this, Riverview Custom Homes and the project team have reevaluated the proposed development vision and have taken additional time for further review with Administration, additional stakeholder outreach, and the preparation of a revised land use redesignation application to the R-CG District to accommodate a street-oriented rowhouse outcome, with potential for secondary suites in some dwelling units.

While Secondary Suites are Permitted Uses in M-CG, a Rowhouse Building is not a listed use. As such, rowhouse forms in M-CG are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore in M-CG a Secondary Suite would not be allowed in a building with three or more units (whether it looks like a rowhouse or not). A Secondary Suite would only be allowed in a Single Detached Dwelling or Semi-detached Dwelling in M-CG. As a result, an application revision to R-CG is required to accommodate the opportunity to integrate secondary suites as part of the unit mix. The same planning considerations and rationale hold for this revised approach, though an ARP amendment would no longer be required as the 75uph maximum density of the R-CG District aligns with local area policy and would yield a maximum of 12 units on the subject site. A revised Applicant statement and planning rationale summary are below:

APPLICANT STATEMENT

The subject site is located in the inner city community of Hillhurst and comprises a three (3) lot assembly totaling 0.41ac (0.17ha), currently designated as a mix of R-C2 and R-CG Districts. Riverview Custom Homes has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of twelve (12) high quality, grade-oriented rowhomes, with front doors facing both 16 ST and 8 AV NW, and the opportunity for secondary suites in some of the proposed dwelling units. The proposed land use redesignation would transition the remaining two (2) R-C2 lots to the R-CG (Residential - Grade-Oriented Infill) District to realize the proposed development vision. Like R-C2, the R-CG District is a low density district intended to facilitate contextually sensitive grade-oriented development. The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics.

MULTI-RESIDENTIAL INFILL CRITERIA

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

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

Applicant's Submission



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

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

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

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

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

CITY-WIDE POLICY ALIGNMENT

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

LOCAL AREA POLICY ALIGNMENT

The R-CG District was specifically designed to facilitate a wide range of low density ground-oriented housing, including rowhouses, semi-detached dwellings, single-family dwellings and secondary suites within Calgary's developed areas. The rules of the District are responsive to typical infill conditions and were designed to support new and innovative site configurations within existing low density neighbourhoods. The subject site falls within Part 1 of the Hillhurst/ Sunnyside Area Redevelopment Plan (ARP). A land use policy map does not exist in Part I of the ARP. Area policy indicates a "low density" designation for the subject site, with the suitability of multi-unit projects to be measured by their contextual design response to surrounding area development, with a maximum density of 75 units per hectare. These goals are achievable with the proposed land use district and supporting Development Permit.

STAKEHOLDER OUTREACH

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

Ward 7 Councillor's Office Meeting

The project team initially met with the Ward 7 Councillor's Office to introduce and receive feedback on the proposed land use change and associated development vision. The project team has also worked to update and seek feedback from the Ward 7 Councillor's Office on key application changes and the emergent development vision.

Hillhurst / Sunnyside Community Association Planning Committee Meeting

The project team met with the HSCA Planning Committee to introduce and receive feedback on the proposed land use change and associated development vision. The project team has also worked to update and seek feedback from the HSCA on key application changes and the emergent development vision.

Applicant's Submission



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

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. To ensure a transparent application process, the project team will update the existing on-site signage to reflect the revised land use redesignation application and development vision.

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

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

CONCLUSION

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is also in keeping with the general goals and policies of the Hillhurst / Sunnyside ARP and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that the Ward 7 Councillor's Office, Hillhurst / Sunnyside Community Association, Administration, Calgary Planning Commission and Council support this application.

Sincerely,

Boris Karn BHSc, MPlan, RPP, MCIP
Urban Planner

Community Association Letter



May 11, 2020

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

RE: LOC2020-0003 | 818, 822, 826 16th Street NW | Land Use Amendment from R-C2 and R-CG to all R-CG, with Minor ARP Amendment -Comments on Re-Application

Dear Mr. Allan Singh,

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

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

This application more than doubles the number of units allowed. **Through the ARP, we believe that additional housing can be accommodated within key areas designated for increased density.** The proposed development reconfigures the three lots, placing 20 units into what was formerly mostly an R-C2 area. The current R-C2/R-CG designations would only allow 12 units– this seems an excessive increase for homeowners that purchased in an R-C2 neighbourhood, especially those adjacent to the South and East. In general, HSCA would like to see that any changes to the ARP/LUB require a minimum of community support.

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

The community supports building to the **current** ARP and land-use designations to increase density; however, these designations have not been fully utilized in our community. Many areas have capacity for increased density under current designations. Opportunistic up-zoning is often very unfair to neighbours who purchased homes in lower density areas.

Proposed Land Use and Hillhurst Sunnyside Area Redevelopment Plan Amendment

Community Association Letter

- M-CG is the generally the designation between 14 St NW and 5A St NW while the eastern and western parts of the community have a lower density R-C2 designation.
 - The subject site is within in the ARP Low Density Conservation area, dedicated to family-oriented housing to ensure a range of housing choices within the community.
- ARP Section 2.3.1 states that *“the intent of the conservation policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings...New development or redevelopment should be designed in a such a way as to be unintrusive and blend with the surrounding housing”*.
- While important policy work is underway with the City of Calgary’s Guidebook for Great Communities, Multi Community Planning and Renewed Land Use Bylaw, it is important to consider this application on its merits and on community engagement as it stands against the current ARP and the current Land Use Bylaw.

Proposed R-CG Designation

- We were advised that the applicant is seeking the R-CG designation to account for a 20-unit “farmhouse style” townhouse development that provides street-facing access and activates the alley in the rear.
 - The proposed front setback appears to line up with the buildings; however the south with the end units need to be appropriately staggered and set further back.
 - We are in support of ground-oriented housing with front porches to activate the street.- Not sure if there is enough room for functional porches.
 - Lot coverage is a challenge due to the proposed density; there is no private amenity space provided and more hard surface to accommodate the internal driveway.
 - Given some of the challenges with adding 20 units where there are currently three single-detached dwellings, increased density can be achieved within the current Land Use Designation for the three parcels (e.g., duplex + duplex + 4plex) with associated secondary suites.
- We would like assurance that the development does not exceed 3 storeys. The R-CG land use allows for up to 9m buildings; the applicant has not indicated that the proposed development has a maximum height of 9m. A Concurrent Submission is preferable. Few details on the design were provided.

Site Layout and Circulation

- There are concerns about the internal driveway, its sharp turn from the alley and concerns about snow removal off the site, and emergency access to the dead-end parking access.
- The proposed Molok underground storage waste bins are a positive consideration; however, HSCA is not certain about the proposed location.

Parking

- Parking appears to be the #1 concern from neighbours. While we understand from the applicant that ground-floor garage parking has been provided for the main individual units, we note that this area is a parking permit-controlled area.
 - While most of Sunnyside-Hillhurst is very accessible via transit the HSCA and the community understands that rarely means that residents will not own a vehicle, or two.
 - Only one spot is provided for each main unit and the basement units have no parking whatsoever.

Community Association Letter

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

Social & Environmental Considerations

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

Community Engagement

- The applicant, CivicWorks, previously engaged the community for their first application, however they have not engaged the community for their second application at the site. The HSCA has had success during the period of COVID with online community sessions and would appreciate any effort to reach out to the community.
- Riverview reached out to the HSCA in fall 2019. The applicant was advised to speak with affected neighbours. We also stressed the importance of design and street-friendly design
 - Riverview presented initial concepts at the September 10, 2019 meeting; neighbours attended the meeting to share their feedback and concerns.
- CivicWorks reached out to the HSCA to book a presentation at the January 14, 2020 meeting.
 - We were informed that a sign was posted on the site and letters were dropped off at adjacent neighbours' homes to advise them to attend the meeting, while 125 postcards were delivered to homes in the area.
 - Neighbours (those who received postcards only) expressed that they would have liked more notice of the planning application. Those neighbours were not invited to attend the January 14th planning committee meeting and requested that an open house from the developer so that they can get more informed and ask questions.
 - The Cedarbrae Gardens condo complex to the north of the site was not notified via the applicant. A concerned neighbour provided HSCA with the condo board's contact information; we forwarded a copy of the application and invited comments from the condo board and residents.
- HSCA volunteers delivered 130 informational flyers to the immediate area to invite residents to provide direct comments to the City of Calgary File Manager copying the HSCA Planning Committee, the Ward 7 office and to the applicant.
 - We would defer to neighbours on site-specific concerns and trust that their feedback is factored into the review process.

Please keep us apprised as this application progresses.

Community Association Letter

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

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

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0644

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601 20 Avenue NW, LOC2020-0029

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2020 February 19 on behalf of landowner SNH Developments Limited. The application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade-Oriented Infill District (R-CG) to allow for:

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

A minor amendment to Map 2 of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is aligned with the applicable policies of the *Municipal Development Plan* (MDP).

A Development Permit (DP2020-1992) application for a rowhouse building containing three units, with three secondary suites has been submitted by Formed Alliance Architecture Studio on 2020 March 31 and is under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 601 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0644

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601
20 Avenue NW, LOC2020-0029**

BACKGROUND

This policy and land use amendment application was submitted by Civicworks Planning + Design on behalf of the land owner, SNH Developments Limited on 2020 February 19. The applicant's submission (Attachment 2) indicates that the intent is to provide modest densification in the form of a three-unit rowhouse and accompanying secondary suites to each dwelling unit.

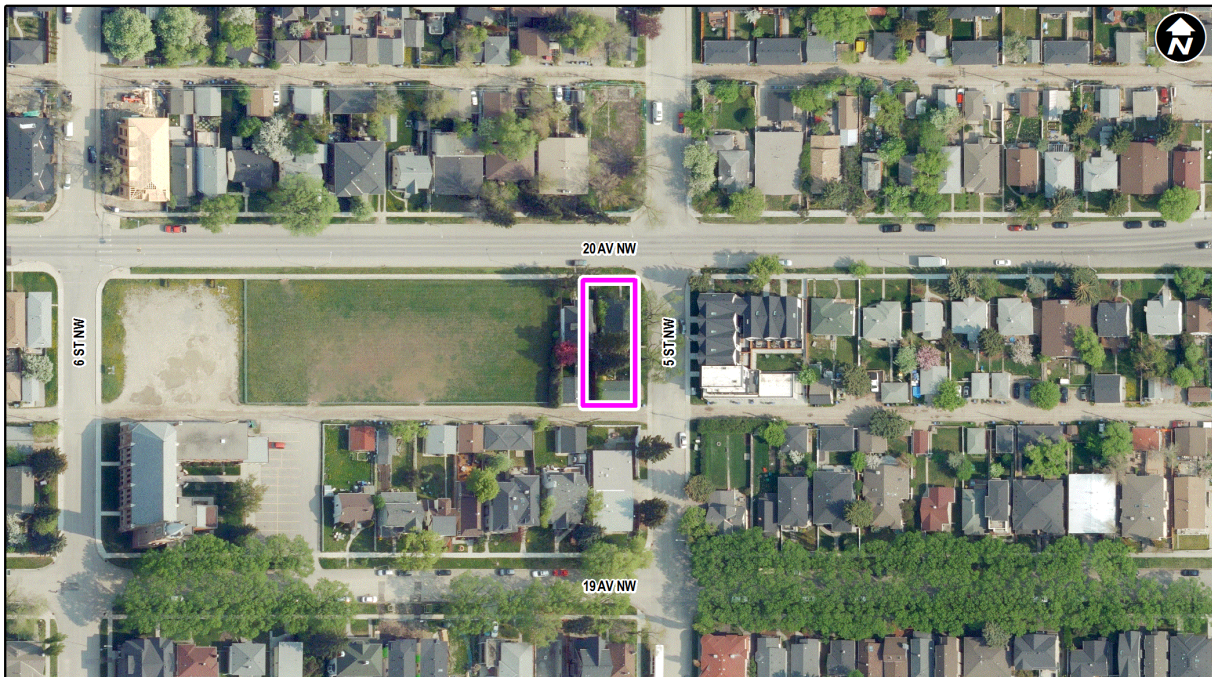
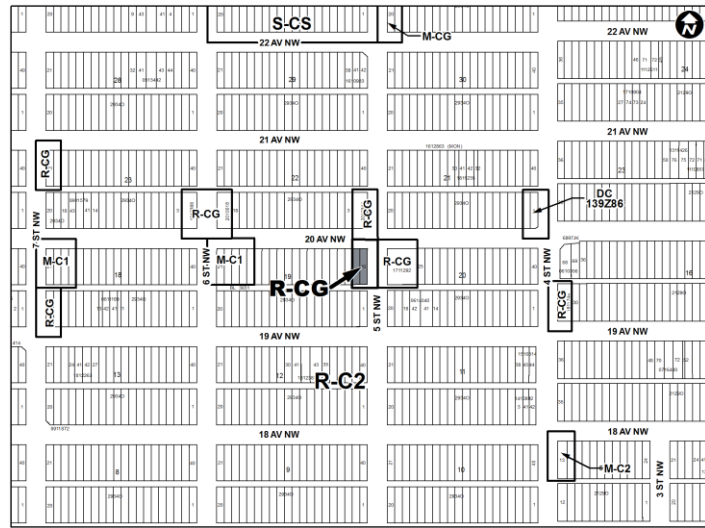
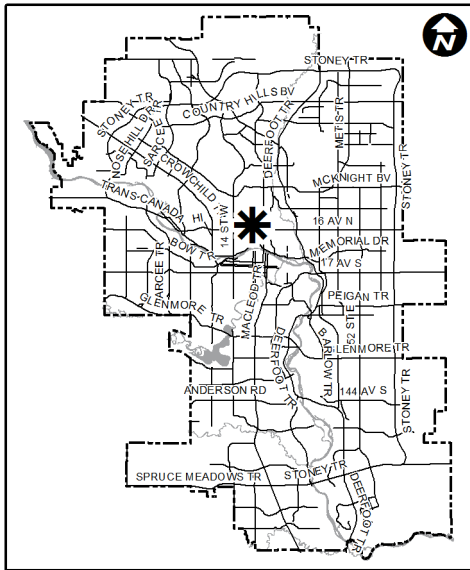
A development permit for a three-unit rowhouse, with three secondary suites has been submitted by Formed Alliance Architecture Studio on 2020 March 31 and is under review. See the Development Permit Summary (Attachment 3) for additional information.

**Planning & Development Report to
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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601 20 Avenue NW, LOC2020-0029

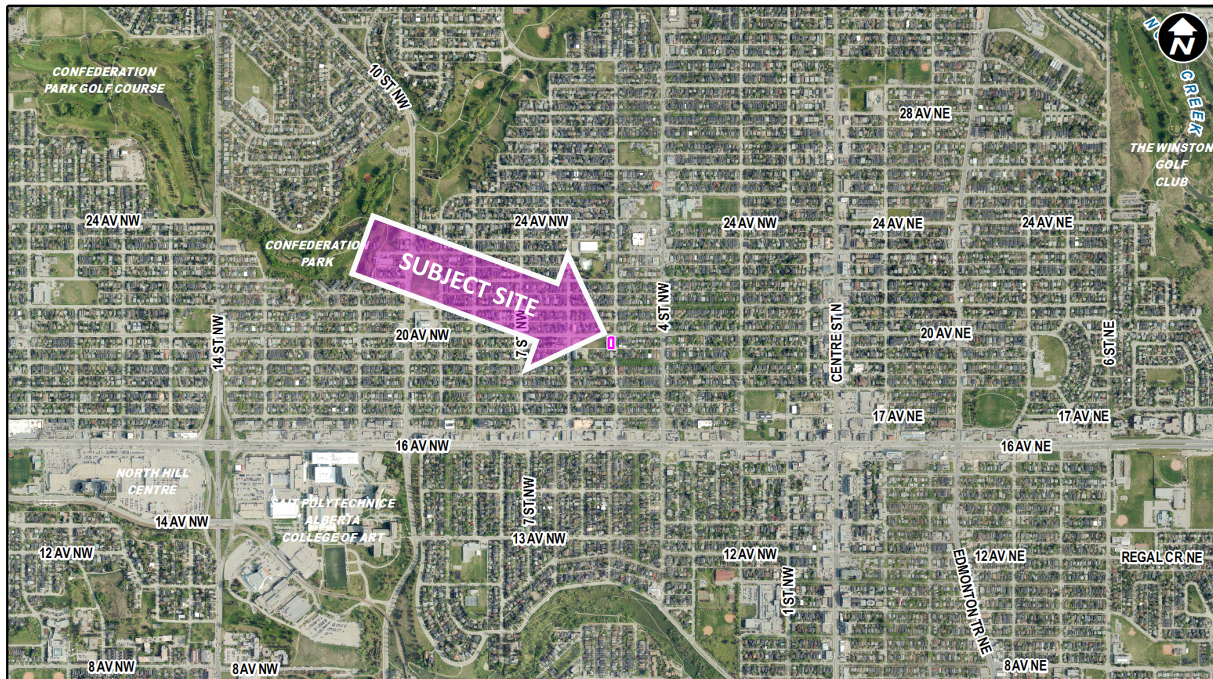
Location Maps



**Planning & Development Report to
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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601 20 Avenue NW, LOC2020-0029



Site Context

This flat 0.05 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 20 Avenue and 5 Street NW. It is currently developed with a single detached dwelling and accessory building (garage) adjacent to the lane, but accessed from 5 Street NW.

The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. However, two of the three corners opposite this site are designated R-CG and a parcel on the west side of St. Joseph Park is designated Multi-Residential – Contextual Low Profile (M-C1) District. The southern boundary is formed by the lane, providing access to both this and the neighbouring dwelling and the rear of dwellings fronting onto 19 Avenue NW. There is a single detached residential property immediately to the west, between the subject parcel and St. Joseph Park.

Figure 1 provides an overview of the demographics of Mount Pleasant, based on the most recent census (of 2019).

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601
20 Avenue NW, LOC2020-0029**

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 district.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses, and secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

Development and Site Design

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

- ensuring an engaging built interface along both the 5 Street NW and 20 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- improving pedestrian connections along 5 Street NW by ensuring principal vehicle access to the site is off the lane;

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- seeking to retain the mature trees on the site;
- further evaluation of the secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- mitigation of shadowing, overlooking, and privacy concerns.

The corner lot location, direct lane access, proximity to commercial uses on both 16 Avenue N and 4 Street NW, nearby transit availability and open spaces; lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

A development permit application is currently under review for a rowhouse development on this site.

Transportation

Pedestrian access is available from existing sidewalks on 5 Street NW and 20 Avenue NW. While on-street parking is available in this general area, vehicular access for a rowhouse development would be available from the lane.

There are good public transit links within 200 metres of the site. Bus service 404 is available past the site on 20 Avenue NW, while both Route 404 and Route 2 are available on 4 Street NW, less than 150 metres away. The Bus Rapid Transit MAX Orange line is available at the intersection of 4 Street NW and 16 Avenue N, a distance of less than 200 metres from the site (approximately a 2.5 minute walk).

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site.

Utilities and Servicing

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

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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.

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Stakeholder Engagement, Research and Communication

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

The Mount Pleasant Community Association provided a letter of support for this application, noting that the proposed land use aligns with its vision for the community. It also acknowledged the level of engagement that the applicant has undertaken.

The applicant undertook a wider public engagement process as briefly outlined below:

- 2020 February 20 – Summary of development shared with Community Association and Ward Councilor;
- 2020 February 24 – Approximately 100 postcards hand delivered, including contact details (specific project email address and phone line);
- 2020 February 25 – large on-site signage provided (to remain until Council decision); and
- 2020 March 10 – Meeting held with the Mount Pleasant Community Association Planning and Development Committee (Administration not in attendance);

A copy of the Applicant Outreach Summary is attached at Attachment 4.

Comments have been received from one concerned citizen opposed to the proposed policy and land use amendment. The comments relate to the intensification of the use and issues relating to secondary suites, traffic generation and parking. Those comments are more appropriate to the future development of the land and will be fully considered at the development permit stage.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

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Municipal Development Plan (Statutory – 2009)

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

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

Mobility choices are increased through the proximity of a variety of transit options and the ability to exploit local commercial and social spaces near to the site align with section 2.6 of the MDP.

Climate Resiliency Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. 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.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential category of the [North Hill ARP](#), which allows for single and semi-detached dwelling types. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling typology. Policy considerations encourage a modest increase in density with a greater variety of housing types while still being in scale with the existing context. Appropriate dwelling types include rowhouse, amongst other low-density dwellings noted in the ARP.

The *North Hill ARP* has been reviewed by Administration as part of the proposed [North Hill Communities Local Area Plan](#) (LAP), which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020 March 04.

The *North Hill Communities LAP* is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Planning & Development Report to
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**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 601
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Social, Environmental, Economic (External)

The proposed R-CG land use district will provide a further range of housing types than the existing R-C2 District. This allows for a wider range of housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposal represents a low density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near commercial, school, and open space amenities and has safe, easy access to a regular and rapid transit services.

ATTACHMENT(S)

1. Proposed Amendment to the North Hill Area Redevelopment Plan
2. Applicant's Submission
3. Development Permit (DP2020-1992) Summary
4. Applicant Outreach Summary

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares \pm (0.12 acres \pm) located at 601 - 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from 'Low Density Residential' to 'Low Density Residential or Multi Dwelling' as generally illustrated in the sketch below:



Applicant's Submission

February 20, 2020

APPLICANT STATEMENT

The subject site is located in the northwest community of Mount Pleasant and consists of 0.045 ha (0.11 ac) of privately owned land. Eagle Crest Construction has retained CivicWorks to undertake a land use redesignation process of the property to facilitate the construction a three-unit Rowhouse Building with three secondary suites and an attached five-bay garage structure. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs. The subject lands falls within the boundaries of the North Hill Area Redevelopment Plan (ARP) approved by Council in 2000. The application is seeking a minor amendment to the existing ARP policies to support the proposed development vision. The site is also within the boundaries of the draft North Hill Communities Local Area Plan, and the development vision aligns with the proposed policies as identified for this site.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians: Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 20 AV NW and 5 ST NW with grade-oriented unit entrances.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients most vehicle access to the rear lane. Two parking bays are proposed with direct access from 5 ST NW, which aligns with the current access to the property.

Major Road: The subject site is located along 20 AV NW – identified as a Collector Road by the Calgary Transportation Plan– ensuring both ease of access and traffic capacity for future residents.

Proximity To Commercial: The subject site is located only ±350m from 16 AV NW and ±325m from a commercial node on 4 ST NW.

Applicant's Submission

Proximity To Multi-Unit Development: The subject site is located at an intersection that has seen similar rowhouse development in recent years - the properties both directly East and directly North are designated as R-CG.

Proximity To Transit: The subject site is located within $\pm 400\text{m}$ of a transit stop (Route 2 and 404), and less than 600m from a BRT Station (MAX Orange). These routes provide access to destinations across all quadrants of the City including the City Centre, Sunridge Mall, SAIT and the University of Calgary.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located less than 15m from a dog park and less than 400m (a \pm five minute walk) from the Mount Pleasant Park, Community Association building and Sportsplex.

CITY-WIDE POLICY ALIGNMENT

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

CONCLUSION

The proposed land use redesignation will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application. Sincerely,

Joanna Patton | Planner RPP, MCIP, BFA, MPlan

Development Permit (DP2020-1992) Summary

A Development Permit application (DP2020-1992) was been submitted by Formed Alliance Architecture Studio on 2020 March 31. The application is for a three storey, three unit rowhouse development including five on-site motor vehicle stalls. The application also includes three secondary suites within the building. The following excerpts (Figures 1, 2 and 3) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Rendering

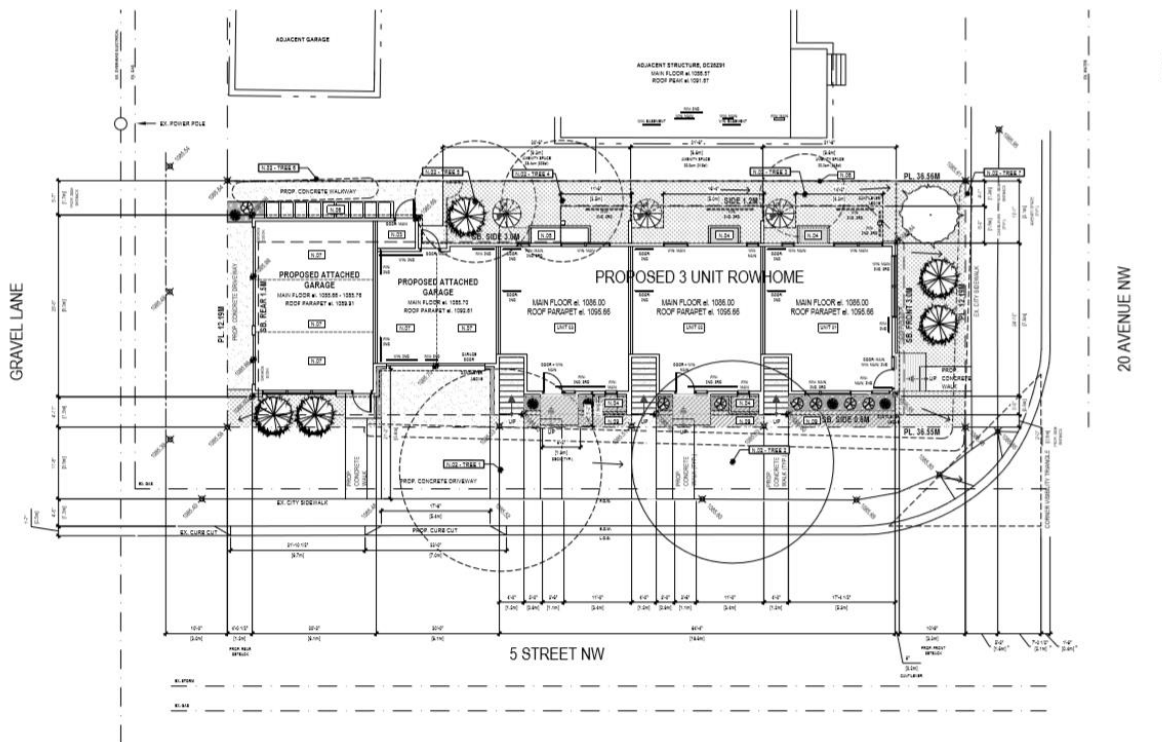


Development Permit (DP2020-1992) Summary

Figure 2: Rendering showing lane access



Figure 3: Site Plan



Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

Applicant-Led Stakeholder Outreach



VISION BRIEF SHARED WITH STAKEHOLDERS

A brief summary of the development vision, including a planning/design rationale and a conceptual site plan was shared directly with the Community Association and the Ward 7 Office (February 20, 2020).



PROJECT PHONE LINE & EMAIL ADDRESS

A project phone line and email inbox provides a direct line of contact for stakeholders to communicate with the project team. The phone number and email address are posted on the mailers and on-site signage.



ON-SITE SIGNAGE

The project team installed on-site signage early in the application process (February 25, 2020). The large sign will remain on site until a Council decision, to share information directly with surrounding community members and provide contact information for the project email inbox and phone line.



COMMUNITY ASSOCIATION MEETING

The project team met with the Mount Pleasant Community Association Planning and Development Committee to present the development vision, and discuss their review of the Land Use application (March 10, 2020). A second meeting with the Community Association has been arranged for mid April in order to discuss the Development Permit submission.



HAND DELIVERED MAILERS

A hand-delivered mail drop of ±100 postcards was deployed (February 24, 2020) to share information directly with surrounding community members and provide contact information (project email inbox and phone line). A second mail drop of the same scale is planned for the mid April in order to update on the on the Development Permit submission.

What We Heard + Team Response

OVERVIEW

Our outreach process was designed to share information on the development vision and provide communication channels for stakeholders to share their thoughts early in the process – all with the intent of maintaining a respectful and transparent conversation.

Through our outreach efforts to date we received verbal and written feedback from the Mount Pleasant Community Association Planning and Development Committee (the Community Association), and confirmation of review from the Ward 7 office. No additional feedback was received from the surrounding neighbours and stakeholders. As the Development Applications progress, the project team will continue to reach out and keep communication channels open with stakeholders and the Community Association.

OUR COMMITMENT

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

We will provide you with quality information about the project.

We will ask for your thoughts on key areas of the project.

We will share what we have heard and our team's response to it.

The following page breaks down the key feedback received from the Community Association into What We Heard and the Project Team Response.

Applicant Outreach Summary

What We Heard + Team Response

1 DENSITY + OUTREACH

WHAT WE HEARD

The Community Association expressed support for the density and built form proposed in our Application. The Community Association requested that the project team clarify the proposed density for this site with surrounding neighbours.

TEAM RESPONSE

The Development Permit application was submitted after our initial outreach with surrounding neighbours, and the project team plans to send a second mailer to neighbours in order to share information on our proposed development vision for the site. The Land Use change application seeks to support a rowhouse building with three dwelling units, three secondary suites, and five parking stalls within an attached garage.

2 STREET TREES

WHAT WE HEARD

There are two existing old growth trees located within the 5 ST NW Public ROW beside the subject site. The Community Association requested that the project team makes every effort to avoid damaging these trees.

TEAM RESPONSE

The proposed Development Permit application is designed to preserve the adjacent street trees. At time of construction, the project team will follow all tree-protection measures as required by the City to prevent damage to the trees and root systems.

3 ARCHITECTURAL DESIGN

WHAT WE HEARD

The Community Association mentioned that the rowhouse development located across 5 ST NW from our site is meeting their expectations for architectural design. They recommended that our project reflect components of this development in our application.

TEAM RESPONSE

The project team has made an effort to reflect the adjacent development in the overall modern form and mix of materials within our proposed design, for example by including a brick facade at grade. Our development proposal incorporates best-practice design approaches—demonstrated in its massing relationship to context and orientation to street edges, contribution to the public realm at grade, high-quality long-lasting materials, and facade articulation.

4 PARKING

WHAT WE HEARD

The Community Association expressed support for the proposed parking garage orientations which has access from both the lane and 5 ST NW. They noted that surrounding neighbours may have concerns around the proposed secondary suite parking relaxation.

TEAM RESPONSE

Providing one parking stall for each unit is always a challenge with small infill lots. The R-CG bylaw policies seek to address this common issue by reducing parking stall requirements for smaller and more affordable suites when located in close proximity to transit because residents of these suites typically demonstrate lower rates of car ownership. It is the project team's intent to develop one of the proposed secondary suites in a manner that aligns with these policies.

5 TRAFFIC CALMING

WHAT WE HEARD

In their initial correspondence the Community Association noted an opportunity to provide greater traffic calming measures (ie. rapid flashing beacons) at the crosswalk located at the corner of 20 AV NW and 5 ST NW.

TEAM RESPONSE

The project team agrees that this is an important intersection, as pedestrians often cross at this location to reach the dog park just west of the subject site. While the City is ultimately responsible for determining and implementing traffic calming measures, the project team is open to discussing this opportunity with Administration through the review of the Development Permit application.

6 GARBAGE SCREENING

WHAT WE HEARD

The Community Association expressed a preference for a screened outdoor garbage/recycling/compost area rather than storing bins within garages.

TEAM RESPONSE

The development permit plans include an outdoor bin storage area located west of the garage structure. The proposed area includes landscaping to screen the bins from surrounding neighbours. On pick up days bins will be rolled out to the lane for collection.

Applicant Outreach Summary

Outreach Materials

MAILER

Hello neighbour!

We are proposing a land use change at:
601 20 AV NW | R-C2 to R-CG

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes all of which may include secondary suites.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. Like R-C2, the proposed R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:
e-mail engage@civicworks.ca or call 587.747.0317

Our Vision

New Housing Options for Calgarians

For Calgarians who want the opportunity to call Mount Pleasant home, we are building sensitively-scaled rowhomes close to local neighbourhood destinations and steps from nearby parks, schools and amenities.

* Site plan is conceptual in nature and for discussion purposes only

ON-SITE SIGNAGE



Proposed Land Use Change

Hello neighbour!

We are proposing a land use change at this address:
601 20 AV NW | R-C2 to R-CG

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes all of which may include secondary suites.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. Like R-C2, the proposed R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:
e-mail engage@civicworks.ca or call 587.747.0317

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0569

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

EXECUTIVE SUMMARY

This land use amendment application was submitted by Horizon Land Surveys on 2020 March 13 on behalf of the landowner Amy Dawn Stevens. The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

A map amendment is required to the *Crescent Heights Area Redevelopment Plan* (ARP) to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 202 12 Avenue NE (Plan 470P, Block 23, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0569

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202
- 12 Avenue NE, LOC2020-0040**

BACKGROUND

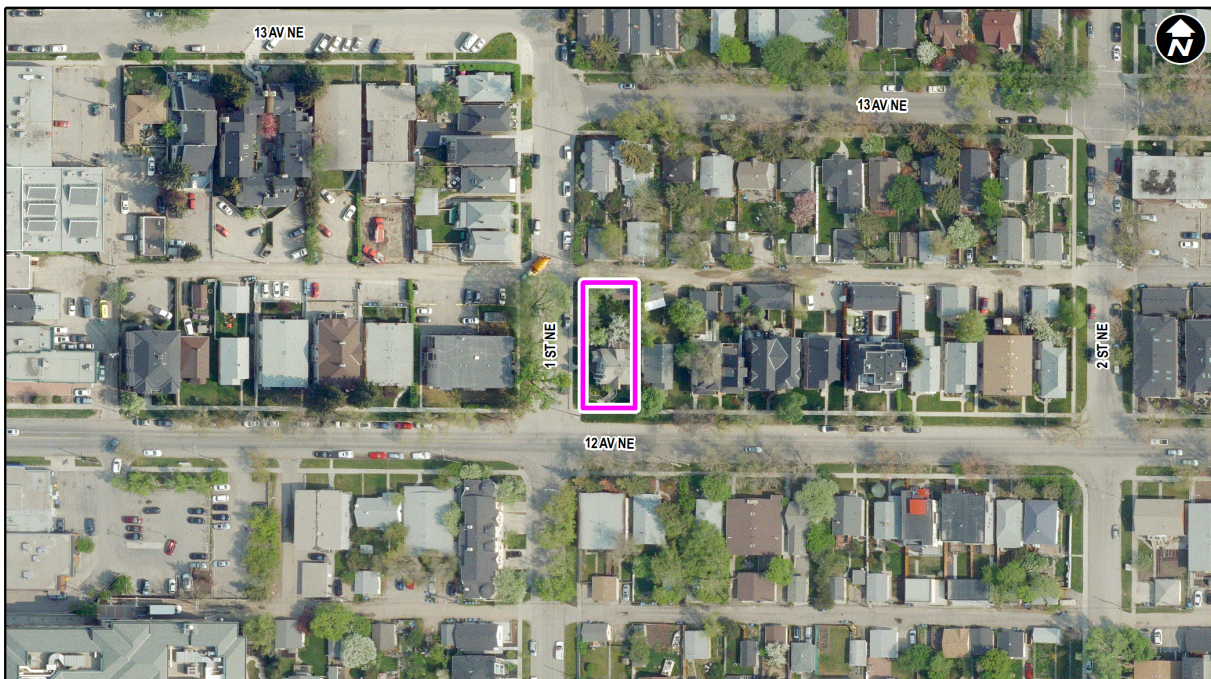
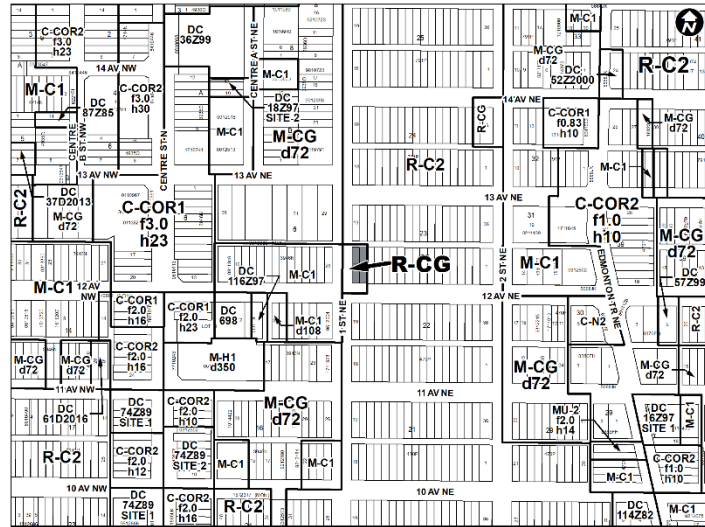
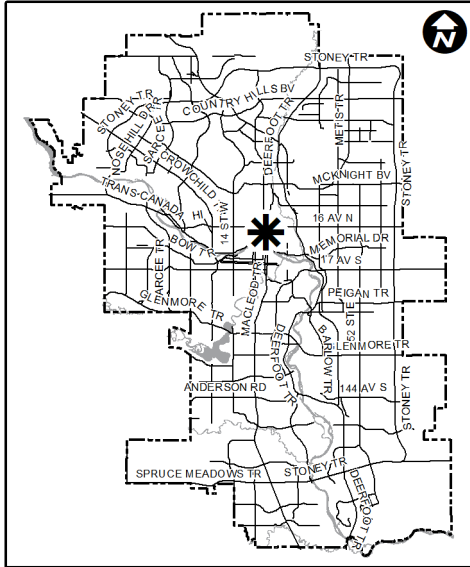
This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner Amy Dawn Steven on 2020 March 13. The Applicant's Submission (Attachment 2) indicates that the intent for the application is to allow for the eventual construction of a four-unit rowhouse development. However, a development permit application has not been submitted at this time.

Planning & Development Report to
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2020 June 18

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Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202
- 12 Avenue NE, LOC2020-0040

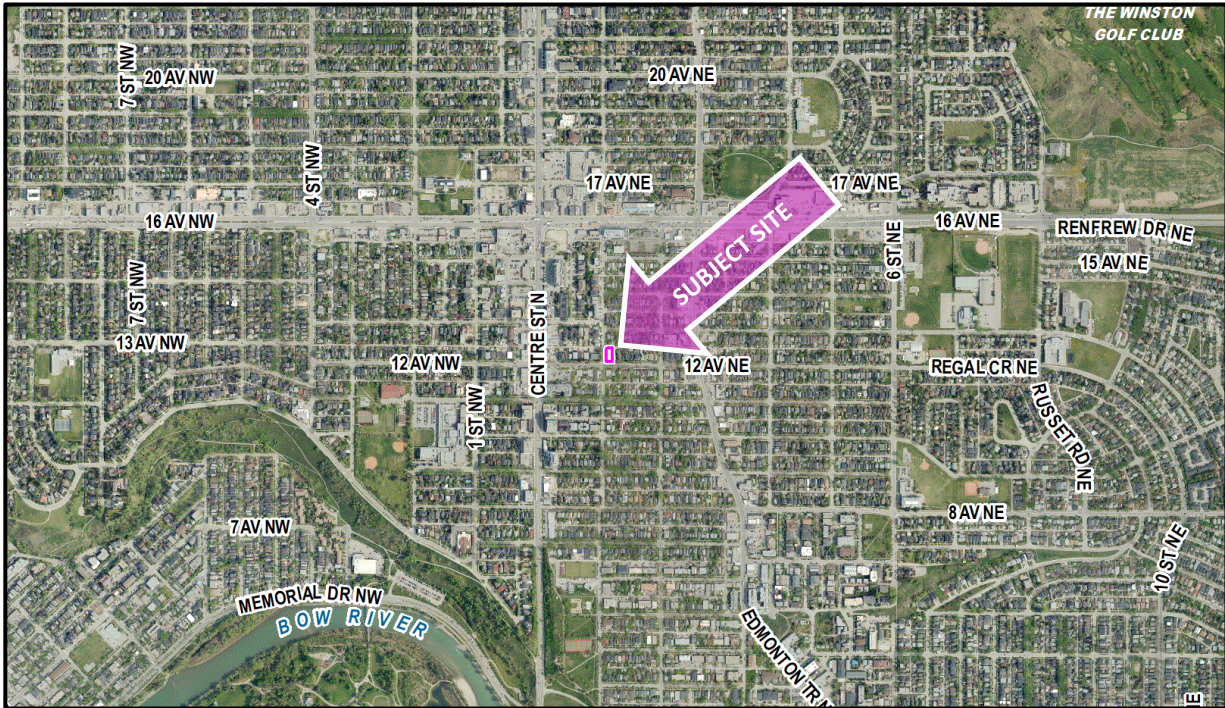
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0569

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202
- 12 Avenue NE, LOC2020-0040**



Site Context

The subject site is located in the northeast community of Crescent Heights on the corner of 1 Street NE and 12 Avenue NE. The site is approximately 0.06 hectares (0.14 acres) in area with approximate dimensions of 15 metres by 36 metres. A rear lane exists along the northern edge of the property. The subject site is currently developed with a single detached dwelling. A parking stall on site is accessed via a driveway off 1 Street NE however future vehicular access will occur off the rear lane. The site is relatively flat.

Crescent Heights was first constructed in the 1940's with single detached housing and has since redeveloped into various residential forms including semi-detached, duplex, and multi-residential forms.

The subject parcel is within 200 metres of the Green Line LRT alignment and within 600 metres of a future Green Line LRT station. The parcel also sits between the Centre Street and Edmonton Trail Main Streets. The neighbourhood surrounding the parcel consists of a mix of single detached dwellings, semi-detached dwellings, townhomes, and multi-residential dwellings due to its proximity to major transportation corridors and the downtown core. Crescent Heights has a rich mix of residential, commercial, and park uses.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

As shown in *Figure 1* Crescent Heights reached peak population in 2019.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percentage)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Land Use

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

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

Development and Site Design

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

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

Transportation

Pedestrian access to the site is available from an existing sidewalk along 12 Avenue NE (a collector street) and 1 Street NE. Upon redevelopment all vehicular access will be via the rear lane that is accessed from 1 Street NE. At the development stage the existing curb cut along 1 Street NE will be closed and rehabilitated. The site is serviced by Calgary Transit with local standard transit bus stops located approximately 140 metres away (less than a five-minute walking distance). The subject parcel is within 200 metres of the future proposed Green Line LRT alignment and within 600 metres of a future proposed Green Line LRT station.

Environmental Site Considerations

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

Utilities and Servicing

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

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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.

The Crescent Heights Community Association responded that they do not support the redesignation and would prefer to relegate all density to the Edmonton Trail and Centre Street Corridors (Attachment 3).

There were no responses received from neighbours. The applicant conducted their own community outreach by door knocking and speaking with local residents within a 90 metres radius. A few residents living near the site expressed concerns over density, increased traffic, crime, and shadowing but did not submit formal letters of opposition.

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Calgary Planning Commission
2020 June 18

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CPC2020-0569

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

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

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) is The City's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

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

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

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Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. 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.

Crescent Heights Area Redevelopment Plan (Statutory – 1997)

The [Crescent Heights ARP](#) Land Use Policy Map distinguishes between Low Density Residential areas for single-detached, semi-detached, and duplex dwellings and Low Density Multi-Dwelling areas for townhouses and 4 storey apartments. Thus, a minor ARP map amendment will be required in order to accommodate the land use redesignation as the subject site will go from Low Density Residential to Low Density Multi-Dwelling based on the number of units allowed within the R-CG district.

North Hill Communities Local Growth Planning (DRAFT)

Crescent Heights community is included as part of the proposed [North Hill Communities Local Area Plan](#) (LAP), which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020 March 04. The *North Hill Communities LAP* is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Social, Environmental, Economic (External)

The recommended proposal represents a minor increase to density, and allows for an additional building form option in an established area of the city. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a rowhouse building will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

There are no impacts to current and future operating budgets.

Current and Future Capital Budget

There are no impacts to current and future capital budgets.

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**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202
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Risk Assessment

There are no known risks associated with the proposal.

REASON(S) FOR RECOMMENDATION(S):

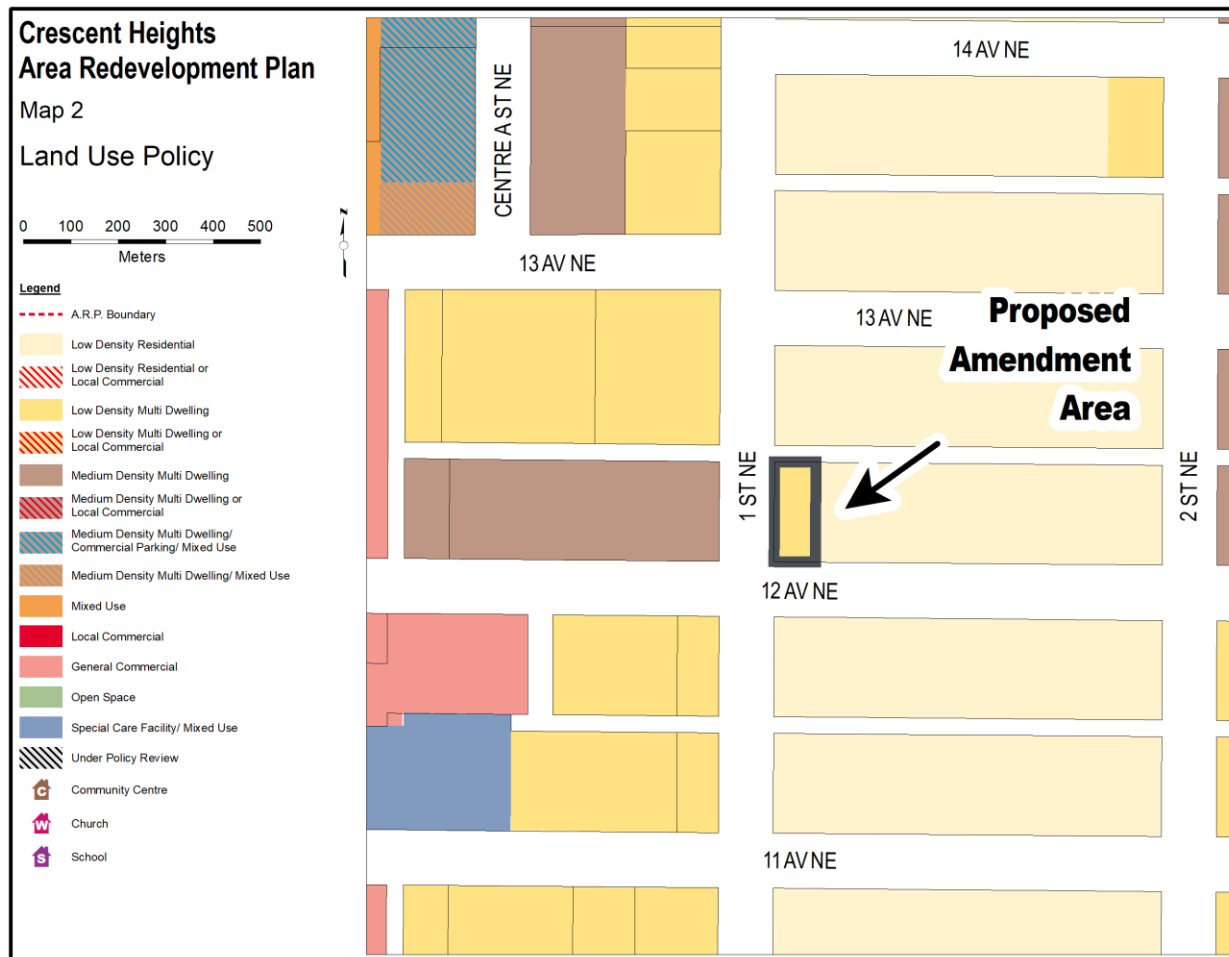
The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-CG District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development and can offer an appropriate transition to multi-residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood and only requires a minor map amendment to comply with a local policy plan that was adopted prior to the MDP.

ATTACHMENT(S)

1. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
2. Applicant's Submission
3. Community Association Letter

Proposed Amendment to the Crescent Heights Area Redevelopment Plan

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled "Land Use Policy" by changing 0.05 hectares \pm (0.14 acres \pm) located at 202 12 Avenue NE (Plan 470P, Block 23, Lots 17 and 18) from 'Low Density Residential' to Low Density Multi Dwelling' as generally shown in the sketch below:



Applicant's Submission

March 16, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.14 acre (+/-0.056 hectare) site from R-C2 to R-CG to allow for:

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

The subject site, 202 12th Ave NE, is a corner lot located in the community of Crescent Heights along 12 Ave NE- a collector road as identified in the Calgary Transportation Plan (CPT), and also in very close distance to Centre Street, Edmonton Tr and 16 Ave, three main city primary transit road. Cross the road of 1st Street are Multi-Residential - Contextual Low Profile (M-C 1) District site. Immediately to the east of the site is a single detached dwelling, with single detached dwelling also located to the north and south of the site.

The site is approximately 0.056 hectares in size with approximate dimensions of 15 by 36 meters. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling.

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 closet bus stop along 12 Ave serving route 17 and 7 45, roughly 150 meters way. Northbound and southbound route 4 along centre street is approximate 240 meter away. Additionally, the parcel is located around 650 meters from Max Orange BRT Primary Transit Stop located at the intersection of 16 Ave NW and Centre Street NW. The site is also in walking distance to three major urban corridors, being Centre Street, Edmonton Trail and 16 Ave, where many business and services are located.

Policy Alignment

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 MOP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Crescent Heights Area Redevelopment Plan (ARP) states that the site to be of Low Density Residential use. The ARP also made clear that the intent of the policy is to permit redevelopment that maintains the existing low density neighbourhood quality and character and is compatible with the surrounding streetscape. In addition, the character of the existing low density residential areas should be maintained while appropriate new development is encouraged. The R-CG district was designed to be compatible with existing single detached development in the area.

Applicant's Submission

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- 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.
- On a corner parcel

Community Association Letter

----- Forwarded message -----

From: [REDACTED] <planning@crescentheightsyyc.ca>

Date: Sun, Mar 29, 2020 at 12:18 PM

Subject: LOC2020-0040; rezoning 202-12 Ave NE

To: Sarah Hbeichi <sarah.hbeichi@calgary.ca>, Circulation Control Planning & Development
<cpaq.circ@calgary.ca>

Dear Sarah,

Thank you for inviting the Crescent Heights Planning Committee to comment on this LOC.

We do not support this LOC application.

Our practice is to not support rezoning applications in this part of our community. With prior LOCs for rezoning the neighbours to the various proposed sites have made it clear that they do not support rezoning. This response has occurred with enough frequency and consistency that our committee understands that we have been given a clear message from the community.

We do support higher density where currently zoned as well on Centre St. N, Edmonton Trail and 16th Avenue N. but within those corridors, in the heart of our residential community, our objective is to keep the density at the level that it currently is zoned(classified) today.

Should you have questions please contact me by phone at [REDACTED] or email.

Sincerely,

[REDACTED]

Crescent Heights Community Association

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0628

Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198

EXECUTIVE SUMMARY

This application was submitted by Riddell Kurczaba Architecture on 2019 December 20 on behalf of the land owner, Hub Oil Company Ltd. The application proposes to redesignate the parcel from DC Direct Control District to Industrial – Business f1.33h16 (I-B f1.33h16) District to allow for:

- a greater variety of uses that may be able to meet the strict contamination restrictions of the site subject to review at the development permit stage;
- a maximum building height of 16 metres (maintaining the current maximum of 16 metres);
- a maximum floor area ratio of 1.33 FAR (an increase from the current maximum of 1.0); and
- the uses listed in the I-B District.

This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan* (ARP). No development permit application has been submitted at the time of report finalization.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.65 hectares \pm (4.01 acres \pm) located at 5805 – 17 Avenue SE (Plan 5527HK, Lot 1) from DC Direct Control District to Industrial – Business f1.33h16 (I-B f1.33h16) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Riddell Kurczaba Architecture on 2019 December 20 on behalf of the land owner, Hub Oil Company Ltd, in accordance with the Applicant's Submission (Attachment 1). A development permit for a self-storage facility is anticipated at a later date.

The site is the location of the former Hub Oil Refinery facility which was an industrial facility that collected and crushed used oil filters, collected used glycol and plastic containers, re-refined oils and fuels, and stored used and re-refined products. The refinery was decommissioned prior to the year 2000.

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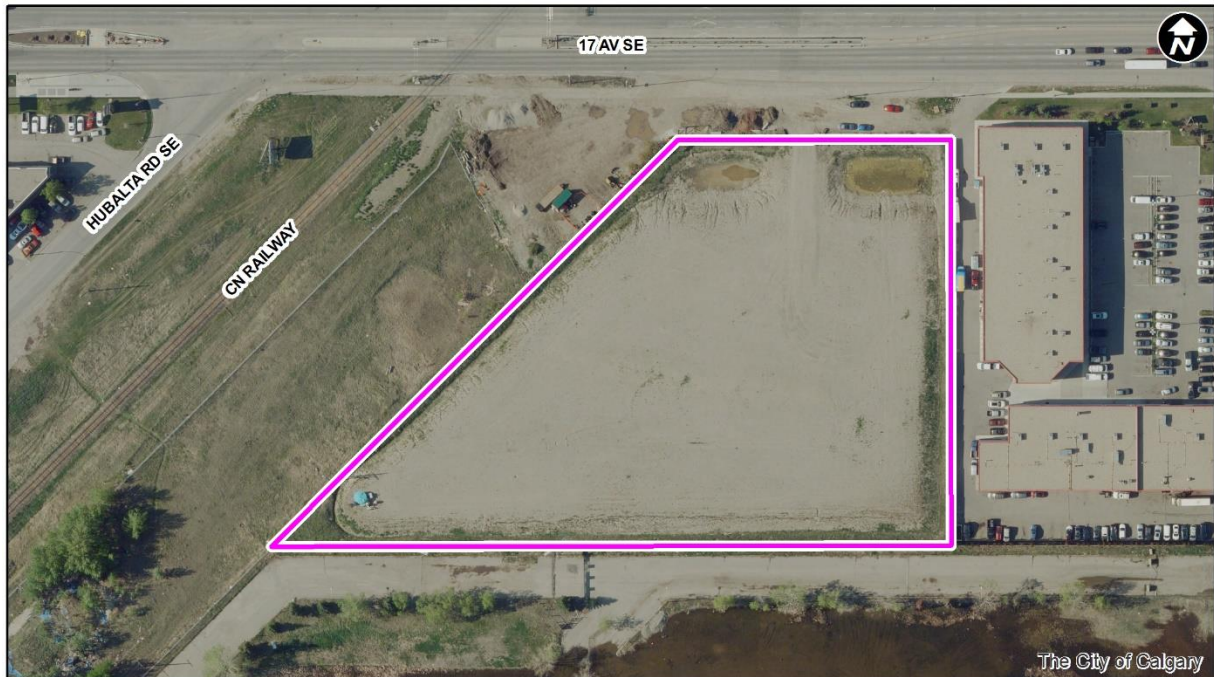
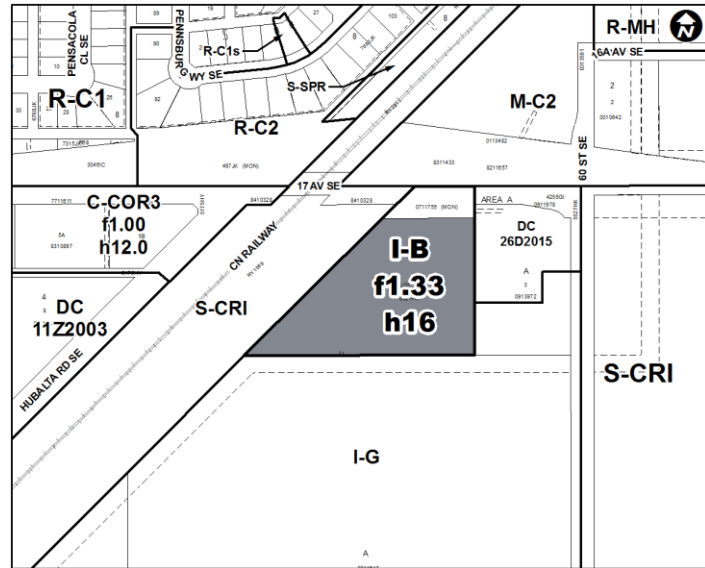
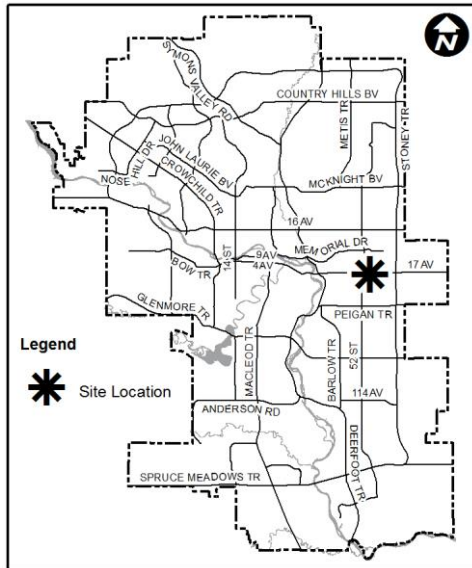
In 1999 August, the former Hub Oil facility had an industrial incident resulting in a large fire and subsequent contamination of the site. The site was declared a hazardous waste management facility by Alberta Environment and Parks following this incident and a land use change was implemented on the site to remove all uses considered to have risk given the contamination conditions at the time. At the time, the site contamination had not been contained yet and subsequently, a clay cap was placed on the site and the contamination on the site has now been stabilized.

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Location Maps



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Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE,
LOC2019-0198



Site Context

The subject site is approximately 1.65 hectares (4.01 acres) in size and is located in the Forest Lawn Industrial area, just south of 17 Avenue SE and west of Stoney Trail SE. Surrounding development is characterized by a mix of industrial uses to the south, the Canadian Pacific Railway to the west with commercial development along 17 Avenue SE to the west of the railway, existing residential development to the north, and Elliston Park and the East Calgary Landfill to the east.

The site formerly accommodated a refinery for the recycling of lubricating oil. In August 1999, an industrial accident resulted in the contamination of the site and the shutdown of refinery operations. In 2009, a DC Direct Control District was approved on the site to allow the remediation and limited development potential.

The site is identified by Alberta Environment and Parks as a hazardous waste management facility. The East Calgary landfill that is east of the site is identified by Alberta Environment and Parks as a landfill. The subject site is subject to the Subdivision and Development Regulation (SDR) setbacks for both the landfill and the hazardous waste management facility. Further information can be found in the Environmental and Strategic Alignment sections of this report. The subject site is currently vacant and is capped with a clay cap to contain the contamination on the site.

Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – Business (I-B) District represents an industrial district that has a limited set of uses that accommodates high quality developments intended for employment purposes such as offices, manufacturing, research and other industrial uses contained within buildings. The proposal allows for a range of uses that are compatible with and complement existing adjacent uses and is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the existing DC Direct Control District ([Bylaw 97D2009](#)) to the Industrial – Business (I-B) District to broaden the range of available uses on the site. The existing DC District Control District is based on the I-B District, however uses considered to be prohibited under the Alberta Subdivision Development Regulations were removed from the District through the review of the bylaw in 2009. These uses were specific to “food establishment” uses which more specifically, are any use where food is handled.

The purpose of the proposed I-B District is to reintroduce uses that were removed in the existing Direct Control District and may no longer be considered prohibited due to technological advancements. These may include such uses as a self-storage facility where video and key card technology would remove the need for an on-site manager and therefore removing the conflict of an on-site manager consuming food on the site.

The proposed land use district will provide opportunities for additional business uses while maintaining the industrial character and function of the area. These additional uses will be reviewed by Administration to determine if the specific application is in contravention of the Subdivision Development Regulations at the development permit stage.

Development and Site Design

The proposed redesignation is intended to accommodate the future development of a self-storage facility; however, no development permit application has been submitted at this time. The Forest Lawn – Forest Heights / Hubalta ARP has specific design policies for this site. At the development permit stage, key factors that will be important to address include:

- addressing 17 Avenue SE with an appropriate interface through façade design and material choice;
- ensuring a pedestrian friendly interface including soft landscaping along the 17 Avenue SE interface; and
- automobile parking facilities located internal to the development, away from 17 Avenue SE.

Any new buildings will be required to include vapour protection measures to protect from the site contamination as a precautionary approach.

Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198

Transportation

The subject site is located south of 17 Avenue SE and east of Hubalta Road SE. The site is served by Calgary Transit Max Purple located approximately 450 metres away. Local transit service of route 440 and 87 is located approximately 150 metres from the site. There is a regional pathway along the north property line of the site - south side of 17 Avenue SE, providing connection to the 52 Street SE regional pathway system.

A Transportation Impact Analysis (TIA) was not required for this Land Use Amendment, however, a TIA may be required at the development permit stage depending on the proposed use. Access to the site is discouraged from 17 Avenue SE, and at development permit stage a shared access configuration with parcels to the east and south should be explored.

Environmental Site Considerations

The site is a hazardous waste management facility and is adjacent to a landfill. At time of subdivision and/or development permit applications, the applicant will be required to provide supporting information for uses that require an application by The City of Calgary for a waiver for consent to vary the *Subdivision and Development Regulation* from Alberta Environment and Parks.

Administration (Environmental and Safety Management) accepted the report provided in support of this application titled *2019 Post Reclamation Long Term Risk Management Plan, 5805 17 Avenue SE, Calgary, EPEA Approval No. 9790-02-00;KDI, 2019 September 24* (Risk Management Plan). The proposed land use district and anticipated future development conforms to the relevant development related requirements outlined in the Alberta Protection and Enhancement Act Approval No. 9790-02-02.

The Risk Management Plan includes the anticipated land-use (specifically a self-storage facility excluding custodial quarters) for LOC2019-0198. Under the Alberta Protection and Enhancement Act Approval, the site must outline in the Risk Management Plan how potential risks from contamination remaining at the site will be managed and mitigated to safely redevelop the site.

Some of the mitigation done in the last 20 years is removal of some contaminated soil and oil as well as installation of a groundwater treatment system to capture and treat contaminated groundwater to prevent any from leaving the site. A clay cap was constructed across the entire site to prevent people, animals or vegetation from coming into contact with contaminated soil or groundwater. Concentrations are regularly monitored to ensure that they remain within acceptable limits. Any new buildings will be required to include vapour protection measures as a precautionary approach.

Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198

Utilities and Servicing

The existing water network can support the proposed land use district and sanitary service is available in the 300 millimetre public main on 17 Avenue SE.

Storm service is available at 17 Avenue SE. An extension to the existing storm main will need to be constructed by the developer to service the site at the development permit stage and at the expense of the developer.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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 with a large notice posting sign facing 17 Avenue SE. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public open houses were held for this application. Administration did not receive any letters from local residents or businesses concerning this application at the time of writing this report.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

**Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE,
LOC2019-0198**

Subdivision and Development Regulations (Alberta Regulation – 2002)

The entire site is within the legislated setbacks from the hazardous waste management facility and the landfill and is governed by Section 13 of the Province of Alberta [Subdivision and Development Regulation \(AR 43/2002\)](#). These regulations will limit certain uses (residences, food establishments, schools, hospitals) from locating within the prescribed setback (metres from disposal area) through the subdivision and development permit processes.

Section 13 of the *Subdivision and Development Regulations* (SDR) limits the approval of a school, hospital, food establishment or residential use on this parcel given its status as a hazardous waste facility as well as its proximity to the East Calgary Waste Management Facility. This restriction would limit a number of uses that may be developed on this site. However, technological advancements may change how the uses are managed in the future, and therefore the proposed expansion of available uses on the site is considered appropriate.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Urban Main Street area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. The proposed redesignation enables high quality industrial uses and thus complies with the policies of the MDP.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Development Next to Freight Rail Corridors Policy

The site is located within the Rail Proximity Envelope identified in the [Development Next to Freight Rail Corridors Policy](#) and its implementation guide. The City developed the policy to ensure that redevelopment near freight railways is within an acceptable risk tolerance.

The policy applies to parcels that are partially or entirely within 30 meters of the Canadian National (CN) and Canadian Pacific (CP) freight rail corridor property lines.

The Rail Proximity Envelope does not prohibit development but requires additional consideration such as mitigating noise impacts and the risk of derailment at the development permit stage.

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Forest Lawn – Forest Heights / Hubalta Area Redevelopment Plan (Statutory – 1995)

The subject parcel is located within the Business / Industrial area of the [Forest Lawn – Forest Heights / Hubalta ARP](#). The applicable ARP policies encourage the transition of the site from a heavy industrial use to an industrial – business use with all future development required to be consistent with the requirements outlined in the Alberta environment Approval. The proposed redesignation is in alignment with the policies of the ARP.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional business uses while maintaining the industrial character and function of the area. Additional uses will allow for continued remediation of the site while utilizing a parcel along an Urban Main Street more effectively.

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

As noted in previous sections of this report, the site is encumbered from previous industrial activities on the site and as such additional layers of review and approval are required at the development permit stage. Given the additional review processes for the site, Administration is comfortable with the risks associated with this application for land use redesignation.

The requirements of the *Subdivision and Development Regulation* will be implemented at the time of development permit application review. There is risk that the proposed development may not be able to be realized, if the necessary approvals and waivers for consent for variance are not provided by Alberta Environment and Parks

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and *Forest Lawn – Forest Heights / Hubalta ARP*. The proposed Industrial – Business (I-B) District integrates well with existing industrial development and allows for greater flexibility of uses within a constrained site.

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Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE,
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ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

December 23, 2019

The former Hub Oil Site (5805 17th Avenue SE) has been re-designated from S-FUD to Direct Control in September 2009. Bylaw number 97D2009 outlines the permitted and discretionary uses under the Land Use Bylaw 1P2007 (LOC2008-0013). It also outlines, that under the Bylaw 1P2007, the district rules of I-B Industrial Business are applied, unless otherwise specified.

Following significant remediation, as well as environmental monitoring, the goal is to add 'Self-Storage Facility' as a pennitted use under the current bylaw 1P2007 to the Direct Control 97D2009.

The contextual surrounding and the demographics that highlight demand for self storage facilities in this specific area would provide the site, that has been bare and not used, a meaningful transition to develop the site that fits within the overall character of the surrounding developments.

In 2009, the City of Calgary approved the rezoning of the site to Industrial Business (I-B). However, due to the site's proximity to the East Calgary Landfill, a number of potential uses were deemed unacceptable and subsequently removed from the list of approved uses. Our intention is to apply for a Land Use Amendment that will see 'Self Storage Facility' added back to the list of allowable uses. It was previously considered unacceptable due to the common practice in the past of including a caretaker's residence in a self storage development. Today's self storage facilities no longer require an on-site caretaker, and therefore should be considered an acceptable use for the site.

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0645

**Land Use Amendment in Franklin Industrial (Ward 10) at 1305 – 33 Street NE,
LOC2020-0019**

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2020 February 04 on behalf of the landowner, Centre 33 Management Ltd. The application proposes to redesignate the parcel from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to the Industrial – Commercial (I-C) District to allow for:

- a greater variety of commercial industrial uses that are complimentary to the industrial character of the area;
- transition between the commercial area to the east to the industrial area to the west;
- a maximum height of 12 metres (maintaining the same height as the current district);
- a maximum floor area ratio (FAR) of 1.0 (maintaining the same FAR as the current maximum); and
- the uses listed in the I-C District.

This proposal is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit application was submitted at the time of report finalization.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.16 hectares \pm (5.34 acres \pm) located at 1305 - 33 Street NE (Plan 7810454, Block 12, Lot 4) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

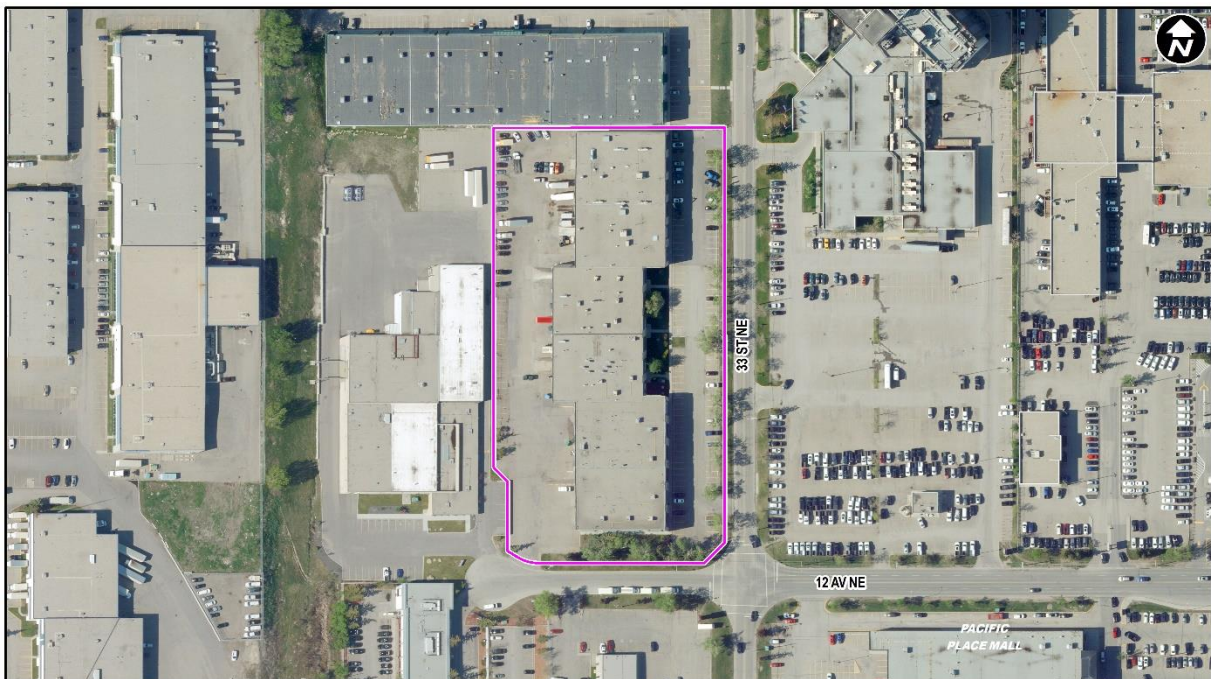
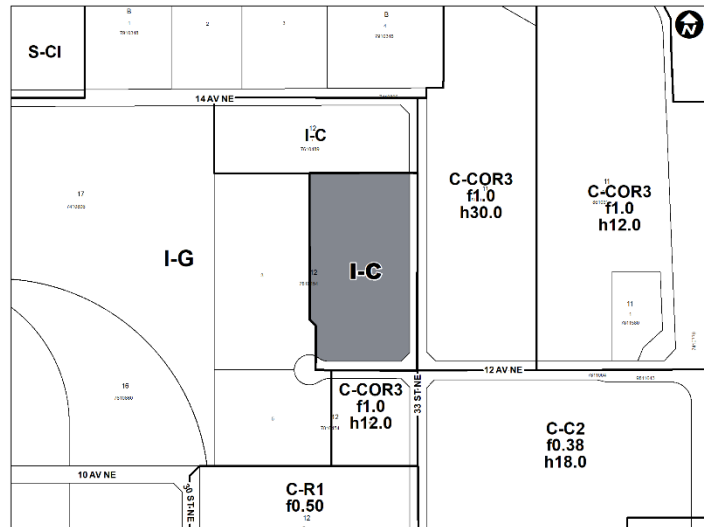
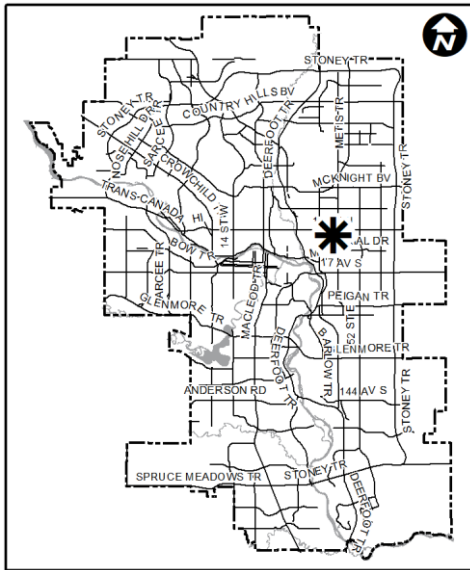
This application was submitted by Urban Systems on 2020 February 04 on behalf of the landowner, Centre 33 Management Ltd. No changes to the existing development have been proposed as outlined in the Applicant's Submission (Attachment 1).

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Land Use Amendment in Franklin Industrial (Ward 10) at 1305 - 33 Street NE,
LOC2020-0019

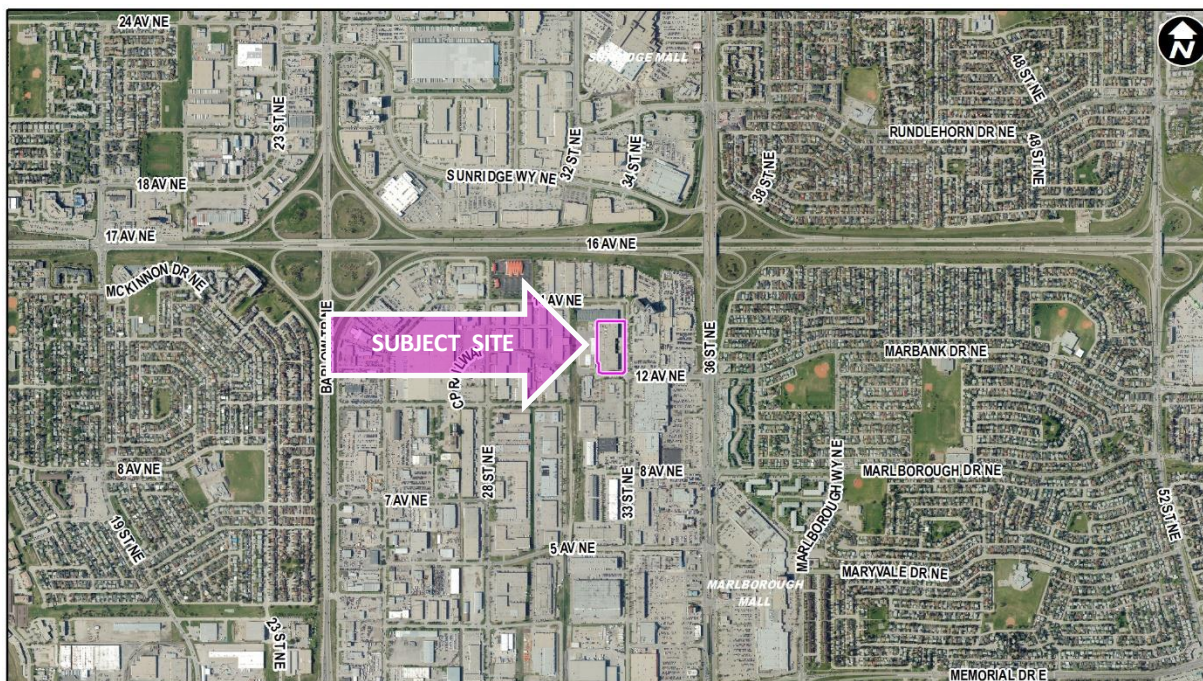
Location Maps



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Land Use Amendment in Franklin Industrial (Ward 10) at 1305 - 33 Street NE,
LOC2020-0019



Site Context

The subject site is located within the industrial area of Franklin. Franklin industrial area is a unique industrial area with an Urban Mainstreet (36 Street NE) located to the east, with LRT transit service flanking the south and east side of the area and approximately 3.0 kilometres from the downtown.

The subject site is approximately 2.16 hectares (5.34 acres) in size and is located at the corner of 33 Street NE and 12 Avenue NE. The Pacific Place Mall is located to the southeast of the site. Surrounding development is characterized by a mix of industrial and commercial uses with land designated Industrial – General (I-G) District to the west, Commercial – Corridor 3 (C-COR3) District to the east, and Industrial – Commercial (I-C) District to the north. The Marlborough LRT Station is located approximately 600 metres to the southeast of the site.

The subject site is currently developed with a building that accommodates a variety of commercial uses.

**Land Use Amendment in Franklin Industrial (Ward 10) at 1305 - 33 Street NE,
LOC2020-0019**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – Commercial (I-C) District represents an industrial commercial land use that allows for the opportunity to increase the range of available uses on the parcel. The proposal allows for a range of uses that are compatible with and complement existing light industrial uses and is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to the industrial – Commercial (I-C) District to broaden the range of commercial industrial uses on the site. The C-COR3 f1.0h12 District is intended to accommodate commercial uses that draw users from outside of the immediate community. It has a maximum floor area ratio of 1.0 and a maximum height of 12 metres.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and to provide a transition between other land use districts and the I-G District. The subject site is located approximately 600 metres from the Marlborough LRT Station. The proposed I-C District would allow for uses that are industrial in nature, and provide for transit supportive uses around the light rail transit station.

Development and Site Design

The current built form of the development consists of a two-storey building constructed as an industrial building with a number of separated bays and large overhead loading doors in the rear of the building. No significant redevelopment of the site is anticipated as a result of this application.

Transportation

Pedestrian and vehicular access to the site is available via 33 Street NE and 12 Avenue NE. The area is serviced by Calgary Transit Route 127 Maryvale / Franklin Industrial with service every 30 minutes during the peak hours. The nearest Route 127 bus stop is located approximately 50 metre walking distance from the site on 33 Street NE. The site is within a 400 meters radius of the Marlborough LRT Station and is therefore within the Transit Oriented Development area. On-street parking is prohibited adjacent to the site on 33 Street NE, however, on street parking is unregulated on 12 Avenue NE.

Environmental Site Considerations

An Environmental Site Assessment was not required for this application.

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Utilities and Servicing

All municipal services are available to the subject site. Any required upgrades to the existing services will be determined at the future development permit and Development Site Servicing Plan stage(s).

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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. In addition, notification letters were sent to adjacent landowners and the application was advertised online. No public meetings were held by the applicant nor Administration in association with this application.

No letters were received by Administration in opposition nor in favor of the proposal and there is no community association to circulate the application to for comment.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed policy and 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.

**Land Use Amendment in Franklin Industrial (Ward 10) at 1305 - 33 Street NE,
LOC2020-0019**

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial – Industrial Area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The subject site is also located directly adjacent to the Urban Main Street area of the MDP. The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population.

The proposal is in keeping with the relevant MDP policies as the purpose of the I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses. The I-C District provides a transition between other land use districts.

There is no local area plan for the subject area.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Airport Vicinity Protection Area

The [Airport Vicinity Protection Area](#) regulation identifies the subject site as being located within the 25 – 30 Noise Exposure Forecast (NEF) contour. Campground is the only use prohibited in this NEF contour, which is not a listed use within the I-C District.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. A different blend of commercial uses will allow for greater flexibility of uses within one of Calgary's inner industrial areas with access to primary transit.

Financial Capacity

Current and Future Operating Budget

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

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CPC2020-0645

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LOC2020-0019**

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with the applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial development and allows for greater flexibility of uses within an existing building.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

February 05, 2020

This application for land use redesignation is located within community of Franklin and consists of +/- 1.90 hectares (+/- 4.69 acres). Centre 33 Management Ltd. owns the lands that is subject to this redesignation application.

The subject site currently accommodates a light industrial/commercial complex and has no current redevelopment plans. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use of the site is Commercial – Corridor 3 (C-COR 3) District. This application proposes to redesignate the subject area to Industrial Commercial (I-C) District.

This redesignation is proposed for the following reasons:

- The purpose statement of Industrial – Commercial District (Land Use Bylaw Ss. 953) is more appropriate to the subject site than the purpose statement of the Commercial – Corridor 3 (C-COR 3) District, namely:
 - The types of uses located in the I-C District are complimentary to the light industrial users in the area and provides for small scale commercial uses that are compatible with and complement light industrial uses;
 - The types of uses located in the I-C District will provide a transition between commercial uses to the east and heavier industrial uses (which are rail-spur oriented) to the west;
 - The site is highly visible (and has appropriate setbacks).
- The size of the existing units within the development align much closer to a light industrial and commercial building than a strictly commercial building. The current development gives users the ability to load and accommodate full size trucks & trailers which require overhead loading doors with raised loading docks, substantial truck turning / marshaling areas which is provided on the west side of the site.

In addition, this proposed redesignation to the I-C District is in direct response to market conditions. Currently, few I-C Districted parcels are approved in the area. The approval of I-C land in this location opens additional business opportunities in Franklin for users who fall in between the retail users to the east and the larger format I-G users to the west.

There are no anticipated impacts to the transportation network or to City services to the parcels as no redevelopment is currently being contemplated.

The proposed land use is entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications and are all developed.

On behalf of Centre 33 Management Ltd., Urban Systems respectfully requests approval for the land use to be redesignated to Industrial Commercial by City Council.

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2020-0517

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
2601 and 2607 Centre Street N, LOC2019-0153**

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2019 September 30 on behalf of the landowners Mason Parmar, Denise Hare and Patrick Hare. The application proposes to change the designation of these parcels from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District to allow for:

- a mix of residential and commercial uses in street-oriented buildings with commercial uses required at street level;
- a maximum building height of 26 metres, or approximately seven to eight storeys (an increase from the current maximum of 14 metres);
- a maximum building floor area of approximately 4,096 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the MU-2 District.

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

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 2601 and 2607 Centre Street NW (Plan 2617AG, Block 11, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
2601 and 2607 Centre Street N, LOC2019-0153**

BACKGROUND

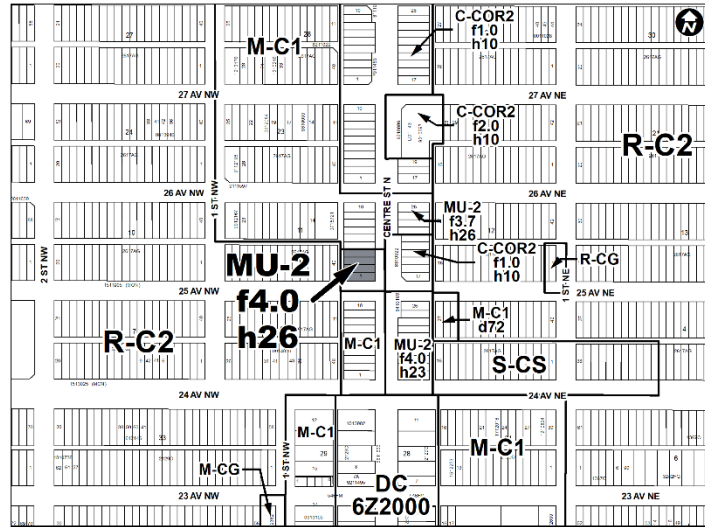
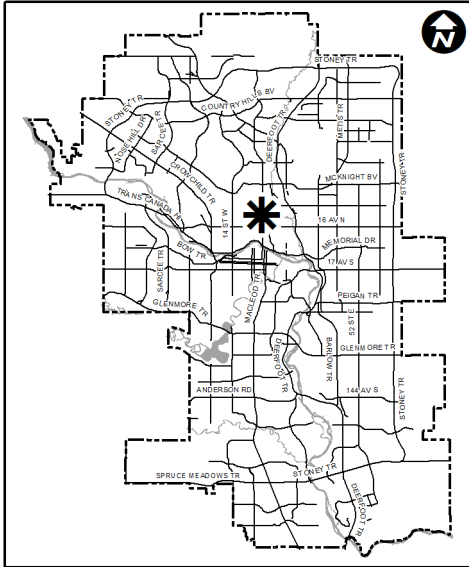
This policy and land use amendment application was submitted by K5 Designs on behalf of the landowners Mason Parmar, Denise Hare and Patrick Hare on 2019 September 30. While no development permit application has been submitted at this time, the future intent of these landowners is to explore development of these parcels in the form of a mixed-use development as noted in the Applicant Submission (Attachment 1). Centre Street N is experiencing an increase in development throughout this area due to the proposed Green Line LRT and future station planned at 28 Avenue NW, as well as the draft *North Hill Communities Local Area Plan* (LAP).

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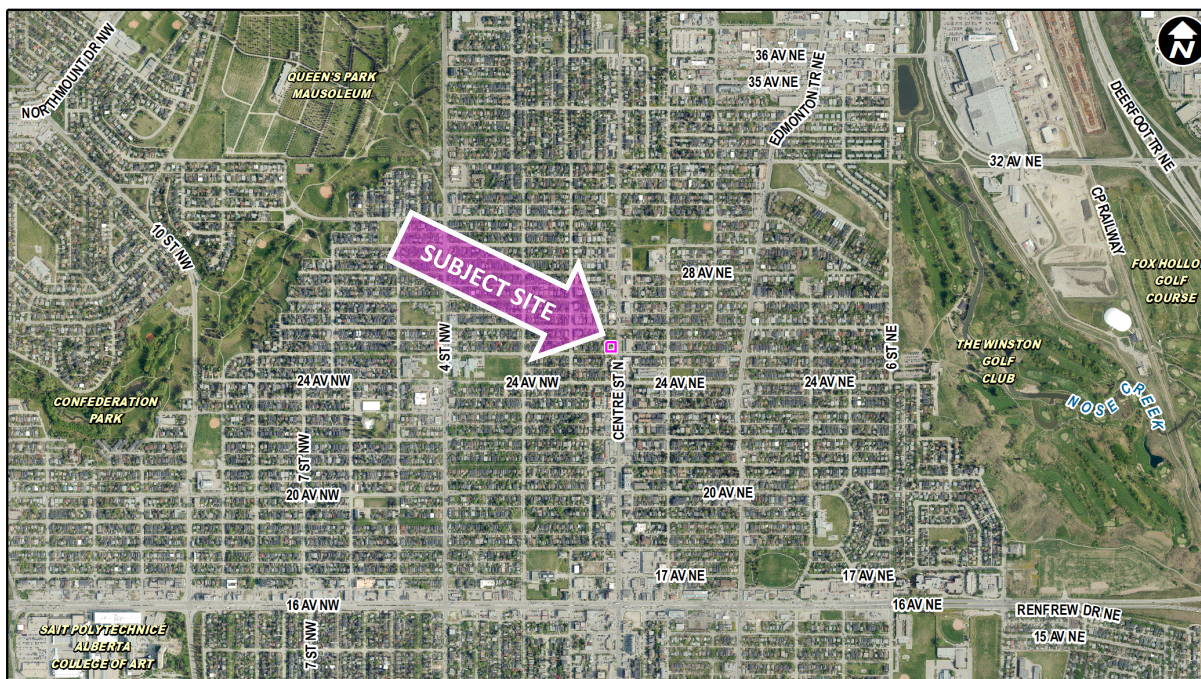
Location Maps



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Site Context

The subject site is located on the west side of Centre Street N in the community of Tuxedo Park, on the north-west corner of the intersection between Centre Street N and 25 Avenue NW. The surrounding area of the subject site contains a mix of low density single detached dwellings, low density commercial development in the form of strip malls, but also infill multi-residential and mixed-use developments further along Centre Street N.

Adjacent uses consist of the following:

- North - single detached dwellings under the Multi-Residential – Contextual Low Profile (M-C1) District;
- East - a vacant parcel designated as Mixed Use – Active Frontage (MU-2f3.7h26) and a strip mall with small-scale business designated as Commercial – Corridor 2 (C-COR2);
- West - low density residential in the form of single and semi-detached dwellings under the Residential – Contextual One / Two Dwelling (R-C2) District; and
- South - low and medium density residential and a Place of Worship under the Multi-Residential – Contextual Low Profile (M-C1) District.

The site is situated approximately 260 metres (less than a five-minute walking distance) south of the proposed Green Line LRT Station at 28 Avenue NW and Centre Street N. A high frequency bus rapid transit service is currently operating along Centre Street N among other local bus routes.

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The site is approximately 0.10 hectares (0.25 acres) in size and is roughly 32 metres wide by 32 metres deep. The site is developed with two single detached dwellings and has rear lane access.

As identified in *Figure 1*, the community of Tuxedo Park reached its peak population in 2019.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-2f4.0h26 District would provide for a mix of commercial and residential uses, while allowing for increased density adjacent to primary transit. Further analysis on how this proposal aligns with applicable City policies is provided in the following Strategic Alignment section of this report.

Land Use

The subject site consists of two legal parcels with two different land use districts; Multi-Residential – Contextual Low Profile (M-C1) District and a DC Direct Control District on the corner parcel. The M-C1 District allows for primarily multi-residential development in a variety of medium density forms adjacent to low density residential development. The DC District on the corner site allows for medium density multi-residential development in terms of Bylaw 2P80 with additional commercial uses within the existing residential structure on the site.

The proposed Mixed Use – Active Frontage (MU-2f4.0h26) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district requires commercial uses at street level with a FAR of 4.0 at a maximum building height of 26 metres (approximately seven to eight storeys).

While the MU-2 District accommodates both commercial and residential uses in the same building, commercial uses are required at grade to promote activity at the street level. Development within the MU-2 District is also intended to respond to local area context by establishing a maximum building height and density for parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2601 and 2607 Centre Street N, LOC2019-0153

required step backs from low density residential lands allowing a transitional building height to the lands west of the site. The proposed land use district and increase in floor area ratio and height is appropriate as it recognizes the site context and intensifies land uses along the Centre Street corridor and the future Green Line station at 28 Avenue NW.

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

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

Development and Site Design

A development permit application has not been submitted at this time.

The subject site consists of two legal parcels with different ownership, and development of a single parcel only, may cause challenges in providing adequate vehicular parking, landscaping and adhering to the required height chamfers. In the case of the parcels being developed separately, this will be evaluated during the development permit process. Consideration should be given to the neighbouring lots to the west, providing for a massing that lowers in scale as it approaches the west property line.

The rules of the proposed Mixed Use – Active Frontage (MU-2) District and policies of the *North Hill ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site on Centre Street, additional items that will be considered through the development permit process include, but are not limited to:

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

Transportation

The site is located on the Primary Transit Network along Centre Street N and approximately 260 metres (a four-minute walking distance) from the future 28 Avenue NW Green Line LRT station. Currently, Bus Rapid Transit services communities along Centre Street N with Route 300 (City Centre/Airport) stop located approximately 300 metres (a four-minute walking

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distance) to the north on Centre Street N. Route 3 (Sandstone) has a stop adjacent to the subject lands, just south of 25 Avenue N.

The subject site requires a public realm enhancement setback equal to the required setback in the applicable land use district plus 3.81 metres along Centre Street. Future development will be subject to review by the Green Line in order to confirm right-of-way requirements. Vehicular access to the subject site will be provided from the existing rear lane with access points from 1 Street NW, 25 Avenue NW and 26 Avenue NW.

A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental issues were identified for the subject site.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process.

Climate Resilience

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

Stakeholder Engagement, Research and Communication

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

The Tuxedo Park Community Association (CA) provided comments on the land use amendment which is include under Attachment 3 of this report. The CA expressed support for the land use amendment but is concerned about the proposed building scales and density increases in Tuxedo Park. The CA advised that future development permit applications will be reviewed critically.

No public meetings were held by the Applicant or Administration. One letter of concern was received regarding the loss of the architectural style of the existing dwellings on the subject site. Administration reviewed the existing dwellings on the subject site against the City's Inventory of Historic Resources. The subject dwellings are not listed on the inventory as evaluated by Heritage Calgary.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) aims to shape a more compact urban form and directs a greater share of new growth to be focused along Main Streets, among other areas in the city, in a manner that:

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

The subject site is located within the Urban Main Street typology as identified on [Map 1](#) of the MDP. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population.

Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

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Map 2: Primary Transit Network indicates that the subject site is situated on the Primary Transit Network along Centre Street N and in proximity to a future Green Line LRT Station. The site is therefore situated in a Transit Oriented Development area. Map 3: Road and Street Network in the MDP classifies Centre Street N as an Urban Boulevard.

The proposal is in keeping with the relevant MDP policies, as the rules of the MU-2f4.0h26 District provide for a development form that is appropriate to the subject site, as well as to the surrounding land uses in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

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

On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo the ARP identifies parcels south of 30 Avenue N, where the subject site is located, with a maximum building height of three storeys for mixed-use development. This application would therefore require a minor text amendment to the ARP to facilitate the development of a mixed-use building above three storeys in building height.

The *North Hill ARP* was approved prior to the adoption of the MDP and the classification of Centre Street N as an Urban Main Street. In addition, the *North Hill ARP* has been reviewed by Administration as part of the proposed [North Hill Communities LAP](#), which received support at the Standing Policy Committee on Planning and Urban Development ([PUD2020-0164](#)) on 2020, March 4. The *North Hill Communities LAP* is recommended for approval by Council in 2020 Q3. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (ten-minute walking distance) of a transit station.

The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents.

The intersection of 28 Avenue NW and Centre Street N is earmarked as the location for a future Green Line LRT station and the subject site is approximately 260 metres south of the proposed station.

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The subject site is also situated on the Primary Transit Network along Centre Street N which is well served with numerous bus routes including the Bus Rapid Transit lines. The site is therefore well situated for increased development intensity with great access to public transit.

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan. Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of commercial and residential uses in a mixed-use format and as such, the proposed amendment may better accommodate the housing and shopping needs of different age groups, lifestyles and demographics in Tuxedo Park.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal however, since the subject site consists of two legal parcels with different land owners, there is the potential that the subject site, if developed as individual parcels, may not be able to develop to the full extent of the FAR and height proposed in this application. As described in the Land Use section of this report, parking, landscaping and setback requirements may prevent the individual parcels to develop to its potential if approved by Council. Further to the standard MU-2 land use district setback, there is an additional Bylaw (1P2007) setback of 3.81 metres. Furthermore, the Green Line North right-of-way has not been determined and may have further setback impacts on the subject site.

The applicant and landowners of the subject site provided written acknowledgment of the abovementioned risk, which will be assessed during future development permit application(s).

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**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
2601 and 2607 Centre Street N, LOC2019-0153**

REASONS FOR RECOMMENDATIONS:

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

ATTACHMENTS

1. Applicant Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Community Association Letter

Applicant Submission

April 23, 2020

This application proposes to redesignate the two parcel 2601 Centre Street NW from DC (41Z94) and 2607 Centre Street NW from M-C1 (Multi Residential - Contextual Low Profile District) to MU-2 F4.0 H26 (Division 3: Mixed Use - Active Frontage).

Tuxedo Park is a vibrant inner city community, a unique place to live, work and play. One that feels like home because of the people and "sense of community" created by the diverse residential places to live, places to shop, to socialize and to enjoy the outdoors. Center Street Corridor is a place that people want to live and spend time, be it indoors or outdoors, for its unique amenities, and it's close proximity to connect to the surrounding existing local shops and easy access to transportation.

The subject site is a corner lot (2 parcel combined), centrally located on the busy artery Centre Street and 26th Avenue NW. To the east of the site there are commercial buildings consist of bakery/cafe shop, liquor store, eatery, a retail shop, and a sporting good retail. To the North and South of the site there are mixtures of old bungalows and apartment buildings. To the West of the site flanked by a lane there are mixtures of old bungalows and apartment buildings. Site is identified within the existing North Hill ARP as a Medium-density area transitions to higher densities. This lot is further identified within the Municipal Development Plan, part of the Centre Street Urban Corridor and the ongoing Main Street Project initiated by City of Calgary. Urban Corridor development strongly supports intensification of density and the opportunity to boost local businesses/employment, with the highest densities facing onto the main street.

Situated directly along the Centre Street, a major bus line that is serviced by Bus Rapid Transit (BRT) and it is walking distance to the future Green Line C-Trail Station on 28 Avenue. The Centre Street transportation line is a transportation artery that feeds into the downtown core. There are 4 transit stops within walking distance of the subject site. The closest bus stop is within walking distance. Mixed Use zoning will benefit the close proximity of all the existing and future public transportation, as well as being along a major vehicular corridor.

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

We believed the proposed MU-2 zoning will contribute to achieving appropriate density along Centre Street, providing diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Calgary Transit Plan.

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Under Section 4.4.3 Policies, under Policy 23, replace the third sentence with the following text:

“For the sites at 2601 and 2607 Centre Street NW as well as the site at 2620 Centre Street NE, a maximum building height of 26 metres may be considered appropriate.”

TEXT FOR DISCUSSION ONLY

Community Association Letter

May 25, 2020



Tuxedo Park Community Association

202 - 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8689

May 25, 2020

Circulation Control
Planning and Development
Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Giyan Brenkman

RE: LOC2019-0153
2601 Centre St. NW

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have several concerns regarding this land use amendment:

1. TPCA has been fully involved in the process which has resulted in the currently proposed North Hill Communities Local Area Plan (LAP). TPCA has made the city aware that the community is not comfortable with the dramatic increase in building scale with the resultant population density throughout our community.
2. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of the Greenline station which appears to be years away to becoming a reality (if ever).

In consideration of these points, TPCA will support the subject Land Use Amendment but we advise we will be very critical at the Development Permit stage as we see large properties on Centre Street as presenting an image and vision for the community. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

Tuxedo Park Community Association

Arnie Brownlees
Director

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Land Use Amendment in South Calgary (Ward 8) at 1711 - 33 Avenue SW, LOC2020-0047

EXECUTIVE SUMMARY

This application was submitted by Rochelle Cote Interior Design, on behalf of the landowner Rochelle Cote, on 2020 April 28. The application proposes to change the land use designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the R-C2 District to allow for:

- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (no change from the current maximum);
- the uses listed in the R-C2 District and;
- the additional use of Office as a permitted use.

The proposal allows for use of the site as an office and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Calgary/Altadore Area Redevelopment Plan* (ARP).

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1711 - 33 Avenue SW (Plan 4479P, Block 66, Lots 35 and 36, portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate an Office, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

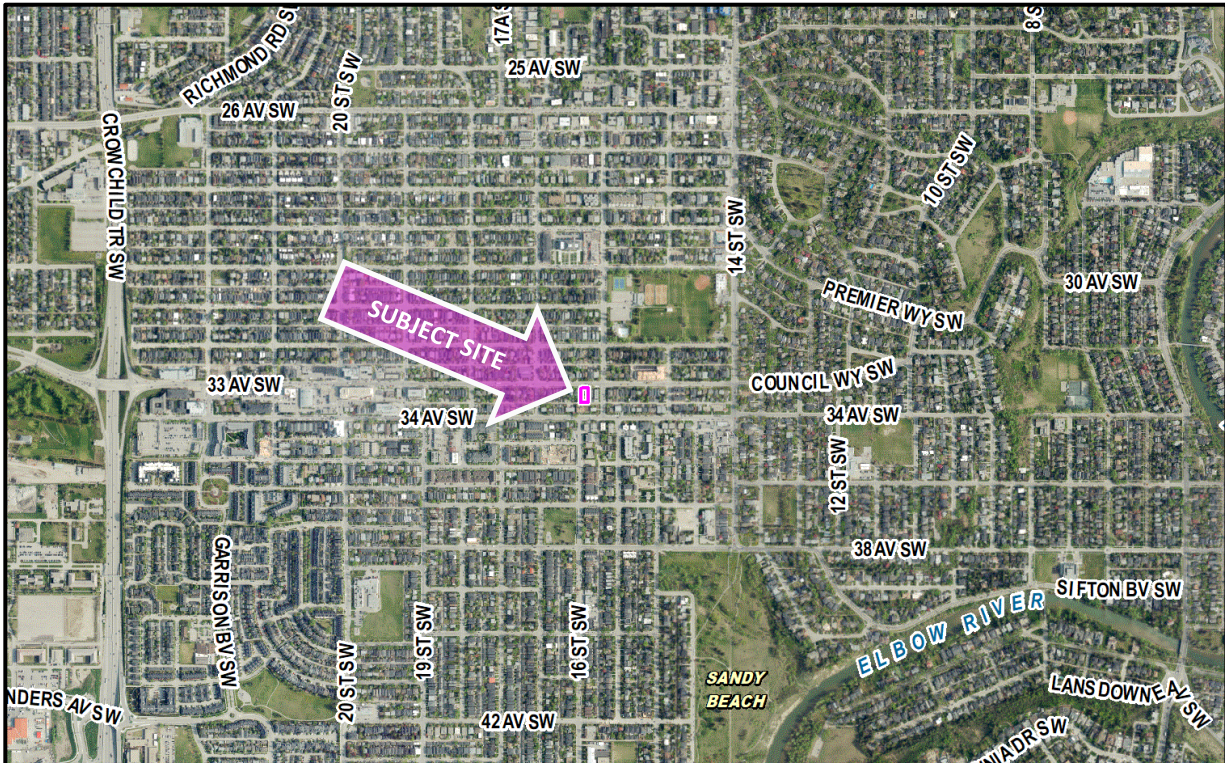
BACKGROUND

This land use amendment was submitted on 2020 April 28 by Rochelle Cote Interior Design on behalf of the landowners, Rochelle Cote. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on locating their interior design business within the existing building on the site.

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Site Context

The subject parcel is located mid-block on the south side of 33 Avenue SW between 16 Street SW and 18 Street SW. It is located on the 33 Avenue SW Main Street and is approximately 0.07 hectares \pm (0.17 acres \pm) and is 18.73 metres wide by 37.77 metres deep. The site has historically been used for residential purposes and is developed with a one storey single detached house that was originally designed to complement the residential character of the area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for office within the existing development. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The proposed land use district is a DC Direct Control District based on the R-C2 District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC Direct Control District has been used for this application to provide the

**Land Use Amendment in South Calgary (Ward 8) at 1711 - 33 Avenue SW,
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existing R-C2 for home office. R-C2 does allow for home office but is limited in intensity. The proposed DC allows for full office but retains the existing residential uses which will allow for greater flexibility of the office uses allowed on the site while also allowing for residential use consistent with the surrounding development if the office use is no longer warranted. The additional use of office is only allowable in the existing building but will be reverted back to R-C2 should the building be demolished.

Development and Site Design

A permitted use development permit application will be required to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site would also be determined through the development permit process.

Transportation

The site is located on the 33 Avenue SW Main Street and has rear lane access. The site has access to transit stops along 33 Avenue SW (45 metres) which is serviced by Routes 7 and 22.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no existing environmental concerns on this parcel and as such, an Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this 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 has been advertised online. No public meetings were held by the applicant or Administration.

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The Marda Loop Communities Association had no comment on the land use application and there was one email received in opposition from the public regarding parking concerns as a result of the notice posting.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the MDP. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant [Municipal Development Plan](#) policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

South Calgary/Altadore Area Redevelopment Plan (1987)

The [South Calgary/Altadore ARP](#) currently identifies the property as Residential Conservation, which directs administration to review applications accordingly to size and scale during the development permit phase. An amendment to the ARP is not required to enable the proposed land use district.

The [South Calgary/Altadore ARP](#) is currently under review by Administration as part of the [West Elbow Communities Local Growth Planning](#) project. The multi-community planning process does not prohibit applications from being submitted while this project is underway. Decisions related to the planning applications will be reviewed by Administration against existing Council-approved policies and follow current processes.

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Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. 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.

Social, Environmental, Economic (External)

The recommended land use will continue to allow for a variety of office uses to function on the site. The land use also allows for a wider range of office uses, supporting the viability of small business in a location close to downtown and major transportation routes.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed DC Direct Control District provides for flexibility to the existing structure and allows for use of the site as an office and is in alignment with the applicable policies of the *Municipal Development Plan and the South Calgary/Altadore Area Redevelopment Plan*. The proposed DC District keeps in place the residential use that is compatible with uses along 33 Avenue SW.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District

Applicant's Submission

April 14, 2020

To Whom It May Concern,

Please consider this application for land use redesignation for 1711 33rd Ave SW, Calgary, AB, T2T 1Y8.

The application is for Direct Control based on M-CG; with added office-use for an existing residential building. The assessment file name is: PE2019-02136.

I am looking to rezone this property to be able to have this existing residence as a home for my high-end residential interior design business, Rochelle Cote Interior Design. We would be looking to upgrade the existing property and work out of this home for 5-10 years. We are a small 3-4 employee office; with client appointments by appointment only. We would like approval to build a 4 car garage with two parking stalls beside the 4 car garage. We are looking to maintain the front drive parking area.

Considering this project falls in line with previous homes that have been converted to commercial space, we believe we will upgrade and add to the enhancement of the Marda Loop Area/ 33rd Ave Main Street Project.

After 5-10 years, we would look to sell or potentially develop the lot into a future 6-plex.

Attached you will find the plot plan, the garage details, and building permit drawings with detailed plans for the existing residence. Please direct any questions to the undersigned. Thank you for your time and consideration of this project.

Kindest Regards,

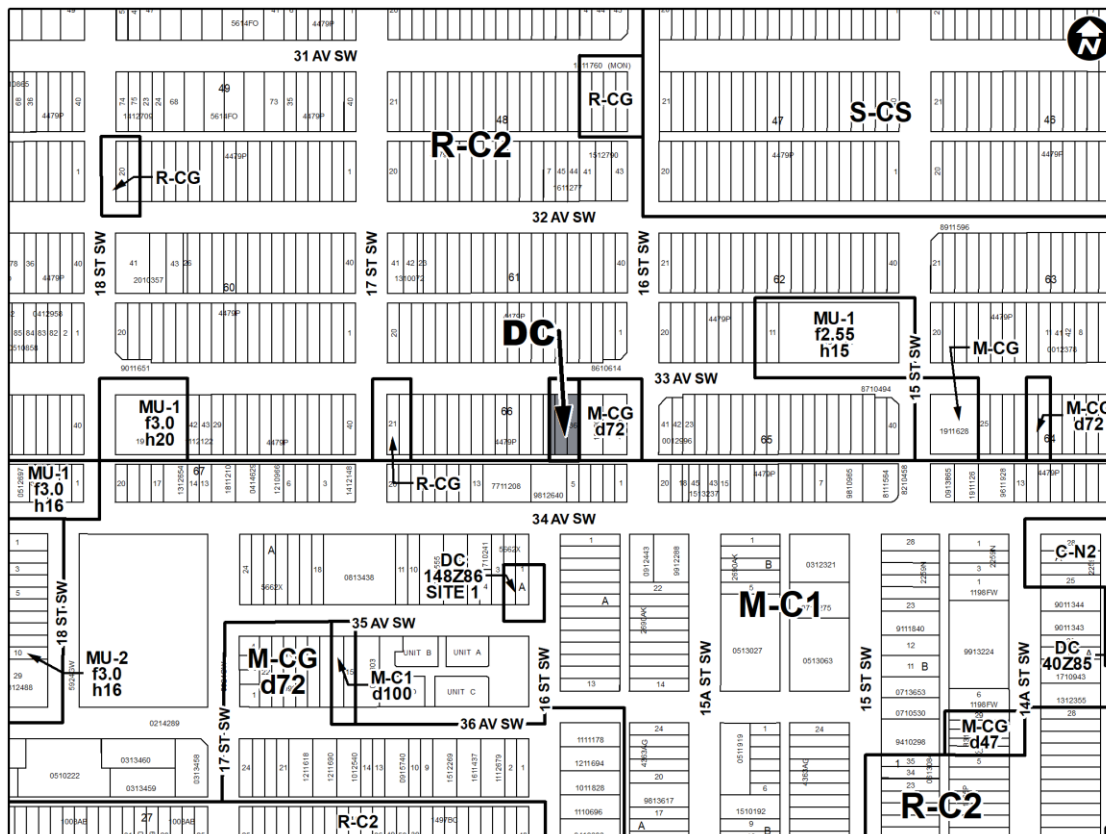


Rochelle Cote
owner
RCID Holdings Inc.
7058K Farrell Rd SE
Calgary, AB
T2H OT2
ph: (403) 630-4200
email: rochelle@rochellecotedesign.com

Proposed DC Direct Control District

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

SCHEDULE A



Proposed DC Direct Control District

- (2) The following is an additional **permitted use** when located in the **building** existing on the **parcel** at the time of the approval of this Direct Control District Bylaw:

(a) **Office.**

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Relaxations

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

TEXT FOR DISCUSSION ONLY