



AGENDA

CALGARY PLANNING COMMISSION

September 17, 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 P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott
Mayor N. Nenshi

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 September 03
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
 - 5.2 BRIEFINGS
None

- 5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058, CPC2020-0912

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064, CPC2020-0941

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 - 5 Avenue NW, LOC2019-0086, CPC2020-0913
- 7.2.2 Land Use Amendment in Highland Park (Ward 4) at 4203 and 4219 Centre Street NW, LOC2018-0108, CPC2020-0961
- 7.2.3 Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE LOC2020-0065, CPC2020-0990
- 7.2.4 Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW, LOC2020-0056, CPC2020-0910

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1 Interim Density Bonusing Provisions (Verbal), CPC2020-1016
Distributions held Confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2020 September 21

- 9.1.2 Request for Feedback on CPC Closed Session Format (Verbal), CPC2020-1017
Held Confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

9.2 URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2020 SEPTEMBER 17 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Allan Singh

COMMUNITY:

Montgomery (Ward 7)

FILE NUMBER:

LOC2020-0058 (CPC2020-0912)

PROPOSED POLICY AMENDMENTS:

Amendments to the Montgomery Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1920 Home Road NW

APPLICANT:

Shi Liang

OWNER:

Shi Liang

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENTS ITEMS

ITEM NO.: 7.1.1

Jordan Furness

COMMUNITY:

Carrington (Ward 3)

FILE NUMBER:

DP2020-0064 (CPC2020-0941)

PROPOSED DEVELOPMENT:

New: Liquor Store, Medical Clinic, Restaurant: Food Service Only – Small, Sign – Class C (Freestanding Signs - 3), Sign Class B (Fascia Signs - 83), Veterinary Clinic, Car Wash – Single Vehicle, Gas Bar, Take Out Food Service, Fitness Centre, Financial Institution, Drive Through, Child Care Service, Supermarket, Restaurant: Licensed – Medium, Instructional Facility, Retail and Consumer Service, Cannabis Store

MUNICIPAL ADDRESS:

1637 Carrington Boulevard NW and 77 Carrington Plaza NW

APPLICANT:

Abugov Kaspar

OWNER:

Royop (Carrington) Developments Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Allan Singh

COMMUNITY:

West Hillhurst (Ward 7)

FILE NUMBER:

LOC2019-0086 (CPC2020-0913)

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District and DC Direct Control District

To: Mixed Use - General (MU-1f4.0h16) District

MUNICIPAL ADDRESS:

2417, 2419 and 2421 – 5 Avenue NW

APPLICANT:

Murad Shivji

OWNER:

Anurag Dhand
Maureen Mooney

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.2

Manish Singh

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2018-0108 (CPC2020-0961)

PROPOSED REDESIGNATION:

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

To: Mixed Use - General (MU-1f4.0h21) District

MUNICIPAL ADDRESS:

4203 and 4219 Centre Street NE

APPLICANT:

K5 Designs

OWNER:

Gracilda Leung
Kent Tsui
Yin Ha Magdalena Tsui

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 7.2.3

Sarah Hbeichi

COMMUNITY:

McCall (Ward 10)

FILE NUMBER:

LOC2020-0065 (CPC2020-0990)

PROPOSED REDESIGNATION:

From: Industrial General (I-G) District

To: DC Direct Control District to accommodate the
addition use of a Funeral Home

MUNICIPAL ADDRESS:

3625 - 12 Street NE

APPLICANT:

Abugov Kaspar

OWNER:

Aviva Holdings LTD
Libtel Investments LTD
Mash Investments LTD
Zivot Group Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Tom Schlodder

COMMUNITY:

Currie Barracks (Ward 8)

FILE NUMBER:

LOC2020-0056 (CPC2020-0910)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District to accommodate the
additional use of a Garage Suite

MUNICIPAL ADDRESS:

96 Beny-Sur-Mer Road SW

APPLICANT:

Livingscape Homes & Renovations

OWNER:

Amanda Birmingham
Ryan Birmingham

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED SESSION)**

ITEM NO.: 9.1.1

Morgan Huber

COMMUNITY:

City Wide

FILE NUMBER:

CPC2020-1016

PROPOSED:

Interim Approach for Bonusing Provisions through DC
Direct Control District Bylaws

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR CORPORATE RECORD

ITEM NO.: 9.1.2

Natalie Marchut/Debra Hamilton

COMMUNITY:

City Wide

FILE NUMBER:

CPC2020-1017

PROPOSED:

Request for feedback on CPC Closed Session Format

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR CORPORATE RECORD



MINUTES

CALGARY PLANNING COMMISSION

**September 3, 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 P. Gedye (Remote Participation)
Commissioner L. Juan (Remote Participation)
Commissioner A. Palmiere (Remote Participation)
Commissioner K. Schmalz (Remote Participation)
Commissioner J. Scott (Remote Participation)

ALSO PRESENT:

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

1. CALL TO ORDER

Director Tita called the meeting to order at 1:04 p.m.

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

ROLL CALL

Councillor Chahal, Councillor Woolley, Commissioner Gedye, Commissioner Schmalz, Commissioner Scott, Director Vanderputten and Director Tita.

Absent for Roll Call: Commissioner Juan and Commissioner Palmiere.

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 September 03 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 August 06

Commission, by General Consent, confirmed the Minutes of the 2020 August 06 Regular Meeting of the Calgary Planning Commission.

5. CONSENT AGENDA

Moved by Commissioner Scott

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4611 – 21 Avenue NW, LOC2020-0035, CPC2020-0973

5.4 Land Use Amendment in Highland Park (Ward 4) at 3404 - 3 Street NW, LOC2020-0076, CPC2020-0940

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Land Use Amendment in Varsity (Ward 1) at 3740 - 32 Avenue NW, LOC2019-0189, CPC2020-0926

Item 7.1.1 was heard concurrently with Item 7.1.2.

A clerical correction was noted in the footer of the Cover Report CPC2020-0926, by deleting the words "Approval(s): T. Goldstein" and replacing with "Approval(s): K. Froese."

A presentation entitled "7.1.1 LOC2019-0189 Land Use Amendment & 7.1.2 DP2019-6254 Development Permit," dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0926.

Commissioner Juan joined the meeting remotely at 2:19 p.m.

The following people addressed Commission with respect to Report CPC2020-0926 and CPC2020-0927:

1. Marc Boutin, The Marc Boutin Architectural Collaborative Inc.

2. Michelle Smith Cowman, The Marc Boutin Architectural Collaborative Inc.

3. Kristen Myers, Bunt & Associates

Commissioner Palmiere joined the meeting remotely at 2:58 p.m.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Commission suspended Section 78(2)(b), in order to complete the Items 7.1.1 and 7.1.2 prior to the afternoon recess.

Moved by Commissioner Scott

That with respect to Report CPC2020-0926, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.49 hectares \pm (3.69 acres \pm) located at 3740 - 32 Avenue NW (Plan 1799GC, Block 2, Lot 9) from Special Purpose – University Research Park (S-URP) District to Mixed Use – General (MU-1f2.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

ROLL CALL VOTE:

For: (4): Director Vanderputten, Commissioner Gedye, Commissioner Schmalz, and Commissioner Scott

Against: (2): Councillor Chahal, and Councillor Woolley

MOTION CARRIED

7.1.2 Development Permit in Varsity (Ward 1) at 3740 - 32 Avenue NW, DP2019-6254, CPC2020-0927

Item 7.1.2 was heard concurrently with Item 7.1.1.

A presentation entitled "7.1.1 LOC2019-0189 Land Use Amendment & 7.1.2 DP2019-6254 Development Permit," dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0927.

Moved by Commissioner Scott

That the Calgary Planning Commission refer this item back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses

3. Integrate the site with surrounding streets, pathways, and fire truck operations
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.

MOTION CARRIED

Commission recessed at 4:00 p.m. and reconvened at 4:12 p.m. with Director Tita in the Chair.

ROLL CALL

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

Absent for Roll Call: Councillor Chahal (joined the remote meeting at 4:18 p.m.) and Commissioner Gedye (joined the remote meeting at 4:31 p.m.).

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in South Foothills (Ward 12) at 4026 – 90 Avenue SE, LOC2020-0044, CPC2020-0925

A presentation entitled "LOC2020-0044 Policy & Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0925.

Moved by Commissioner Juan

That with respect to Report CPC2020-0925, the following be approved:

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

1. Adopt, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 7.33 hectares \pm (18.11 acres \pm) located at 4026 – 90 Avenue SE (Portion of Plan 1811963, Block 1, Lot 11) from the Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077, CPC2020-0934

A presentation entitled "LOC2020-0077 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0934.

Moved by Commissioner Palmiere

That with respect to Report CPC2020-0934, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 1024 Maggie Street SE (Plan A2, Block 14; portion of Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Low Density Live Work Unit, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2020-0055, CPC2020-0944

Commissioner Schmalz declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0944. Commissioner Schmalz left the Remote Meeting at 4:22 p.m. and returned at 4:28 p.m. after the vote was declared.

A presentation entitled "LOC2020-0055 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0944.

Moved by Commissioner Scott

That with respect to Report CPC2020-0944, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 8.14 hectares \pm (20.12 acres \pm) located at 1652 - 210 Avenue SE, 305, 309, 313, 317, 321, 322, 325, 326, 329, 330, 334, 340, 346, 352, 358, 364, 370, 374, and 378 Walgrove Way SE, 25, 26, 29, 30, 33, 34, 37 and 38 Walgrove Passage SE, 822, 826, 830, 834, 838, 842, 846, 850, 854, 858 Walgrove Boulevard SE and 155, 159, 163, 167 and 171 Walcrest Way SE (Portion of SW1/4, Section 13-22-1-5; Plan 1810855, Block 4, Lots 31 to 35 and 42 to 51; Plan 1912151, Block 30, Lots 49 to 55; Plan 1912151, Block 32, Lots 4 to 19; Plan 1912151, Block 35, Lots 20 to 23) from Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N)

District, Residential – Low Density Multiple Dwelling (R-2M) District, and Multi-Residential – At Grade Housing (M-Gd60) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 101 – 29 Avenue NE, LOC2020-0071, CPC2020-0914

A presentation entitled "LOC2020-0071 Policy and Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0914.

Moved by Commissioner Juan

That with respect to Report CPC2020-0914, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed land use redesignation of 0.16 hectares \pm (0.4 acres \pm) located at 101 – 29 Avenue NE (Plan 0713038, Block 40, Lot 43) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Rocky Ridge (Ward 1) at multiple properties, LOC2017-0015, CPC2020-0902

Item 7.2.5 was heard concurrently with Item 7.2.6.

A presentation entitled "LOC2017-0015 Land Use Amendment & Outline Plan" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0902.

Moved by Director Vanderputten

That with respect to Report CPC2020-0902, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 1.75 hectares \pm (4.32 acres \pm) located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7)

from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (RC1s) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.6 Outline Plan in Rocky Ridge (Ward 1) at 5 Rockcliff Heights NW, LOC2017-0015(OP), CPC2020-0903

Item 7.2.6 was heard concurrently with Item 7.2.5.

A presentation entitled "LOC2017-0015 Land Use Amendment & Outline Plan" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0903.

Moved by Director Vanderputten

That with respect to Report CPC2020-0903, the following be approved:

That Calgary Planning Commission approve the proposed outline plan located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) to subdivide 1.75 hectares \pm (4.32 acres \pm) with conditions (Attachment 1).

MOTION CARRIED

- 7.2.7 Land Use Amendment in Bowness (Ward 1) at 6527 - 36 Avenue NW, LOC2020-0051, CPC2020-0869

A clerical correction was noted on page 5, first paragraph, of the Cover Report CPC2020-0869 under Land Use, by deleting the words "up to 12 units and a maximum building height of 17 metres" and replacing with the words "up to 17 units and a maximum building height of 12 metres."

The following items were electronically distributed and displayed with respect to Report CPC2020-0869:

- A corrected Cover Report, CPC2020-0869; and
- A presentation entitled "LOC2019-0051 Land Use Amendment" dated 2020 September 03.

Moved by Commissioner Gedye

That with respect to **Corrected** Report CPC2020-0869, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.37 hectares \pm (0.09 Acres \pm) located at 6527 – 36 Avenue NW (Plan 1712372, Block 26, Lot 22) from Multi-Residential – Contextual Grade-Oriented (M-CGd47) District to Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.8 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2019-0156, CPC2020-0816

A presentation entitled "LOC2019-0156 Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0816.

Moved by Commissioner Juan

That with respect to Report CPC2020-0816, 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 2);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.42 acres \pm) located at 1632, 1636 and 1640 - 33 Avenue SW (Plan 4479P, Block 62, Lots 15 to 20) from Residential Contextual One / Two Dwelling (R-C2) District to Mixed-Use – General (MU1f3.5h20) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.9 Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at multiple properties, LOC2020-0012, CPC2020-0942

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0942.

Commissioner Palmiere left the Remote Meeting at 5:07 p.m. and did not return as this was the last item on today's agenda.

A presentation entitled "LOC2020-0012 Master Plan & Land Use Amendment" dated 2020 September 03 was electronically distributed and displayed with respect to Report CPC2020-0942.

Moved by Commissioner Scott

That with respect to Report CPC2020-0942, the following be approved:

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

1. Adopt, by resolution, the proposed amendments to the Revised Currie Barracks CFB West Master Plan (Attachment 1);
2. Adopt, by bylaw, the proposed redesignation of 10.70 hectares (26.44 acres) located at 5130, 5302 and 5302R Forand Street SW and 50 Peacekeepers Drive SW (Plan 1611756, Block 1, Lot 12, Plan 1810073, Block 1, Lots 1 and 2; Plan 1512441, Block 1, Lot 10) from DC Direct Control District and Industrial Business f0.63h32 (I-B f0.63h32) District to DC Direct Control District to accommodate additional residential, service and light-industrial uses, with guidelines (Attachment 2); and
3. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Director Vanderputten

That this Meeting adjourn at 5:24 p.m.

ROLL CALL

For: (7): Director Tita, Director Vanderputten, Councillor Chahal, Commissioner Gedye, Commissioner Juan, Commissioner Schmalz, and Commissioner Scott

MOTION CARRIED

The following Items have been forwarded to the 2020 October 05 Combined Meeting of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Land Use Amendment in Varsity (Ward 1) at 3740 - 32 Avenue NW, LOC2019-0189, CPC2020-0926
- Policy Amendment and Land Use Amendment in South Foothills (Ward 12) at 4026 – 90 Avenue SE, LOC2020-0044, CPC2020-0925
- Land Use Amendment in Ramsay (Ward 9) at 1024 Maggie Street SE, LOC2020-0077, CPC2020-0934
- Land Use Amendment in Walden (Ward 14) at multiple addresses, LOC2020-0055, CPC2020-0944
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 101 – 29 Avenue NE, LOC2020-0071, CPC2020-0914
- Land Use Amendment in Rocky Ridge (Ward 1) at multiple properties, LOC2017-0015, CPC2020-0902
- Land Use Amendment in Bowness (Ward 1) at 6527 - 36 Avenue NW, LOC2020-0051, CPC2020-0869
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2019-0156, CPC2020-0816
- Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at multiple properties, LOC2020-0012, CPC2020-0942

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 September 17.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0912

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

EXECUTIVE SUMMARY

This application was submitted by the landowner, Shi Liang, on 2020 May 05. The application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

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

An amendment is required to the *Montgomery Area Redevelopment Plan* to accommodate the proposed land use redesignation. This proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.23 acres ±) located at 1920 Home Road NW (Plan 5439FW, Block 21, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0912

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

BACKGROUND

This land use amendment application was submitted by the landowner Shi Liang on 2020 May 05. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a semi-detached dwelling in the near future.

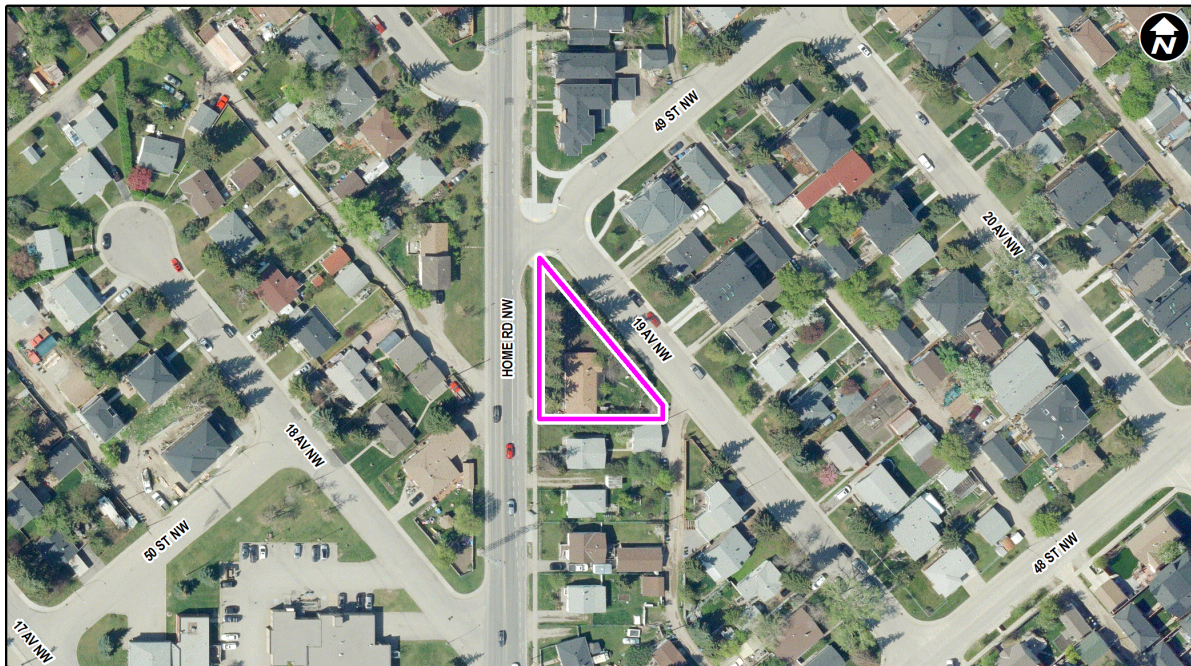
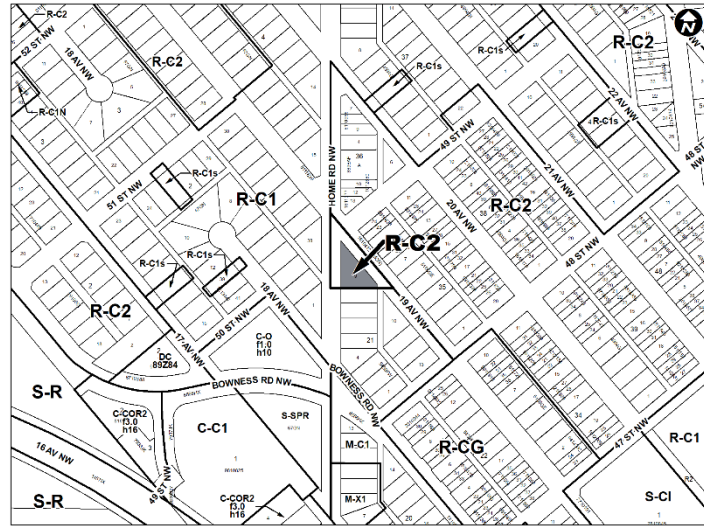
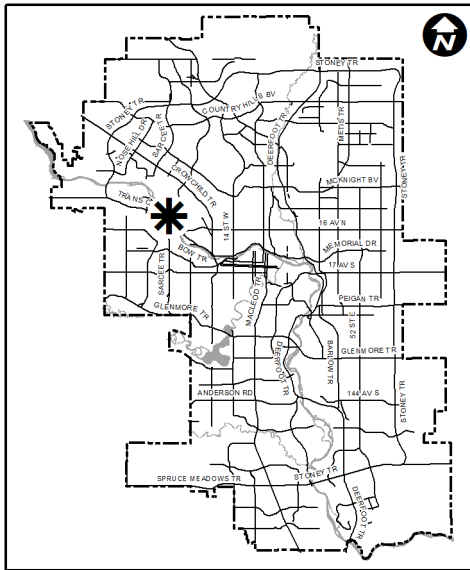
There have been a number of R-C2 zoning applications in Montgomery along 20 and 21 Avenue NW that have been approved by Council since 2019. These sites are in close proximity to the subject site. A previous land use proposal (LOC2017-0137) to redesignate the site from R-C2 to R-CG to allow for a three-unit rowhouse was refused by Council on 2018 February 20. Although some members of Council felt that R-CG was an appropriate Land Use designation for the subject site, the rationale behind the refusal stemmed from the fact the applicant had failed to adequately engage the community regarding the project. Questions were also raised regarding the design, as the consensus opinion amongst Council was that the applicant's vision did not contextually align with the area. This was a result of the applicant failing to produce a clear vision of what the final development would entail. Finally, the inability to access the subject site from a lane also played a part in the application being refused.

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CPC2020-0912

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920
Home Road NW, LOC2020-0058

Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0912

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058



Site Context

Located in the northwest quadrant of Calgary, the subject parcel is within the community of Montgomery on the corner of Home Road NW and 19 Avenue NW. The subject parcel is triangular shaped, and has a total area of approximately 950 square metres and approximate dimensions of 27 metres in width and 36 metres in depth at its deepest side. The site currently contains a one-storey single detached dwelling with attached garage that is accessed directly from Home Road NW. A rear lane exists along the southern boundary of the site, however, there is no access to the parcel from the lane as the parcel is too narrow for an access at the lane. The site is relatively flat. The triangular shape of the parcel and location along Home Road, a major north-south collector, makes it unique in comparison to other parcels within the community.

Montgomery shopping centre is the nearest commercial centre and is located 500 metres south of the parcel. Similarly, the commercial area along the TransCanada Highway and Bowness Road / 46 Street NW are located less than one kilometre away, respectively.

The community is characterized by a mix of single and semi-detached homes with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. However, there are pockets of development which contain a higher mix of residential densities in close proximity to the subject site. An R-C2 zoned parcel is located to the north while an R-CG and M-C1 parcels are located to the east and south respectively. There is also development which contain a higher mix of residential densities along the commercial and main street corridors of 16 Avenue NW and Bowness Road/ 46 Street NW. The community contains schools, retail

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

services and recreational amenity in the form of Shouldice Athletic park located within its boundaries and in close proximity of the subject site. As shown in *Figure 1*, the community of Montgomery has seen its population decrease from its peak in 1969.

Figure 1: Community Peak Population

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the subject parcel from the R-C1 District to the R-C2 District to facilitate a further variety of low density residential uses. The current proposal meets the intent and objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

Land Use

The existing R-C1 District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are some of the allowable uses within this District.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary Suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextually sensitive redevelopment in a nature that generally aligns with the overall character of the community. It is unlikely given the parcel size and configuration that further subdivision of the site, beyond that which could include two semi-detached dwellings would be permitted while meeting the parcel size requirements.

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

Development and Site Design

If the application is approved by Council, the rules of the proposed R-C2 District will provide basic guidance for the future site subdivision and development, including appropriate building height, massing setbacks, access location, land uses and parking.

Transportation

Pedestrian access to the subject site is available from Home Road NW and 19 Avenue NW. The area is well served by Calgary Transit. Base service is provided along 19 Avenue NW as the Route 53, 408 and 422 has a stop located less than 50 metres from the property; providing a direct connection from the community to the larger Primary Transit Network. The nearest Bus Rapid Transit (BRT) route is located 500 metres south of the subject site along 16 Avenue NW.

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

Vehicular access to the parcel is currently available from Home Road NW. Street parking is not permitted along Home Road NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, Home Road NW is classified as a Collector Road. The nearest skeletal roadway is 16 Avenue NW (TransCanada Highway), which is located less than 500 metres south of the subject site.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not deemed required.

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 Resiliency

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

No public meetings were held by the applicant or Administration in relation to this application.

The Montgomery Community Association responded to the circulation and expressed a mixed review to the application (Attachment 2). They raised concerns in regards to spot rezoning and how the ARP does not support this type of action. However, the Community Association believes that exceptions can be made and that a rezoning for this parcel is warranted.

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

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

One letter of support for the application was also received by Administration in regards to this application.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is transitioning an existing low-density land use to another low-density which is compatible with the surrounding neighborhood. Design and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent 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](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 1920 Home Road NW, LOC2020-0058

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential-Developed-Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within established communities that is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed R-C2 District is a low density residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

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 specific actions that 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.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) is the community's guiding local policy. Figure 1.3: Future Land Use Plan indicates the site as Low Density Residential. Current policies in the ARP speak to the desire to separate single-detached housing forms from semi-detached forms stating that R-1 (R-C1 under the current Land Use Bylaw) District areas should not be redesignated to R-2 (R-C2 under the current Land Use Bylaw). A minor text amendment is required to allow for the proposed land use redesignation.

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C1 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.

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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 is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-C2 District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development. The proposal represents a modest increase in density in an inner-city area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendments to the Montgomery Area Redevelopment Plan

Applicant's Submission

May 21, 2020

Site Description

This is a lot located at the confluence of Home Road and 19th Ave NW. As such it has dual frontage on both roads as well as access to a lane. Existing development on this site consists of a home with an attached which are at the end of their life span. The proposal (if approved) would be to demolish this home and replace it with two living units under the RC-2 land use rules. We feel that this area is a strong candidate for redevelopment and renewal. There are already several homes that have been updated in similar fashion adjacent and in the surrounding area. Also, the owner had reached out multiple times to the local community association (Montgomery) and had their support for a change to RC-2 land use.

Geography and Topography

The site is relatively flat and there are no slope, drainage or flood issues for this site

Access

Existing access is off of Home Road NW as shown on the site plan. It is proposed that any new approaches will come off of the lane to the SW corner of the lot and all other access points will be removed. This revised access point will be safe and site distances will be maintained. There are safe and unobstructed street view at the lane and 19th street.

Proposed Development

Upon DP approval Development will consist of a new duplex townhouse. This existing house will be decommissioned, demolished and removed. As many of the existing trees on site will be preserved for future landscaping of the site. All new development will conform to the land use bylaw.

Landscaping

All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very little water and minimal maintenance.

Summary

This proposed development would not be out of character for the area as redevelopment is everywhere present in Montgomery. This is a very large lot (9419 sq. ft. 875 sq. m) that could easily accommodate the proposed development. It will provide an improved tax revenue base. It will accommodate what we feel is a large and growing need of updated housing alternatives in Montgomery. It is ideally located with excellent safe access. Redevelopment has already occurred in the surrounding neighborhood and further to communication with local community resulted in their support.

Community Association Letter



June 16, 2020

Allan Singh
(403) 268-5398
Allan.Singh@calgary.ca

DP 2020- 0058
1920 Home Road NW
Land Use Amendment

The Planning Committee met to review the above application.

The committee has mixed views on the Land Use Amendment for this property. These are the issues that were discussed.

Because this property is a corner lot on Home road some members of the committee feel that Change of Use is arguably warranted in this location. Although the access to the property should be from the Avenue and not directly off of Home Rd.

But, the ARP for Montgomery does not support spot rezoning. And because of this there are some opinions that do not support this application. It has also been noted that the size and triangular shape of this lot does not easily support an RC-2 redevelopment and likely would require further relaxation of land coverage percentage in order to accommodate two residences.

Understanding that any and all applications need to be carefully considered, the Planning Committee has been frustrated with the ongoing requests for Land Use Amendments. All of the planning, work and research that went into developing the ARP for the thoughtful redevelopment of Montgomery has already taken housing density into consideration and has plotted out the areas where increased density would be most beneficial to our community.

Having said that, of course there can be exceptions found within the community. And although the opinions are varied on this application, this property may be one of those exceptions.

Regards,
Jane Durango

Planning Committee Chair
Montgomery Community
Association

cc: Councillor Druh
Farrell Executive
Assistant Ward 7
President of the Montgomery Community
Association Members of the MCA Planning
Committee

Proposed Amendments to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) For Policy R4, at the end of the sentence, add the following address “1920 Home Road NW” to the list of exempt sites.
 - (b) For Policy R5, at the end of the sentence, add the following address “1920 Home Road NW” to the list of exempt sites.

TEXT FOR DISCUSSION ONLY

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CPC2020-0941

Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064

EXECUTIVE SUMMARY

This development permit application was submitted on 2020 January 07 by Abugov Kaspar, on behalf of the landowner Royop (Carrington) Developments Ltd, and proposes a new commercial development in the developing community of Carrington consisting of:

- 11 one-storey buildings including a supermarket and other retail and commercial service uses that integrates well with an adjacent public park and future undeveloped multi-residential developments to the east;
- A total of 8,141 square metres of commercial uses when fully built; and
- Conduit in the parking lot to facilitate future electric vehicle charging stations.

The layout, design and integration with a new public park to the south were carefully considered during the review process. The proposal is in alignment with planning policy in the *Municipal Development Plan and Keystone Area Structure Plan*. It was also endorsed by the Urban Design Review Panel (Attachment 3).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed Development Permit application DP2020-0064 for New: Liquor Store, Medical Clinic, Restaurant: Food Service Only – Medium, Sign – Class C (Freestanding Signs - 3), Sign Class B (Fascia Signs - 83), Car Wash – Single Vehicle, Gas Bar, Take Out Food Service, Fitness Centre, Financial Institution, Drive Through, Child Care Service, Supermarket, Restaurant: Licensed – Small; Restaurant: Licensed – Medium, Instructional Facility, Retail and Consumer Service, Cannabis Store (multiple phases, 11 buildings) at 1637 Carrington Boulevard NW and 77 Carrington Plaza NW (Plan 1912103, Block 1, Lot 3; Plan 1811075, Block 1, Lot 2), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

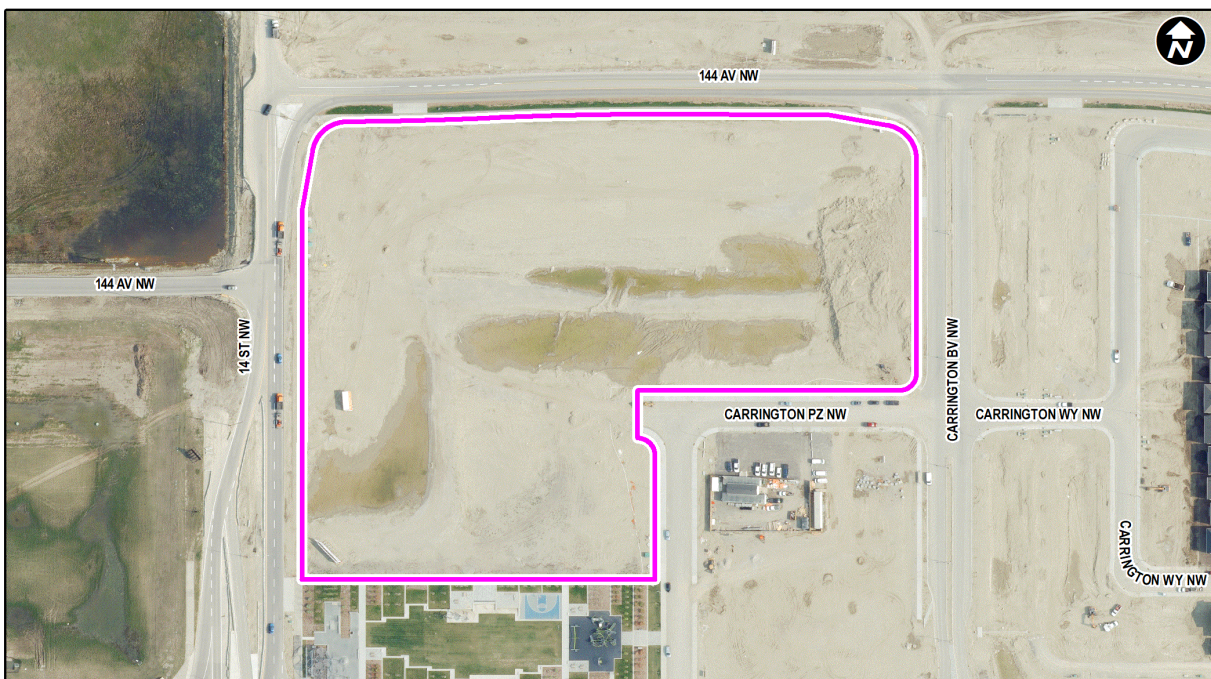
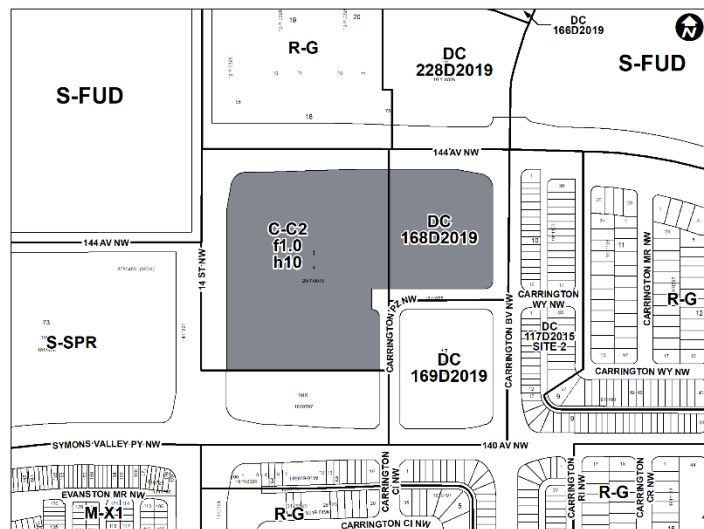
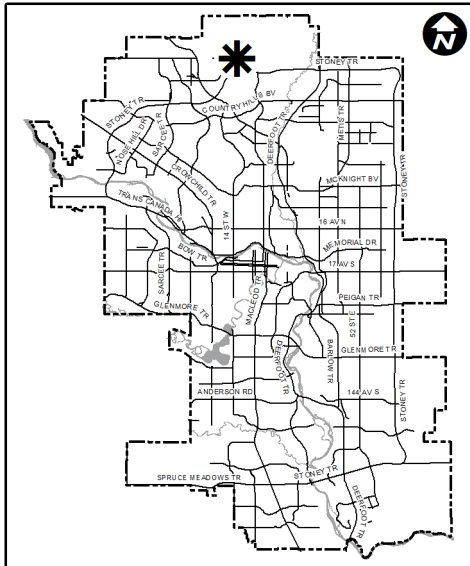
This application was submitted on 2020 January 07 by Abugov Kaspar, on behalf of the landowner Royop (Carrington) Developments Ltd. The site contains two land use districts. The west half is designated [Commercial – Community 2 \(C-C2\) District](#) with a maximum floor area ratio of 1.0 and a maximum height of 10.0 metres. The C-C2 District is intended for large commercial developments that are comprehensively designed with several buildings and provide retail and consumer services for several communities. The east half is designated as a DC Direct Control District (Bylaw [168D2019](#)), which uses the [Commercial – Community 1 \(C-C1\) District](#) as a base and excludes certain vehicle-oriented uses to better reflect the community retail focus of the site. The DC District does set a minimum requirement for residential uses, which the applicant has indicated will be achieved on the remainder of the DC District area that is not part of this application.

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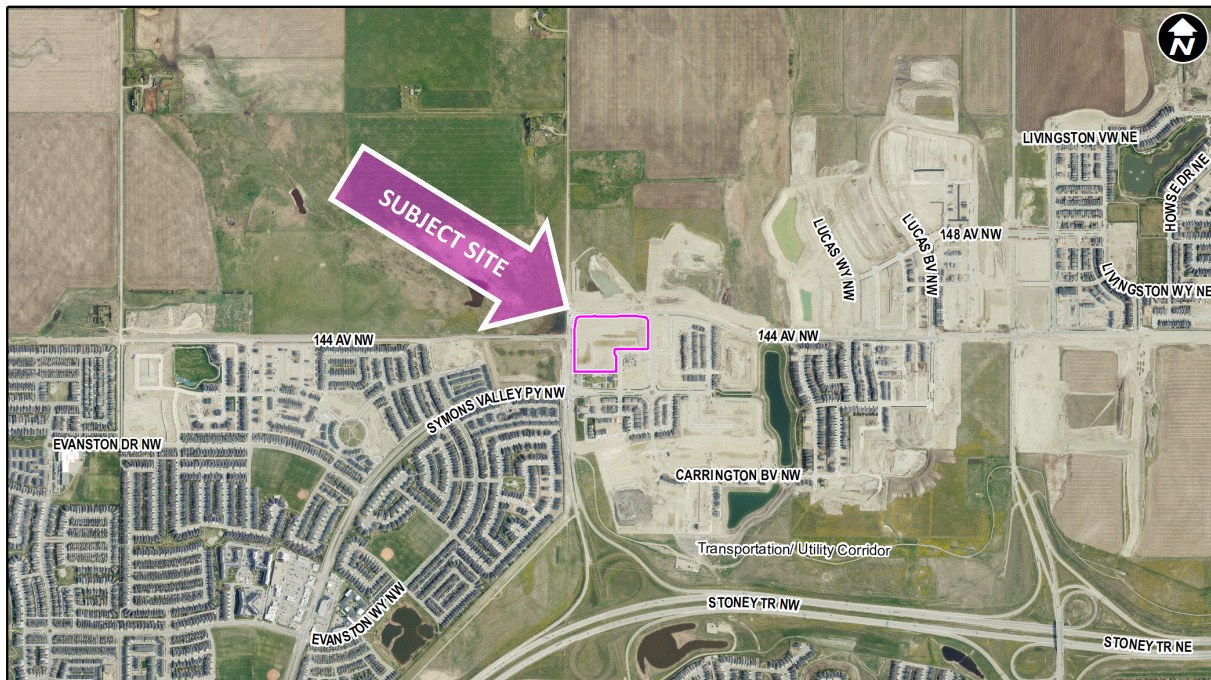
Location Maps



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Site Context

The site is at a prominent location in Carrington southeast of the intersection of 144 Avenue NW and 14 Street NW. It sits north of a new public park, Carrington Playground and Skate Spot. To the east is an approved multi-residential building and future mixed-use development. West of the site is a future school site and residential development.

The 4.45 hectare (11.0 acres) site is flat and has been stripped and graded in line with previous approvals in preparation for development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

The site is regulated by two Land Use Districts including the [Commercial – Community 2 \(C-C2\)](#) district and a DC District, and a DC District, [168D2019](#), that is based on the [Commercial – Community 1 \(C-C1\) District](#).

Administration highlights the following relaxations to the Land Use Bylaw 1P2007. Administration has reviewed each relaxation and considers them to be acceptable for the reasons outlined in the table below.

Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064

Land Use Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
185 Drive Through	(e) must not have any drive through aisles in a setback area;	Plans indicate the drive through of Building J is located in a setback area.	<i>Minor relaxation: Landscaping requirements are otherwise met</i>
	(g) must not have pedestrian access into the premises that crosses a drive through aisle;	Plans indicate pedestrians would have to cross the aisle of the drive through on Building C to access the building.	<i>Specific measures used to ensure crosswalk is clearly visible to pedestrians and people driving vehicles in the drive through have been proposed.</i>
168D2019 Parking	15(1)(d) for all other uses is 3.25 stalls per 93.0 square metres of gross usable floor area	Plans indicate 36 stalls required and 29 are provided (-7)	<i>Minor relaxation to Building E requirements. Remaining area (C-C2) has a 3 stall surplus. Total relaxation is 4 stalls from 347 required..</i>

Site and Building Design

This application proposes 11 buildings developed that are intended to be anchored by a grocery store in the northwest portion of the site. The buildings will function as single storey developments but include design elements to provide more visual variety in building heights across the site.

Particular attention was paid by Administration and the applicant to providing a wide range of comfortable opportunities for pedestrians to move throughout the site and connect to significant features, including public and private, but publicly accessible, gathering spaces within or adjacent the site. A transit stop on 14 Street NW provides convenient access into the site, as well as the Carrington Playground and Skate Spot to the south. Users of a skate park already developed in the public park will have access to a convenience store across a raised decorative crosswalk that has its own patio space to enable users to look out onto the park. This has been designed to allow free flow of pedestrians through these two areas. A second transit stop serving the site, from 144 Avenue NW, has a convenient north-south pedestrian connection running the entire length of the site and connecting into the park to the south.

The applicant was asked to explore the addition of second floor uses in buildings along the south boundary, to take advantage of views into the adjacent park, however it was not found to be feasible given the costs to construct and anticipated market rents that second floor space would have returned. This opinion was echoed in comments made by the Urban Design Review Panel (Attachment 3). Residential units were also not deemed feasible in this first generation of development, given the plans for a large amount of multi-residential development east of the subject site. The main street concept shown on the northeast side of the development proposal will integrate well with approved and planned multi-residential adjacent the site.

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The proposed areas for waste, recycling and compost have been reviewed and are in compliance with The City's requirements for this site. The applicant is proposing a mix of semi-in-ground waste collection and rolling bins within enclosures constructed of split face concrete block and decorative steel gates (Attachment 2, DP0.4)

Transportation

Pedestrian access to the site is available from the park to the south, 14 Street NW, 144 Avenue NW and Carrington Plaza NW. The application evolved from its first concept to continually improve pedestrian mobility throughout the site, paying particular attention to integration of the future businesses with the park to the south.

Transit service, via Route 124 which connects riders to the North Pointe LRT Station, is provided from transit stops on 14 Street NW and 144 Avenue NW.

Vehicular access to the site is provided from 14 Street NW, 144 Avenue NW and Carrington Plaza NW.

A supportable, minor relaxation of four parking stalls, out of a total requirement of 347 stalls is being requested with this application.

Environmental Site Considerations

Previous reviews completed at the area structure plan and outline plan stages showed that there are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was required.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. A Development Site Servicing Plan (DSSP) is required to be submitted prior to the release of the development permit.

Climate Resilience

The applicant is providing a designated conduit to four parking stalls in proximity to the proposed grocery store that would enable subsequent connection of electric vehicle charging stations by site tenant(s). No other measures to support climate resilience were proposed.

Urban Design Review Panel

The application was reviewed by the Urban Design Review Panel (UDRP) first in 2019 and most recently on 2020 March 11. The applicant was able to address much of the UDRP's initial comments with their amended plans, which resulted in the panel endorsing the current proposal (Attachment 3).

Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064

UDRP comments included that the development “optimizes placement on site, making good use of the unique Greenway Park immediately south, and framing a main street area with strong built form edges.” As well, the “building massing is interpreted to be executed with positive human-scale elements,” and “the engagement and activation of the greenway park is supported by the use of ‘double fronted’ architectural expressions that address the park equally to the parking field.”

In suggesting improvements, UDRP requested an additional east-west pedestrian connection and noted the lack of building articulation along 14 Street NW, particularly with the grocery tenant. In response, the applicant has added an additional east-west connection between the south end of the Main Street and 14 Street NW and provided additional planting along the rear façade of the grocery store (Building A). The applicant also proposes a more unifying look of the grocery store with the rest of the site via a high level of glazing and added colour. The Citywide Urban Design Team is also supportive of the application, as proposed.

Stakeholder Engagement, Research and Communication

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

No public meetings were held by the applicant or Administration in association with this application.

No comments were received regarding this application. There is no community association for this area.

Strategic Alignment

Administration considered the proposal against relevant planning policies listed below and found the proposal to be acceptable.

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)*. This development permit builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure and establishing strong sustainable communities

Development Permit in Carrington (Ward 3) at multiple properties, DP2020-0064

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in keeping with the applicable MDP policies. In particular, city-wide policies on urban design in section 2.4 encourage developments that add value to the existing character of communities and contributes positively to the public realm and street. Both the interface with the Carrington Skate Spot and Greenway park developed on the site's south boundary have been carefully considered throughout the application review by the applicant, administration and the Urban Design Review Panel. As well, the Main Street style design provided for uses along the east side of the site will integrate well with approved and planned multi-residential developments to the south and east of the main street.

Keystone Hills Area Structure Plan (Statutory – 2012)

The site is located with an area generally identified for a community retail centre as indicated on Map 5 of the [Keystone Hills ASP](#). The ASP encourages the opportunity for on-site ground-oriented and Medium- to High- Density Multi-Residential Development integrated horizontally and/or vertically with other uses in the community retail centre area. In this instance, Administration asked the applicant to explore the inclusion of multi-residential. However, given that multi-residential is planned or approved for adjacent sites to the east, the applicant did not believe this site could also support multi-residential uses. This application complies with the applicable policies of the ASP and can be further intensified in the future.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. Providing conduit for future tenants to connect four electric vehicle charging stations supports Program 4: Electric and Low Emissions Vehicles.

Social, Environmental, Economic (External)

There are no environmental or economic issues or risks relevant to this development permit. The proposed development will provide a range of employment and retail / commercial service uses in close proximity to developing residential areas in Carrington and Livingston.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This Development Permit aligns with statutory planning policy and complies with the applicable rules of the Land Use Bylaw excepting the minor relaxations noted above. The site's design provides convenient and safe access for pedestrians, transit users and people arriving in vehicles, whether locally or regionally, given the site's location near the developing interchange at Stoney Trail NW and 14 Street NW. The development optimizes the locations of buildings, making good use of the unique public park immediately south and framing a main street area with strong built form edges. The site is also designed to integrate well with future multi-residential and mixed-use developments to the east. It will also integrate well with existing and planned pedestrian and cyclist connections within the adjoining communities.

ATTACHMENT(S)

1. Conditions of Approval
2. Development Permit Plans
3. Urban Design Review Panel Comments

Conditions of Approval

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.
2. Amend the Plans to show the parking calculations using the "Gross Usable Floor Area", instead of "Gross Floor Area" as per the Land Use Bylaw. This will reduce the required parking stalls indicated on DP0.2 – Proposed Site Plan to 347 stalls from 356 stalls, which results in a minor, supportable relaxation of 4 parking stalls for this application.

Development Engineering:

3. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist.
4. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

5. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Stormwater Pollution Prevention (SPP), Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/esc (under Approvals).

Conditions of Approval

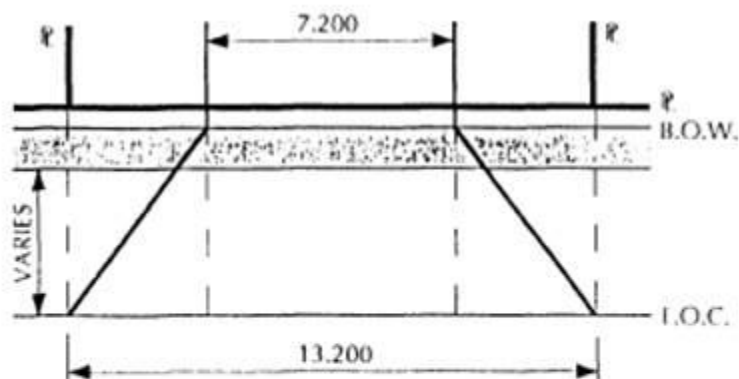
Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

Transportation:

6. Provide driveway access to 144 AV NW to the satisfaction of Transportation Planning:

- Base the design on the 7.2m Commercial driveway standard (file number 454.1010.004). See image copied below.
- A deceleration taper is not necessary approaching the driveway.
- Update the TAC standard sweep paths using this driveway (minimum SU-9 TAC)
- Provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.



7.20m COMMERCIAL

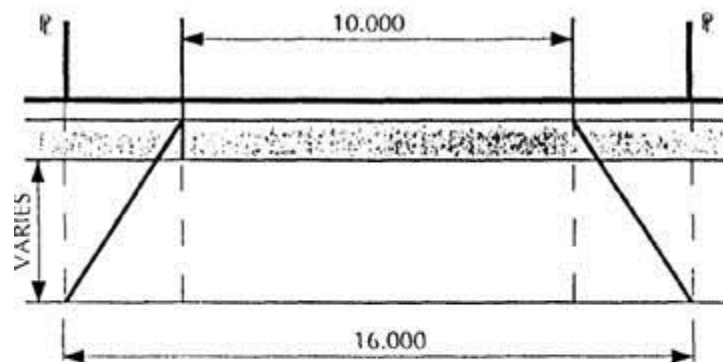
- FOR USES SUCH AS SMALL PARKING LOTS, & STRIP COMMERCIAL.
- PRIMARILY PASSENGER VEHICLES.
- TWO WAY TRAFFIC

Multi Family Included

Conditions of Approval

7. Provide driveway access to 14 Street NW to the satisfaction of Transportation Planning:

- Base the design on the 10 meter Commercial driveway standard (file number 454.1010.004). See image copied below.
- A deceleration taper is not necessary approaching the driveway.
- Update the TAC standard sweep paths using this driveway (minimum WB-21 TAC)
- Provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.



10.00m COMMERCIAL

- FOR USES SUCH AS LARGE DEVELOPMENTS, SHOPPING CENTRES, APARTMENT COMPLEXES ETC.
- FOR TRUCK ACCESS.
- TWO WAY TRAFFIC.

8. Provide driveway access to Carrington Plaza NW the satisfaction of Transportation Planning:

- Base the design on the 7.2 meter Commercial driveway standard (file number 454.1010.004).
- Update the TAC standard sweep paths using this driveway (minimum WB-21 TAC)
- For each driveway, provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.
- For each driveway, include a stop sign facing outbound motorists located behind the sidewalk.

9. Amend the plans to provide the following information / clarification to the satisfaction of the Calgary Roads department:

- Indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.
- Provide two (2) boulevard cross sections along each adjacent road. Indicate the existing and proposed dimensions, elevations and slopes at the top of curb, back of sidewalk, property line and the main floor. A maximum 2% grade is permitted in the boulevard.

Conditions of Approval

- Indicate the existing and proposed elevations and grades over utility rights-of-way, existing and ultimate property lines, curb and gutter, sidewalks, driveways and edge conditions of neighbouring properties.
 - Indicate the existing and proposed facilities including structures, trees, street lighting, utility poles, hydrants, storm catch basins, access driveways, fences, sidewalks, curb and gutter, etc.
 - Note that non-Standard Surface Elements will require the applicant to submit product sample(s), manufacturer's information and detailed drawings (stamped and signed by a qualified structural engineer) for the applicant requested non-standard surface element(s) located in the road right-of-way to the Materials and Research Engineer, Roads at 403-268-2846, for review and acceptance. Roads department will determine if the element(s) are suitable and safe for the intended usage. If accepted, the applicant will be required to execute and register a Perpetual Maintenance Agreement on the development sites land title(s) and agree to maintain the non-standard surface element(s) in perpetuity.
10. To the satisfaction of Transportation Planning, amend the various Truck sweep paths plans per the change in access design (driveways).
11. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Note: the following is subject to Construction Drawing approval:

- a. Construction of new driveway crossings
 - b. Closure and removal of existing Road stub.
 - c. Construction of sidewalks, wheel chair ramps as needed to facilitate driveway design access to Carrington Plaza.
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
12. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to the site.

Conditions of Approval

Parks:

13. Prior to release, protection fencing must be installed completely within the subject site along the shared property line with adjacent Municipal Reserve (MR) parcel. An onsite meeting shall be arranged to confirm that the fencing has been installed to the satisfaction of Parks Development Inspector. The protection fencing shall be maintained along shared property line until construction activity of the subject site has been completed. To schedule an inspection, contact Parks Development Inspector, Annie Rodrigues at 403-268-1358.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
17. Any noise or music shall be contained on the site in accordance with the Community Standards Bylaw.
18. A lighting system to meet a minimum of 22 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
19. This approval recognizes multiple phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
20. The Child Care Service (comprising the Daycare and Preschool facilities) is restricted to a maximum of 150 children at any one time.

Conditions of Approval

Development Engineering:

21. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

22. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

23. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
24. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
25. The proposed development is within the **Nose Creek** catchment boundary and is subject stormwater volume control measures.

Conditions of Approval

26. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

Transportation:

27. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
28. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

29. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact 311 for an inspection.

30. The submitted plans indicate that the removal of boulevard trees along property frontage is necessary. Should the trees receive a Final Acceptance Certificate (FAC) and transfer ownership from the area developer to The City prior to removal, compensation shall be paid for the removal of the public trees. The applicant is to contact Urban Forestry at to make arrangements for the letter and compensation for the removal of any public trees.
31. There shall be no construction access through the adjacent boulevard or municipal reserve lands.

Conditions of Approval

32. An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation and construction within 3m of trees on the adjacent municipal reserve. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days notice prior to meeting onsite.
33. Public trees located on the municipal reserve and boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
34. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-268-1358) to arrange an inspection.
35. Drainage from the development site onto the adjacent municipal reserve is not permitted.
36. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within drip lines.
37. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
38. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
39. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-1358 for an inspection.



Carrington Commercial - Design Rationale
Land Use: C-C2f1.0h10 Commercial - Community 2 // DC 168D2019
Combined Site Area: 9.06 Ac
Address: 77 Carrington PZ NW // 1637 Carrington BV NW

Background:
Carrington Commercial is located along 14th Street NW between 140th Avenue and 144th Avenue NW. Within walking distance of community amenities including a planned elementary school and regional green ways, the site sits adjacent to Mattamy's Greenway Park in the heart of Carrington.

Vision:
The land developer's vision is to create a vibrant community hub that will serve as an extension to Greenway Park, providing an amenity that is unique to the residents of Carrington and surrounding communities. Paying careful consideration to context, this development will provide a welcoming neighborhood atmosphere that blends in seamlessly with its residential surroundings. The design is intended to extend the lively animation and activity of Greenway Park into the development. The goal is to provide opportunities for potential commercial tenants that cater to the Greenway Park's active and passive activities – such as a fitness centre, restaurants, take-out food services, a day care, an instructional facility, etc – to foster a year round animated park space.

Strategy / Integration:
In keeping with the spirit of the park, the architecture is playful and inviting. The scale and character of the design respects and responds to the residential context that it interfaces with. Drawing inspiration from modern farmhouse aesthetics, large masses were broken down into smaller more inviting volumes appropriated for the scale of the individual. The built form can be interpreted as a collection of unique and repetitive forms, each with its own distinct character. A diverse material and colour palette allows each tenant space to maintain its own identity. Design elements such as generous roof overhangs with exposed structure, and the consistent application of trim boards, help to unify this collection of CRUs, which form a whole that is greater than the sum of its parts.

Connectivity / Orientation:
Built forms fronting the Greenway Park will incorporate ample glazing and display windows for visual permeability onto the park and views into storefronts. In addition, large garage style doors are incorporated into the design of a restaurant and an instructional facility on-looking the park. By exploiting the views and ambience of the park, these features blur the boundary of where the park begins and ends. A sizable promenade and public plaza on the park edge further reinforce this idea.

The site forms meaningful connections with existing and future infrastructure. Generous layers of landscaping and planting add character to circulation paths and soften the edges and spaces between built forms, parking and public spaces. Pedestrian links will be highly visible and accentuated by enhanced landscaping, site furnishings and paving that corresponds with the Greenway Park design. These connections will not only link the commercial parcel to the park, but will also allow for connectivity to the north, east and south portion of Mattamy's Carrington community. We believe the coalescence of the architectural character, site design and proper supportive tenant mix will successfully prove to be a great addition to the community of Carrington.

DESIGN RATIONALE



17162

Development Permit Plans



SOUTH-EAST CORNER OF SITE



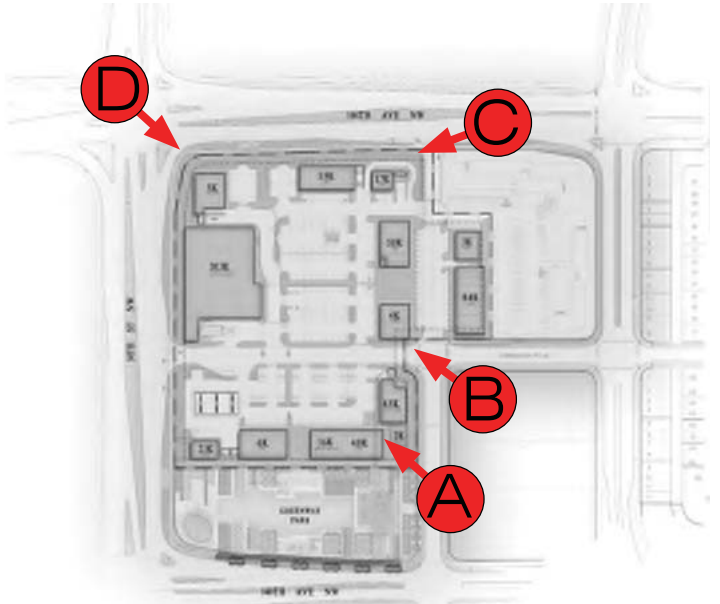
EAST INSIDE CORNER OF SITE



NORTH-EAST CORNER OF SITE



NORTH-WEST CORNER OF SITE



EXISTING SITE PHOTOS



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CALGARY, ALBERTA
September 8, 2020



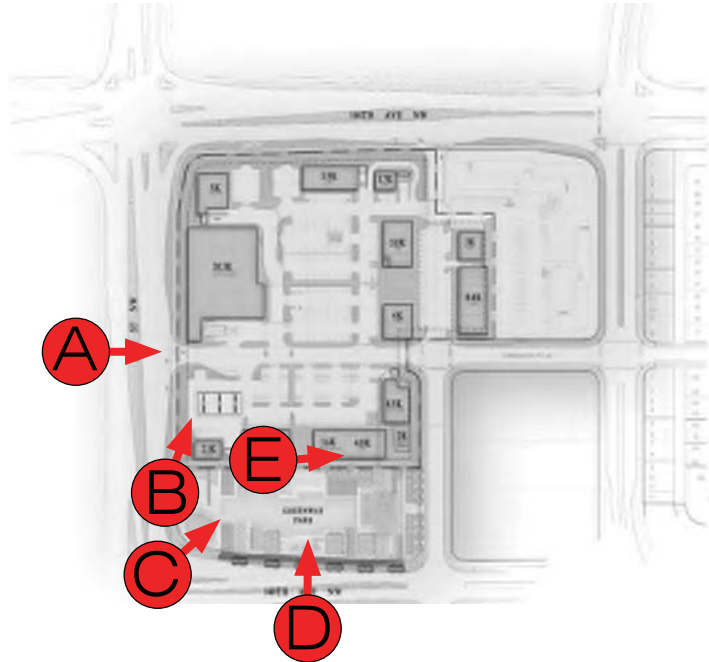
Development Permit Plans



LOOKING EAST FROM WEST OF SITE



SOUTH-WEST CORNER OF SITE



SOUTH-WEST CORNER OF GREENWAY PARK



LOOKING EAST AT CONNECTION TO GREENWAY PARK



LOOKING NORTH THROUGH GREENWAY PARK



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September 8, 2020



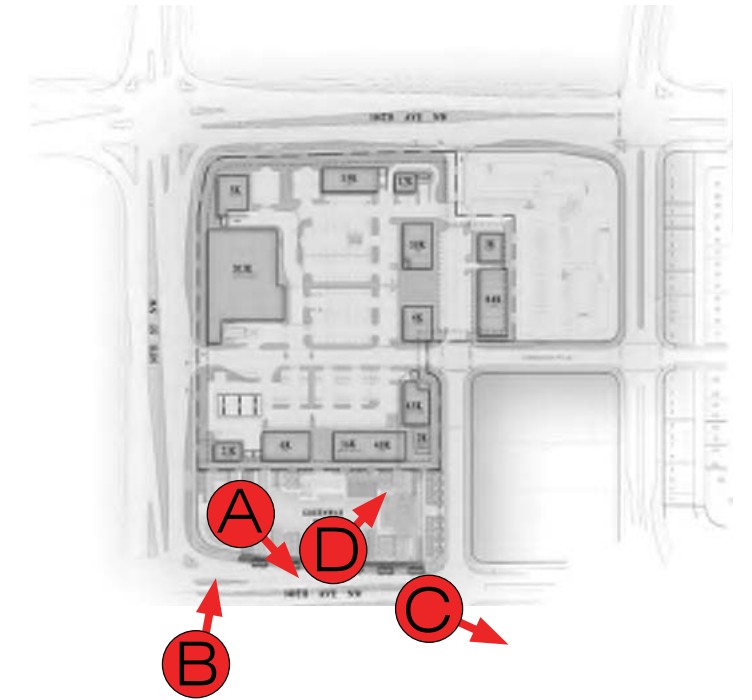
Development Permit Plans



LOOKING SOUTH FROM GREENWAY PARK



SOUTH-WEST CORNER OF GREENWAY PARK



CARRINGTON SHOWHOMES



LOOKING NORTH-WEST FROM GREENWAY PARK

CONTEXT PHOTOS

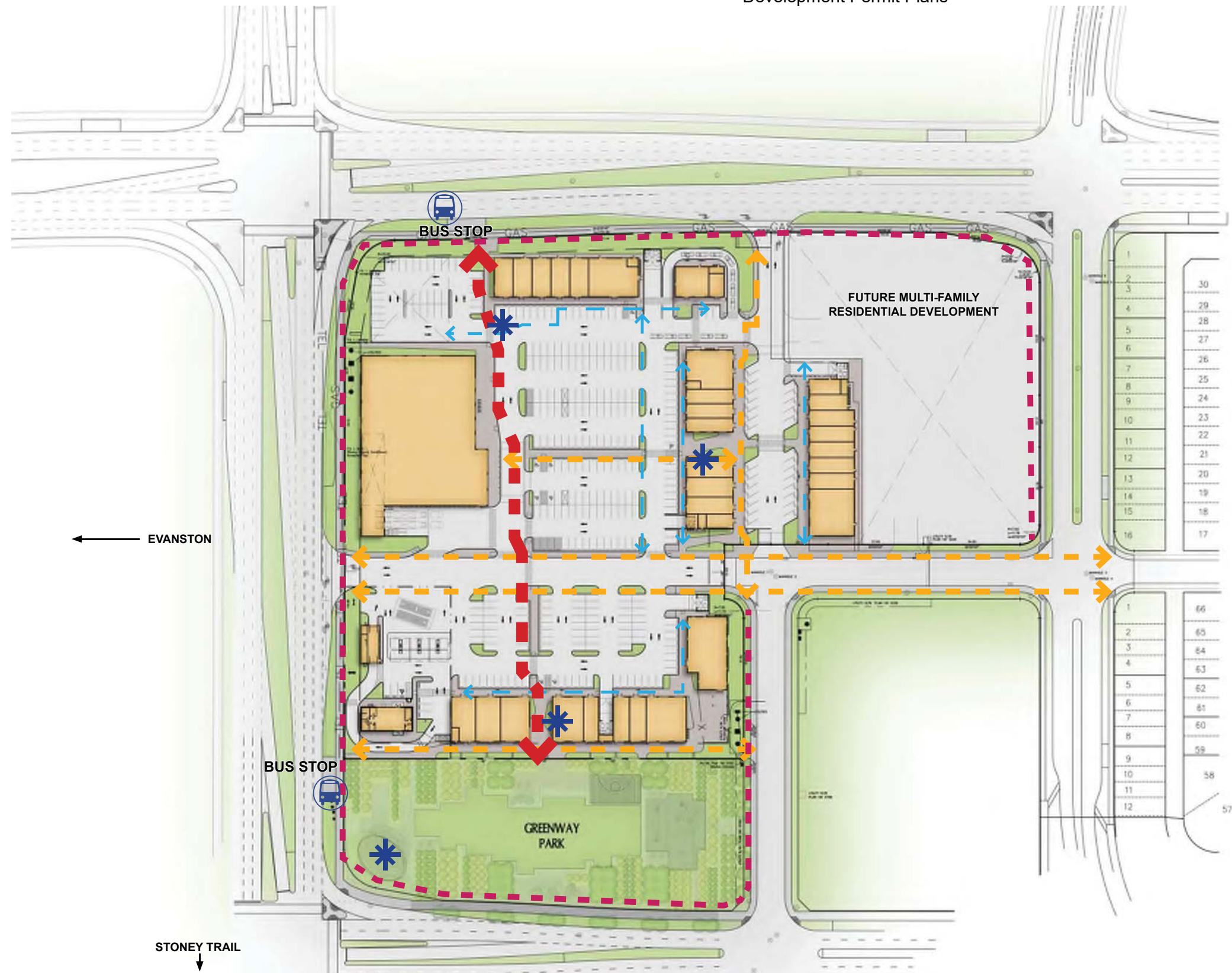


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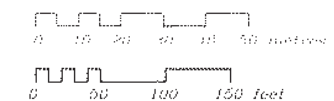
17162

Development Permit Plans



LEGEND

- Primary Pedestrian Route
- Secondary Pedestrian Route
- Tertiary Pedestrian Route
- City Sidewalk
- Pedestrian Node



SITE CONNECTIVITY



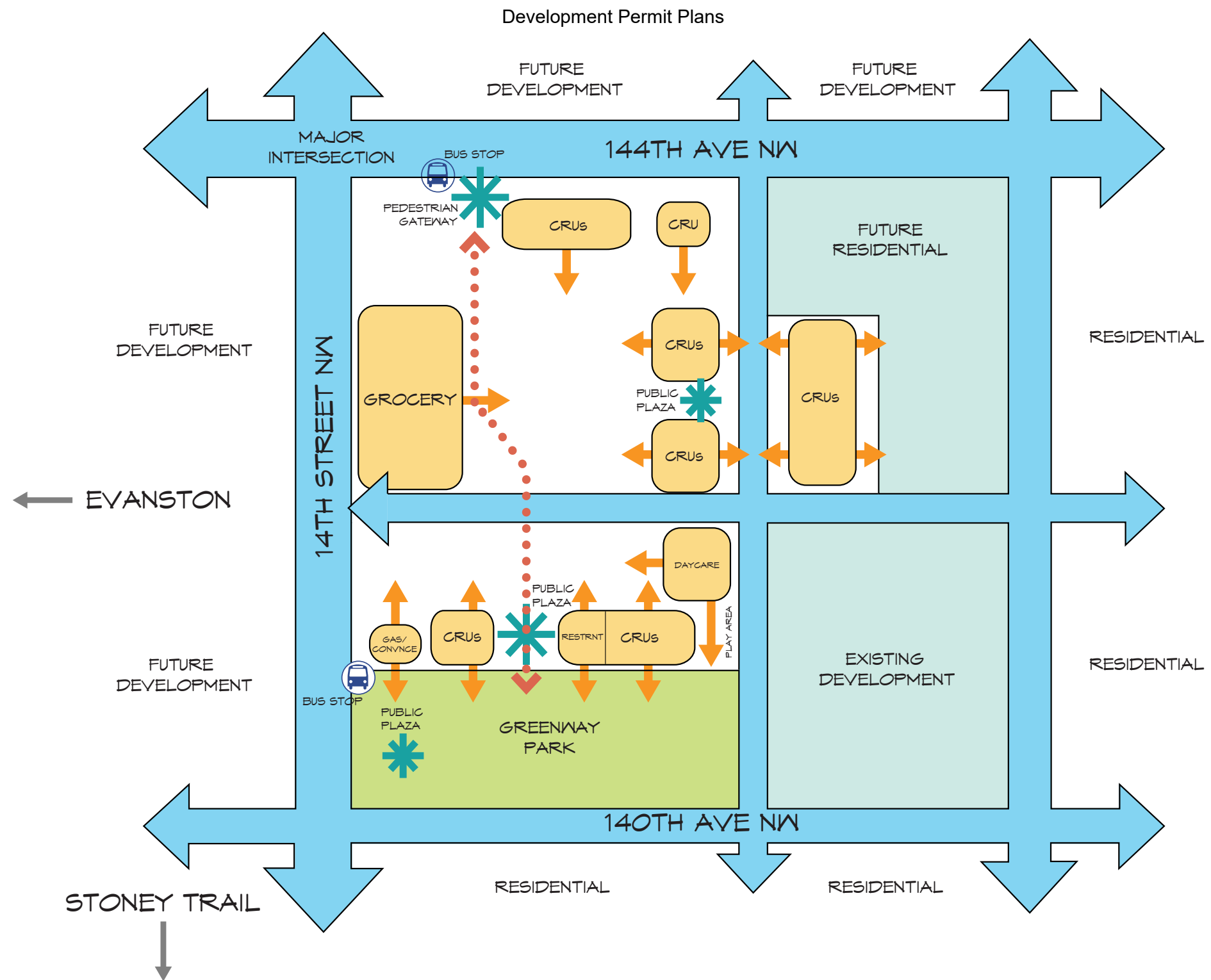
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CALGARY, ALBERTA

September 8, 2020

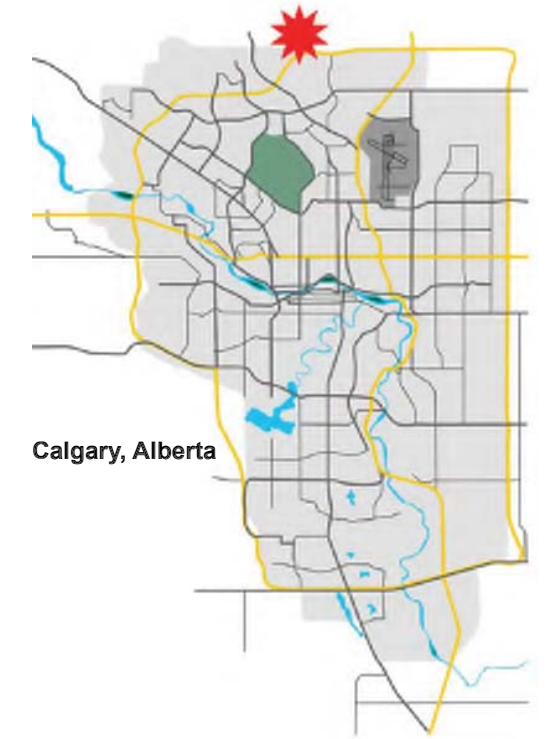
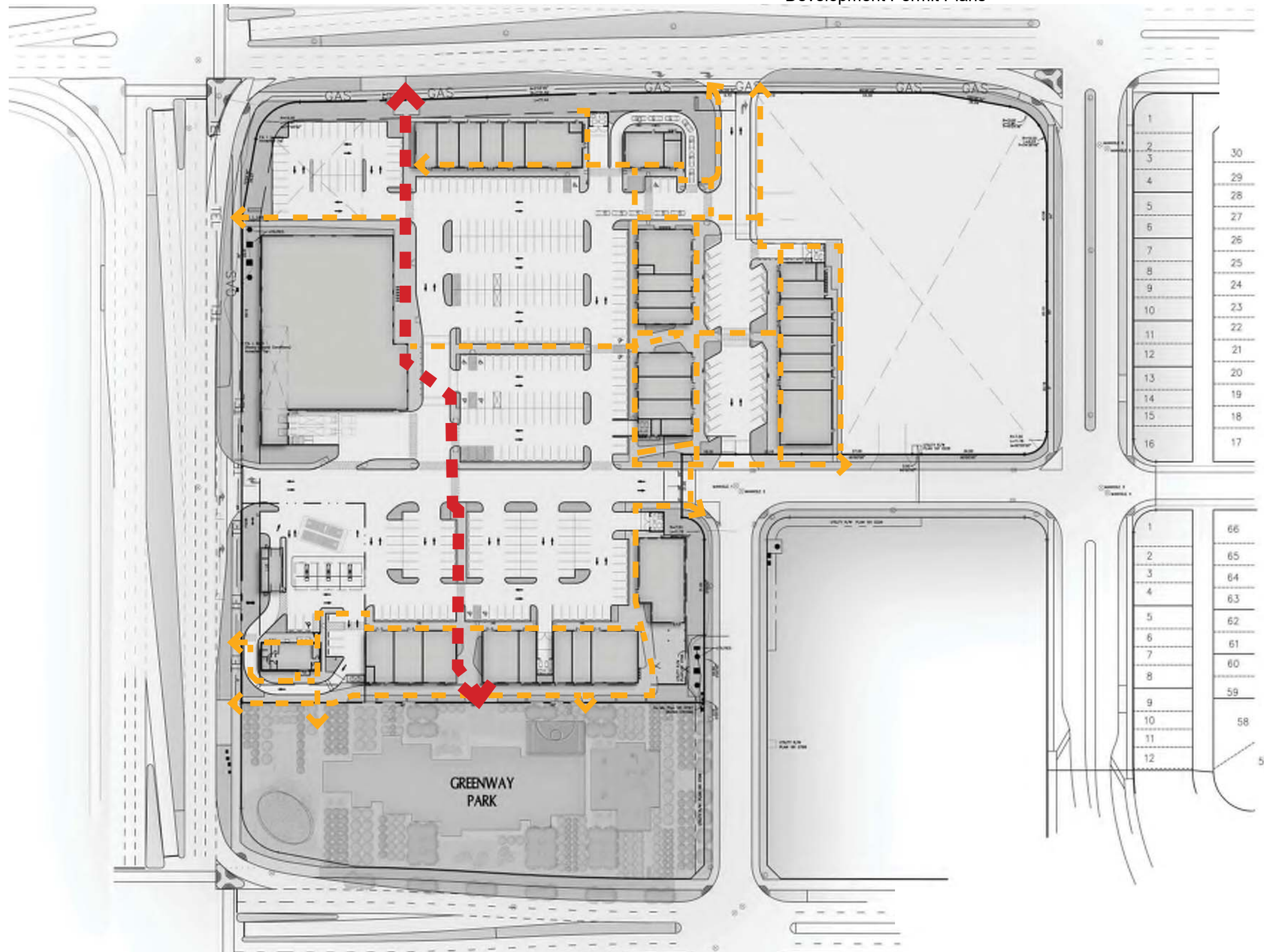


17162



REVISED CONTEXT DIAGRAM

Development Permit Plans



LEGEND

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation

SITE CONNECTIVITY



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CHARACTER IMAGES [SMM]



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CHARACTER IMAGES [SMM]



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CHARACTER IMAGES [SMM]



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SANDBLASTED CONCRETE



CHARCOAL COLOURED CONCRETE



KARL FOERSTER GRASS



BLUE LYME GRASS



SPRUCE



SPIREA



ASPEN



NINEBARK

LANDSCAPE MATERIALS [SMM]



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LANDSCAPE PLAN [SMM]



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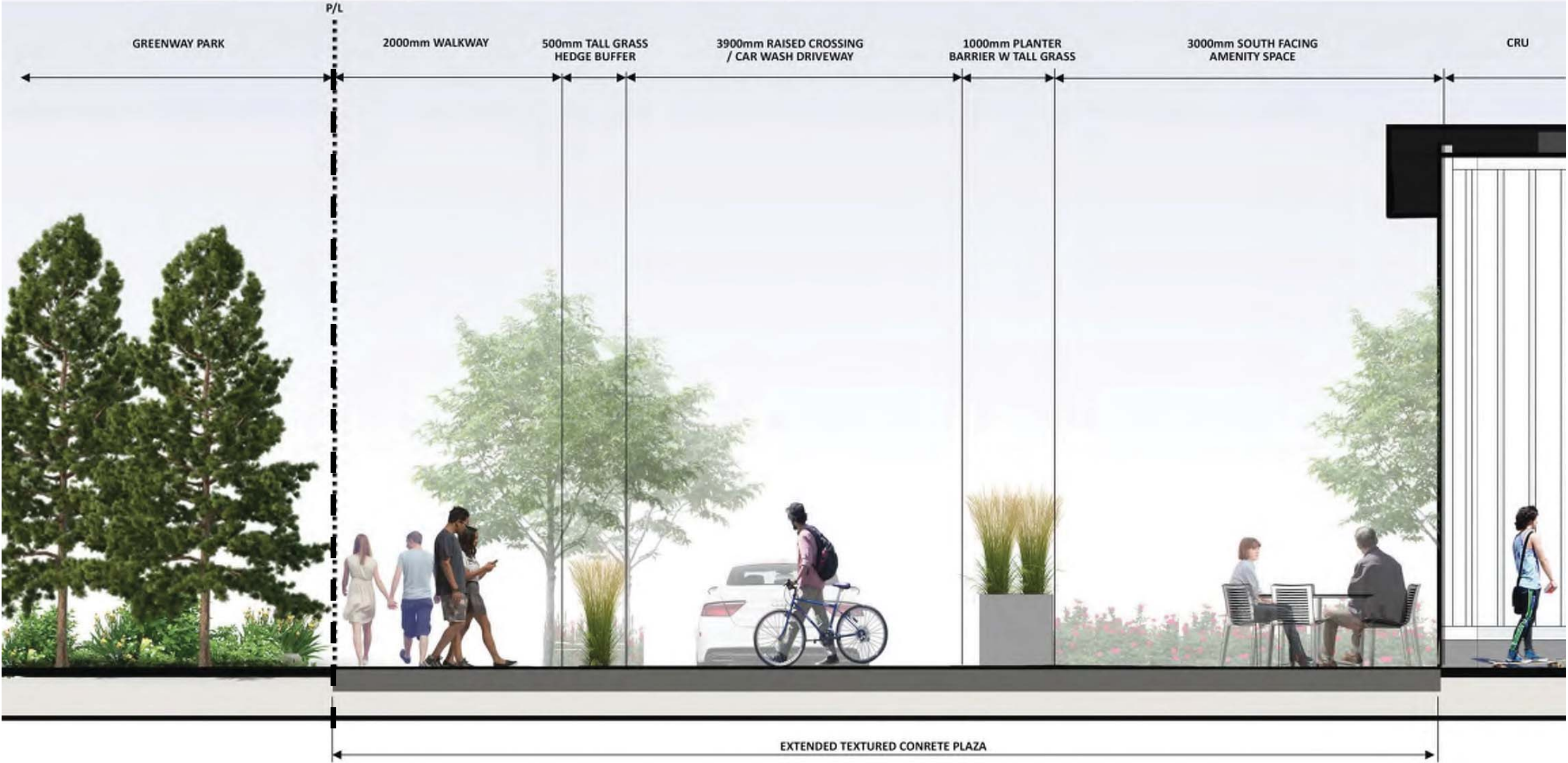
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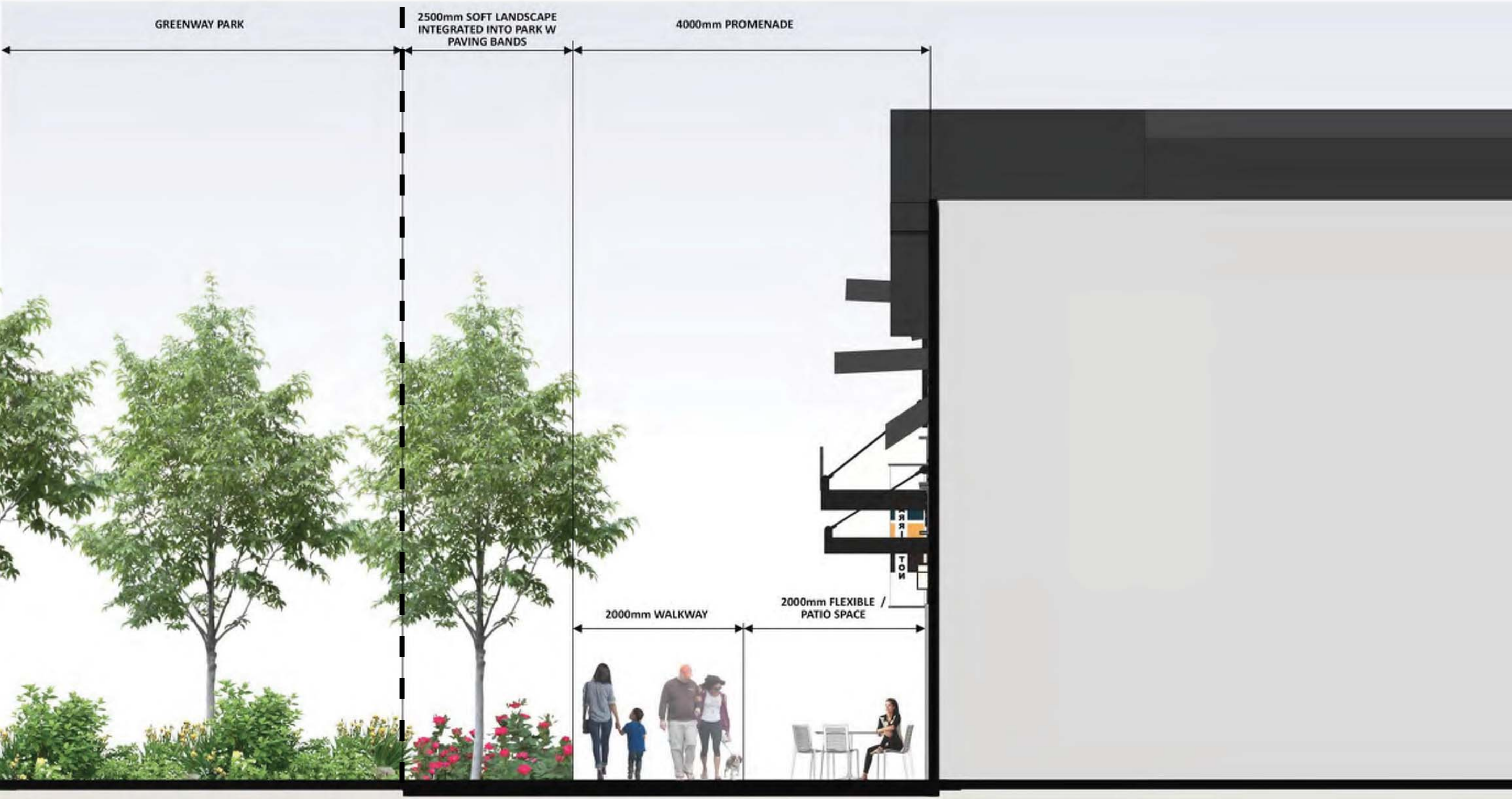
SECTION A-A [SMM]



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17162



SECTION B-B [SMM]



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SECTION C-C [SMM]



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MASSING PERSPECTIVE



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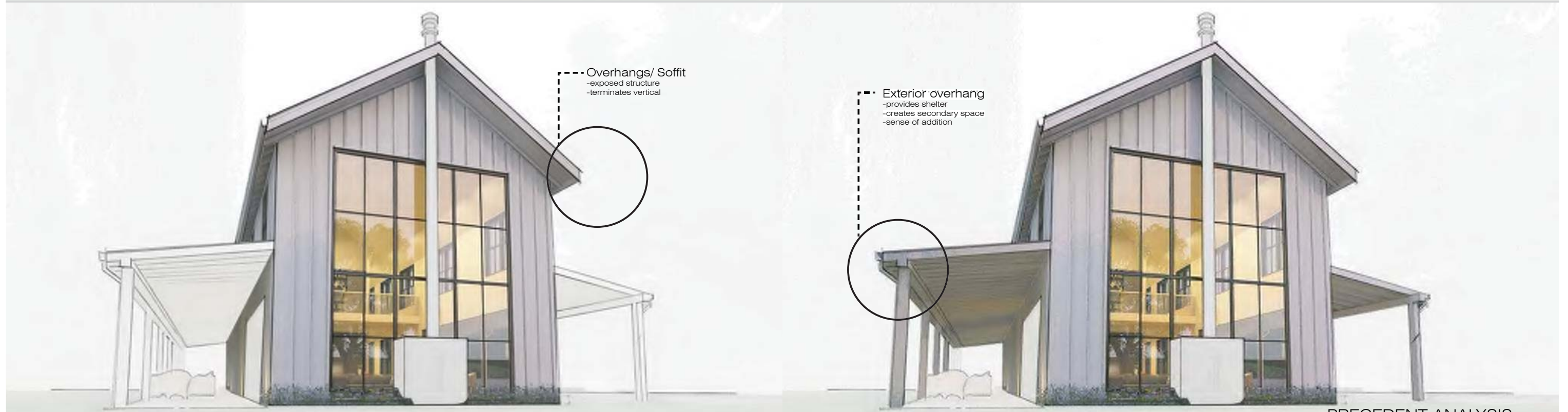
ARCHITECTURAL PRECEDENTS



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September 8, 2020



Development Permit Plans



PRECEDENT ANALYSIS



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Development Permit Plans

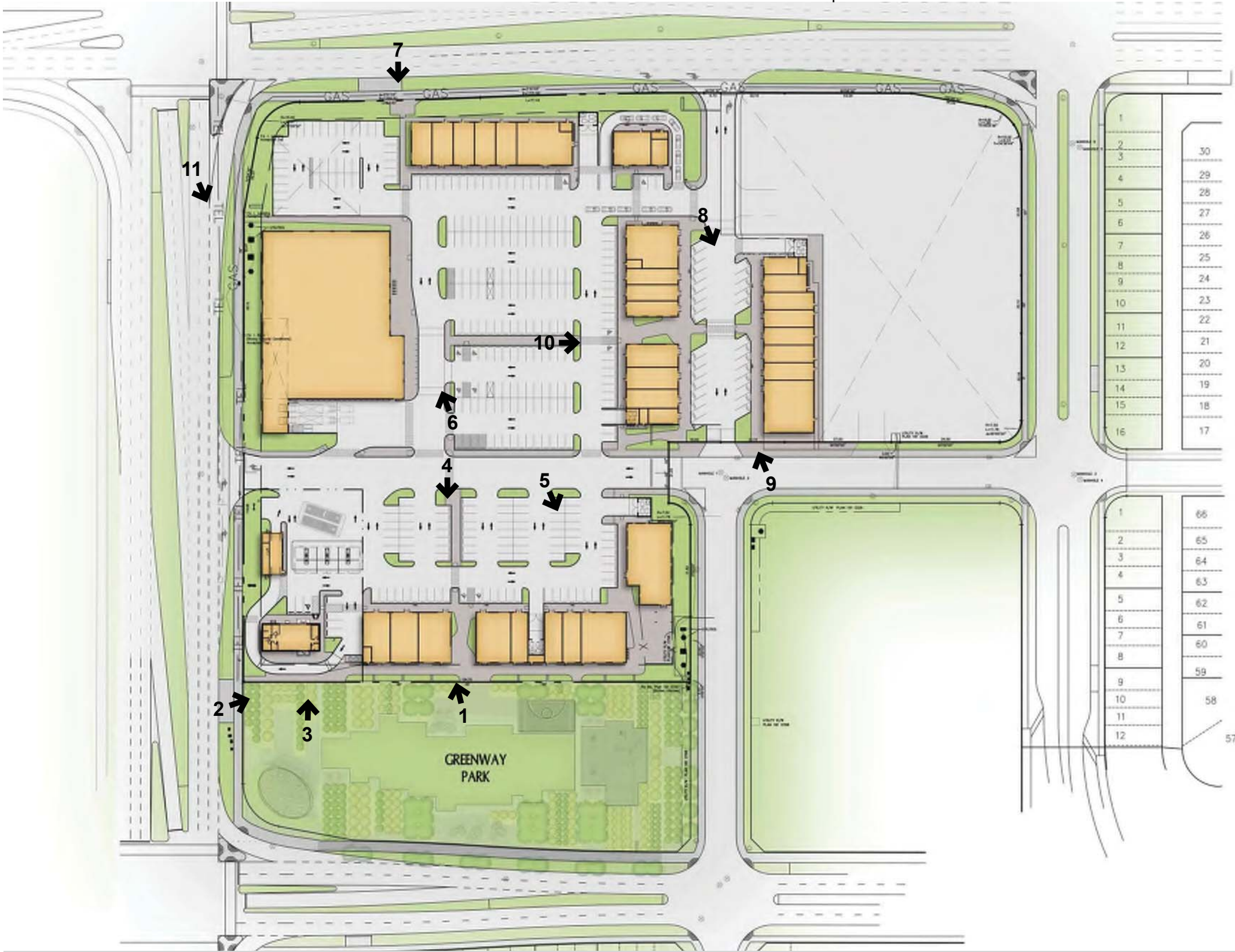


PRECEDENT ANALYSIS



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September 8, 2020





3D RENDERING SITE KEY PLAN



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3D RENDERING

1



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3D RENDERING

2



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3D RENDERING

3



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3D RENDERING

4



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3D RENDERING

5



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3D RENDERING

6



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3D RENDERING

7



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3D RENDERING

8



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3D RENDERING

9



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3D RENDERING

10



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3D RENDERING

11



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September 8, 2020



ISSUED FOR:	DATE:
1. Issued for Development Permit	2020-01-06
2. DTR Response	2020-06-18
3. DTR#2 Response	2020-08-13



CARRINGTON COMMERCIAL

CALGARY ALBERTA



Development Permit Plans

DEVELOPER/OWNER
ROYOP DEVELOPMENT CORPORATION
#500, 1060 - 7TH STREET S.W.
CALGARY, AB T2R 0C4
P: (403) 698-8520
F: (403) 263-6558
e-mail: jweber@royop.com
CONTACT: MR. JACOB WEBER

PRIME CONSULTANT / ARCHITECT
ABUGOV KASPAR
#200, 422 - 11 AVENUE S.E.
CALGARY, T2G 0Y4
P: (403) 237-9227
F: (403) 237-9230
e-mail: pettipas@abugovkaspar.com
CONTACT: MR. RON PETIPAS

SYMBOL LEGEND

ELEVATION SYMBOL
A = ELEVATION NUMBER
B = ELEVATION REFERENCED FROM
C = ELEVATION LOCATED ON

LOCATION
10/12/20/22

FINISH SYMBOL

CENTRE LINE

DRAWING LIST

DP0.0 COVER SHEET

DP0.1 PROJECT INFORMATION

DP0.1a EXISTING SITE SURVEY

DP0.1b EXISTING SUBDIVISION PLAN NO. 191 2103

DP0.2 PROPOSED SITE PLAN

DPL1.0 PROPOSED LANDSCAPE PLAN

DPL2.0 LANDSCAPE DETAILS

DP0.3 PROPOSED TRUCK SWEEP

DP0.4 PROPOSED SITE DETAILS

DP1.1 BUILDING 'A' FLOOR PLAN & ELEVATIONS

DP1.2 BUILDING 'B' FLOOR PLAN & ELEVATIONS

DP1.3 BUILDING 'C' FLOOR PLAN & ELEVATIONS

DP1.4 BUILDING 'D' FLOOR PLAN & ELEVATIONS

DP1.5 BUILDING 'E' FLOOR PLAN & ELEVATIONS

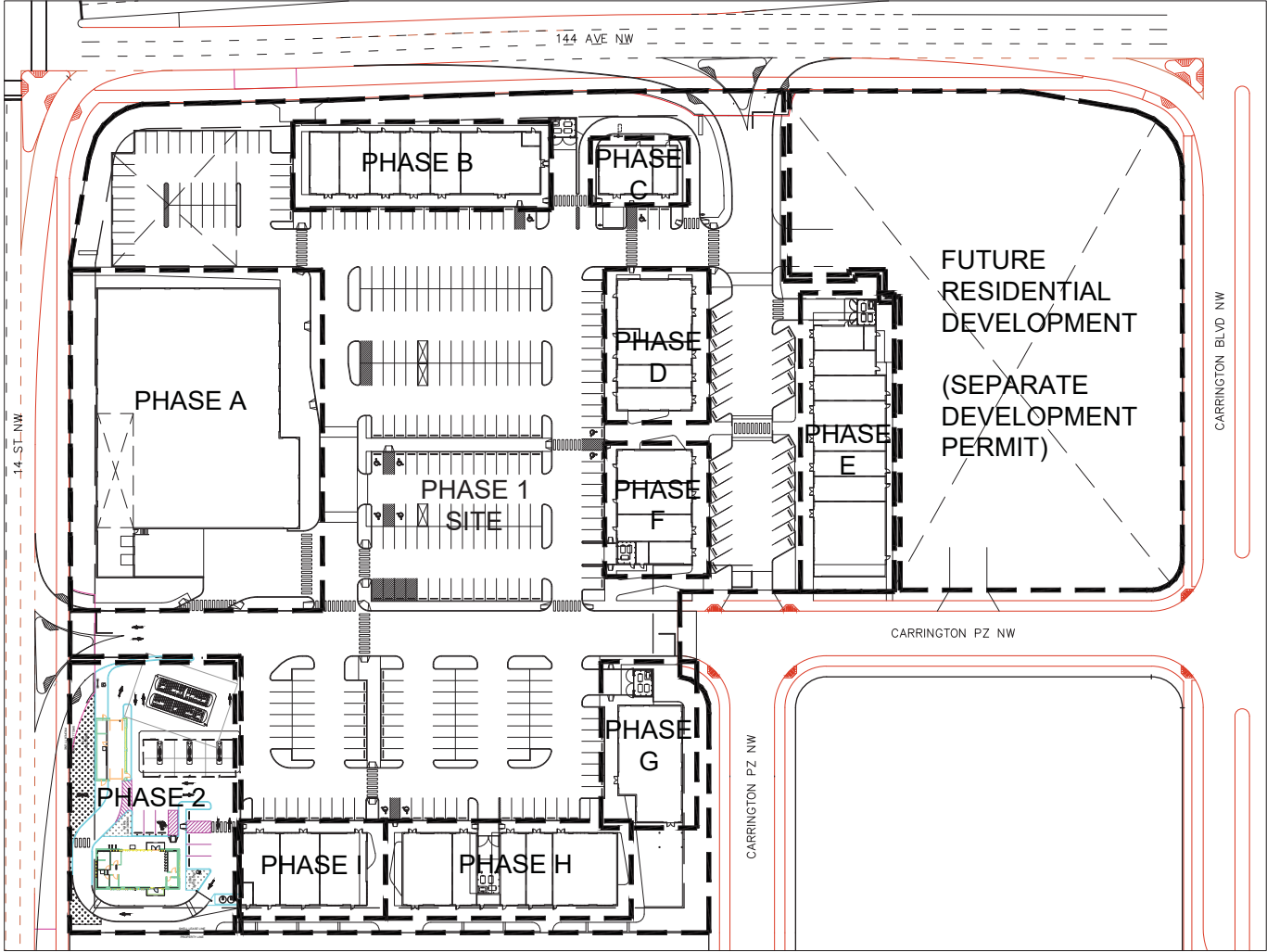
DP1.6 BUILDING 'F' FLOOR PLAN & ELEVATIONS

DP1.7 BUILDING 'G' FLOOR PLAN & ELEVATIONS

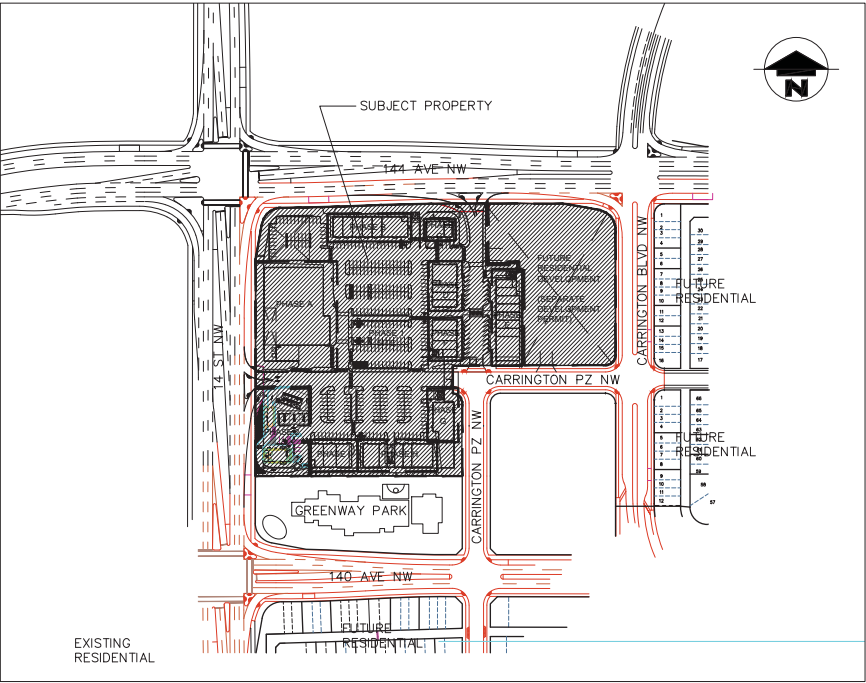
DP1.8 BUILDING 'H' FLOOR PLAN & ELEVATIONS

DP1.9 BUILDING 'I' FLOOR PLAN & ELEVATIONS

DP1.10 BUILDING 'J' & 'K' FLOOR PLAN & ELEVATIONS



1 PHASING PLAN



2 VICINITY MAP



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LEGAL DESCRIPTION:
LOT: 2
BLOCK: 1
PLAN: 181 1075
LOT: 3
BLOCK: 1
PLAN: 191 2103

MUNICIPAL ADDRESS:
77 CARRINGTON PLAZA NW
1637 CARRINGTON BLVD NW

3. DTR#0 RESPONSE	RP	20-08-13
2. DTR RESPONSE	RP	20-08-18
1. ISSUED FOR DP	MO	20-01-06
No. Issued For	Int	YY-MM-DD Date

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Phone: 237-9227 Fax: 237-9230
info@abugovkaspar.com

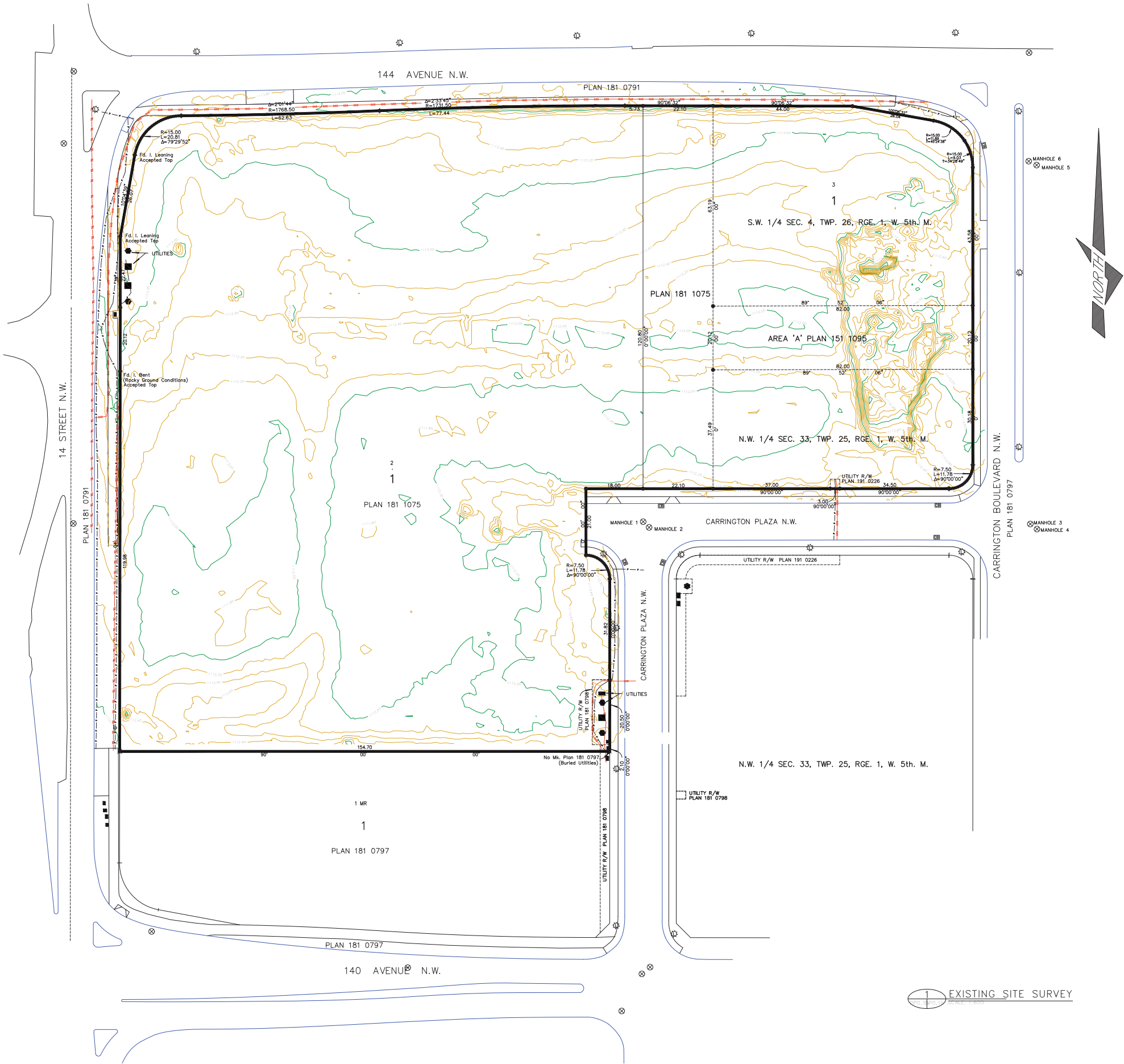
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PROJECT INFORMATION

DP0.1

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PLAN: 181 1075

LOT: 3
BLOCK: 1
PLAN: 191 2103

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1637 CARRINGTON BLVD NW

3. DTR#2 RESPONSE	RP 20-08-13
2. DTR RESPONSE	RP 20-06-18
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No. Issued For	Int. YY-MM-DD Date

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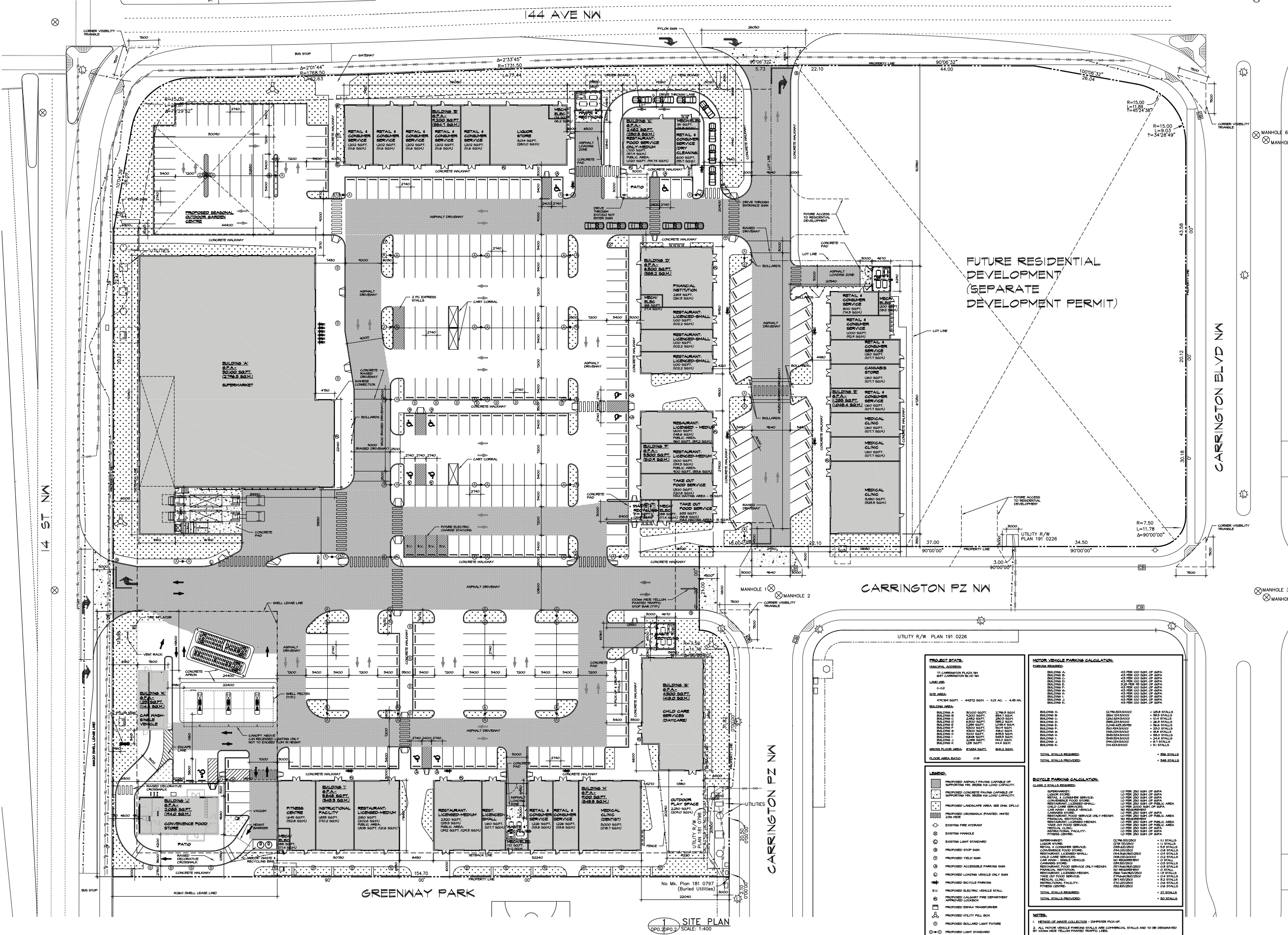
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EXISTING
SITE SURVEY

DP0.1a

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PLAN: 181 2103

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3. OTHER RESPONSE RP 20-08-13
2. OTHER RESPONSE RP 20-06-18
1. ISSUED FOR OP MO 20-01-06
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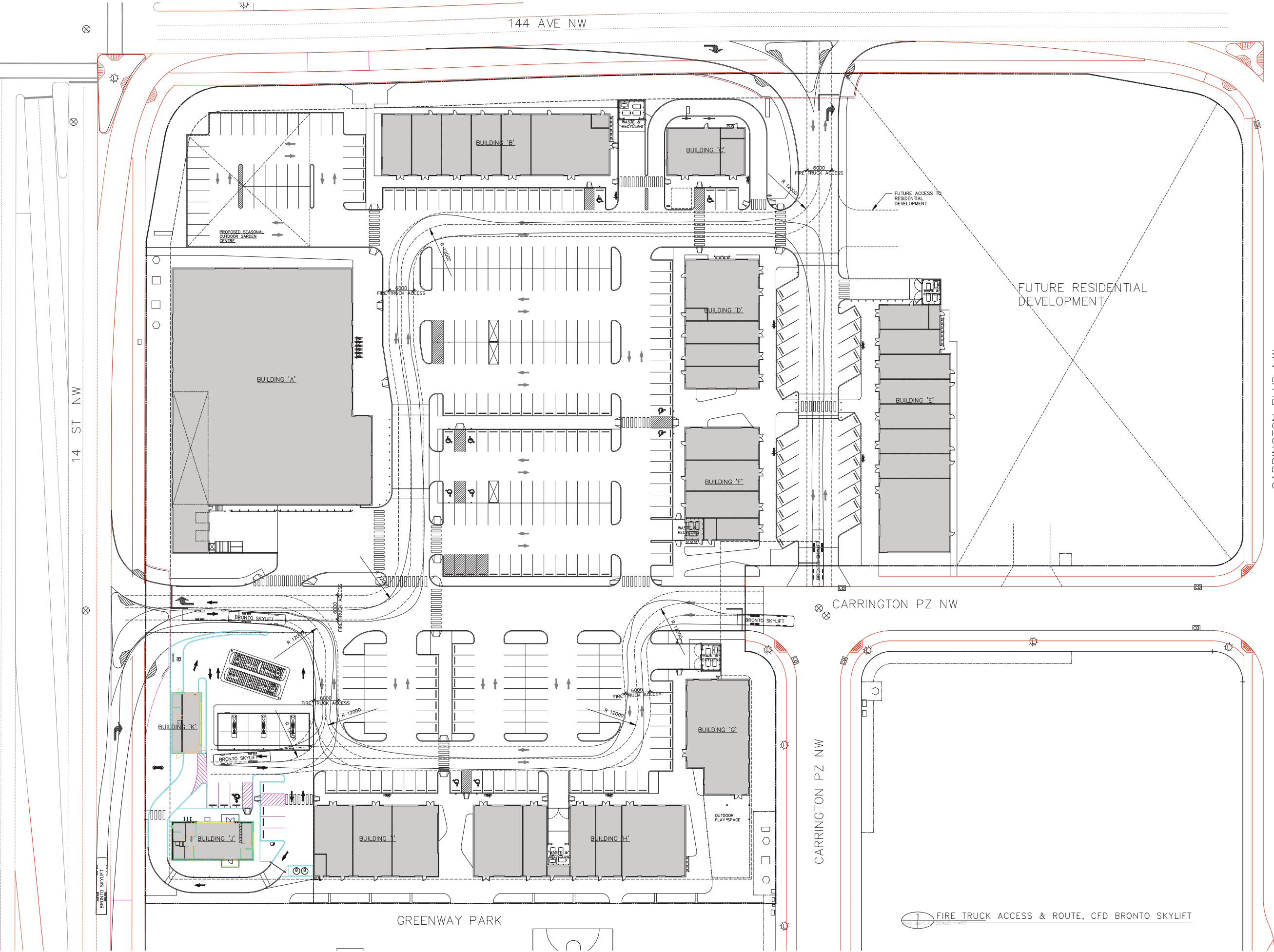
CARRINGTON COMMERCIAL
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PROPOSED SITE PLAN

DP0.2

PROJECT DATA: MUNICIPAL ADDRESS: 77 CARRINGTON PLAZA NW 1637 CARRINGTON BLVD NW C-23 47'x194' S.F. - 44572 S.F. - 1.01 AC. - 4.45 HA BUILDING AREA: BUILDING A: 3000 S.F. 2769 S.F. BUILDING B: 1200 S.F. 881 S.F. BUILDING C: 1200 S.F. 881 S.F. BUILDING D: 1200 S.F. 881 S.F. BUILDING E: 1200 S.F. 881 S.F. BUILDING F: 1200 S.F. 881 S.F. BUILDING G: 1200 S.F. 881 S.F. BUILDING H: 1200 S.F. 881 S.F. BUILDING I: 1200 S.F. 881 S.F. BUILDING J: 1200 S.F. 881 S.F. BUILDING K: 1200 S.F. 881 S.F. BUILDING L: 1200 S.F. 881 S.F. BUILDING M: 1200 S.F. 881 S.F. BUILDING N: 1200 S.F. 881 S.F. BUILDING O: 1200 S.F. 881 S.F. BUILDING P: 1200 S.F. 881 S.F. BUILDING Q: 1200 S.F. 881 S.F. BUILDING R: 1200 S.F. 881 S.F. BUILDING S: 1200 S.F. 881 S.F. BUILDING T: 1200 S.F. 881 S.F. BUILDING U: 1200 S.F. 881 S.F. BUILDING V: 1200 S.F. 881 S.F. BUILDING W: 1200 S.F. 881 S.F. BUILDING X: 1200 S.F. 881 S.F. BUILDING Y: 1200 S.F. 881 S.F. BUILDING Z: 1200 S.F. 881 S.F. TOTAL BUILDING AREA: 12000 S.F. TOTAL LOT AREA: 44572 S.F. TOTAL STALLS REQUIRED: 120 TOTAL STALLS PROVIDED: 120	LEGEND: PROPOSED ASPHALT PAVING CAPABLE OF SUPPORTING 3000 PSF LOAD CAPACITY. PROPOSED CONCRETE PAVING CAPABLE OF SUPPORTING 3000 PSF LOAD CAPACITY. PROPOSED LANDSCAPE AREA (SEE CIVIL PLAN) PROPOSED GRASSMAINT PAVING (PATIO) EXISTING FIRE HYDRANT EXISTING MANHOLE EXISTING LIGHT STANDARD PROPOSED STOP SIGN PROPOSED YIELD SIGN PROPOSED ACCESSIBLE PARKING SIGN PROPOSED LOADING VEHICLE ONLY SIGN PROPOSED BICYCLE PARKING PROPOSED ELECTRIC VEHICLE STALL PROPOSED ALARM FIRE DEPARTMENT APPROVED LOCATION PROPOSED SIGN TRANSFORMER PROPOSED UTILITY FILL BOX PROPOSED BOLLARD LIGHT FUTURE PROPOSED LIGHT STANDARD	NOTES: 1. DETAIL OF JAMBS COLLECTION - DRAINAGE PICK-UP 2. ALL MOTOR VEHICLE PARKING STALLS ARE COMMERCIAL STALLS AND TO BE DESIGNATED BY DOWN RED YELLOW PAINTED TRAFFIC LINES.
--	---	---

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LOT: 3
BLOCK: 1
PLAN: 191 2103

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3. DTR RESPONSE	RP 20-08-13
2. DTR RESPONSE	RP 20-08-18
1. ISSUED FOR DP	MD 20-01-06
No. Issued For	Int YY-JM-DD Date

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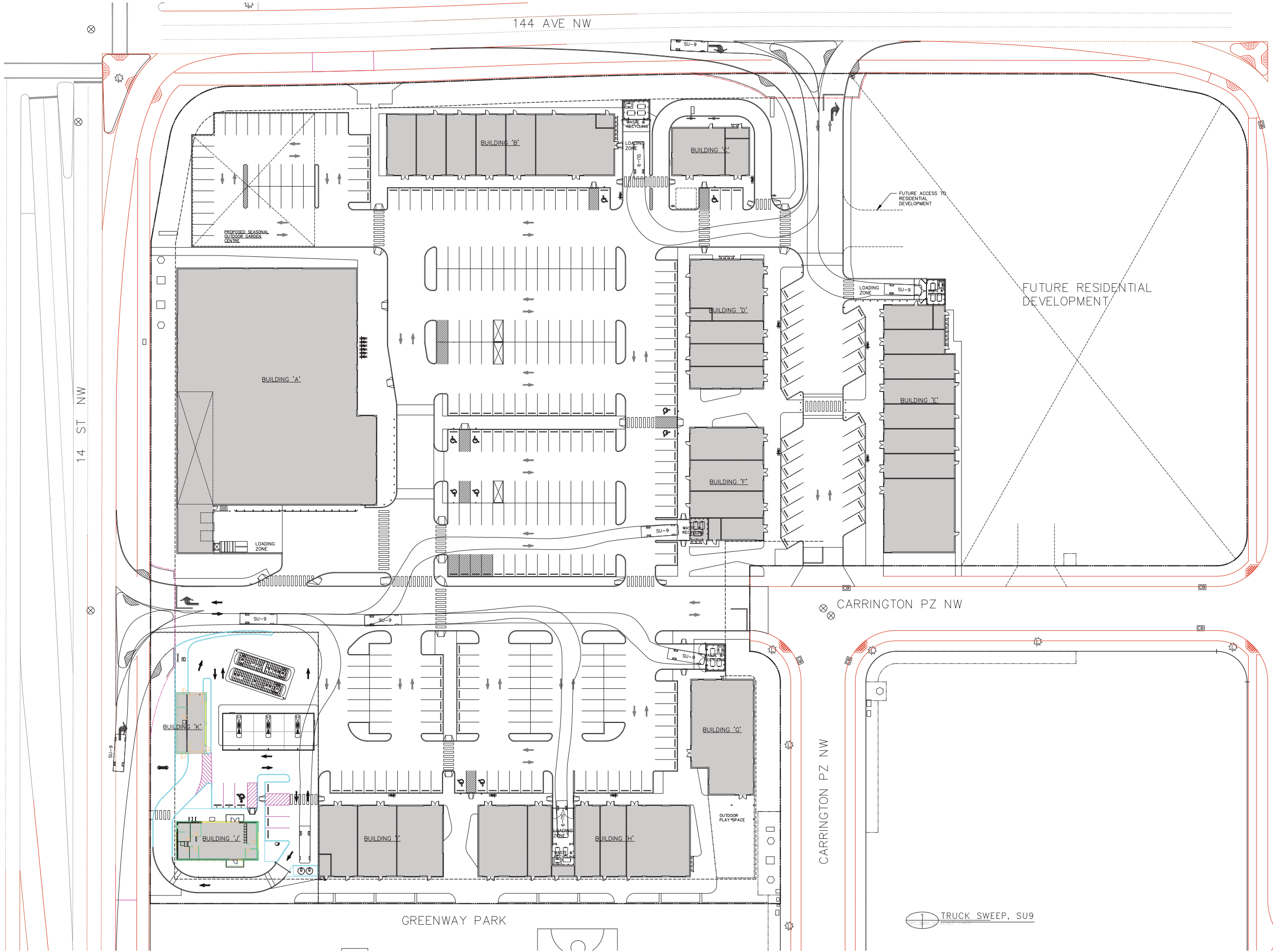
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TRUCK SWEEP
FIRE TRUCK ACCESS

DP0.3a

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3. DTR RESPONSE	RP 20-08-13
2. DTR RESPONSE	RP 20-06-18
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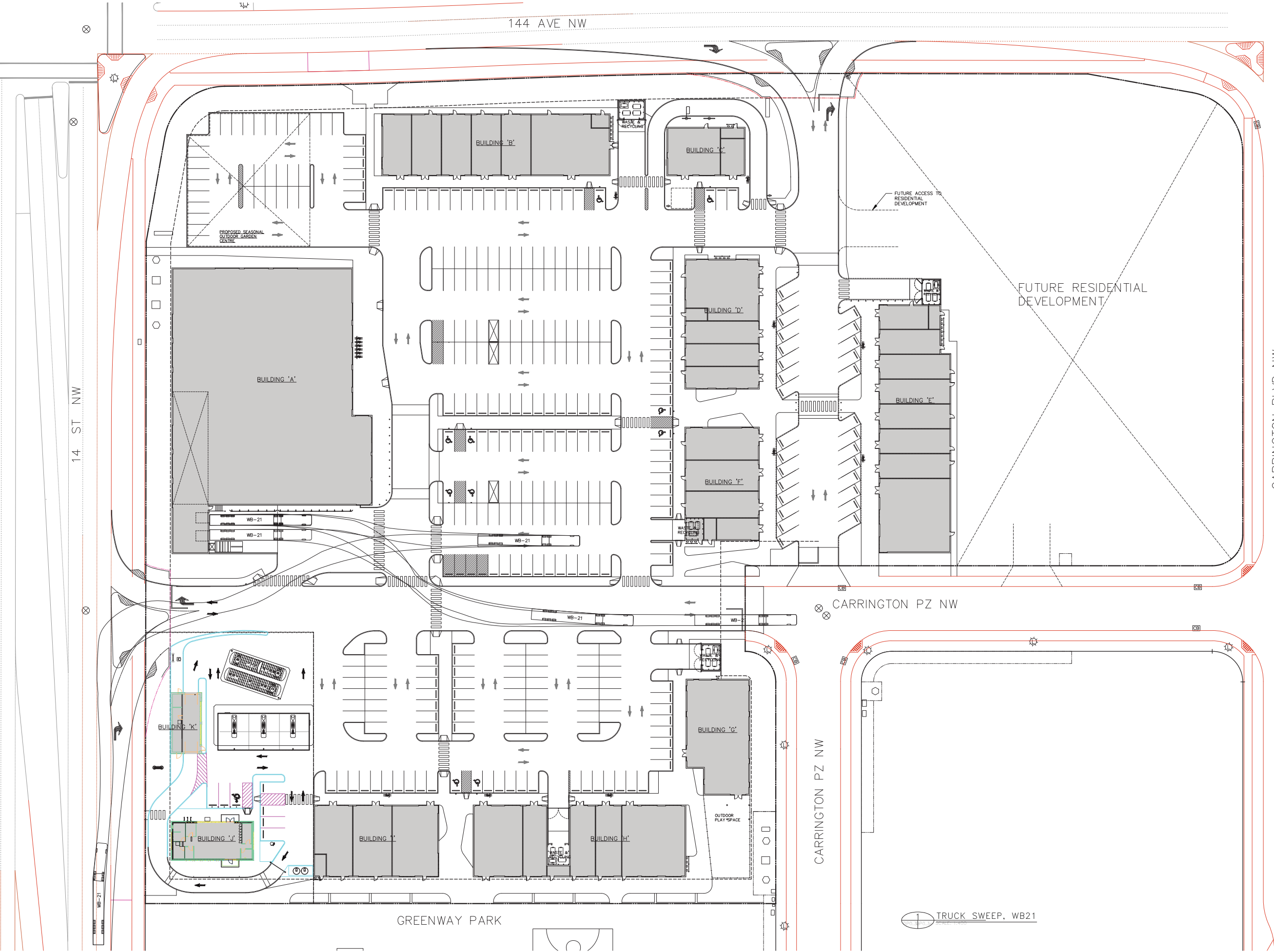
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TRUCK SWEEP
SU9 SINGLE UNIT VEHICLE

DP0.3b

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3. DTR RESPONSE	RP 20-08-13
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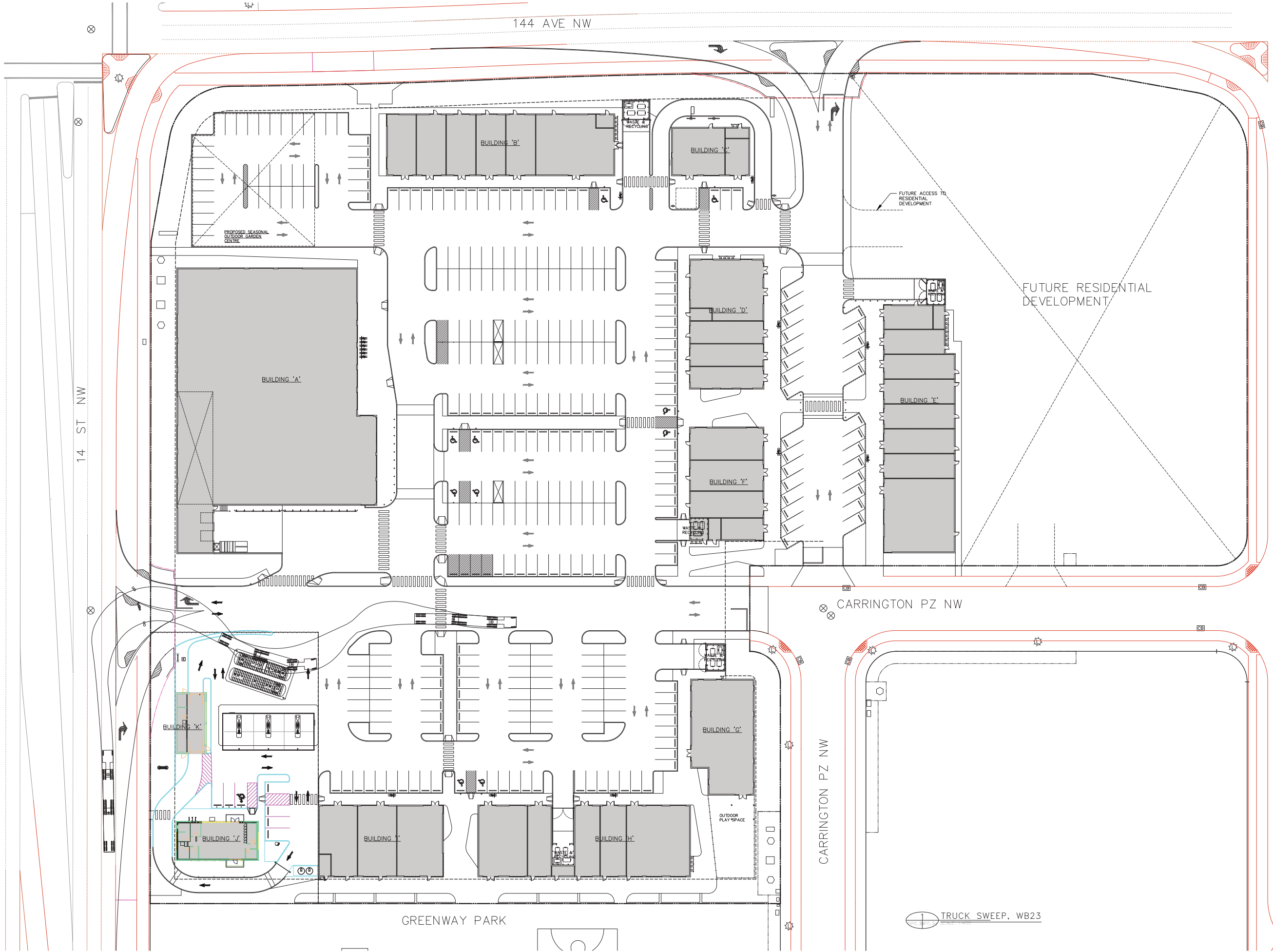
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TRUCK SWEEP
WB21 SEMI-TRAILER

DP0.3c
17162

TRUCK SWEEP, WB21

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3. DTR#2 RESPONSE	RP 20-08-13
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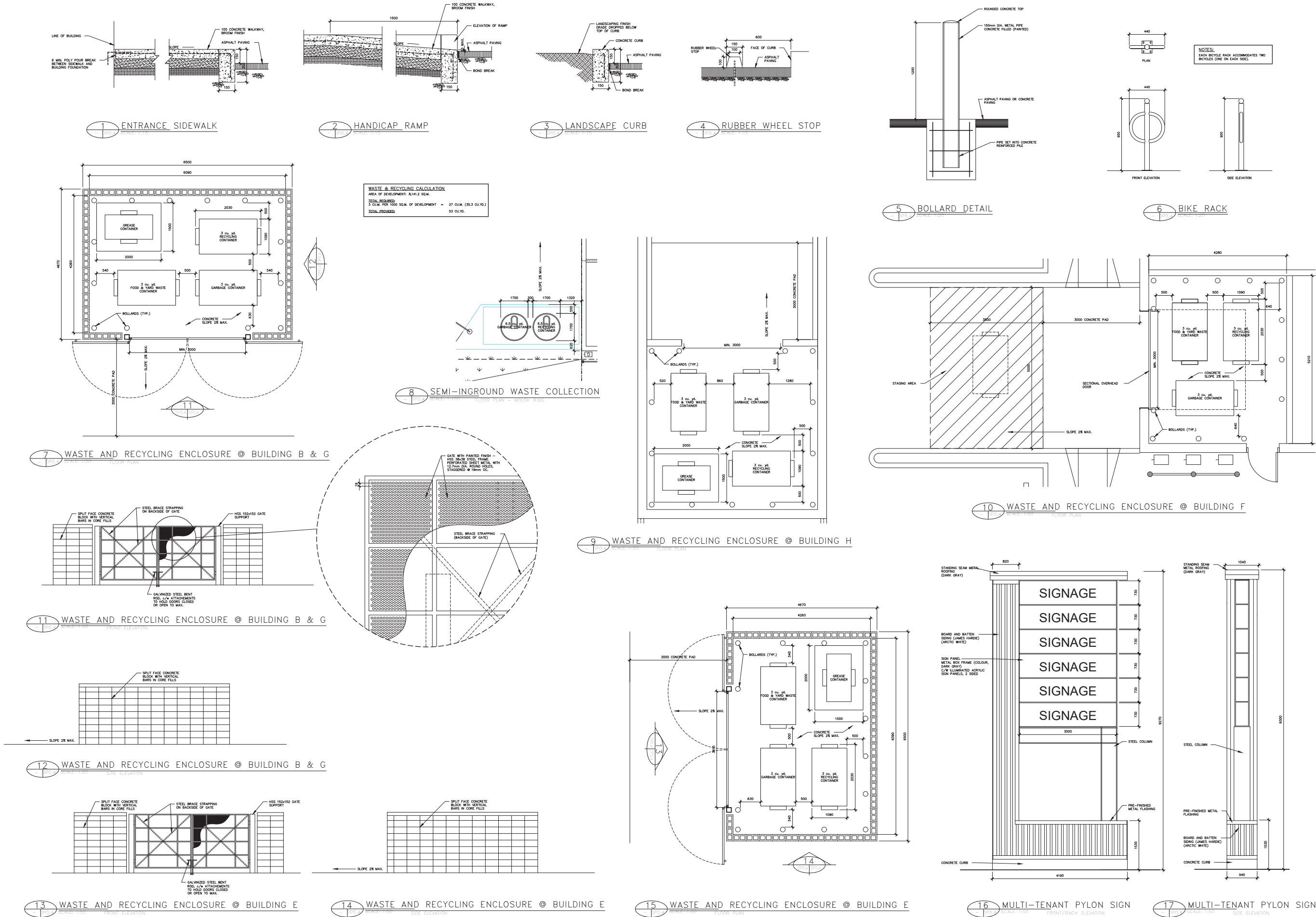
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TRUCK SWEEP
WB23 DOUBLE TRAILER

DP0.3d

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LOT: 3
BLOCK: 1
PLAN: 191 2103

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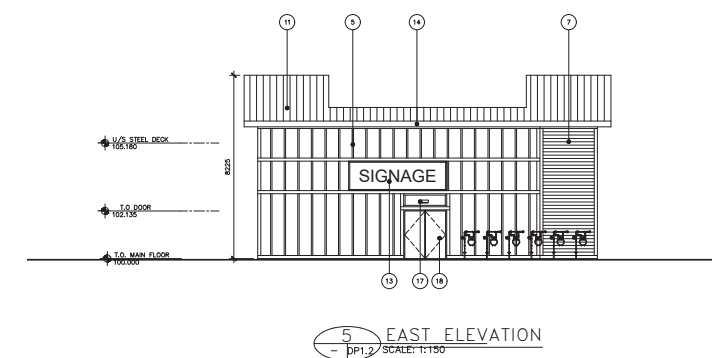
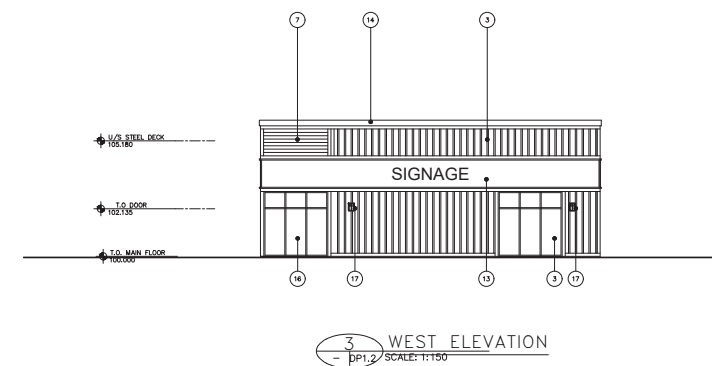
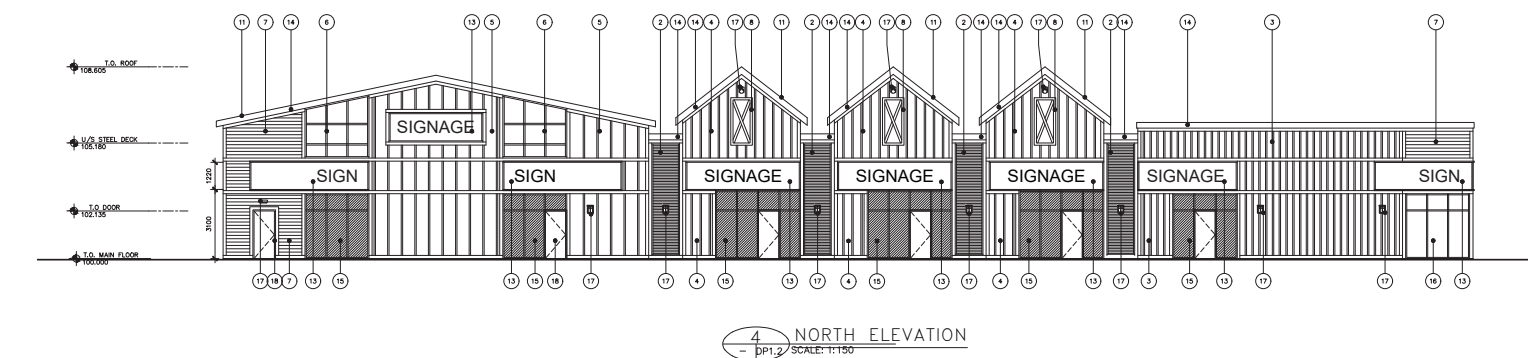
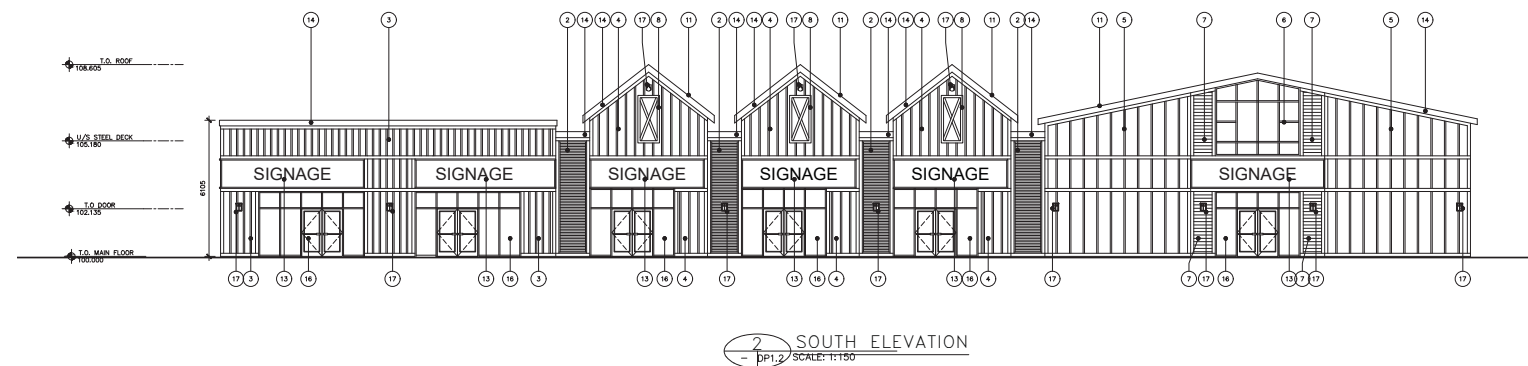
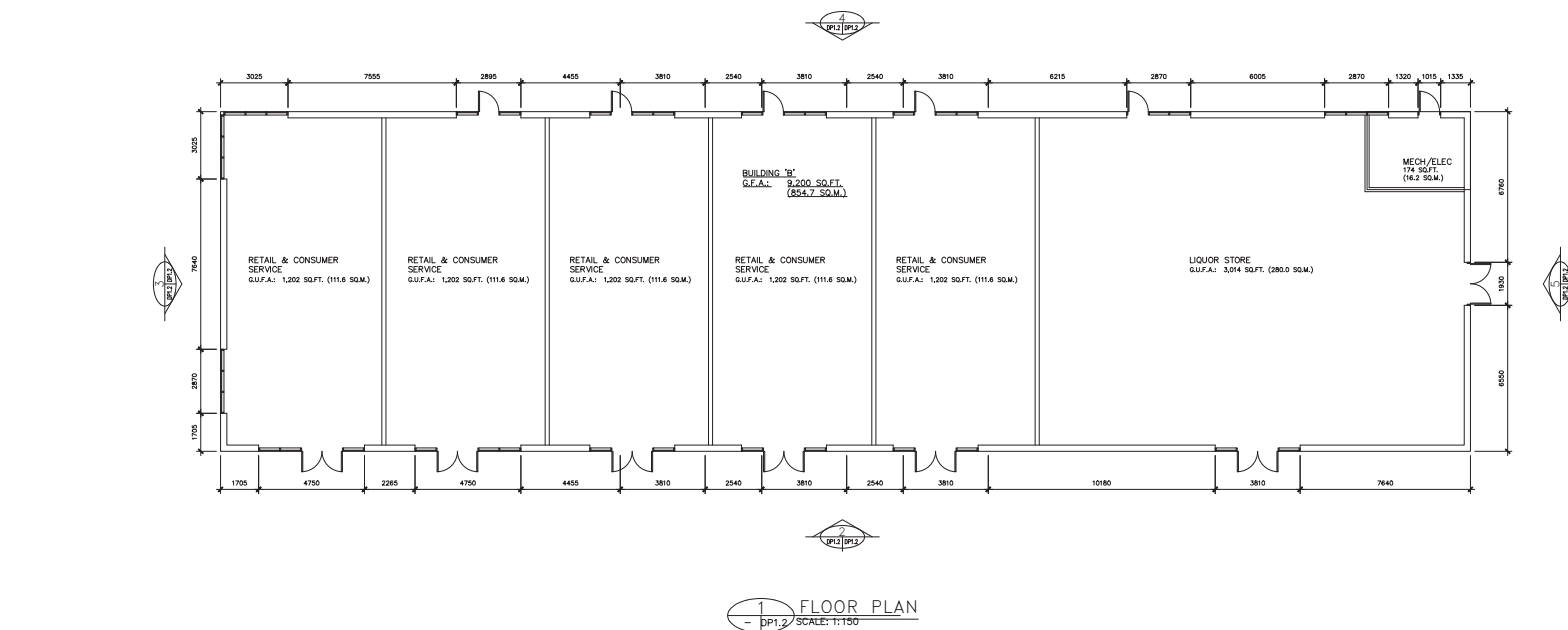
3. OTHER RESPONSE	RP 20-08-13
2. DTR RESPONSE	RP 20-06-18
1. ISSUED FOR DP	MD 20-01-06
No. Issued For	Int 17-MM-DD Only
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SITE DETAILS

DP0.4



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BLOCK: 1
PLAN: 191 2103

MUNICIPAL ADDRESS:

77 CARRINGTON PLAZA NW
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MATERIAL LEGEND

- (7) CORRUGATED METAL PANEL, C/W 1/2" TRIM (VERTICAL)
- (8) CORRUGATED METAL PANEL, C/W 1/2" TRIM (HORIZONTAL)
- (9) JAMES HARDIE PANELS & TRIMS 4" C/W (HORIZONTAL)
- (10) JAMES HARDIE PANELS & TRIMS 4" C/W (VERTICAL, BATTEN BOARDS @ 12" O.C.)
- (11) JAMES HARDIE PANELS & TRIMS 4" C/W (VERTICAL, BATTEN BOARDS @ 16" O.C.)
- (12) JAMES HARDIE PANELS & TRIMS 4" C/W (VERTICAL, BATTEN BOARDS @ 24" O.C.)
- (13) JAMES HARDIE PANELS & TRIMS 6" C/W (VERTICAL, HORIZONTAL, BATTEN BOARDS)
- (14) JAMES HARDIE PL. SONG C/W TRIMS
- (15) BARN DOOR
- (16) HEAVY DUTY METAL GATE
- (17) STORAGE BANNER
- (18) METAL ROOF
- (19) DISPLAY BOARD
JAMES HARDIE PANEL
UNFINISHEDLY ELUMINATED FACIA
(SIGNAGE INSTALLATION)
- (20) FASIA BOARD, JAMES HARDIE PANEL
- (21) SPANDREL
- (22) REALED GLAZED WINDOW SYSTEM
- (23) LIGHT FIXTURE
- (24) INSULATED METAL DOOR

3.	DTR#2 RESPONSE	RP	20-08-13
2.	DTR RESPONSE	RP	20-06-18
1.	ISSUED FOR DP	MO	20-01-06
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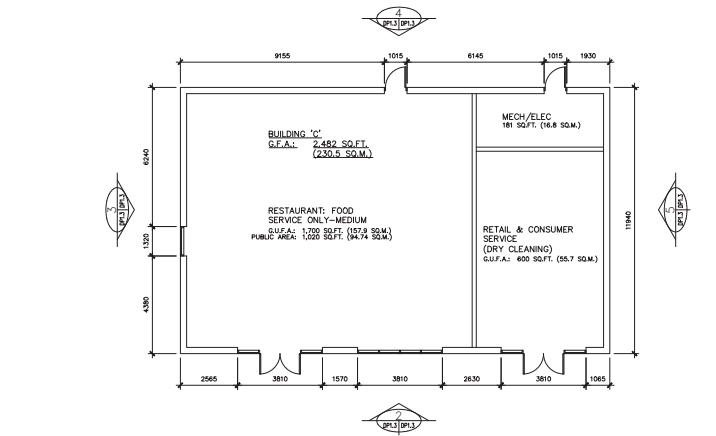
Calgary Alberta

PROPOSED BUILDING 'B' PLANS & ELEVATIONS

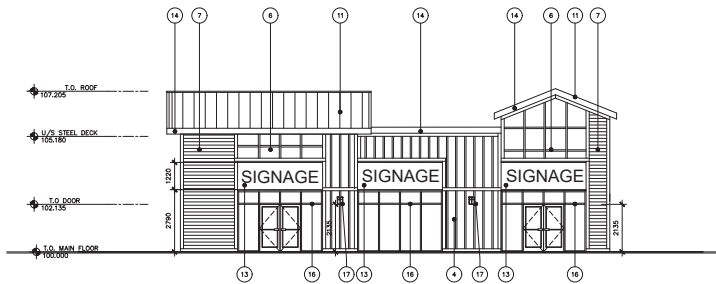
DP1.2

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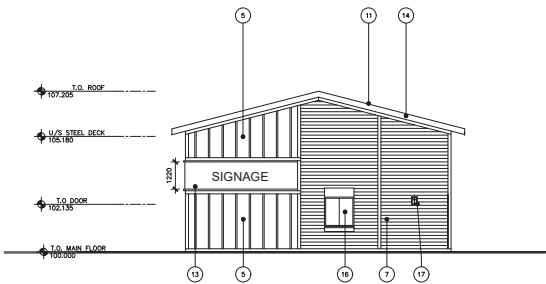
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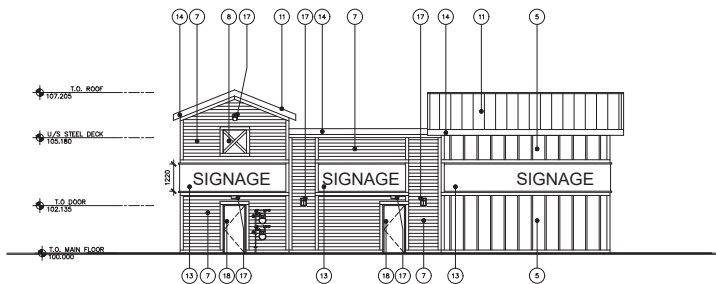
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- DP1.3 SCALE: 1:150



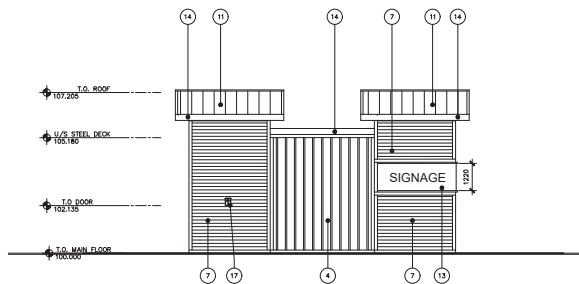
2 SOUTH ELEVATION
- DP1.3 SCALE: 1:150



3 WEST ELEVATION
- DP1.3 SCALE: 1:150



4 NORTH ELEVATION
- DP1.3 SCALE: 1:150



5 EAST ELEVATION
- DP1.3 SCALE: 1:150



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LOT: 3
BLOCK: 1
PLAN: 191 2103

MUNICIPAL ADDRESS:

77 CARRINGTON PLAZA NW
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MATERIAL LEGEND

- ① CORRUGATED METAL PANEL C/W 1/2" TRIM (VERTICAL)
- ② CORRUGATED METAL PANEL C/W 1/2" TRIM (HORIZONTAL)
- ③ JAMES HARDE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 12" O.C.
- ④ JAMES HARDE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 16" O.C.
- ⑤ JAMES HARDE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 24" O.C.
- ⑥ JAMES HARDE PANELS & TRIMS c/w VERTICAL & HORIZONTAL BATTEN BOARDS
- ⑦ JAMES HARDE LAP SIDING c/w TRIMS
- ⑧ BARN DOOR
- ⑨ HEAVY DUTY METAL GATE
- ⑩ SIGNAGE BANNER
- ⑪ METAL ROOF
- ⑫ DISPLAY BOARD
- ⑬ JAMES HARDE PANEL FOR INTERNALLY ILLUMINATED FACIA (SIGNAGE INSTALLATION)
- ⑭ FACIA BOARD, JAMES HARDE PANEL
- ⑮ SPANDREL
- ⑯ SEALED GLAZED WINDOW SYSTEM
- ⑰ LIGHT FIXTURE

1. UNRESTRICED METAL DOOR	RP	20-08-13
2. DTR RESPONSE	RP	20-06-18
1. ISSUED FOR DP	MD	20-01-06
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PROPOSED BUILDING 'C'
PLANS & ELEVATIONS

DP1.3

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BLOCK: 1
PLAN: 191 2103

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MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W 1/2" TRIM (VERTICAL)
- 2 CORRUGATED METAL PANEL C/W 1/2" TRIM (HORIZONTAL)
- 3 JAMES HARDE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARDE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 18" O.C.
- 5 JAMES HARDE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 24" O.C.
- 6 JAMES HARDE PANELS & TRIMS C/W VERTICAL & HORIZONTAL BATTEN BOARDS
- 7 JAMES HARDE LAP SIDING C/W TRIMS
- 8 BARN DOOR
- 9 HEAVY DUTY METAL GATE
- 10 SIGNAGE BANNER
- 11 METAL ROOF
- 12 DISPLAY BOARD
- 13 JAMES HARDE PANEL (FOR INTERNALLY ILLUMINATED FACIA SIGNAGE INSTALLATION)
- 14 FACIA BOARD, JAMES HARDE PANEL
- 15 SPANDREL
- 16 SEALED GLAZED WINDOW SYSTEM
- 17 LIGHT FIXTURE
- 18 INSULATED METAL DOOR

3. STRIKE RESPONSE	RP 20-08-13
2. STR RESPONSE	RP 20-08-18
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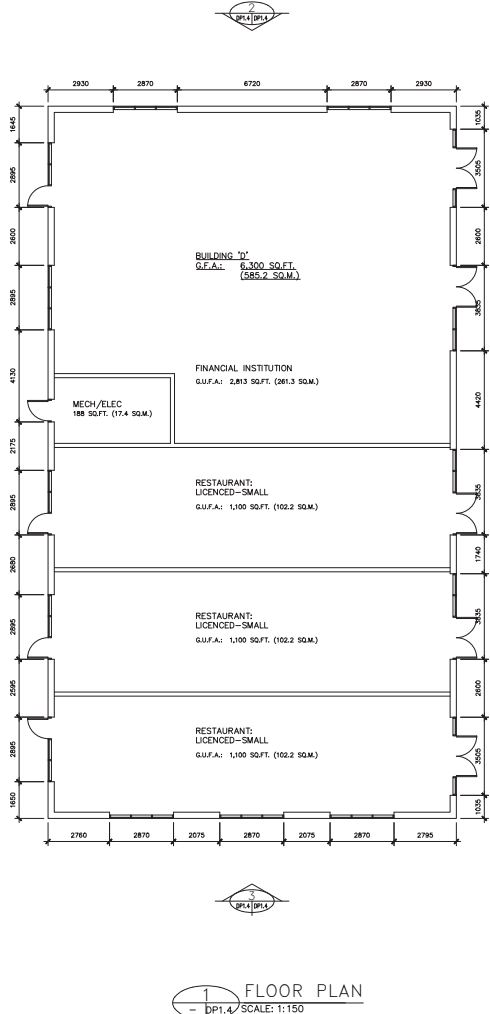
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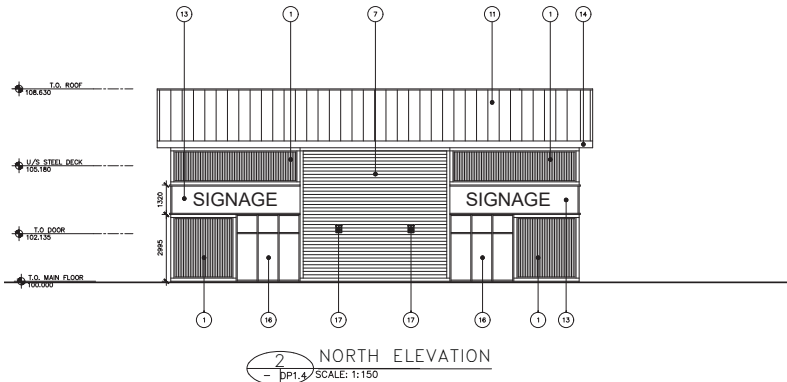
PROPOSED BUILDING 'D'
PLANS & ELEVATIONS

DP1.4

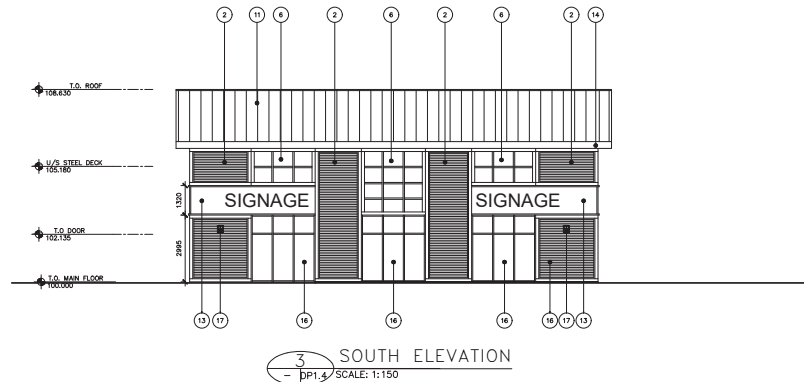
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FLOOR PLAN
- DP1.4 SCALE: 1:150



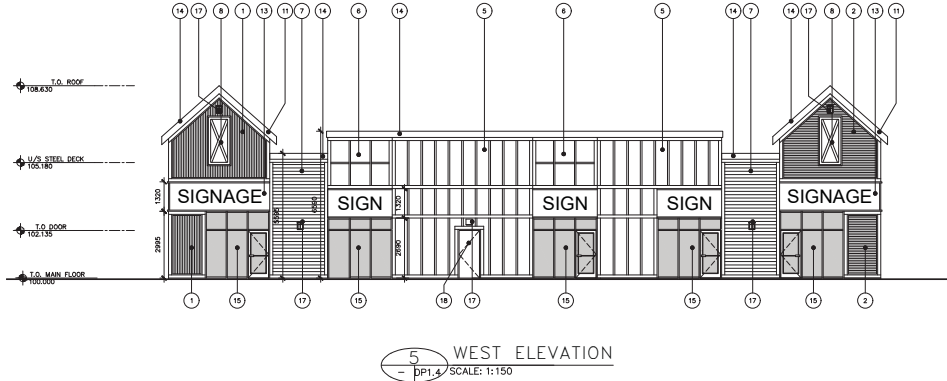
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- DP1.4 SCALE: 1:150



3 SOUTH ELEVATION
- DP1.4 SCALE: 1:150

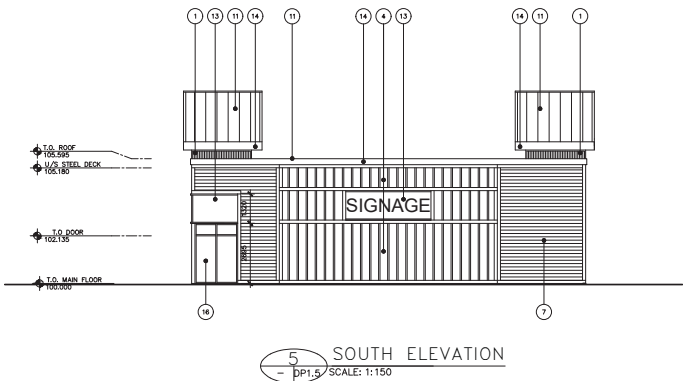
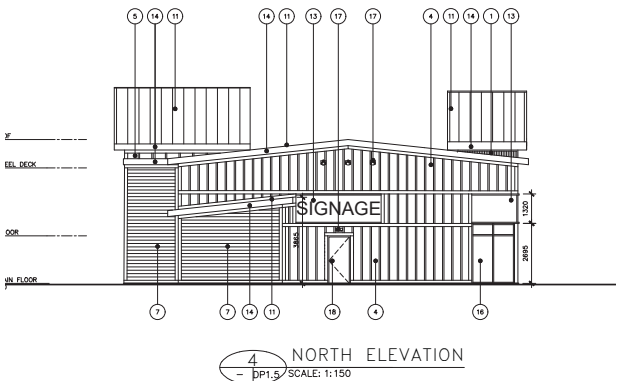
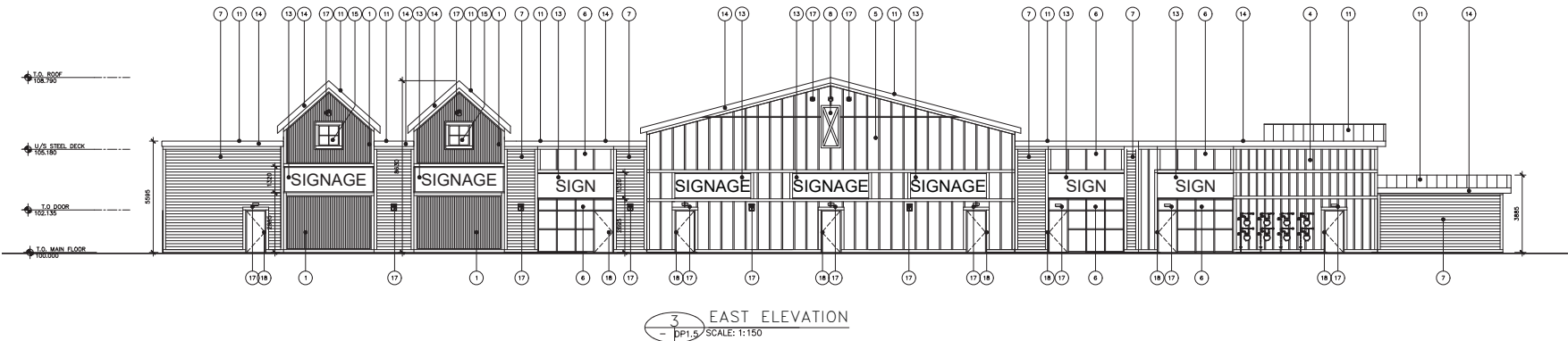
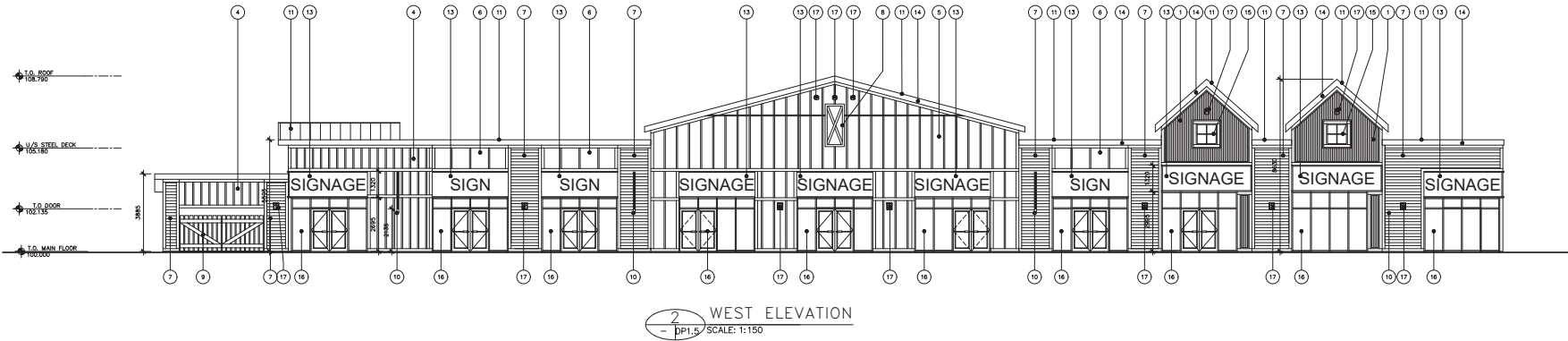
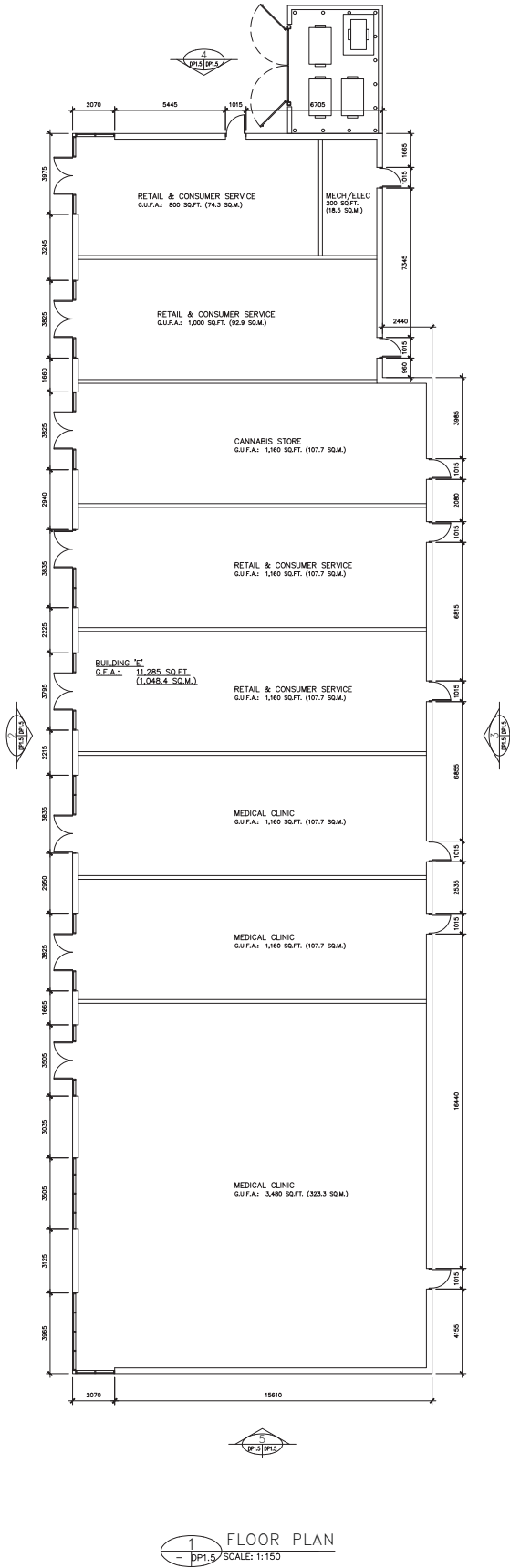


4 EAST ELEVATION
- DP1.4 SCALE: 1:150



5 WEST ELEVATION
- DP1.4 SCALE: 1:150

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LOT: 3
BLOCK: 191 2103
PLAN:

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1637 CARRINGTON BLVD NW



MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W 1/2 TRIM (VERTICAL)
- 2 CORRUGATED METAL PANEL C/W 1/2 TRIM (HORIZONTAL)
- 3 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 18" O.C.
- 5 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 24" O.C.
- 6 JAMES HARDIE PANELS & TRIMS C/W VERTICAL & HORIZONTAL BATTEN BOARDS
- 7 JAMES HARDIE LAP SIDING C/W TRIMS
- 8 BARN DOOR
- 9 HEAVY DUTY METAL GATE
- 10 SIGNAGE BANNER
- 11 METAL ROOF
- 12 DISPLAY BOARD
- 13 JAMES HARDIE PANEL FOR INTERNAL ILLUMINATED FACIA (SIGNAGE INSTALLATION)
- 14 FACIA BOARD, JAMES HARDIE PANEL
- 15 SPANDREL
- 16 SEALED GLAZED WINDOW SYSTEM
- 17 LIGHT FIXTURE

1. DTR RESPONSE	RP	20-08-13
2. DTR RESPONSE	RP	20-06-16
1. ISSUED FOR DP	MO	20-01-06
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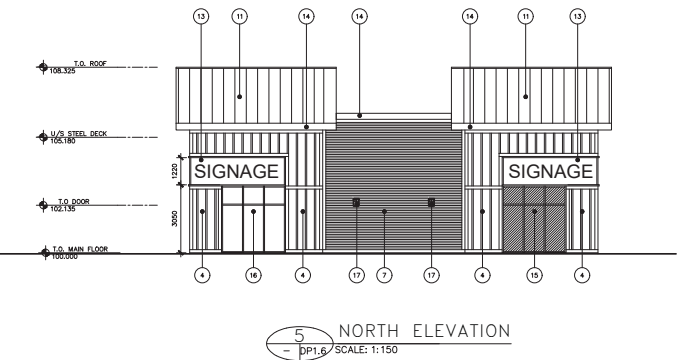
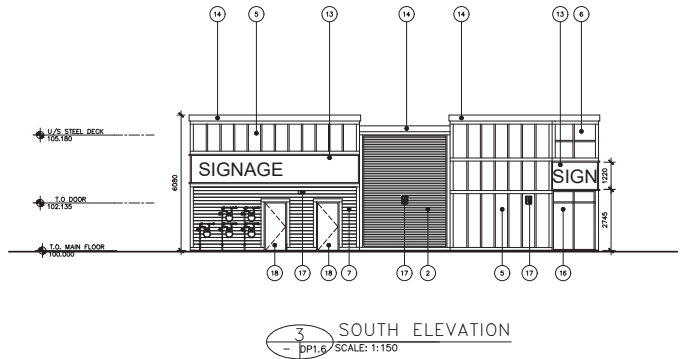
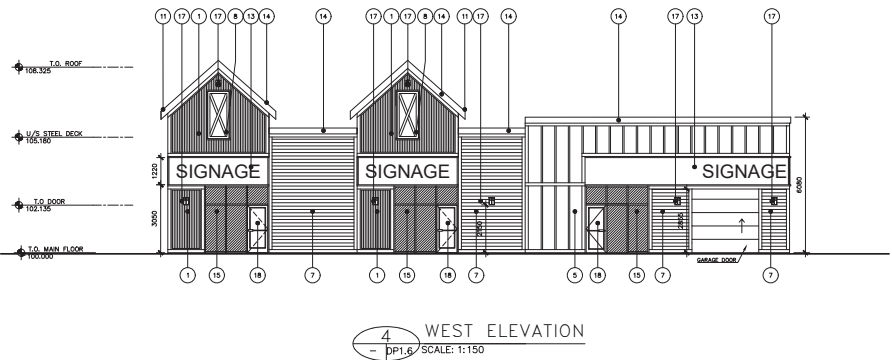
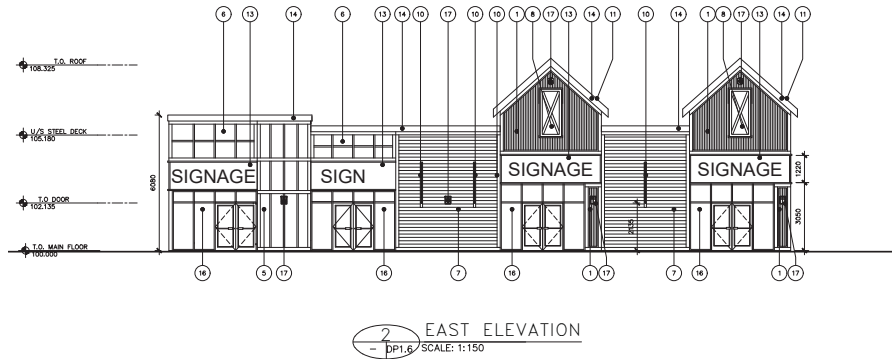
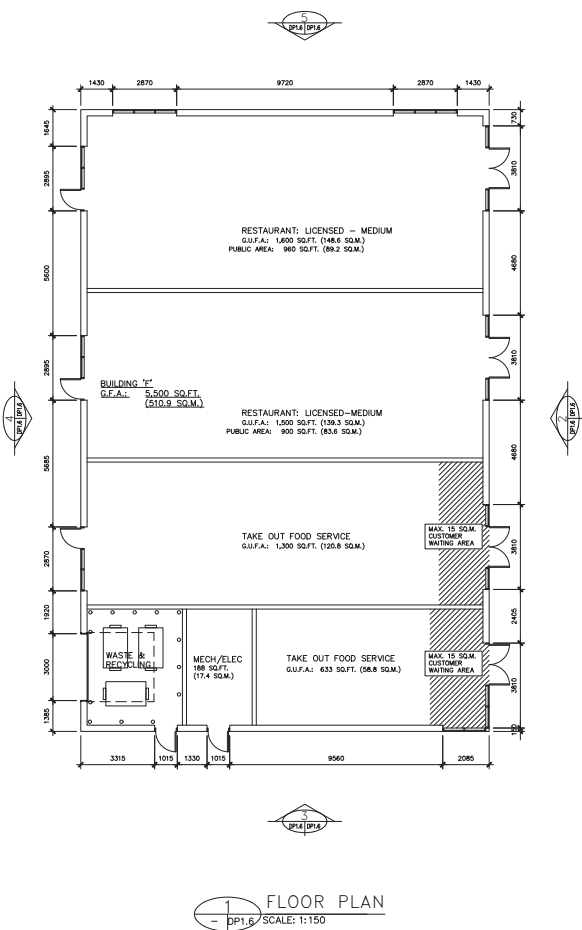
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PROPOSED BUILDING 'E'
PLANS & ELEVATIONS

DP1.5

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PLAN:
LOT: 3
BLOCK: 191 2103
PLAN:

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1637 CARRINGTON BLVD NW



- MATERIAL LEGEND**
- 1 CORRUGATED METAL PANEL C/W 1" TRIM (VERTICAL)
 - 2 CORRUGATED METAL PANEL C/W 1" TRIM (HORIZONTAL)
 - 3 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
 - 4 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 16" O.C.
 - 5 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 24" O.C.
 - 6 JAMES HARDIE PANELS & TRIMS C/W VERTICAL & HORIZONTAL BATTEN BOARDS
 - 7 JAMES HARDIE LAP SIDING C/W TRIMS
 - 8 BARN DOOR
 - 9 HEAVY DUTY METAL GATE
 - 10 SIGNAGE BANNER
 - 11 METAL ROOF
 - 12 DISPLAY BOARD
 - 13 JAMES HARDIE PANEL (FOR INTERNALLY ILLUMINATED FACIA SIGNAGE INSTALLATION)
 - 14 FASCIA BOARD, JAMES HARDIE PANEL
 - 15 SPANDREL
 - 16 SEALED GLAZED WINDOW SYSTEM
 - 17 LIGHT FIXTURE

1. PREPARED METAL DOOR	BP	20-08-13
2. DTR RESPONSE	BP	20-08-18
3. DTR RESPONSE	BP	20-08-18
1. ISSUED FOR DP	MO	20-01-06
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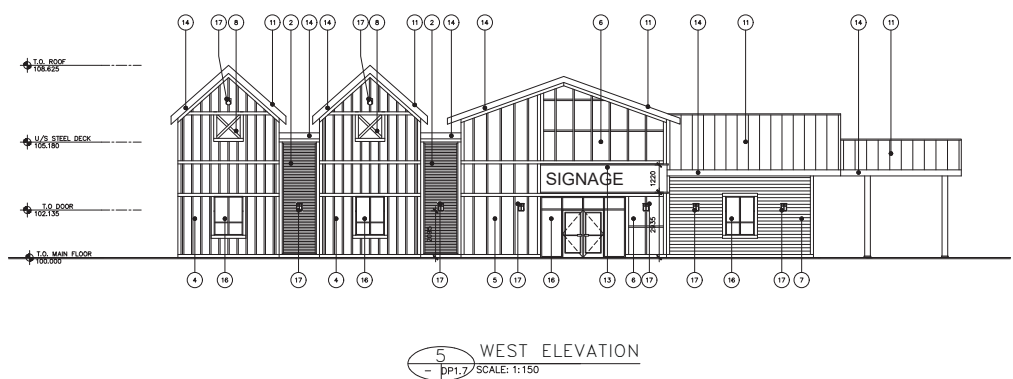
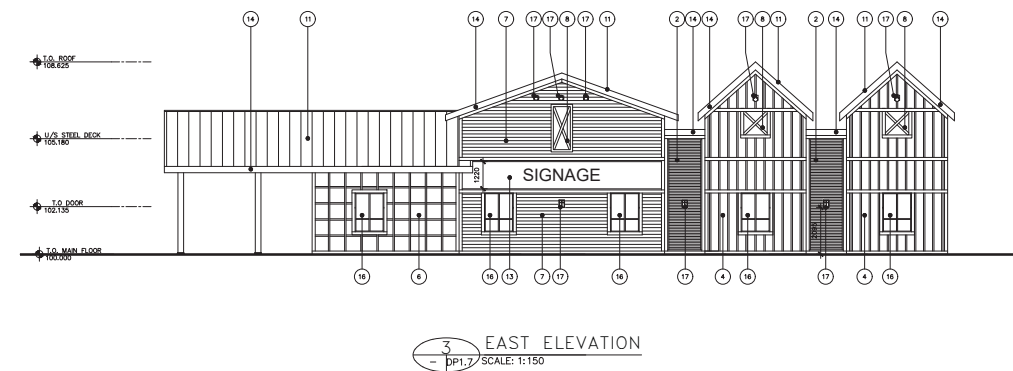
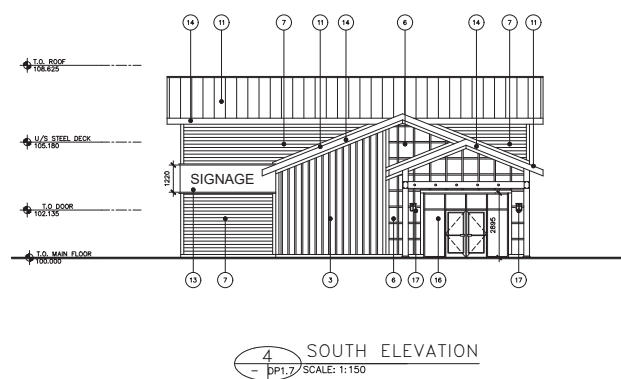
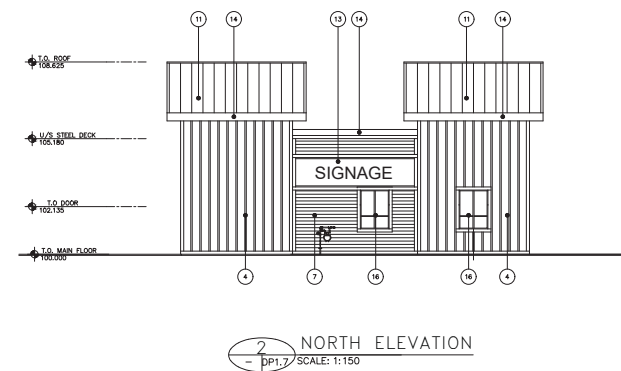
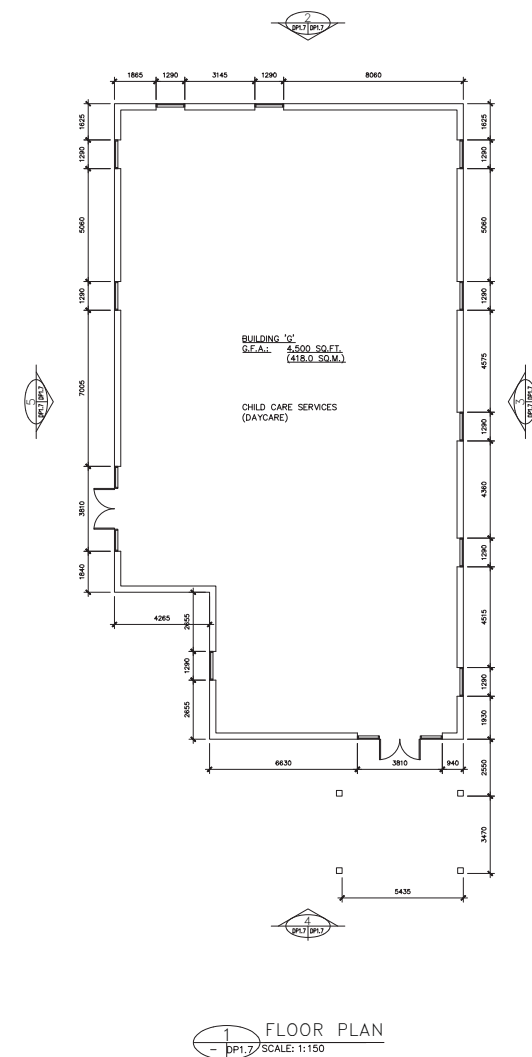
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MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W 1" TRIM (VERTICALS)
- 2 CORRUGATED METAL PANEL C/W 1" TRIM (HORIZONTALS)
- 3 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
- 5 JAMES HARDIE PANELS & TRIMS C/W HORIZONTAL BATTEN BOARDS
- 6 JAMES HARDIE LAP BOARD C/W TRIMS
- 7 MAIN DOOR
- 8 HEAVY DUTY METAL GATE
- 9 SONAGNE BANNER
- 10 METAL ROOF
- 11 DISPLAY BOARDS
- 12 JAMES HARDIE PANELS FOR INTERNALLY ILLUMINATED GLASS (LIGHT REGULATION)
- 13 FASCO BOARD, JAMES HARDIE PANEL
- 14 SPANDREL
- 15 SEALED GLAZED WINDOW SYSTEM
- 16 LIGHT FIXTURE

19	INSULATED METAL DOOR	RP	20-08-13
2.	DTR RESPONSE	RP	20-06-18
1.	ISSUED FOR DP	MO	20-01-06
No.	Issued For	Int	YY-MM-DD Date

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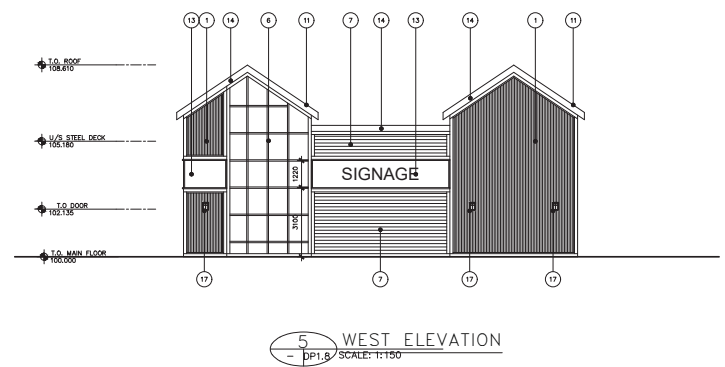
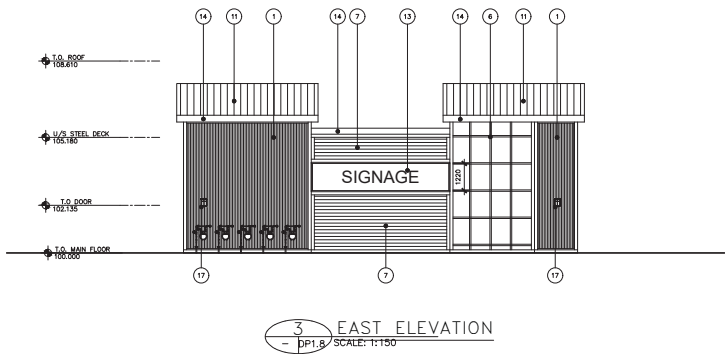
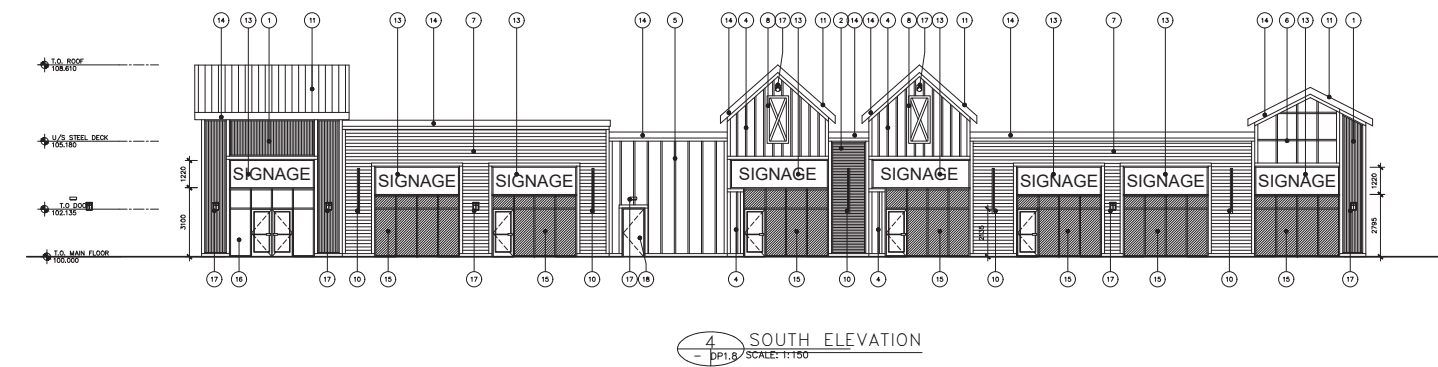
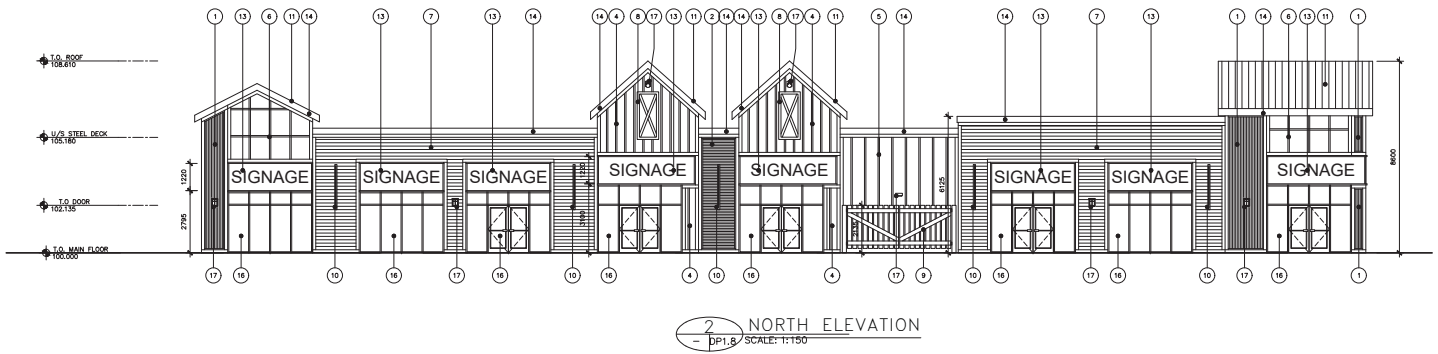
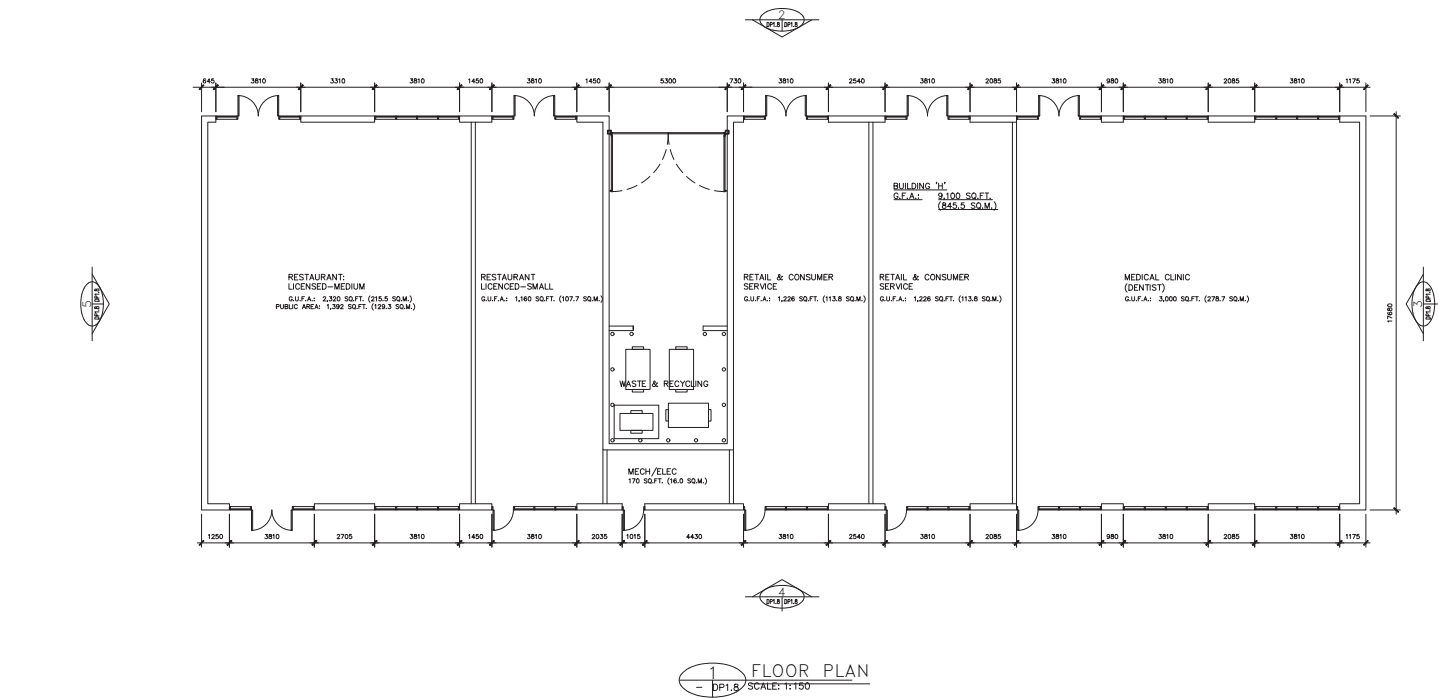
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PROPOSED BUILDING 'G' PLANS & ELEVATIONS

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MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W 'J' TRIM (VERTICAL)
- 2 CORRUGATED METAL PANEL C/W 'J' TRIM (HORIZONTAL)
- 3 JAMES HARVEY PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARVEY PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 18" O.C.
- 5 JAMES HARVEY PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 24" O.C.
- 6 JAMES HARVEY PANELS & TRIMS c/w VERTICAL & HORIZONTAL BATTEN BOARDS
- 7 JAMES HARVEY LAP SIDING c/w TRIMS
- 8 BARN DOOR
- 9 HEAVY DUTY METAL GATE
- 10 SIGNAGE BANNER
- 11 METAL ROOF
- 12 DISPLAY BOARD
- 13 JAMES HARVEY PANEL (FOR INTERNALLY ILLUMINATED FACIA SIGNAGE INSTALLATION)
- 14 FASCIA BOARD, JAMES HARVEY PANEL
- 15 SPANDREL
- 16 SEALED GLAZED WINDOW SYSTEM
- 17 LIGHT FIXTURE
- 18 INSULATED METAL DOOR

1. DTH RESPONSE	RP 20-08-18
2. DTH RESPONSE	RP 20-06-18
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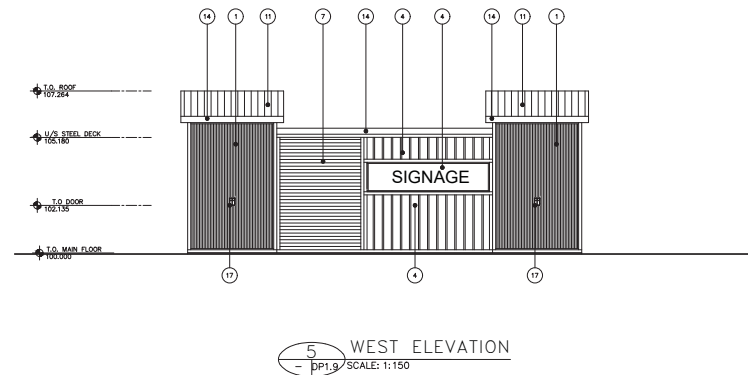
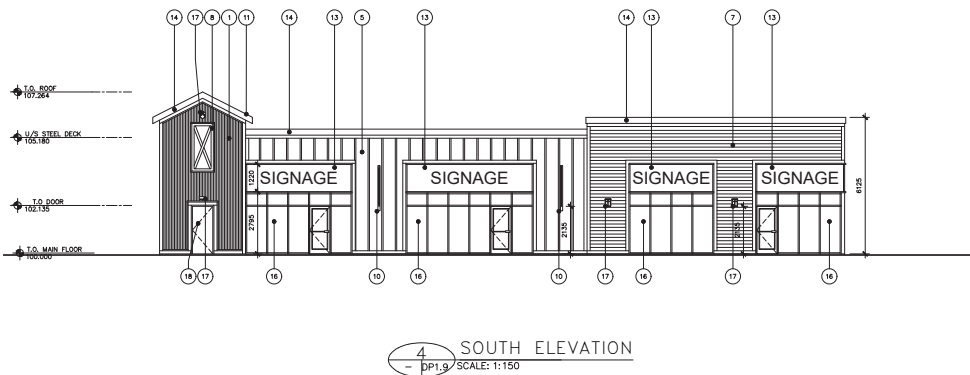
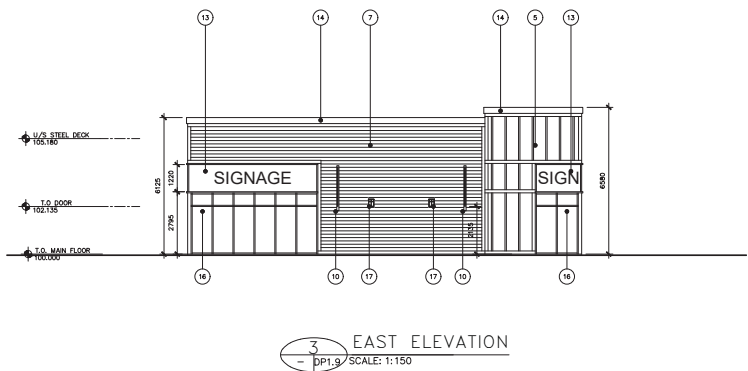
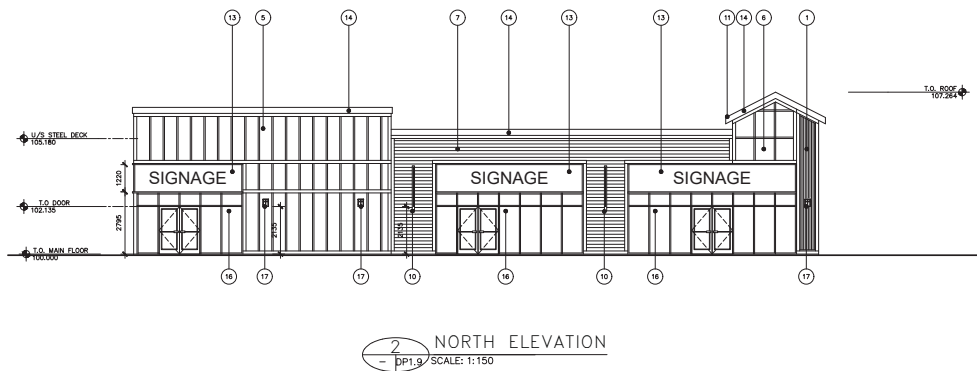
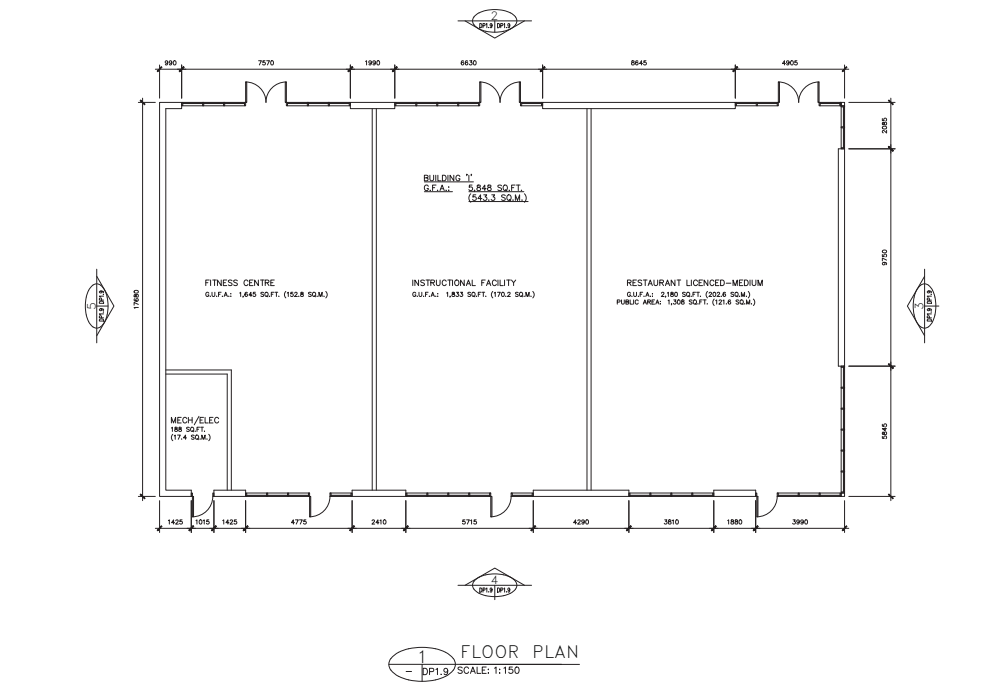
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PROPOSED BUILDING 'H'
PLANS & ELEVATIONS

DP1.8

17162

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MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W "J" TRIM (VERTICAL)
- 2 CORRUGATED METAL PANEL C/W "J" TRIM (HORIZONTAL)
- 3 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 16" O.C.
- 5 JAMES HARDIE PANELS & TRIMS C/W VERTICAL BATTEN BOARDS @ 24" O.C.
- 6 JAMES HARDIE PANELS & TRIMS C/W VERTICAL & HORIZONTAL BATTEN BOARDS
- 7 JAMES HARDIE LAP SIDING C/W TRIMS
- 8 BARN DOOR
- 9 HEAVY DUTY METAL GATE
- 10 SIGNAGE BANNER
- 11 METAL ROOF
- 12 DISPLAY BOARD
- 13 JAMES HARDIE PANEL FOR INTERNALLY ILLUMINATED FACIA SIGNAGE INSTALLATION
- 14 FACIA BOARD, JAMES HARDIE PANEL
- 15 SPANDREL
- 16 SEALED GLAZED WINDOW SYSTEM
- 17 LIGHT FIXTURE

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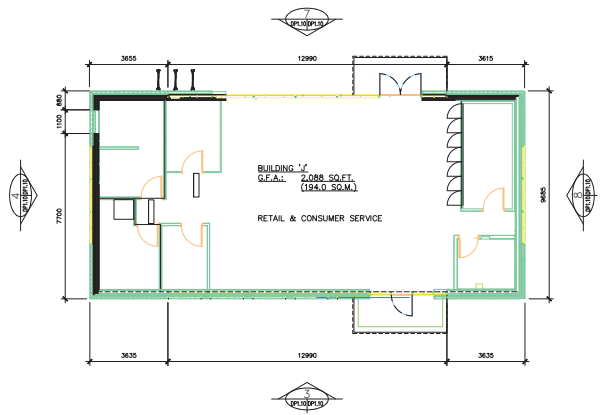
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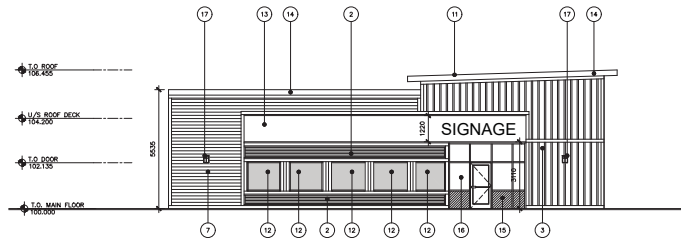
PROPOSED BUILDING 'I'
PLANS & ELEVATIONS

DP1.9

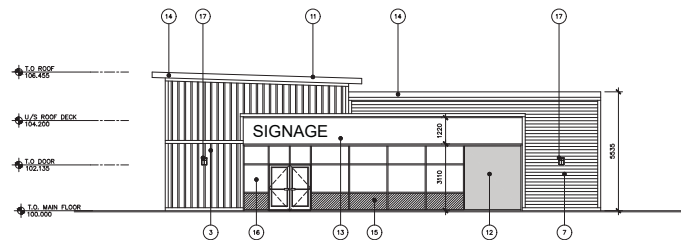
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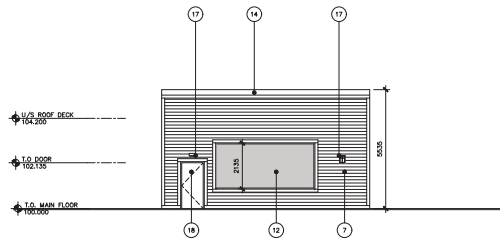
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- DP1.10 SCALE: 1:150



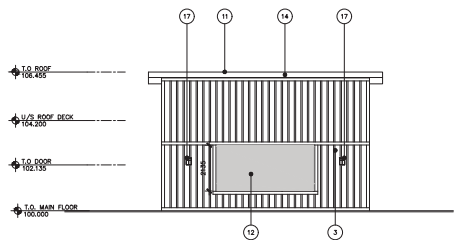
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- DP1.10 SCALE: 1:150



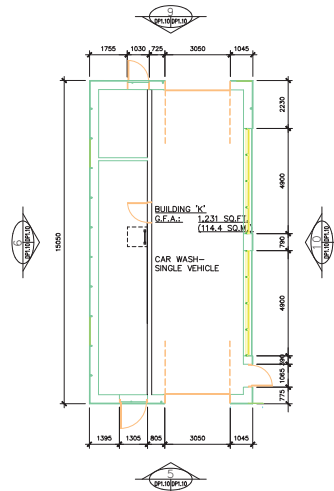
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- DP1.10 SCALE: 1:150



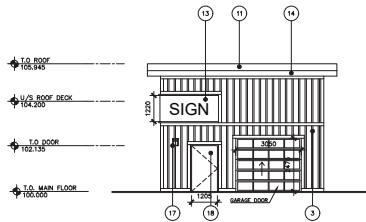
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- DP1.10 SCALE: 1:150



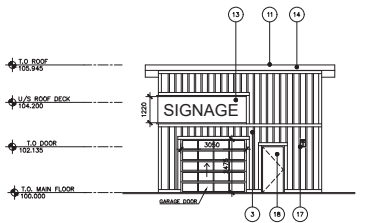
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- DP1.10 SCALE: 1:150



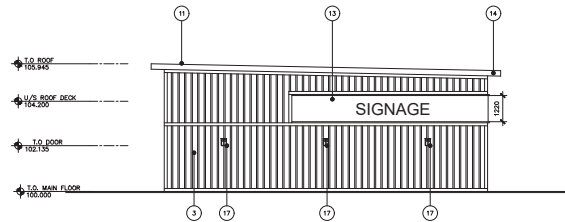
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- DP1.10 SCALE: 1:150



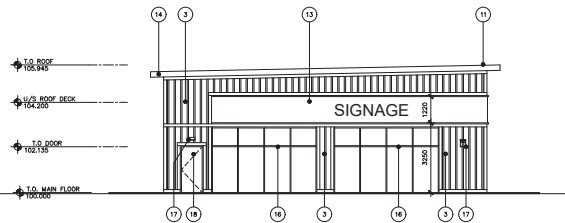
5 SOUTH ELEVATION-BLDG. K
- DP1.10 SCALE: 1:150



9 NORTH ELEVATION-BLDG. K
- DP1.10 SCALE: 1:150



6 WEST ELEVATION-BLDG. K
- DP1.10 SCALE: 1:150



10 EAST ELEVATION-BLDG. K
- DP1.10 SCALE: 1:150



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MATERIAL LEGEND

- 1 CORRUGATED METAL PANEL C/W 1/2" TRIM (VERTICAL)
- 2 CORRUGATED METAL PANEL C/W 1/2" TRIM (HORIZONTAL)
- 3 JAMES HARDIE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 12" O.C.
- 4 JAMES HARDIE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 12" O.C.
- 5 JAMES HARDIE PANELS & TRIMS c/w VERTICAL BATTEN BOARDS @ 24" O.C.
- 6 JAMES HARDIE PANELS & TRIMS c/w VERTICAL & HORIZONTAL BATTEN BOARDS
- 7 JAMES HARDIE LAP SIDING c/w TRIMS
- 8 BARN DOOR
- 9 HEAVY DUTY METAL GATE
- 10 SIGNAGE BANNER
- 11 METAL ROOF
- 12 DISPLAY BOARD
- 13 JAMES HARDIE PANEL FOR INTERNALLY ILLUMINATED FACIA (SIGNAGE INSTALLATION)
- 14 FACIA BOARD, JAMES HARDIE PANEL
- 15 SPANDREL
- 16 SEALED GLAZED WINDOW SYSTEM
- 17 LIGHT FIXTURE

1. PREPARED BY: ABUGOV • KASPAR	DATE: 20-08-13
2. SITE RESPONSE	DATE: 20-06-18
3. ISSUED FOR DP	DATE: 20-01-06
4. NO. ISSUED FOR	DATE: 17-04-00

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Phone: 237-8227 Fax: 237-8230
info@abugovkasper.com

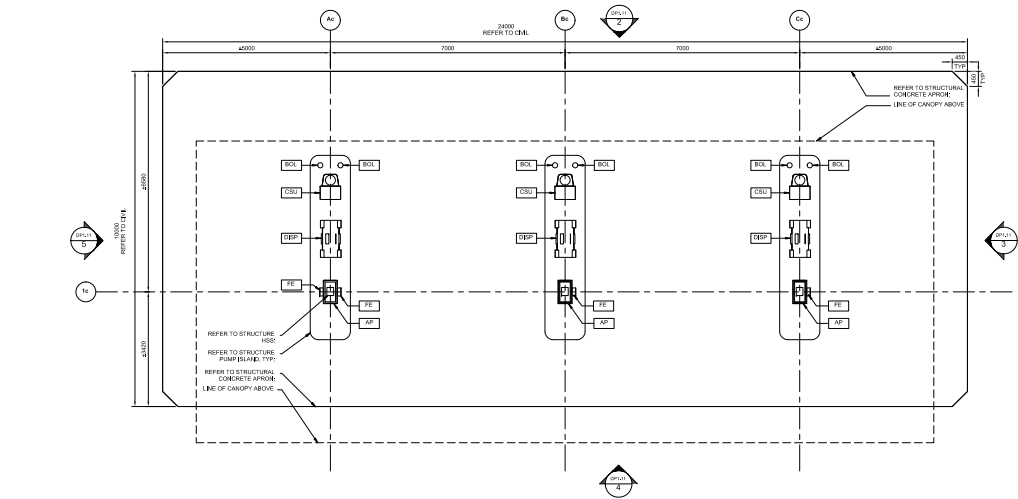
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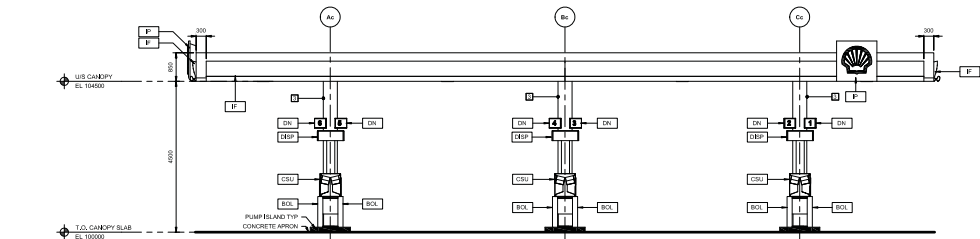
PROPOSED BUILDING 'J' & 'K'
PLANS & ELEVATIONS

DP1.10

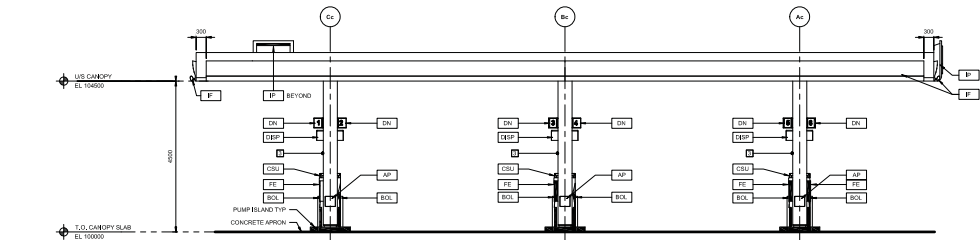
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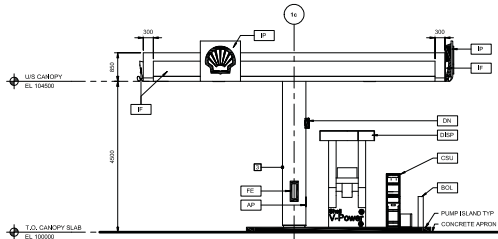
1 FLOOR PLAN—FUEL STATION CANOPY
— DP1.11 SCALE: 1:100



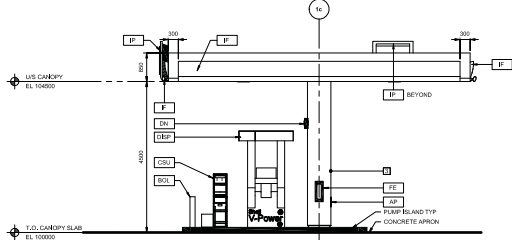
2 NORTH ELEVATION—FUEL STATION CANOPY
— DP1.11 SCALE: 1:100



4 SOUTH ELEVATION—FUEL STATION CANOPY
— DP1.11 SCALE: 1:100



3 EAST ELEVATION—FUEL STATION CANOPY
— DP1.11 SCALE: 1:100



5 WEST ELEVATION—FUEL STATION CANOPY
— DP1.11 SCALE: 1:100

EXTERIOR CLADDING KEY
NOTES:

- 3 ACM PANEL IN SHELL WHITE BY THERMAL SYSTEM.

EQUIPMENT LEGEND:

- BOL BOLLARD
CSU CAR SERVICING UNIT
DISP FUEL PUMP DISPENSER
DN DISPENSER NUMBERS
FE FIRE EXTINGUISHER
IF ILLUMINATED FASCIA
IP ILLUMINATED PECTEN
RD ROOF DRAIN

FUEL PUMP PLAN NOTES:

1. NOT ALL PENETRATIONS MAY BE SHOWN, REFER TO ALL DISCIPLINES FOR SIZE AND LOCATION OF PENETRATIONS.
2. ALL COLUMN DIMENSIONS ARE TO C/L OF HSS.
3. REFER TO CIVIL AND STRUCTURAL FOR COLUMN PLACEMENT ON PUMP ISLANDS.
4. REFER TO CIVIL FOR BOLLARD LOCATIONS AND DETAILS.
5. REFER TO CIVIL FOR FUEL PUMP INFORMATION AND EXACT SITE FURNISHING LOCATIONS.
6. REFER TO STRUCTURAL FOR STRUCTURAL COLUMNS.
7. REFER TO STRUCTURAL FOR FUEL PUMP ISLANDS.
8. REFER TO STRUCTURAL FOR PILES.
9. REFER TO STRUCTURAL FOR REINFORCING.
10. REFER TO STRUCTURAL FOR CONCRETE APRON.
11. REFER TO ELECTRICAL FOR SYMBOLS LEGEND.
12. FIRE EXTINGUISHERS TO BE PLACED AS INDICATED AT 1525mm ABOVE FINISHED PUMP ISLAND UNLESS OTHERWISE INDICATED, FIRE EXTINGUISHERS TO BE MOUNTED PER MANUFACTURER'S INSTRUCTIONS.



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3. DTR RESPONSE	RP 20-08-13
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PROPOSED FUEL STATION
PLANS & ELEVATIONS

DP1.11

17162

Urban Design Review Panel Comments

Date	March 11, 2020	
Time	1:00	
Panel Members	Present Chad Russill (Chair) Terry Klassen Glen Pardoe Ben Bailey	Distribution Chris Hardwicke (Co-Chair) Colin Friesen Terry Klassen Glen Pardoe Beverly Sandalack Michael Sydenham Gary Mundy Ryan Agrey Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	DP2020-0064	
Municipal address	1637 Carrington BLVD NW 77 Carrington PZ NW	
Community	Carrington	
Project description	Carrington Commercial Center	
Review	Second	
File Manager	Jordan Furness	
City Wide Urban Design	Lothar Wiwjorra	
Applicant	Abugov Kaspar	
Panel Position	Endorse	

Summary

This review for Carrington Commercial is the second Panel review following a voluntary early engagement at the schematic phase of design in May of 2019. While strong Urban Design principles were present in the first submission, the Panel identified areas for refinement in the initial review. It is apparent the applicant has made a concerted effort to address early concerns and advance a relatively strong development concept that will provide lasting amenity to the residents of Carrington. Notwithstanding, the Panel notes a key concern arising from the removal of an east-west pedestrian connection from 14 ST NW to Carrington PZ NW, a major desire line from the public road to the proposed main street area. The Panel understands this loss is due to vehicle sweep paths to accommodate the gas bar and stringent anchor-tenant demands. To the benefit of the overall vision, a design solution that returns this east-west pedestrian connection is strongly recommended.

Additional minor revisions for improved overall design are summarized below and reinforced in the categorized elements that follow:

- The Panel suggests additional screening (landscape or otherwise) and more engaging considerations be made along the 14 ST NW interface, specifically around the transformer locations and at corner of building.
- The current mid-block crossing along the main street presents a conflict with reversing cars backing over the crosswalk. Applicant to review widening midblock landscaping area at the crossing area to prevent pedestrian-vehicle conflicts.

Applicant Response

August 13, 2020

Urban Design Review Panel Comments

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	The design precedent imagery and design elements shown in the applicant submission package are strong, demonstrating best practice urban design approaches.
Applicant Response	Acknowledged and appreciated.
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	<p>Overall the development optimizes placement on site, making good use of the unique Greenway Park immediately south, and framing a main street area with strong built form edges.</p> <p>Buildings articulation along 14th ST should be reviewed, especially for the grocer anchor-tenant, to ensure the development does not turn its back to this public street.</p>
Applicant Response	The application works to achieve a balance between technical requirements, best practices in urban design, as well as leasing considerations. Special attention has been given to pedestrian connectivity between the development and 14 th street and enhanced planting has been provided along the grocery store to further enhance the pedestrian environment and the public street in that area.
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	General building massing is interpreted to be executed with positive human-scale elements.
Applicant Response	Acknowledged and appreciated.
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	Panel notes improved screening of the supermarket loading area, previously a concern at the schematic design stage.
Applicant Response	Acknowledged and appreciated.
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	<p>The Panel acknowledges an improved north-south pedestrian connection by relocating to the grocery frontage area, widening clearways, and minimizing vehicle interruptions.</p> <p>The loss of the east-west pedestrian connection is detrimental to the site permeability. The Panel strongly advises the return of this important pedestrian link.</p> <p>The Panel notes the potential to extend the proposed main street south of Carrington PZ in future development planning.</p>
Applicant Response	The Applicant has added an east-west pedestrian connection through the middle of the site, connecting the south end of the Main Street with 14 th Street.
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 	
UDRP Commentary	<p>The Panel acknowledges the additional level of design detail applied to the main street interface for an improved streetscape/pedestrian realm.</p> <p>The panel recognizes the engagement and activation of the greenway park space to the south and is supportive of the proposed uses and related 'double fronted' architectural expressions that address the park equally to the parking field.</p>

Urban Design Review Panel Comments

Applicant Response	<i>Acknowledged and appreciated.</i>
Accessibility <i>Ensure clear and simple access for all types of users</i>	
<ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	<p>The site is generally flat, and accessibility is good with penetrations between CRU's and the pocket parks that populate the site for interest and connectivity.</p> <p>Applicant to review signage and/or cuing strategy at car-wash cue to avoid idling cars within the integrated plaza area.</p>
Applicant Response	<i>The Applicant proposes that a sign or signal be provided to discourage cars from idling on the raised table top area and wait until there is space to move through the cue to the other side of the table top.</i>
Diversity <i>Promote designs accommodating a broad range of users and uses</i>	
<ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces Corner treatments and project porosity 	
UDRP Commentary	<p>The mix of anchor tenants, smaller CRUs, restaurants and institutional uses indicate the intent for a healthy, diverse range of uses and users.</p> <p>The Panel notes the potential for second-storey office or residential uses along key edges, such as the Greenway Park and main street interfaces. While this would be a supported urban strategy, the Panel appreciates market and location do not likely support this concept currently.</p>
Applicant Response	<i>Acknowledged. The Applicant appreciates UDRP's agreement with our perspective that second storey office or residential uses are not currently viable in this location.</i>
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i>	
<ul style="list-style-type: none"> Project approach relating to market and/or context changes 	
UDRP Commentary	<p>The panel acknowledges the shift to a shared parking strategy across the entirety of the site, reducing the number of surface parking areas.</p> <p>The NW corner appears to be a suitable location for the seasonal outdoor garden.</p>
Applicant Response	<i>Acknowledged and appreciated.</i>
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i>	
<ul style="list-style-type: none"> Safety and security Night time design 	
UDRP Commentary	<p>Eyes on the park is a key design principle that is encouraged to be maintained through the design process. Pocket parks and parking field landscape are noted as extremely positive Urban Design features.</p> <p>Pedestrian safety could be improved with a formalized east-west connection. See Urban Design Criteria: Connectivity.</p> <p>The current mid-block crossing along the main street presents a conflict with reversing cars. Applicant to review widening the crossing area to prevent pedestrian-vehicle conflicts.</p> <p>Pedestrians are anticipated to cut between vehicles rather than utilize the sidewalk between convenience store and fitness buildings. More direct E-W connection at this location is desired to facilitate this as an intentional movement.</p>
Applicant Response	<i>The mid-block crossing along the main street has been reconfigured to mitigate conflict with reversing cars. As noted above, an east-west connection across the site has been added.</i>
Orientation <i>Provide clear and consistent directional clues for urban navigation</i>	
<ul style="list-style-type: none"> Enhance natural views and vistas 	
UDRP Commentary	<p>The Panel acknowledges the enhancement of the grocer edge adjacent the parking lot to capture the primary desire line along the north-south connection.</p> <p>Applicant to consider preparing an overall wayfinding strategy identifying key originating entry points and destinations – integrated into streetscape, greenway park interface and walkable realm through central parking area.</p>
Applicant Response	<i>A wayfinding strategy will be developed at future stages of the project.</i>
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i>	

Urban Design Review Panel Comments

<ul style="list-style-type: none">• Site/solar orientation and passive heating/cooling• Material selection and sustainable products	
UDRP Commentary	Sustainability aspects were not reviewed as part of application.
Applicant Response	Acknowledged.
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none">• Use of low maintenance materials and/or sustainable products• Project detailed to avoid maintenance issues	
UDRP Commentary	The Panel acknowledges the climate appropriate planting palette and overall landscape strategy.
Applicant Response	Acknowledged and appreciated.

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EXECUTIVE SUMMARY

This land use amendment application was submitted by Murad Shivji on 2019 October 31 on behalf of landowners Anurag Dhand and Maureen Mooney. This application proposes to change the designation of three parcels from Residential – Contextual One / Two (R-C2) District and DC Direct Control District to the Mixed Use - General (MU-1f4.0h16) District to allow for:

- a mixed-use development with residential and commercial uses in the same building;
- a maximum building height of 16 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,200 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the M-U1 District.

This proposal is in alignment with the applicable policies of the *Municipal Development Plan* (MDP), and there is no local area plan for this area of The City.

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 0.12 hectares ± (0.29 acres ±) located at 2417, 2419 and 2421 - 5 Avenue NW (Plan 710N, Block 20, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District and DC Direct Control District **to** Mixed Use - General (MU-1f4.0h16) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Murad Shivji on behalf of the landowners, Anurag Dhand and Maureen Mooney, on 2019 October 31. The application was originally submitted on 2019 June 21 for the parcel located at 2417 - 5 Avenue NW exclusively. However, shortly thereafter the applicant informed Administration that they had brokered a deal with adjacent landowners to include the additional parcels within the scope of the application. As a result, the application was amended and recirculated for comments causing an initial delay in Administration reaching a final recommendation. No development permit has been submitted at

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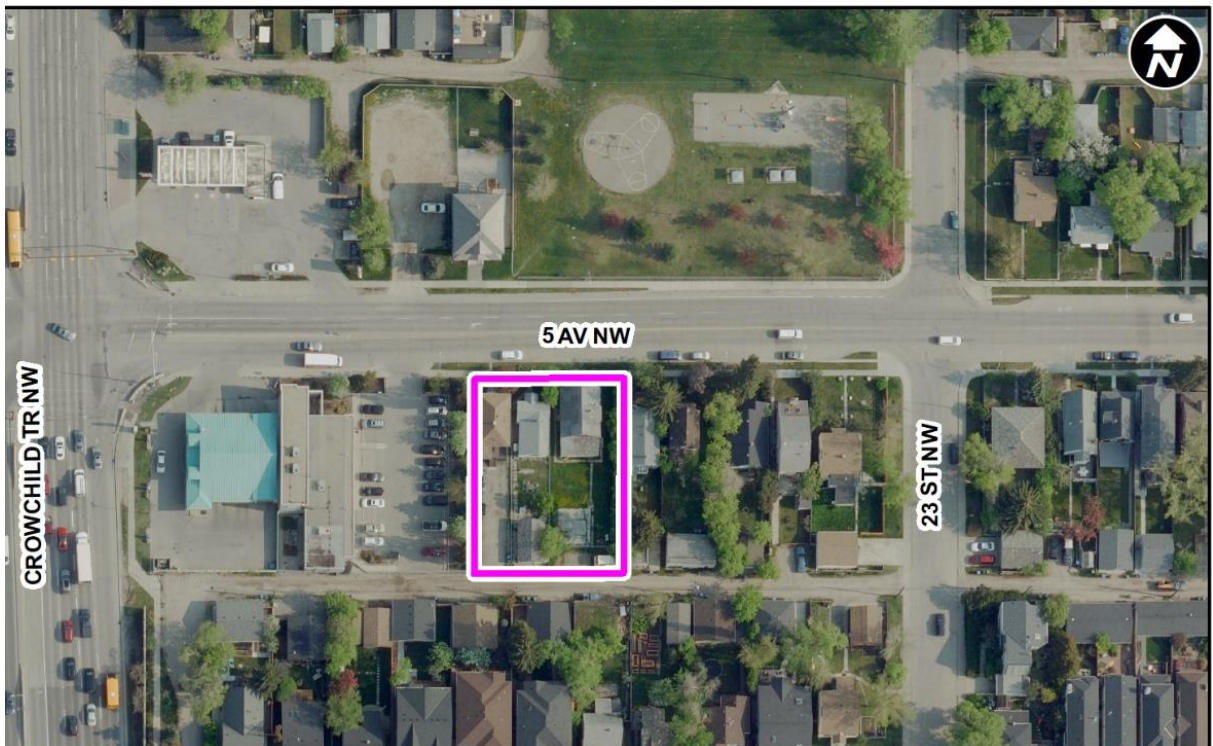
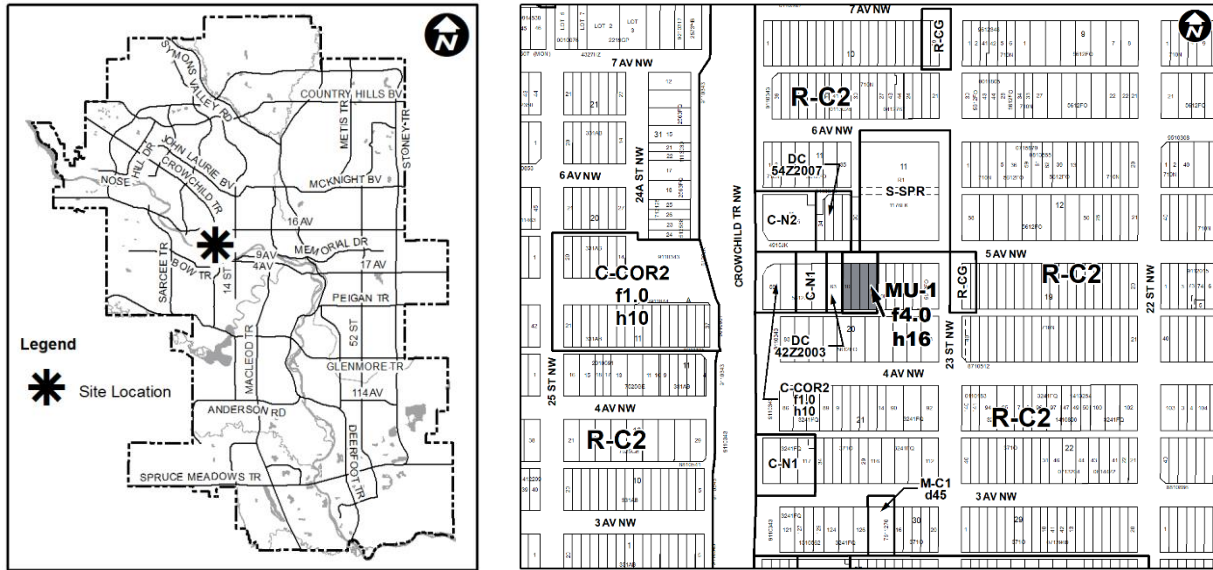
this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a grade orientated four storey mixed-use building containing neighbourhood scale commercial on the ground level along 5 Avenue NW with residential units within the remaining footprint of the building.

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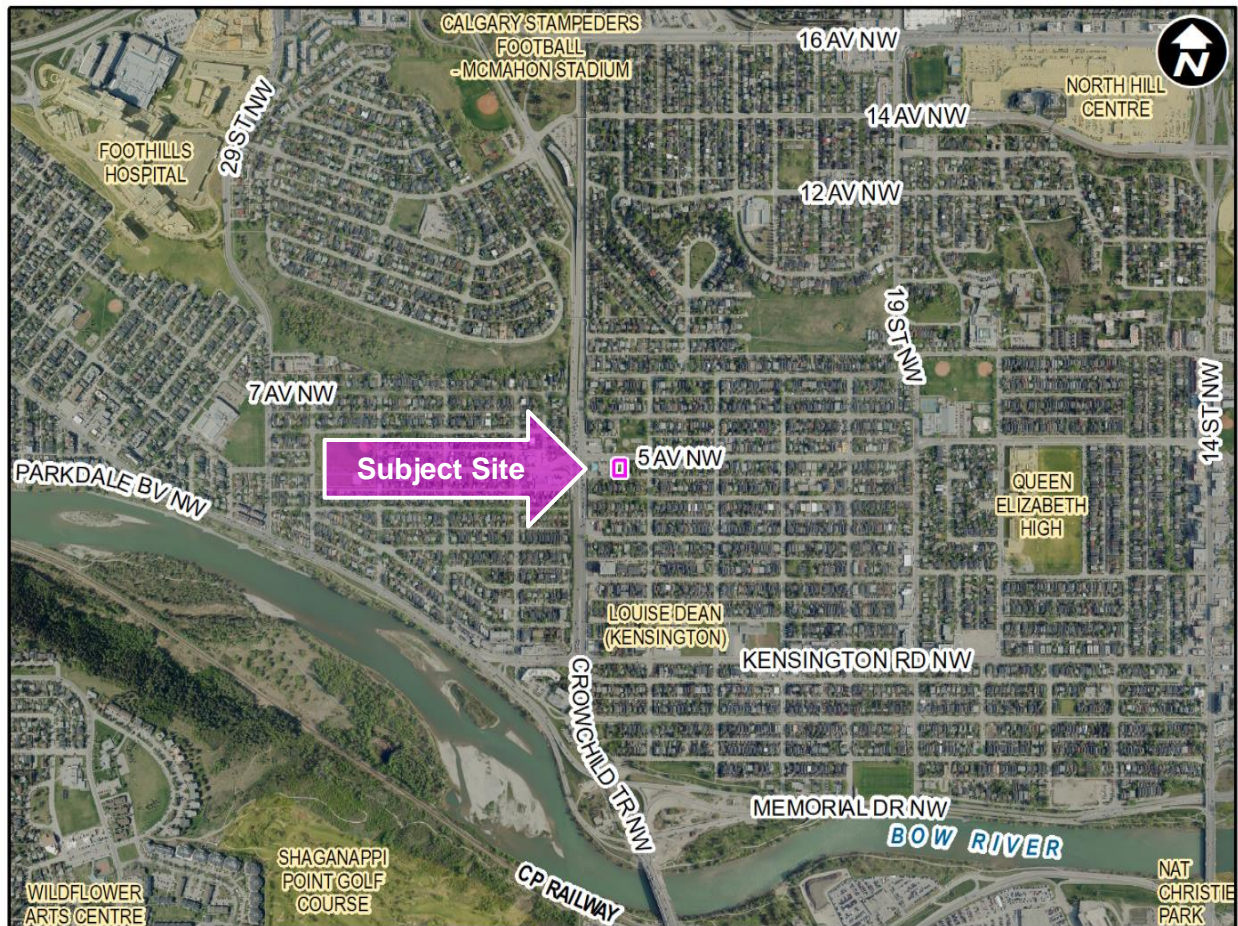
Location Maps



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**Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 - 5
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Site Context

The subject site is located in the community of West Hillhurst on the south side of 5 Avenue NW, in close proximity to Crowchild Trail NW. The site is comprised of three parcels totaling 0.29 hectares with overall approximate dimensions of 30 metres (width) by 39 metres (depth). A rear lane exists along the southern boundary of the site. The properties are currently developed with single detached dwellings and accessory residential buildings. A physiotherapy clinic, which is currently operating from the dwelling, on the western parcel is allowed under the current DC District which governs the site.

The community is characterized by a mix of single and semi-detached homes, with a variety of commercial uses being located to the west directly adjacent to Crowchild Trail. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. However, there have been pockets of re-development throughout the area which contain a higher mix of residential and commercial densities. Grand Trunk Park is located directly north along 5 Avenue NW,

Land Use Amendment in West Hillhurst (Ward 7) at 2417, 2419 and 2421 - 5 Avenue NW, LOC2019-0086

along with a child care service directly adjacent to the park. The Kensington Clinic, along with a carwash and ESSO gas station are located immediately to the north and west of the site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than two kilometres northeast of the site. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than three kilometres to the northeast. The subject site is also located in close proximity to the University of Calgary, Foothills Hospital, Kensington commercial area and the Downtown core, as each one of these locations is located within a three-kilometre radius of the subject site.

As shown in *Figure 1*, the community of West Hillhurst has seen its population decrease slightly from its peak in 1968.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	1968
Peak Population	6,871
2019 Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate three adjacent parcels to the MU-1f16h4.0 District to allow for a mixed-use development. Throughout the review process, Administration explored other land use districts such as the Multi-Residential – High Density Low Rise (M-H1) District, which would also be appropriate for the site. However, after discussions with the applicant, the decision was made to proceed with the M-U1 District due to the greater flexibility it provides in terms of uses and built form. Due to the location of the subject site and current economic conditions, it was deemed imperative that a wide range of commercial uses be available in order to attract possible tenants from a larger pool of candidates. Further rationale for the recommended land use is provided in the Strategic Alignment portion 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 two dwelling units.

Approval(s): T. Goldstein concurs with this report. Author: A. Singh

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The existing DC Direct Control District ([Bylaw 4Z2008](#)) is based on the R-2 District of Bylaw 2P80 and is a residential designation intended to primarily accommodate comprehensively designed low density residential development in the form of duplex dwellings, semi-detached homes, rowhouses and townhouses. The DC District also allows for the added use of medical clinic, which is currently operating on the parcel.

The proposed M-U1f4.0h16 District would accommodate a mixed-use building where both residential and commercial uses may be supported at grade facing the street. The proposed district includes a maximum FAR of 4.0 and building height of 16 metres. Consolidating the entire site into a single land use district provides greater flexibility in terms of location of uses and variety in the building form. Furthermore, the height rules of the MU-1 District have been designed to respond to the existing low density residential development to the south and east of the subject site through building setbacks and stepbacks.

Development and Site Design

If the application is approved by City Council, the rules of the proposed M-U1 District will provide basic guidance for the future site development including appropriate uses, building massing, height, landscaping and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along the 5 Avenue NW frontage;
- ensuring a sensitive transition to the surrounding low density residential development;
- placement of commercial uses and how these are integrated along 5 Avenue NW frontage; and
- mitigation of overlooking and shadowing concerns.

Environmental Site Conditions

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

Transportation

Pedestrian access to the subject site is available from 5 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 5 Avenue NW and available to residents and visitors to the area. As identified by [Map 3: Road and Street Network](#) of the [Municipal Development Plan](#), 5 Avenue NW is identified as a Collector Road. The nearest major skeletal roadway is Crowchild Trail NW, which is located 100 metres west of the subject site. The area is well served by Calgary Transit. Base service is provided along 5 Avenue NW as the Route 104 has a stop located 50 metres west from the property, providing a direct connection to the University of Calgary and the Kensington commercial area. A Transportation Impact Assessment was not required as part of this application.

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Utilities and Servicing

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

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

No public meetings were held by the applicant or administration in relation to this application.

The West Hillhurst Community Association responded to the circulation and were not supportive of the application (Attachment 2). In an effort to address the concerns of the West Hillhurst Community Association the applicant attempted to hold a meeting with the local planning committee on 2020 February 18. However, the meeting was delayed due to scheduling conflicts with the committee. Subsequently, any further attempts to meet with the association were unsuccessful due to the COVID-19 pandemic.

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

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

The applicant has indicated they will continue to work with the Community Association and local residents to address their concerns as it pertains to this project.

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The applicant has completed The City of Calgary's Outreach Assessment tool, and have generally complied with the recommendations as provided in that assessment, for a project of this nature. They have connected with the Community Association on two occasions, and are committed to working further with the Community Association and the public 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.

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 that makes more efficient use of existing infrastructure, public amenities and transit. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.

The proposal is in keeping with relevant MDP policies as the rules of the M-U1 District provide for a development form that is appropriate for the subject site as well as to the surrounding land use typology in terms of height, built form and density. The proposed land use will allow for modest intensification of the subject site along with a range of commercial uses that are in close proximity to existing residents of the community.

Local Area Policy

There is no existing local area plan affecting this site. Administration is currently working on the *Riley Communities Local Growth Plan* that includes West Hillhurst and surrounding communities. Planning applications will still be accepted for processing during the local growth

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plan process. The local growth plan is anticipated to be finalized in late 2021 and will include more detailed direction regarding suitability of densification in alignment with *The Guidebook for Great Communities*.

Location Criteria for Multi-Residential Infill (2016)

While these criteria are not to be used as a checklist, they do provide for a framework in which to evaluate a parcel's appropriateness for intensification. The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- It is situated within 250 metres of several transit stops;
- Grand Trunk Park is located directly adjacent to the subject site;
- The subject site gains vehicular access by means of a rear lane;
- Located along 5 Avenue NW, a collector roadway as designated by the MDP; and
- Adjacent to existing non-residential development.

The proposal does not meet several criteria, including being located on a corner parcel and being located along or in close proximity to an existing or planned activity centre. However, Administration believes the general intent of the policy has been met by this application.

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 specific actions that 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 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 increased housing choice and service needs of different age groups, lifestyles and demographics in West Hillhurst.

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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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*. The proposed M-U1f4.0h16 District represents an appropriate height and intensity of use for an inner-city site in close proximity to Crowchild Trail and other adjacent commercial uses. The proposed MU-1 District is designed to respond to the local context by establishing maximum building heights and provide the option for a variety of commercial uses compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission

November 27, 2019

I am hereby submitting this application for a land use redesignation for the parcels at 2417 – 2421 5 – Avenue NW, Calgary. The subject properties is located in the district of West Hillhurst and is proximate to a number of higher density and commercially designated lands directly to the north and south of the subject parcels.

I am proposing to redesignate the parcel from RC-2 to a higher density, mixed land use where we could accommodate both commercial and residential dwelling units.

The intent behind the redesignation is to modify the use of the lands, and accommodate a higher density (more than just the 3 dwelling units are allowable under the existing land use) together with some commercial uses.

I envision the property being utilized for a combination of some type of medical or counselling use, as I am a psychologist and my planned use for the property was to convert it to a clinic for my current psychological practice.

Rather than proposing a strictly commercial use, we have decided to propose a mixed use designation to allow some flexibility for use as both residential as well as commercial, and be permitted to modify the use in respond to market receptivity and demand for the uses that would be allowable under the MU-1 land use designation.

The property located proximate to Crowchild Trail, is serviced by adequate public transit to relax the parking requirements and allow some flexibility to meet the requirements of residents as well as commercial clients that will be visiting the building.

It is significant to make note that the property is very close to the Kensington Clinic and just borders the bubble zone for the protestors that do come to the area to demonstrate against the clinic activities.

These protests may be a deterrent to residents wanting to live on the street, particularly on the subject site. Therefore, maintaining strictly residential use of the subject property may render it economically unviable as a rental property or even as a potential site for residential development, as the stigma associated with the clinic may adversely affect the market value of homes on the parcel.

At this point we are not certain of the details of the building design and specifics of parking requirements, but intend to satisfy more of the specific requirements as we advance from our initial planning concept to more detailed construction ideas.

The building envisioned would not exceed 4 storeys and would create a balance between the mixed uses- about 50% of the floor area would be utilized for the residential purposes and 50% would be utilized for commercial uses (primarily on main ad second storey of the building). It would be approximately 16 metres in height with an approximate Floor Area Ratio of 4.0. As a result the gross buildable area would likely be 1200 metres.

Community Association Letter

December 24, 2019

Hello Allan,

The WHCA Planning Committee has reviewed this file and offers the following comments:

The WHCA Planning Committee suggests that the developer(s) do a public engagement process related to the proposed re-development, and encourages finding ways this project can assist in improving the public realm within the community.

The committee has concerns pertaining to this level of height at mid-block.

Thank you,

Karen Dahl
Planning Committee Coordinator
West Hillhurst Community Association
planning@westhillhurst.com

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ISC: UNRESTRICTED
CPC2020-0961

Land Use Amendment in Highland Park (Ward 4) at 4203 and 4219 Centre Street NW, LOC2018-0108

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2018 May 09 on behalf of landowners Gracilda Leung, Kent Tsui and Yin Ha Magdalena Tsui. The application proposes to redesignate two separate parcels of land from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District to allow for:

- a mix of commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 21 metres, about 6 storeys (an increase from the current maximum of 10 metres);
- a maximum building floor area of 5,320 square metres cumulatively, based on a building floor to parcel area ratio (FAR) of 4.0;
- the uses listed in the proposed MU-1 District.

The proposal complies with the applicable policies of the *Municipal Development Plan* (MDP), and there is not an existing / approved local area plan for this community. 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 land use redesignation of 0.13 hectares \pm (0.33 acres \pm) located at 4203 and 4219 Centre Street NE (Plan 5422GK, Block 9, Lots 1 and 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h21) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by K5 Designs on 2018 May 09 on behalf of landowners Gracilda Leung, Kent Tsui and Yin Ha Magdalena Tsui. Centre Street N is experiencing an increase in redevelopment throughout this area due to the Green Line LRT and future station planned at 40 Avenue N, as well as the draft *North Hill Communities Local Area Plan (LAP)*.

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As noted in Applicant Submission (Attachment 1), the applicant intends to redesignate the subject parcels to allow for multi-residential development with or without commercial/employment uses in future. No development permit has been submitted at this time.

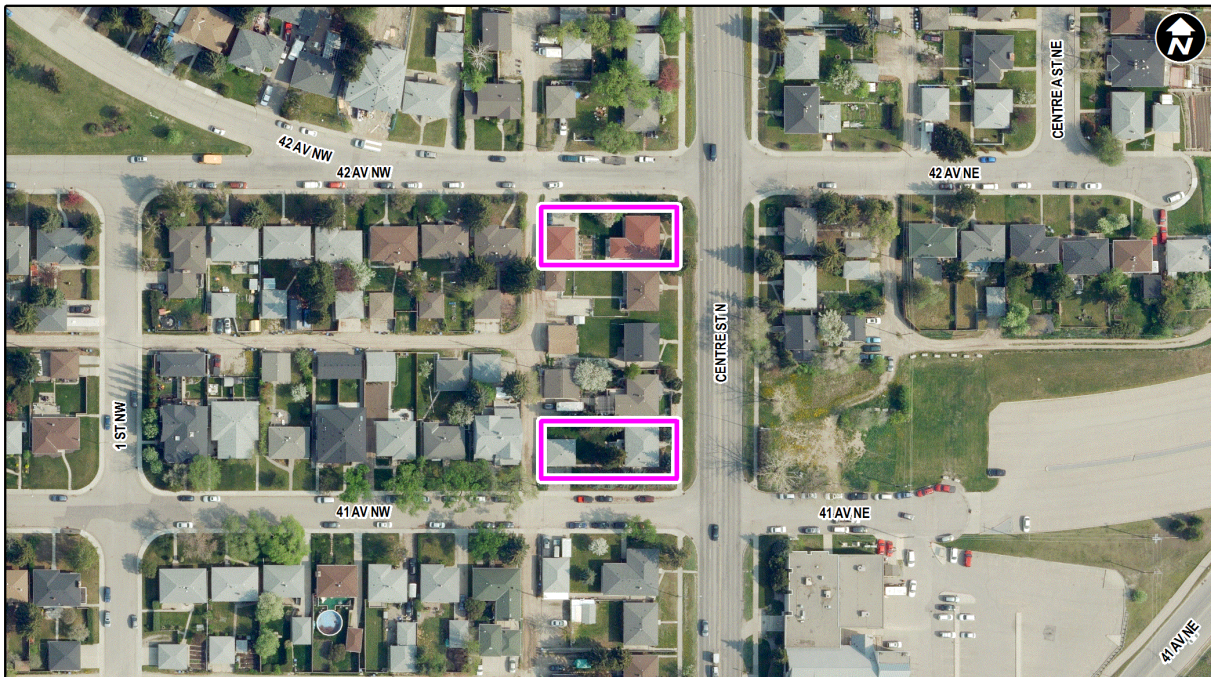
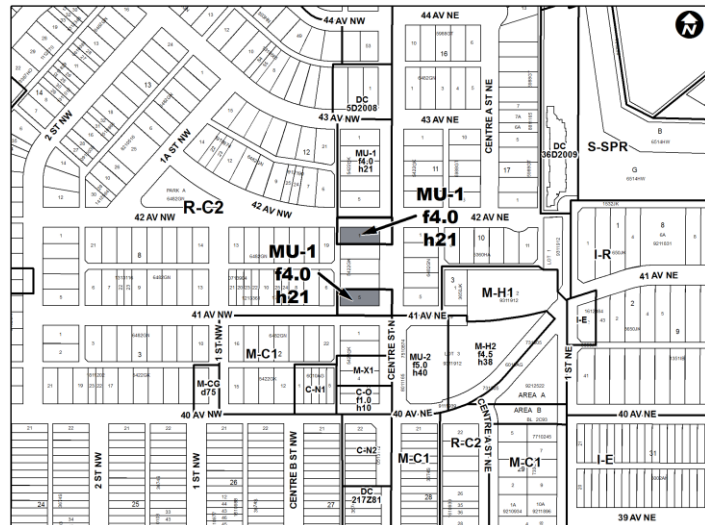
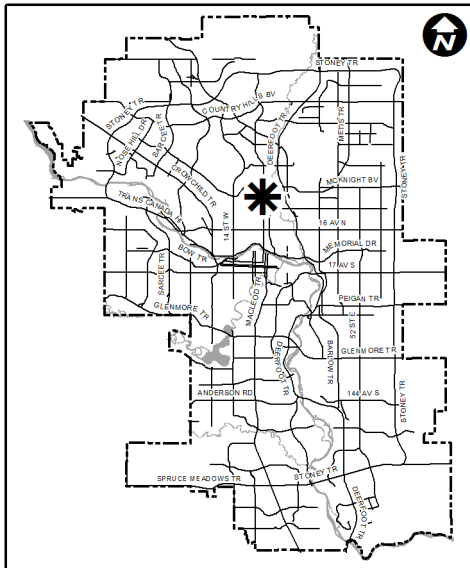
The applicant has approached owners of the three mid-block parcels located between the two subject corner parcels for their consideration of simultaneously redesignating their parcels. The owners of the three mid-block parcels are not interested in redesignating their properties at this time.

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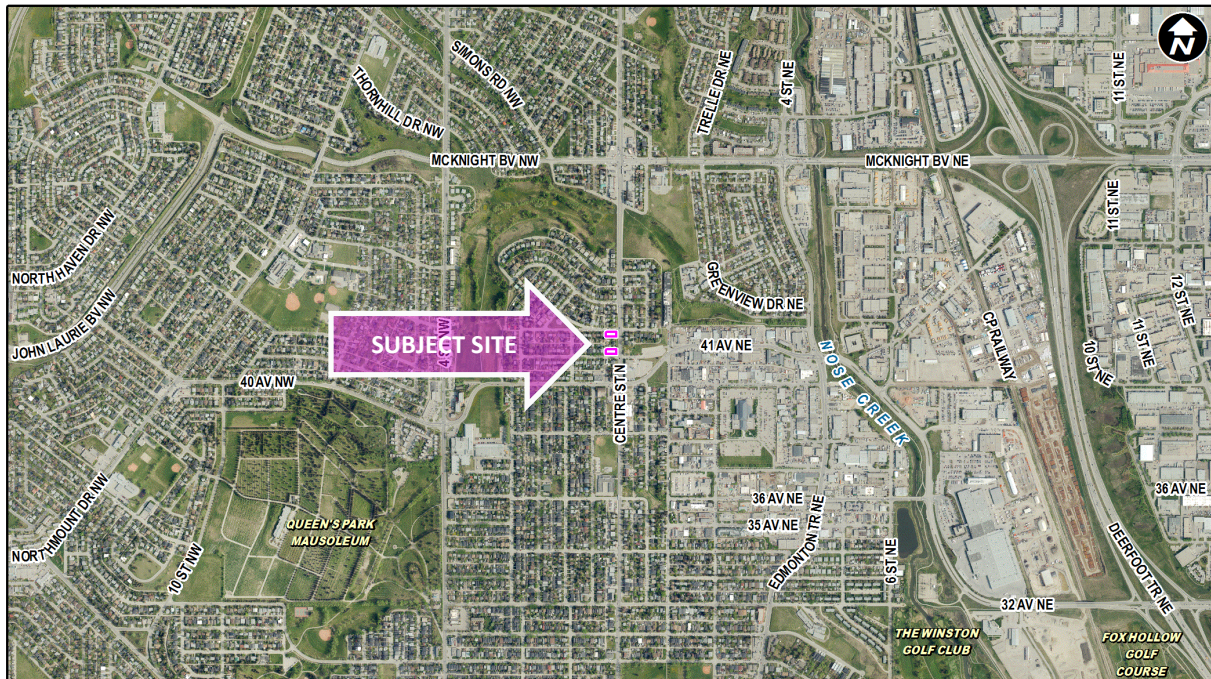
Location Maps



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Land Use Amendment in Highland Park (Ward 4) at 4203 and 4219 Centre Street NW, LOC2018-0108



Site Context

The subject parcels are two corner lots located in the community of Highland Park on the west side of Centre Street N between 41 Avenue NW and 42 Avenue NW. The subject parcels are non-contiguous and have rear lane access. The subject parcels have a cumulative area of approximately 0.13 hectares (0.33 acres) with individual dimensions of approximately 40 metres by 16.5 metres. The sites are currently developed with single detached dwellings.

Centre Street N gently slopes down along the block from 42 Avenue NW to 41 Avenue NW. The three other mid-block parcels are not part of this application and are also developed with single detached dwellings. The surrounding area contains low density residential and institutional uses with commercial uses in close proximity near 40 Avenue NW.

Adjacent land uses consist of the following:

- North – low-density residential (single detached dwellings) with Mixed Use - General (MU-1f4.0h21) District;
- East – low-density residential (single detached dwellings) with Residential – Contextual One / Two Dwelling (R-C2) District
- West – low-density residential (single detached dwellings) with Residential – Contextual One / Two Dwelling (R-C2) District; and

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- South – low-density residential (single detached dwellings) with Multi-Residential – Contextual Low Profile (M-C1) District.
- Between the two parcels - low-density residential (single detached dwellings) with Residential – Contextual One / Two Dwelling (R-C2) District.

These sites are approximately 110 metres (a two-minute walk) from the proposed Green Line LRT station at 40 Avenue N and Centre Street N. A high frequency bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A BRT bus stop is currently located approximately 70 metres south of the site along Centre Street N.

As identified in *Figure 1*, the community of Highland Park has seen a population decline since its population peak in 1969.

Figure 1: Community Peak Population

Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-1f4.0h21 District would enable transit-oriented development by providing multi-residential housing with the potential for at-grade commercial uses close to a future Green Line LRT station. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The current R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The proposed MU-1f4.0h21 District is intended to accommodate commercial and residential uses in street-oriented buildings. It is intended to be located along commercial streets with either commercial or residential uses at street level. It allows for a maximum FAR of 4.0 and a maximum building height of 21 metres (approximately six storeys).

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The MU-1f4.0h21 District has rules related to building setback requirements, building step backs from property lines, and façade widths which respond to immediate urban context. The proposed building height increase is mitigated by the required step backs from low-density residential lands located adjacent to subject sites, allowing for a transitional building height. The proposed land use district including the FAR and building height modifiers is appropriate for these sites because it recognizes the transit-oriented development site context and intensifies land uses along the Centre Street corridor and near the future Green Line LRT station at 40 Avenue N. The block located to the north across 42 Avenue NW has previously been redesignated to the same MU-1f4.0h21 District. It is anticipated that the whole block-face would intensify due to the proximity to the future Green Line LRT station at 40 Avenue N.

Development and Site Design

The applicable land use policies and the rules of the proposed MU-1f4.0h21 District will provide guidance for the future redevelopment of these sites including appropriate uses, height and building massing, landscaping and parking. Given the specific context of these sites with frontage on Centre Street N and proximity to the future Green Line 40 Avenue N LRT station, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging front facade along Centre Street N;
- ensuring building and site design addresses aesthetical concerns associated with this highly visible location;
- improving pedestrian connections by ensuring vehicle access to the sites is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns.

It may be challenging to develop the subject parcels individually at this time with the maximum proposed 21 metres height because of the building step backs requirement from adjacent low-density residential lands. In addition to the standard MU-1 land use district setback, there is an additional right-of-way setback of 3.048 metres along the frontage of the properties adjacent to Centre Street and the future construction of Green Line LRT may have further impacts on the subject parcels. The applicant has provided written acknowledgment of the abovementioned constraints, which will be evaluated during a future development permit application.

Although the three mid-block parcels located between the two subject corner parcels are not part of the current land use redesignation application, a comprehensive redevelopment of the entire block or certain contiguous parcels could also be contemplated and encouraged in the future, if the owners of these three mid-block parcels decide to redevelop simultaneously.

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Transportation

Both sites are located on the Primary Transit Network along Centre Street N and are about 110 metres (a two-minute walk) to the proposed Green Line LRT station at 40 Avenue N and Centre Street N. A bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A bus stop is currently located approximately 70 metres south of the site along Centre Street N and serves Route 300 (BRT Airport / City Centre), Route 301 (BRT North) and Route 3 (Sandstone / Elbow Drive).

The subject sites require a public realm enhancement setback equal to the required setback in the applicable land use district plus 3.048 metres (right-of-way setback) along Centre Street. Future development will be subject to review by Green Line Transportation in order to confirm right-of-way requirements. As part of Administration's Main Streets / Green Line work, a Streetscape Master Plan will be created providing a streetscape design for this area. Depending upon the timing of Administration's Streetscape Master Plan and development of the subject sites, the owners may be responsible for the public realm enhancements adjacent to these sites. Vehicular access to the subject sites will be provided from the existing rear lane.

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

Environmental Site Considerations

There are no environmental concerns associated with this proposal.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage. A Sanitary Servicing Study may be required 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, including the Highland Park Community Association (CA), and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

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No public meetings were held by the applicant or Administration for this application. The applicant-led engagement included discussions with the CA. The CA provided a letter of support for this land use redesignation application (Attachment 2).

The applicant has also approached owners of the three mid-block parcels located between the two subject corner parcels for their consideration of simultaneously redesignating their parcels. The owners of the three mid-block parcels are not interested in redesignating their properties at this time.

Administration received one letter in support and one letter in opposition to the proposed redesignation. The letter in support cited the need for more shops and restaurants in this area. The letter in opposition expressed concerns regarding changing the residential character of this area, lack of planning for adjacent intersections, and potential for increased traffic, overshadowing and overlooking. Administration has reviewed these concerns and has determined the proposal to be appropriate for the site considering the proximity to the future Green Line LRT station at 40 Avenue N. The specific concerns related to traffic, overshadowing and overlooking will be examined and 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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2019)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan \(MDP\)](#) aims to shape a more compact urban form and directs a greater share of new growth to be focused along Main Streets, in established areas of 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;

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- 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 sites are 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.

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 specific actions that 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.

Local Area Policy

The subject sites are located in Highland Park community which does not currently have an approved statutory local area plan. Administration is currently working on the [North Hill Communities LAP](#) which includes Highland Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

The *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities 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.

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The intersection of 40 Avenue N and Centre Street N is earmarked as the location for a future Green Line LRT station and the subject sites are located approximately 110 metres (two-minute walk) from the proposed station.

The subject sites are 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 sites are therefore well situated for increased development intensity with great access to public transit.

Social, Environmental, Economic (External)

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

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation conforms to the policies of the *Municipal Development Plan* regarding land use intensification along Centre Street as an Urban Main Street, in an established area of the City. In addition, the height and intensity of the proposed land use district provide for redevelopment that appropriately captures the potential for future redevelopment intensities while responding to the existing context, transit-oriented development, and draft *North Hill Local Area Plan*.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter

Applicant Submission

2020 July 16

This application proposes to re-designate the parcels 4203/4219 CENTRE ST NW from R-C2 to a MU-1 F4.0H21 Division 3: Mixed Use -General District.

The subject sites are both corner lot located in the Highland Park Community on one of Calgary's main corridors Center Street North and 42nd Ave N.W. Highland Park Community resides in the Northwest quadrant of Calgary. It is bounded to the north by McKnight Boulevard, to the east by Edmonton Trail, to the south by 32 Avenue N and to the west by 4 Street W. To the North and South of the subject site are mixtures of commercial buildings, old bungalows and apartment buildings. Centre Street transitions to multi-residential development. To the West of the site flanked by a lane are mixtures of old bungalows and apartment buildings.

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

Key planning features of the site include:

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

Community Association Letter



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4
Tel: (403)276-6969

August 12, 2020

City of Calgary
Planning and Development, IMC 8201
Calgary, AB T2P 2M5
Attn: Manish Singh

RE: LOC2018-0108 4203 and 4219 Centre Street NW

We were pleased to receive the circulation package for the revision to LOC2018-0108. We had also been very pleased to receive a communication from Kevin Ngo of k5designs back in early July. He provided me with some information concerning their engagement work with adjacent properties. This communication represents an improvement from the situation in 2019, and is appreciated by the community association.

It is unfortunate that the *Guidebook for Great Communities* and the *North Hill Communities Local Area Plan* are still under review and approval of these documents is now delayed until early 2021. These would provide overarching guidance for development proposals in Highland Park. However, the land use designation of MU-1 is in keeping with the vision presented in the draft *North Hill Communities Local Area Plan* for redevelopment along Centre Street. Therefore, we agree that MU-1 is an appropriate land use designation for these parcels on the west side of Centre Street.

If you have any questions, please do not hesitate to contact me at development@hpca.ca or development@highlandparkcommunity.ca or on my cell at 403-390-7705.

Thank you.

D. Jeanne Kimber
On behalf of the Highland Park Community Association

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Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE LOC2020-0065

EXECUTIVE SUMMARY

This land use amendment application was submitted by Abugov Kaspar on 2020 May 07 on behalf of the landowners Aviva Holdings, Libtel Investments, Mash Investments, and Zivot Group. The application proposes to change the land use designation of the subject site from Industrial-General (I-G) District to DC Direct Control District to allow for:

- The addition of Funeral Home as a discretionary use, a use that is not currently listed in the I-G District;
- a maximum building height of 16 metres (no change from the current maximum);
- a maximum building floor to parcel floor area ratio (FAR) of 1.0 (no change from the current maximum); and
- the uses listed in the I-G District.

The proposal aligns with the policies in the *Municipal Development Plan* (MDP) for Industrial areas. 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 0.91 hectares \pm (2.25 acres \pm) located at 3625 - 12 Street NE (Plan 731502, Block 2, Lot 11) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

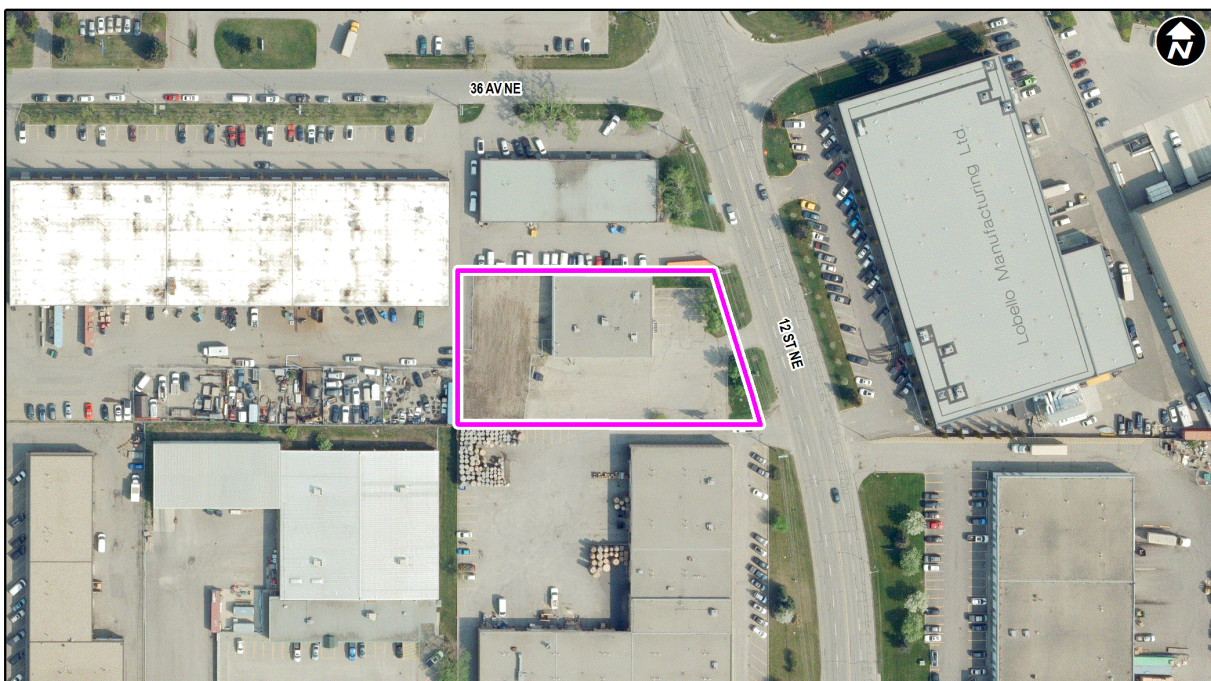
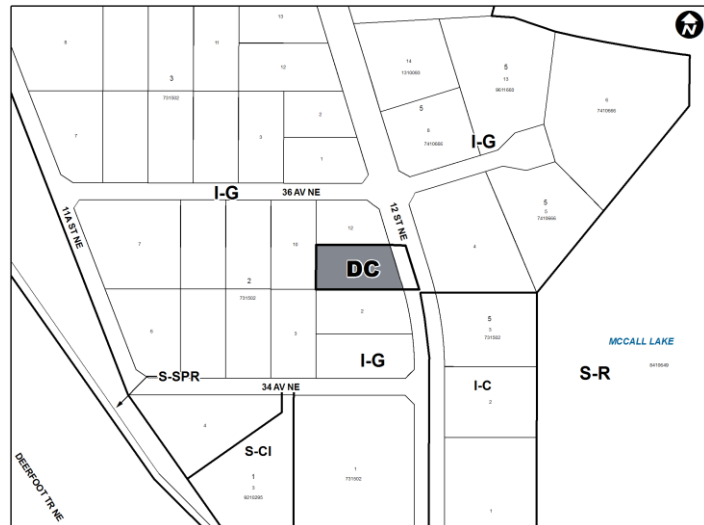
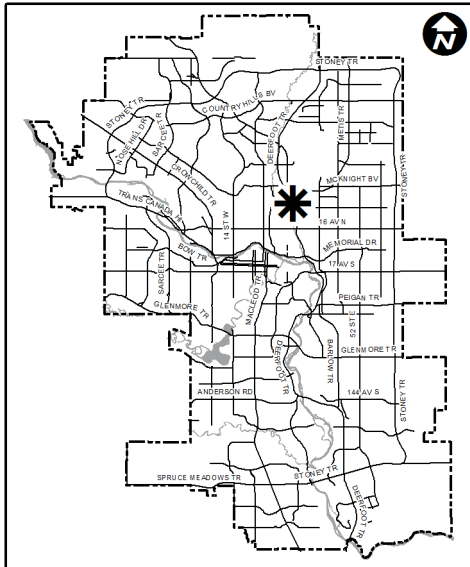
This land use amendment application was submitted by Abugov Kaspar on behalf of the landowners Aviva Holdings, Libtel Investments, Mash Investments, and Zivot Group on 2020 May 07. The Applicant's Submission (Attachment 1) indicates that they want to re-use the existing building on site to accommodate a Funeral Home and Crematorium. A development permit application has not been submitted at this time.

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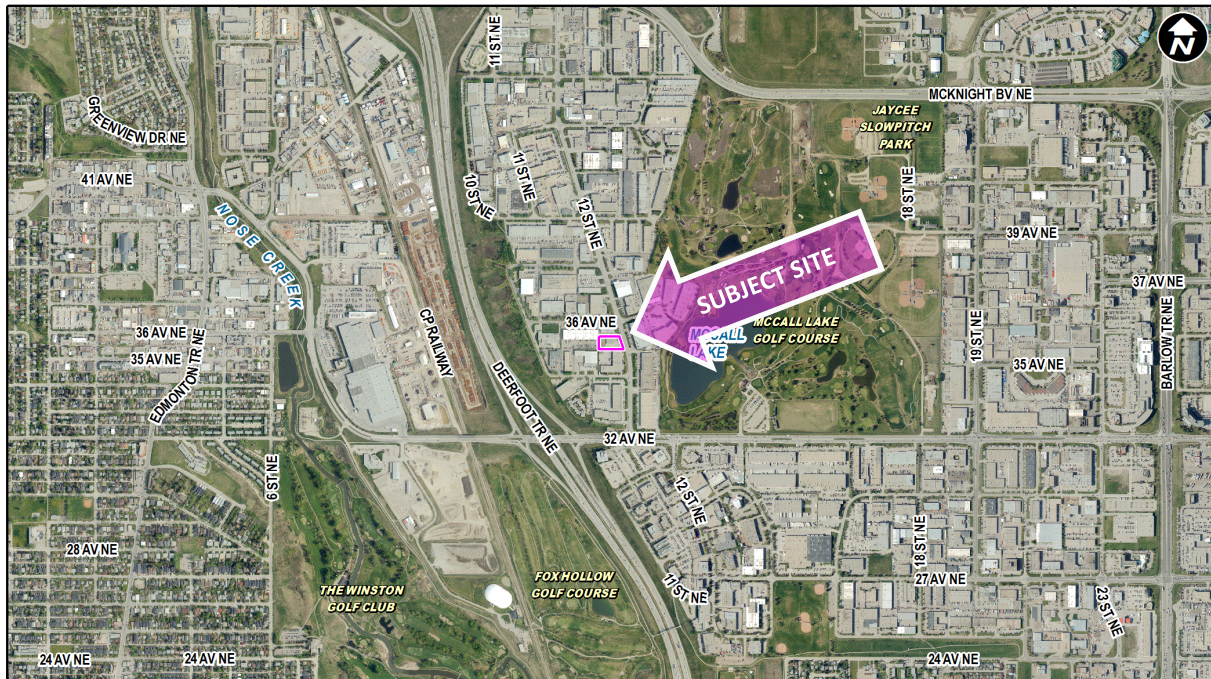
Location Maps



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Site Context

The subject site is located in the northeast industrial community of McCall, north of 32 Avenue NE and east of Deerfoot Trail N. The site is approximately 0.91 hectares (2.25 acres) in area with approximate dimensions of 45 metres by 80 metres. The site is relatively flat and is currently developed with a warehouse building, soft and hard landscaping, and a surface parking lot. The site is also within 200 metres of the McCall Lake Golf Course and in close proximity to the Calgary International Airport.

McCall Industrial was first constructed in the 1970's for warehouse industries, such as logistics, manufacturing, and light industrial uses. Since then it has transformed into an area that contains a wide variety of businesses and local commercial uses for employees. On the sites immediately surrounding the subject lands, there are various light industrial uses, mainly warehouses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for the same existing range of building types that are compatible with industrial and support industrial uses while proposing to add Funeral Home use. The Funeral Home would complement a proposed Crematorium, which is currently a permitted use in the I-G District. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

**Land Use Amendment in McCall (Ward 10) located at 3625 - 12 Street NE
LOC2020-0065**

Land Use

The existing Industrial – General (I-G) District is an industrial designation for a wide variety of light and medium general industrial uses such as manufacturing, warehousing, and a limited number of support commercial uses such as food establishments and consumer uses. Best for parcels typically located in the internal locations of industrial areas, they are characterized by:

- the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
- a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
- uses and buildings that may have little or no relationship to adjacent parcels;
- appropriate controls to ensure screening of any outdoor activities; and
- limits on sales and office activities in order to preserve a diverse industrial land base.

The proposed DC Direct Control District would allow for the additional use of Funeral Home as a discretionary use in addition to the uses in the I-G District, which currently includes Crematoriums as a permitted use. The I-G District will be the default district for all site rules including a height of 16 metres, the required setbacks, landscaping, and parking requirements.

Development and Site Design

The Land Use Bylaw rules of the I-G District will provide guidance for future site development including Funeral Home and Crematorium uses, building massing, building interface with the street, height, on-site parking, grading, and landscaping. A conceptual site plan was provided in support of the proposed uses for the site which demonstrates how the site can theoretically be built to accommodate the use; however, a development permit has not been submitted at this time.

Transportation

This site can be accessed via 12 Street NE through McKnight Boulevard NE to the north or 32 Avenue NE to the south. The subject parcel is within 50 metres (2 minute walking distance) of a Transit service bus stop and 400 metres (5 minute walking distance) of the Primary Transit Network along 32 Avenue NE.

Route 32 Huntington / Sunridge is located on 12 Street NE adjacent to the site. Sidewalks are not currently constructed on 12 Street NE. At the development permit stage, a City sidewalk on 12 Street NE from the site connecting to the adjacent bus stop will be assessed. If required, the sidewalk may be constructed at a cost to the developer.

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Environmental Site Considerations

The site does not have any environmental considerations at this time.

Utilities and Servicing

All services are available adjacent to the site. Servicing requirements for any future development will be determined at any future development permit stage and development site servicing plan stage.

Climate Resilience

Approval of this application would allow an existing building to be re-used, instead of being demolished. The applicant has also identified specific climate resilience measures that will be undertaken through construction, including building façades that exceed National Energy Code for Buildings 2017 requirements, and emission reduction measures that will be further detailed at the development permit stage. These opportunities to align development on the site with applicable climate resilience strategies will be implemented at the development permit stage.

Stakeholder Engagement, Research and Communication

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

There were 13 letters received from neighbouring businesses in the area. Neighbouring businesses were concerned with:

- added traffic generation in an area that is already congested with traffic;
- off-site parking concerns associated with the site being inadequate to accommodate the required parking for the use;
- safety concerns associated with increased traffic and accessing adjacent sites;
- a lack of parking on site and spillover parking onto streets and surrounding business sites; and
- a negative effect on adjacent sites and the disruption to industrial businesses in the area.

Following receipt of the comments regarding concerns from neighbours, the applicant also conducted their own community outreach by dropping off information packages within a 80 metres radius of the site that addressed concerns raised via the letters that were submitted.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed DC based on the proposed DC District is compatible with the existing industrial businesses in the area. The subject parcel is close to the southern edge of the area with quick access to 32 Avenue SE and will be the

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direction taken by most of the traffic generated by the Funeral Home to nearby cemeteries. Design and parking requirements will be reviewed at the development permit stage and will be developed within the parameters of the Land Use Bylaw. The development permit is also the stage when transportation impacts can be appropriately addressed, and if deemed necessary, parking studies will be requested.

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial – Industrial Area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#). 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 proposal is in keeping with the relevant MDP policies as the purpose of the proposed DC District based on the I-G District is to allow for uses that are compatible with and complement other industrial uses. Should the existing building not be retained in the future then the ability to operate a Funeral Home would discontinue and the site would revert to the standard uses and rules in the I-G District.

There is no local area plan in 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 risks. The applicant intends to retain and reuse the existing building, which reduces the environmental costs of demolition and development of a

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new building, which supports Program 7: Consumption and Waste (Reduce Total Waste Generation in Residential and Commercial Sectors). The applicant's commitment to improve building energy and efficiency beyond National Energy Code for Buildings 2017 supports Program 1: Buildings and Energy Systems (Energy Performance Standards).

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for new uses that help re-use an existing industrial building 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 largest industrial areas and will allow for the delivery of services closer to citizens places of employment.

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 land use redesignation to a DC Direct Control District based on the I-G District provisions, with the specific addition of Funeral Home to the list of uses, is a minor change that enables an adaptive re-use of an existing building on-site and is compliant with the *Municipal Development Plan* industrial policies. The subject parcel is close to the southern edge of the McCall industrial area with strong access to nearby arterial streets (32 Avenue NE) and Deerfoot Trail NE (which are anticipated to be traffic flow into and out of the site). A conceptual plan has been provided to demonstrate how the site can potentially accommodate the site's future development requirements, with provision of more than 57 parking stalls already provided on the site. Future requirements will be further assessed at future development permit stages.

ATTACHMENT(S)

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

Applicant's Submission

May 7, 2020

The site is currently zoned as Industrial General (I-G). Within this designation Funeral Home is not an allowed use however Crematorium is a discretionary use. The intended use for this property is a funeral home with a crematorium. It is the goal of this application to achieve a DC zoning based on I-G and including funeral home as a discretionary use.

Currently there is no design for reuse or redesign of the site as it is early in the project. The tenant and client have expressed the intent to re-purpose the existing building and re-configure the site and parking layout to accommodate this facility. The site and building design will be proposed for review as part of the Development Permit process and will comply with the requirements of the Industrial- General section of the Land Use Bylaw-1P-2007.

Site area: 3,668 m²
Existing building footprint: 681 m²
Coverage: 18.6%
FAR: 0.186

Proposed DC Direct Control District

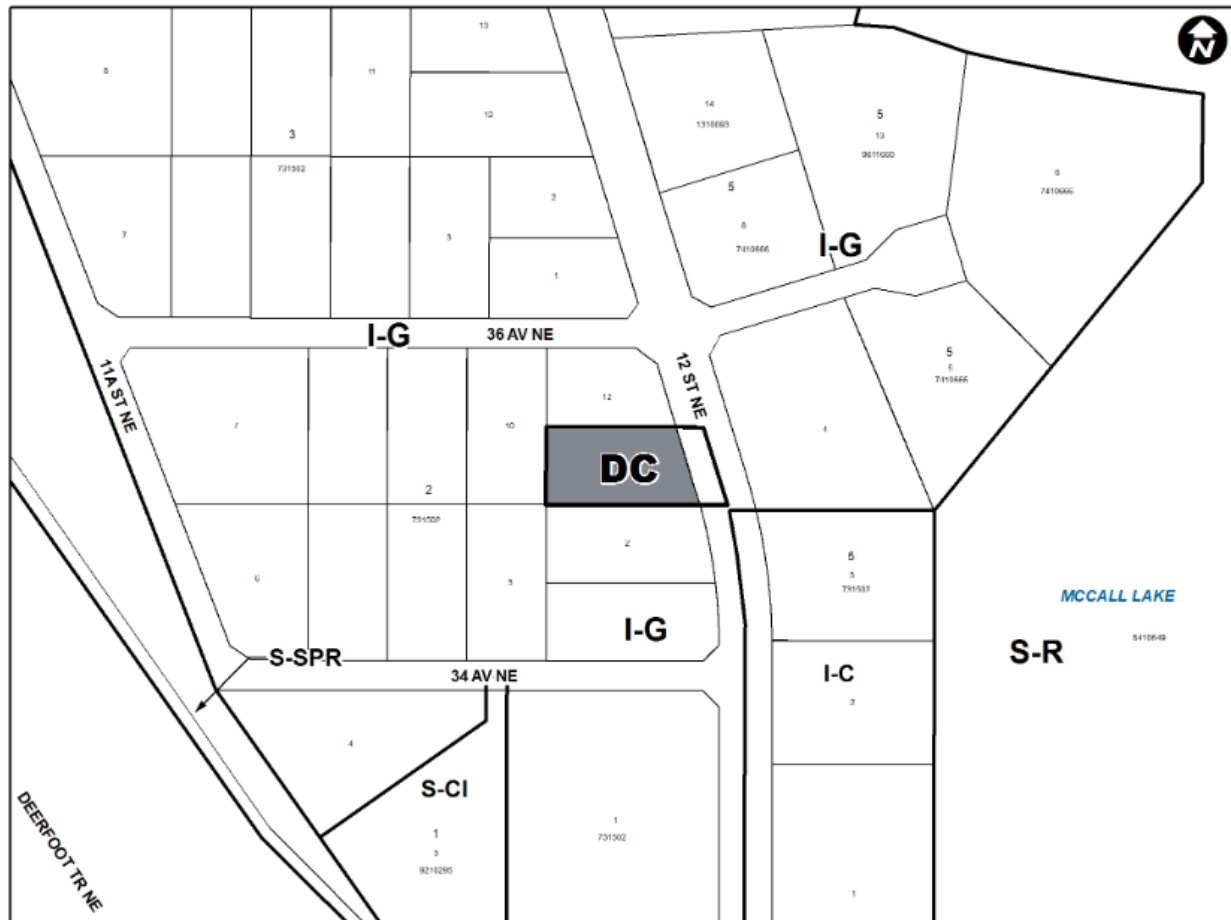
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended allow for the additional use of funeral home.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

Permitted Uses

- 4 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Proposed DC Direct Control District

Discretionary Uses

- 5 The ***discretionary uses*** of the Industrial – General (I-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Funeral Home.**

Bylaw 1P2007 District Rules

- 6 The rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

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

Planning & Development Report to
Calgary Planning Commission
2020 September 17

ISC: UNRESTRICTED
CPC2020-0910

Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW, LOC2020-0056

EXECUTIVE SUMMARY

This application was submitted by Livingstone Homes & Renovations on 2020 May 05 on behalf of landowners Amanda and Ryan Birmingham. The application proposes to redesignate the subject parcel from DC Direct Control District to a new DC Direct Control District, based on the existing DC Direct Control to allow for the additional use of a Garage Suite.

The proposed DC District is designed to accommodate the additional use of Garage Suite as well as to retain specific design guidelines included in the existing DC ([Bylaw 100Z2006](#)) to be consistent with adjacent land use.

The proposal conforms to the relevant policies of the [Municipal Development Plan \(MDP\)](#) and the [Currie Barracks CFB West Master Plan \(Revised\)](#). A development permit for a new Garage Suite has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 96 Beny-Sur-Mer Road SW (Plan 1010457, Block 8, Lot 17) from DC Direct Control District to DC Direct Control District to allow for the additional use of Garage Suite, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

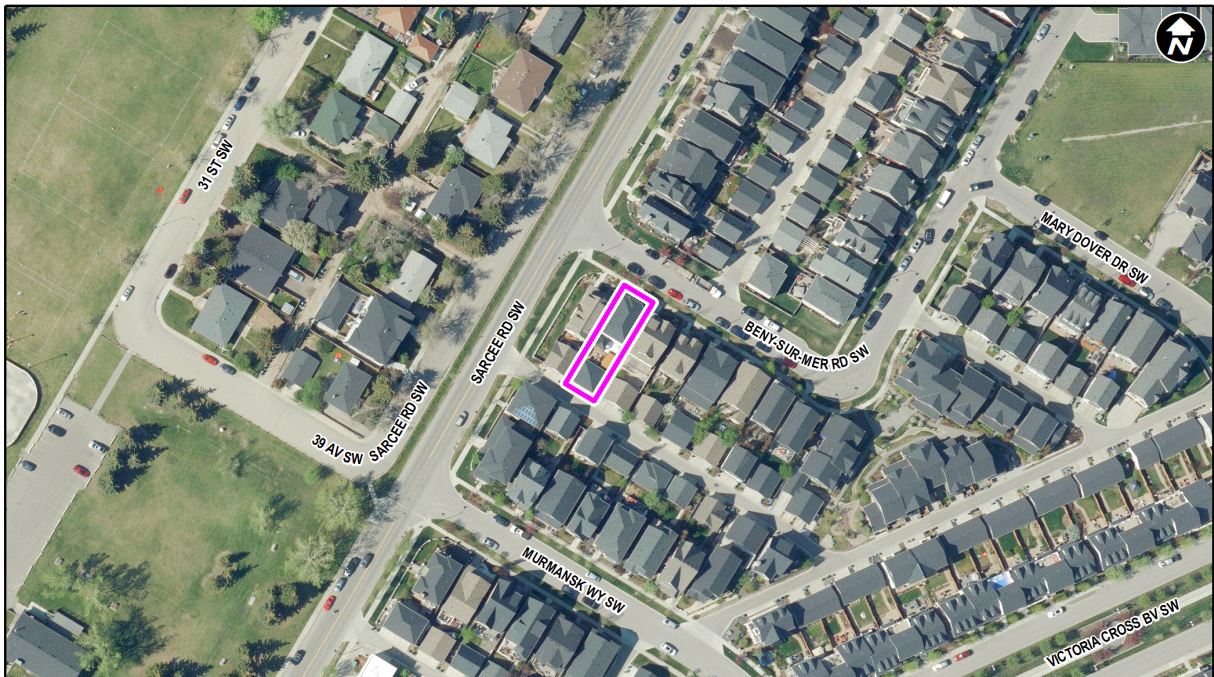
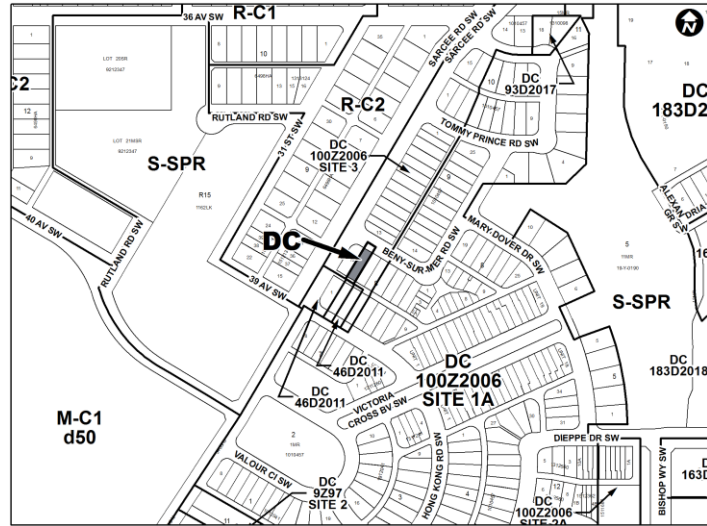
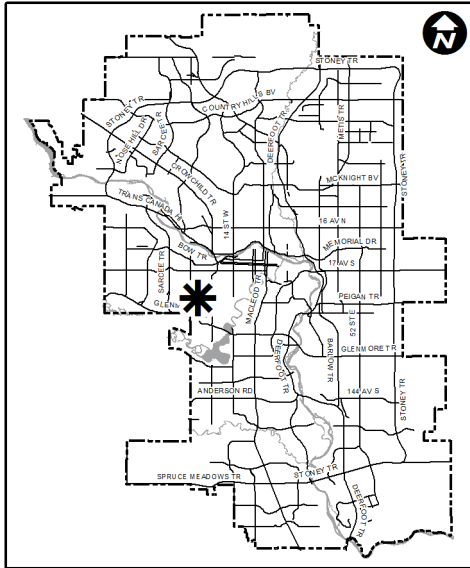
This land use amendment application was submitted by Livingstone Homes & Renovations on 2020 May 05 on behalf of landowners Amanda Birmingham and Ryan Birmingham. A development permit has been submitted for a Garage Suite and is currently under review (DP2020-1843). See Attachment 3 for additional information.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the site from DC Direct Control District ([Bylaw 100Z2006](#)) to a parcel-specific DC Direct Control District that allows for a custom Garage Suite use, as described by the applicant in Attachment 1. The same Garage Suite use is located throughout the Currie Barracks area through the existing DC Direct Control District (Bylaw 100Z2006). Two parcels across the lane were redesignated in 2011 to include the Garage Suite use.

This application meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The original intent of the Site 3 in DC Direct Control District (Bylaw 100Z2006) was to exclude Garage Suites (a secondary suite use) to establish a buffer from the former R-2 District uses across Sarcee Road SW in the Rutland Park community.

Under the existing DC District (DC100Z2006), most of the Currie Barracks community accommodates a variety of accessory low-density residential uses and built forms that include but are not limited to Garage Suites. One of the few exceptions in this comprehensively planned community is a strip of land (Site 3 of DC100Z2006) directly adjacent to Sarcee Road SW that currently does not list garage suites as an allowable use.

At the time that the existing DC District was adopted, the former R-2 land use district of Land Use Bylaw 2P80 did not allow for any secondary suite uses including Backyard Suites. With the introduction of the R-C2 land use district in Land Use Bylaw 1P2007, lands to the west of Sarcee Road SW, in the Rutland Park community, now allow for secondary suite uses. As such, the existing restriction that excludes Garage Suites, for this parcel, is no longer necessary. The proposed DC District (Attachment 2) is designed to accommodate the additional use of Garage Suite as well as to include specific design guidelines from the existing DC District to be consistent with adjacent land use.

The use of a DC District is warranted as Land Use Bylaw 1P2007 does not provide a stock land use district alternative that would capture specific guidelines found in the existing DC District.

Development and Site Design

The rules of the proposed DC Direct Control District will provide guidance for future site development including uses, building massing, height, landscaping and parking.

**Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW,
LOC2020-0056**

Transportation

Pedestrian and vehicular access to the site is available from Sarcee Road SW and Beny-Sur-Mer Road SW. The area is served by the Calgary Transit Max Teal Line, which is within approximately 600 metres walking distance from the subject parcel via Sarcee Road and 40 Avenue SW. The site is also approximately 200 metres from a transit stop for Route 66, which offers service to the Downtown Core. On-street parking adjacent to the site is not regulated through the Calgary Parking Authority.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site.

Climate Resilience

The applicant has not identified any 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 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 Rutland Park Community Association (CA) provided comments as part of the circulation process. In their email, they indicated no objections with the garage suite form as it is common within the area. The CA asked that the applicant engage with the adjacent neighbors to address any design concerns they may have. The CA letter is included under Attachment 4 of this report. No citizen comments were received at the time of writing this report.

No City-led or applicant-led engagement was undertaken as part of this application.

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.

**Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW,
LOC2020-0056**

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed - Established area typology of the [MDP](#). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood is supported.

The proposed redesignation aligns with policy as it provides for the modest addition of one secondary suite and provides building form, scale and setback rules that respects the scale and character of the surrounding land uses.

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 land use 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 application approval stages.

Currie Barracks CFB West Master Plan (Revised) (Non-Statutory – 2000)

The site is within the Residential Policy Area "A" area of the [Currie Barracks CFB West Master Plan \(Revised\)](#). Policy for this area encourages adaptable and innovatively designed housing forms that are compatible with adjacent development. The policy specifically includes secondary suites over garages as an example of an innovative housing form that is considered acceptable.

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**Land Use Amendment in Currie Barracks (Ward 8) at 96 Beny-Sur-Mer Road SW,
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Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of residential uses which may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore 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 use of a DC Direct Control District is warranted as Land Use Bylaw 1P2007 does not provide a stock land use district alternative that would capture the specific guidelines currently found in the existing DC (Bylaw 100Z2006). The proposed DC Direct Control District includes specific design guidelines of the existing DC so as to be consistent with the adjacent land use. Further, the proposed district is in keeping with the applicable policies of the *Municipal Development Plan*, and the *Currie Barracks CFB West Master Plan (Revised)*, by supporting compact development and a variety of housing forms to that respect the low density residential character of the area.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District
3. Development Permit (DP2020-1843) Summary
4. Community Association Letter

Applicant's Submission

May 4, 2020

To whom it may concern,

We are applying for a garage suite to be added to our current 2 car detached garage at the address of 96 Beny-Sur-Mer rd. SW, Calgary, AB.

We are seeking approval for this project so that we can have a full home office for my husband to run his company Explosive Landscaping out of. It will be designed as a 1 bedroom apartment so that we can have the option in the future to rent it out to a tenant. We feel that this would also increase the value of our property as well as add a feature of having a detached rental suite for prospective buyers.

This addition to our current property would increase revenue for the City in the form of property taxes. We are employing a contractor to complete the project from start to finish. We believe that this project will help some trades employees in the city of Calgary. As our home is in close proximity to the University, this will create rental a new rental property for students and or faculty in the future.

Our immediate neighbours to the sides and behind have been notified of this project. They understand that it has a 3 month project timeline. They are fully aware that there will be construction vehicles in and around our alley and roads. All neighbours are in full support of our intended project.

For these many reasons, we believe start our project would only bring benefits to our community.

We appreciate the time and consideration you have taken in this matter. This project will be the deciding factor whether we can remain in our current home.

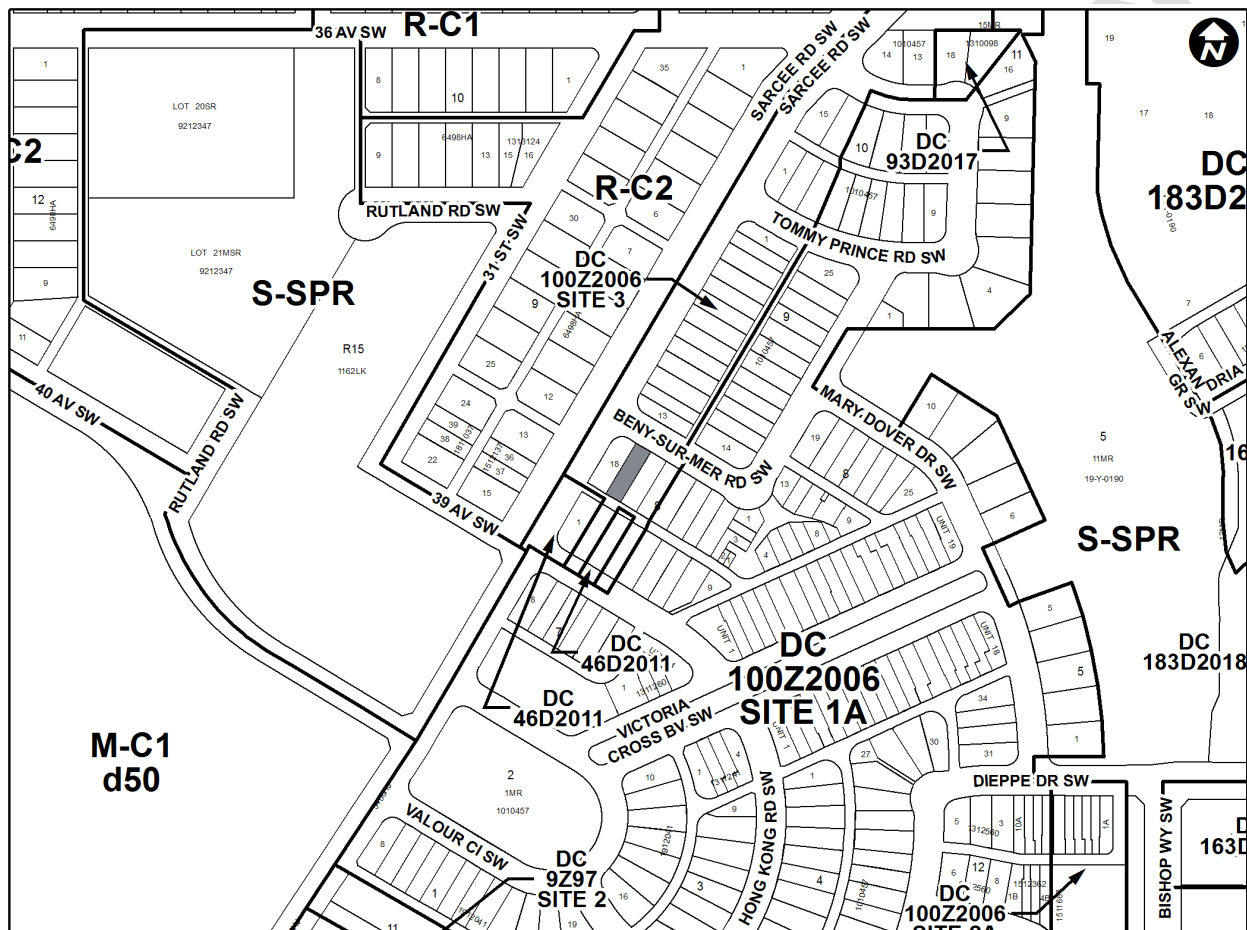
Sincerely,

Ryan and Amanda Birmingham

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

- (i) where an ancillary **Dwelling Unit** with a separate direct access at **grade** is situated entirely above a **private garage**; and
- (ii) that is located on the same **parcel** as a **Semi-detached Dwelling** or a **Single Detached Dwelling**.

Permitted Uses

5 The following **uses** are **permitted uses** in this Direct Control District Bylaw:

- (a) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Services;**
- (e) **Secondary Suite;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

Discretionary Uses

6 The following **uses** are **discretionary uses** in this Direct Control District Bylaw:

- (a) **Accessory Residential Building;**
- (b) **Addiction Treatment;**
- (c) **Custodial Care;**
- (d) **Duplex Dwelling;**
- (e) **Garage Suite;**
- (f) **Home Occupation – Class 2;**
- (g) **Residential Care;**
- (h) **Semi-Detached Dwelling;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E; and**
- (l) **Single Detached Dwelling.**

Bylaw 1P2007 District Rules

- 7 (1) Unless otherwise specified in subsection (2), the General Rules for Low Density Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.
- (2) Sections 334, 335, 336, 337, 338, 345 and 346 of Bylaw 1P2007 do not apply in this Direct Control District.

Projections

- 8 (1) Portions of a **building** located entirely below **grade** may extend without any limits into a **setback area**.
- (2) Portions of a **building** located above **grade** may project a maximum of 0.6 metres into a **setback area** where:
- (a) the length of individual projections, other than eaves and **decks**, is less than or equal to 3.1 metres;

Proposed DC Direct Control District

- (b) the combined length of projections, other than eaves and **decks**, is less than or equal to 3.1 metres; and
- (c) a minimum of one **side setback area** is clear of projections within 2.4 metres of **grade**.

- (3) **Accessory Residential Buildings** must not be located in an **actual front setback area**.

Setbacks

- 9
- (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District Bylaw.
 - (2) The minimum **building setback** from a **front property line** is 1.0 metres.
 - (3) The minimum **building setback** from a **rear property line** is:
 - (a) 1.5 metres where the **property line** is shared with a **street** or a **lane**; and
 - (b) 1.2 metres in all other cases.
 - (4) Unless otherwise specified in subsection (5) the minimum **building setback** from any side **property line** is:
 - (a) 1.0 metres where the **property line** is shared with a **street** or a **lane**;
 - (b) zero metres from the party wall **property line** of a **Semi-detached Dwelling**; and
 - (c) 1.2 metres in all other cases.
 - (5) One **building setback** from a **side property line** may be reduced to zero metres where:
 - (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs And downspouts onto the **parcel** on which the **building** is located.

Proposed DC Direct Control District

Parcel Coverage

- 10** The maximum **parcel coverage** is 60.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Parcel Width

- 11** The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
 - (b) 11.0 metres for a **parcel** containing a **Duplex Dwelling**; and
 - (c) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**.

Building Height

- 12** (1) Unless otherwise specified in subsection (2) the maximum **building height** is 3.0 storeys.
- (2) The height of an **Accessory Residential Building** which does not contain a **Garage Suite** must not exceed:
- (a) 6.5 metres, measured from the finished floor of the **building**; and
 - (b) one **storey**.

Driveways

- 13** (1) Driveways must not access a **street**.
- (2) A driveway connecting to a **lane** must be a minimum of 0.6 metres in length along the intended direction of travel for vehicles.

Garage Suite Rules

- 14** A **Garage Suite**:
- (a) requires a minimum of 1.0 **motor vehicle parking stalls**;
 - (b) attached to an **Accessory Residential Building** must be separated a minimum of 3.0 metres from the **main residential building** when measured at the closest point between façades;
 - (c) may be attached to a **main residential building** provided there is independent access to **grade** and no internal connections between **Dwelling Units**;
 - (d) must not exceed 76.0 square metres in floor area, excluding the area of a **private garage**;
 - (e) must not be greater than 2.0 **storeys** in height, excluding the **private garage**; and

Proposed DC Direct Control District

- (f) may only have a **balcony** located on a side or a rear façade.

Development Permit Exemptions

- 15** In addition to the exempt **developments** listed in Bylaw 1P2007, **developments** that are a **permitted use** in this Direct Control District do not require a **development permit** if the conditions of Section 24 of Bylaw 1P2007 are met.

Relaxations

- 16** The **Development Authority** may relax the rules contained in Sections 2, 7 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

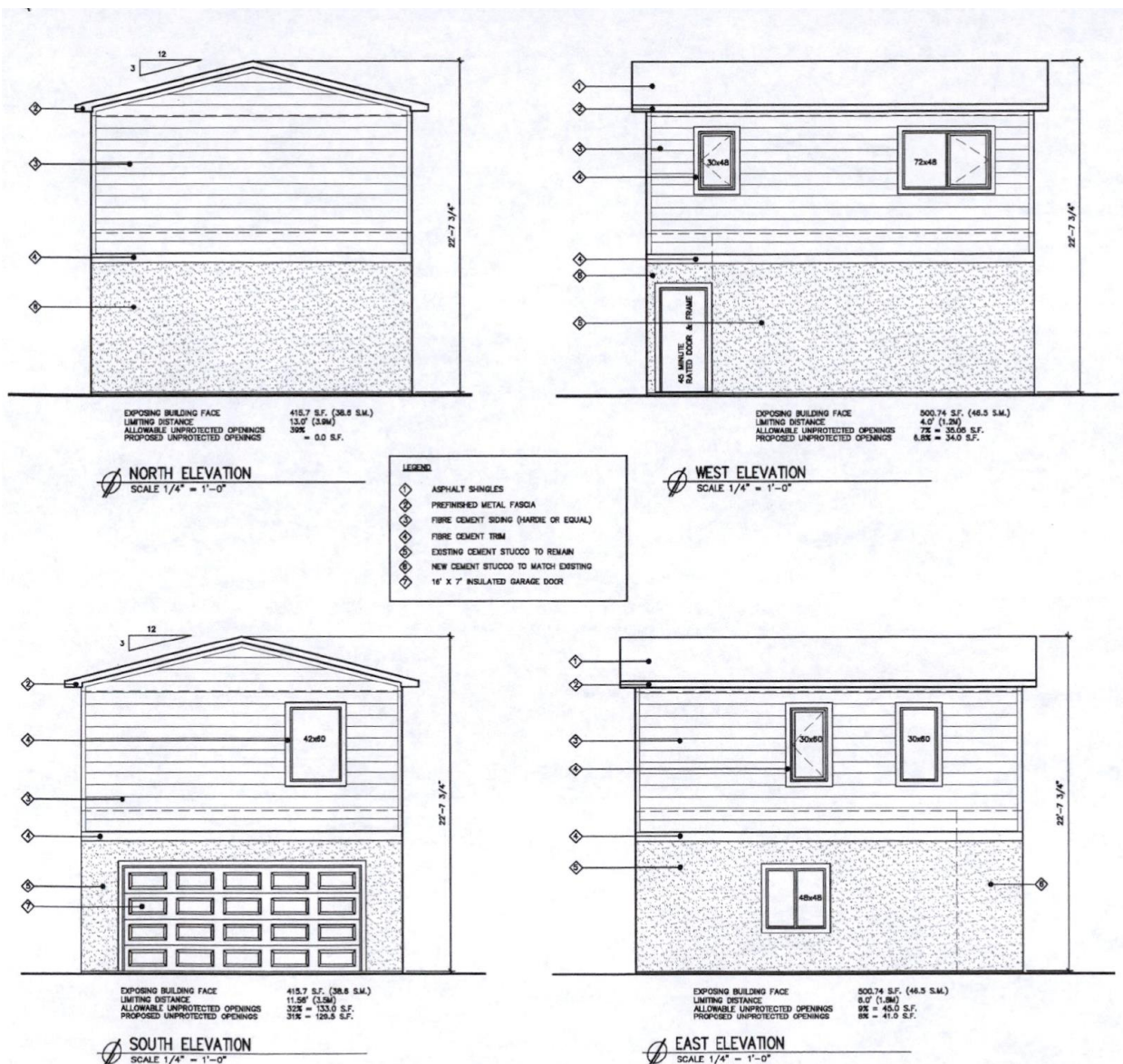
TEXT FOR DISCUSSION ONLY

Development Permit (DP2020-1843) Summary

A development permit application (DP2020-1843) has been submitted by LivingScape Homes and Renovations on 2020 May 04. The development permit application is for a Garage Suite (secondary suite) located above the existing garage and accommodates for one additional on-site motor vehicle stall. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

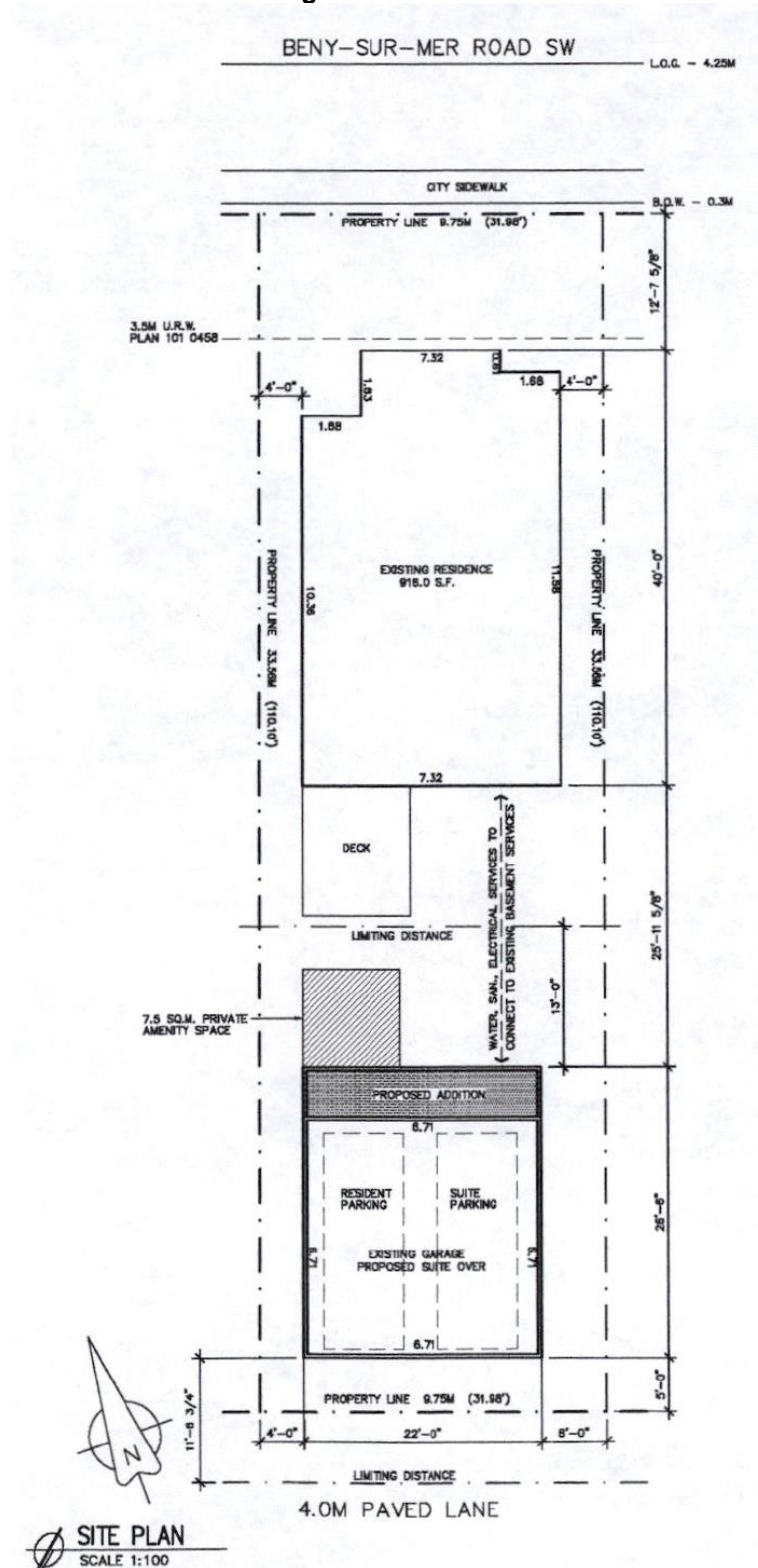
Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

Figure 1: Elevations of Proposed Garage Suite Addition



Development Permit (DP2020-1843) Summary

Figure 2: Site Plan



Community Association Letter

Schlodder, Tom

From: Leanne Ellis <development@rutlandparkcommunity.com>
Sent: Thursday, June 4, 2020 11:01 AM
To: CPAG Circ
Cc: Kasparis, Dino
Subject: [EXT] Re: LOC2020-006 - Circulation Package

Thank you for the opportunity to respond to this application. In Currie Barracks, a garage suite is a well accepted built form, and as such, we have no objections to this application. We would ask that the applicant work directly with his/her immediate neighbours to address any design concerns they may have. Thank you for your time and consideration.

Best wishes,

Leanne Ellis

RPCA VP Development and Traffic

3130 40 AVENUE SW CALGARY AB T3E 6W9

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