



## REVISED AGENDA

### COMBINED MEETING OF COUNCIL

September 14, 2020, 9:30 AM

IN THE COUNCIL CHAMBER

#### ***SPECIAL NOTES:***

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

*Public wishing to make a written submission may do so using the public submission form at the following link: [Public Submission Form](#)*

*Public wishing to speak are invited to contact the City Clerk's Office by email at [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca) to register and to receive further information.*

*Council Members may be participating remotely.*

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
  - 3.1 Heritage Planning 100th Municipal Historic Resource Designation  
**Time Specific: 2020 September 14, 1:15 p.m.**
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
  - 6.1 Minutes of the Combined Meeting of Council, 2020 July 20
  - 6.2 Minutes of the Combined Meeting of Council, 2020 July 27
  - 6.3 Minutes of the Special Meeting of Council 2020 July 28



## 7. CONSENT AGENDA

### 7.1 DEFERRALS AND PROCEDURAL REQUESTS

7.1.1 Procedural Request - Reconsideration Motion for UCS2020-0651, C2020-0937

### 7.2 BRIEFINGS

#### NEW MATERIAL

7.2.1 *Service Plans and Budget Update - September, C2020-0938*

7.3 Mobility Trends in Calgary – Covid-19 Transportation System Monitoring (Verbal), TT2020-0837

7.4 Calgary Transit Ridership, Revenue and RouteAhead Update, TT2020-0722

7.5 Organizational Health, Safety and Wellness 2019 Annual Report, UCS2020-0446

7.6 Selling Prices for Road Rights of Way in Greenfield Areas (File No. 2020 Sector Rates), UCS2020-0833

7.7 Integrated Risk Management Mid-Year Update (Including Information Technology), AC2020-0711

Attachment 5 held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**Review By: 2025 July 30**

7.8 Opportunity Calgary Investment Fund Administration Audit, AC2020-0764

7.9 Calgary Fire - Inspections Audit, AC2020-0621

7.10 City Auditor's Office 2nd Quarter 2020 Report, AC2020-0824

7.11 External Auditor 2020 Audit Service Plan and Fees, AC2020-0733

7.12 External Auditor 2019 – 2020 Performance Assessment, AC2020-0734

Report and Attachments held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

**Review By: 2035 July 23**

7.13 Building Maintenance Bylaw Monitoring Report, PUD2020-0899

- 7.14 Amendments to the Airport Vicinity Protection Area (AVPA), PUD2020-0968

NEW MATERIAL

- 7.14.1 *Attach 9 - Supplemental Information to Report PUD2020-0968*

- 7.15 Off-site Levy and Centre City Levy 2019 Annual Report, PUD2020-0904

- 7.16 Electronic Voting Implementation Update, PFC2020-0967

- 7.17 City of Calgary Proposed Municipal Stimulus Program Submission, PFC2020-0894

8. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any public hearing matter on this Agenda may pre-register by contacting the City Clerk's Office at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca).

8.1 CALGARY PLANNING COMMISSION REPORTS

- 8.1.1 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 – 15 Avenue SE, LOC2020-0060, CPC2020-0736  
Proposed Bylaw 105D2020
- 8.1.2 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 – 14 Avenue SE, LOC2020-0061, CPC2020-0737  
Proposed Bylaw 106D2020
- 8.1.3 Land Use Amendment in West Hillhurst (Ward 7) at 1902 – 2 Avenue NW, LOC2020-0042, CPC2020-0864  
Proposed Bylaw 112D2020
- 8.1.4 Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049, CPC2020-0787  
Proposed Bylaws 118D2020 and 119D2020
- 8.1.5 Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123, CPC2020-0857  
Proposed Bylaws 40P2020 and 125D2020
- 8.1.6 Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037, CPC2020-0781  
Proposed Bylaw 124D2020
- 8.1.7 Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082, CPC2020-0853  
Proposed Bylaw 117D2020
- 8.1.8 Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046, CPC2020-0797  
Proposed Bylaw 109D2020

- 8.1.9 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196, CPC2020-0872  
Proposed Bylaws 39P2020 and 116D2020
- 8.1.10 Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034, CPC2020-0799  
Proposed Bylaw 110D2020
- 8.1.11 Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033, CPC2020-0844  
Proposed Bylaws 120D2020, 121D2020, 122D2020, and 123D2020
- 8.1.12 Land Use Amendment in Westgate (Ward 6) at 81 Westminster Road SW, LOC2020-0078, CPC2020-0859  
Proposed Bylaw 113D2020
- 8.1.13 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008, CPC2020-0604  
Proposed Bylaws 36P2020 and 104D2020
- 8.1.14 Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007, CPC2020-0873  
Proposed Bylaws 41P2020 and 126D2020
- 8.1.15 Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0786  
Proposed Bylaw 127D2020
- 8.1.16 Land Use Amendment in Pine Creek (Ward 13) at 507 – 210 Avenue SW, LOC2020-0031, CPC2020-0675  
Proposed Bylaw 107D2020
- 8.1.17 Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030, CPC2020-0448  
Proposed Bylaw 111D2020
- 8.1.18 Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 – 9 Avenue SE, LOC2019-0149, CPC2020-0695  
Proposed Bylaws 38P2020 and 115D2020
- 8.1.19 Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 – 84 Street SE, LOC2014-0196, CPC2020-0783  
Proposed Bylaw 108D2020
- 8.1.20 Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013, CPC2020-0849  
Proposed Bylaws 114D2020 and 37P2020
- 8.1.21 Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE, LOC2020-0062, CPC2020-0678  
Proposed Bylaw 103D2020

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING  
*(including non-statutory)*

None

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

None

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

None

9.3 BYLAW TABULATIONS  
*(related to planning matters)*

None

10. POSTPONED REPORTS  
*(including related/supplemental reports)*

None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

11.2 OFFICER OF COUNCIL REPORTS

None

11.3 ADMINISTRATION REPORTS

11.3.1 Financial Relief for Taxpayers, C2020-0890

11.3.2 Update on Temporary COVID-19 Face Coverings Bylaw, C2020-1024

11.4 COMMITTEE REPORTS

11.4.1 City Auditor's Office Bylaw, AC2020-0825  
Proposed Bylaw 34M2020

11.4.2 Proposed New Audit Committee Bylaw, AC2020-0753  
Proposed Bylaw 33M2020

11.4.3 Multiple Municipal Historic Resource Designation – Summer 2020, PUD2020-0915  
Proposed Bylaws 29M2020, 30M2020, 31M2020 and 32M2020

**Time Specific: 2020 September 14, 1:15 p.m.**

- 11.4.4 Amendments to the Election Bylaw, PFC2020-0965  
Proposed Bylaw 35M2020
- 11.4.5 Notice of Motion - Fulfillment of Providing Services to Hamlet of Shepard and Surrounding Area, PFC2020-0995  
Councillor Shane Keating

#### NEW MATERIALS

##### *11.4.5.1 NoM Letter of Support*

#### 12. ITEMS DIRECTLY TO COUNCIL

##### 12.1 BYLAW TABULATIONS

- 12.1.1 Bylaw Tabulation, C2020-1032  
Proposed Bylaws 6B2020, 24M2020 and 25M2020

##### 12.2 MISCELLANEOUS BUSINESS None

#### 13. URGENT BUSINESS

#### 14. CONFIDENTIAL ITEMS

##### 14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

##### 14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 14.2.1 Collective Bargaining Update (Verbal), C2020-0960  
Held confidential pursuant to Sections 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*.

**Review By: 2020 September 15**

- 14.2.2 Update on Intergovernmental Affairs (Verbal), C2020-1035  
Held confidential pursuant to Section 23 (Local public body confidences) of the *Freedom of Information and Protection of Privacy Act*.

##### 14.3 URGENT BUSINESS

#### 15. ADMINISTRATIVE INQUIRIES

- 15.1 Response to Administrative Inquiry - Stampede Purchase of Public Roadways, AI2020-0005

#### 16. ADJOURNMENT



## MINUTES

### COMBINED MEETING OF COUNCIL

**July 20, 2020, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

Mayor N. Nenshi  
Councillor G-C. Carra (Partial Remote Participation)  
Councillor G. Chahal (Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor D. Colley-Urquhart (Remote Participation)  
Councillor J. Davison (Remote Participation)  
Councillor P. Demong (Remote Participation)  
Councillor J. Farkas (Partial Remote Participation)  
Councillor D. Farrell (Remote Participation)  
Councillor J. Gondek (Remote Participation)  
Councillor R. Jones (Remote Participation)  
Councillor S. Keating (Remote Participation)  
Councillor J. Magliocco (Remote Participation)  
Councillor W. Sutherland (Remote Participation)  
Councillor E. Woolley (Partial Remote Participation)

**ALSO PRESENT:**

City Manager D. Duckworth (Partial Remote Participation)  
City Auditor K. Palmer  
City Solicitor and General Counsel J. Floen (Partial Remote Participation)  
A/General Manager C. Arthurs (Remote Participation)  
A/General Manager K. Black (Remote Participation)  
General Manager S. Dalglish (Remote Participation)  
A/General Manager D. Limacher (Remote Participation)  
Chief Financial Officer C. Male (Partial Remote Participation)  
A/General Manager D. Morgan (Remote Participation)  
General Manager M. Thompson (Remote Participation)  
Assistant City Solicitor D. Jakal (Remote Participation)  
Deputy City Clerk T. Mowrey  
Legislative Coordinator M. A. Cario  
Legislative Advisor A. de Groot  
Legislative Advisor L. Gibb

**1. CALL TO ORDER**

Mayor Nenshi called today's Meeting to order at 9:38 a.m.

**2. OPENING REMARKS**

Mayor Nenshi provided opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgment.

Mayor Nenshi also spoke to the COVID situation.

## ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

### 3. RECOGNITIONS

None

### 4. QUESTION PERIOD

1. Councillor Chu

Topic: Question to the Mayor regarding reporting an altercation with a police officer years ago.

2. Councillor Magliocca

Topic: Reopening Lane Closures on Memorial Drive during weekdays.

3. Councillor Woolley

Topic: Tools available to shutdown businesses with history of shootings and violence.

### 5. CONFIRMATION OF AGENDA

Council pulled Item 7.1.7, Report GC2020-0773, from the Consent Agenda and to be dealt in conjunction with Item 11.4.3 Report GC2020-0772, by General Consent.

**Moved by** Councillor Keating

**Seconded by** Councillor Davison

That the Agenda for today's Meeting be amended, by adding 13.4 Green Line Borrowing Bylaw Tabulation 5B2020, C2020-0868, as an item of Urgent Business.

**MOTION CARRIED**

**Moved by** Councillor Farkas

**Seconded by** Councillor Gondek

That the Agenda for today's Meeting be amended, by adding the following as items of Urgent Business:

- 13.1 Friends of HMCS Calgary Committee Terms of Reference, CPS2020-0790;
- 13.2 Urban Design Review Panel - Referred Terms of Reference Amendment, PUD2020-0768; and
- 13.3 Technology Update on Missing Children Society of Canada Application, C2020-0860.

**MOTION CARRIED**

Council brought forward Item 13.3, Report C2020-0860, to be dealt in conjunction with Item 11.4.1, Report PFC2020-0669, by General Consent.

**Moved by** Councillor Carra  
**Seconded by** Councillor Woolley

That the Agenda for today's Meeting be amended, by pulling Item 7.1.3 Report CPS2020-0776, from the Consent Agenda to be dealt with at 5:00 p.m. on July 20, with an official Smudge Ceremony.

**MOTION CARRIED**

**Moved by** Councillor Gondek  
**Seconded by** Councillor Colley-Urquhart

That the Agenda for today's Meeting be amended, by adding 14.3.1 Solutions for Achieving Value and Excellence Core Service Review Findings, C2020-0862 as a Confidential item of Urgent Business and that it be dealt with as the first item of Business on Tuesday July 21 at 1:00 p.m.

**MOTION CARRIED**

**Moved by** Councillor Gondek  
**Seconded by** Councillor Farkas

That the Agenda for today's Meeting be amended, by adding 14.3.3 City Manager Performance Planning (Verbal), C2020-0870 as Confidential item of Urgent Business.

**MOTION CARRIED**

**Moved by** Councillor Farkas  
**Seconded by** Councillor Chu

That the Agenda for today's Meeting be amended, by adding 14.3.2 Legal Update (Verbal), C2020-0858 as Confidential item of Urgent Business.

**MOTION CARRIED**

Council brought forward Item 12.2.1, C2020-0845, to be dealt as the first item of new Business following the lunch break on July 20 for discussion and questions and then postpone and return to complete the Public Hearing, by General Consent.

**Moved by** Councillor Farkas  
**Seconded by** Councillor Sutherland

That the Agenda for today's Meeting be amended, by releasing the Confidential Report and 14.2.1 Mid-Cycle Adjustments – Indicative Tax Rate for 2021, PFC2020-0726, to be Public documents.

**MOTION CARRIED**

Council brought forward Item 14.2.1 PFC2020-0726, to be dealt with immediately following item 14.3.1, Report C2020-0862, by General Consent.



Mayor Nenshi noted the following Clerical Corrections to the Revised Agenda:

- Item 7.13 A submission (Attachment 7 letter 10) is moved to 8.1.5;
- Add the words “Notice of Motion” to Item 11.4.1 Council Endorsement of Technology to Help Missing Children, PFC2020-0669;
- Item 9.2.2 replace attach 2 with revised attach 2;
- Item 8.1.1 delete the word “Livingston” throughout the document and replace with the word “Carrington”;
- Item 8.1.7 remove Attachment 6 in its entirety, and replace with Letter 8 only; and
- Item 8.1.10 remove Letter 8 from Attachment 6.

**Moved by** Councillor Jones  
**Seconded by** Councillor Sutherland

That the **Revised** Agenda for the 2020 July 20 Combined Meeting of Council be confirmed, **as amended**.

**MOTION CARRIED**

## 6. CONFIRMATION OF MINUTES

**Moved by** Councillor Farkas  
**Seconded by** Councillor Demong

That the following sets of Minutes for the following meetings be confirmed in an omnibus motion:

- 6.1 Minutes of the Combined Meeting of Council, 2020 June 15
- 6.2 Minutes of the Special Meeting of Council, 2020 June 22
- 6.3 Minutes of the Strategic Meeting of Council, 2020 June 29

**MOTION CARRIED**

## 7. CONSENT AGENDA

**Moved by** Councillor Jones  
**Seconded by** Councillor Colley-Urquhart

That the Consent Agenda be adopted as follows:

- 7.1 DEFERRALS AND PROCEDURAL REQUESTS
  - None
- 7.2 BRIEFINGS
  - 7.2.1 COVID-19 Service Plan and Budget Update - June, C2020-0754
- 7.3 2019 Year-end Capital and Operating Budget Revisions Report, PFC2020-0607

- 7.4 Administrative Penalties System Business Recommendation, PFC2020-0625
- 7.5 Council Innovation Fund – Administrative Penalties System Start Up Costs, PFC2020-0738
- 7.7 External Auditor 2019 Management Letter, AC2020-0567
- 7.8 Airport Transit Line Study, TT2020-0565
- 7.9 On Demand Transit Update, TT2020-0701
- 7.10 Summary of Real Estate Transactions for the First Quarter 2020, UCS2020-0654
- 7.11 Engagement Update (Verbal), ECA2020-0798
- 7.12 Future Membership of Event Centre Assessment Committee (Verbal), ECA2020-0829
- 7.14 Summary of Green Line Real Property Transactions for the First Quarter 2020, UCS2020-0653
- 7.15 Proposed Non-Profit Method of Disposition (Forest Lawn) – Ward 09 – 4725 8 AV SE (ADJ. ROW), UCS2020-0651
- 7.16 Proposed Initiation of Expropriation for the Green Line LRT Project – Ward 09 and Ward 12, UCS2020-0652
- 7.18 Calgary Exhibition and Stampede Limited – 2019 Credit Facility, PFC2020-0670
- 7.20 The City of Calgary Reserves and Long Term Liabilities Balances 2019, PFC2020-0723
- 7.21 Pension Governance Committee Annual Report, PFC2020-0639
- 7.23 Naming of a City Bridge, PFC2020-0720

**MOTION CARRIED**

- 7.6 Roads Pothole Remediation Audit, AC2020-0408

This item was heard following item 12.2.1.

Council reconvened at 7:31 p.m. on 2020 July 21 with Mayor Nenshi in the Chair.

**ROLL CALL**

Councillor Sutherland, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, and Mayor Nenshi.

Absent at Roll Call: Councillor Woolley (joined at 7:34 p.m.)

**Moved by** Councillor Woolley  
**Seconded by** Councillor Farkas

That with respect to the Report AC2020-0408, the following be adopted:

That Council receive this Report for the Corporate Record.

**MOTION CARRIED**

7.13 Update on Calgary's Commitment to Anti-Racism, CPS2020-0776

This item was heard following item 8.1.6.

The following documents were electronically distributed with respect to Report CPS2020-0776:

- A document containing the Recommendations, and
- A document entitled "Anti-Racism Action Committee Terms of Reference".

A document entitled "Public Submission - Brian Merritt" was received for the Corporate Record with respect to Report CPS2020-0776.

**Moved by** Councillor Gondek  
**Seconded by** Councillor Farkas

That Recommendation 2, contained in Report CPS2020-0776 be amended by adding the words, "including the discussion between Council, the Calgary Police Commission, and the Calgary Police Service" following the words "30 September 2020".

**MOTION CARRIED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Woolley

That with respect to Report CPS2020-0776, the following be adopted, **as amended**:

That Council:

1. Acknowledge, recognize and condemn the systemic racism that exists in our community, our government, our organization and our institutions, including the City of Calgary and the Calgary Police Service, as acknowledged by the joint statement by the Calgary Police Service, the Calgary Police Association, the Calgary Police Commission and the Senior Officers Association;
2. Reaffirm our commitment to the actions directed in the Notice of Motion passed by Council 15 June 2020 and direct that a briefing on their progress be provided to Council no later than 30 September 2020, **including the discussion between Council, the Calgary Police Commission, and the Calgary Police Service**;
3. Approve the Anti-Racism Action Committee Terms of Reference as amended (Attachment 1);

4. Direct that a “What We Heard” report from the public consultation (2020 July 07) be provided to support the development of the Anti-Racism Strategy and to achieve any or all of the objectives set out in the 15 June 2020 Notice of Motion. This public document will also be made available to any other organization within the community, public or private, who wishes to use it to inform their own anti-racism work;
5. Direct the Anti-Racism Action Committee to provide a progress update to the Standing Policy Committee on Community and Protective Services no later than Q2 2021; and
6. Approve the Anti-Racism Capacity Building Fund Terms of Reference (Attachment 2).

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

Council recessed at 6:07 p.m. on 2020 July 20 to reconvene at 7:00 p.m. to deal with item 8.1.7.

7.17 Green Line Board Update (Verbal), GC2020-0773

This item was dealt with in conjunction with item 11.4.3.

A presentation entitled "Green Line Governance Update (Verbal) GC2020-0773" was electronically distributed with respect to Verbal Report GC2020-0773.

**Moved by** Councillor Keating

**Seconded by** Councillor Davison

That with respect to Verbal Report GC2020-0773, the following be adopted:

That Council:

1. Appoint Don Fairbairn to serve as the inaugural Chair of the Board, to expire no later than 2021 February 28; and
2. Release the presentation to the public.

**MOTION CARRIED**

7.19 Council Innovation Fund Application for Virtual Reality Fire and Life Safety Education Pilot, PFC2020-0784

**Moved by** Councillor Gondek

**Seconded by** Councillor Chu

That with respect to Report PFC2020-0784, the following be adopted:

That Council:

1. Approve this one-time application to allocate \$75,000 from the Council Innovation Fund for the Virtual Reality Fire and Life Safety Education Pilot.
2. Direct Administration to report back to the Priorities and Finance Committee on the outcomes of this project by September 2021.

**MOTION CARRIED**

7.22 Council Community Fund Application for Hawkwood Outdoor Recreation Facility Project, PFC2020-0696

**Moved by** Councillor Magliocca

**Seconded by** Councillor Chu

That with respect to Report PFC2020-0696, the following be adopted:

That Council:

1. Consider this application for the Council Community Fund for the Hawkwood Community Capital project in the amount of \$500,000 one-time funding request; and
2. Direct Cllr Magliocca's office and the applicant to report back to Priorities and Finance Committee within 12 months of project completion.

ROLL CALL VOTE:

For: (13): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (1): Councillor Demong

**MOTION CARRIED**

8. PLANNING MATTERS FOR PUBLIC HEARING

8.1 CALGARY PLANNING COMMISSION REPORTS

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

The following documents were electronically distributed and displayed with respect to Report CPC2020-0413:

- A presentation entitled "LOC2018-0262 Land Use Amendment S-FUD to

- M-1, M-G, S-SPR, DC (C-C1), DC (MU-1)" ; and  
• A presentation entitled "Carrington Station".

The Public Hearing was called and Kathy Oberg (B&A) addressed Council with respect to Bylaws 90D2020 and 81D2020.

**Moved by** Councillor Gondek

**Seconded by** Councillor Magliocca

That with respect to **Corrected** Report CPC2020-0413, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 8.66 hectares  $\pm$  (21.4 acres  $\pm$ ) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 1); and
2. Give three readings to the Proposed Bylaw 80D2020.
3. Adopt, bylaw, the proposed redesignation of 1.54 hectares  $\pm$  (3.81 acres  $\pm$ ) located 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5 from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
4. Give three readings to the Proposed Bylaw 81D2020.

**MOTION CARRIED**

That Bylaw 80D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 80D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 80D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 80D2020 be read a third time.

**MOTION CARRIED**

That Bylaw 81D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 81D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 81D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 81D2020 be read a third time.

**MOTION CARRIED**

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

The following documents were electronically distributed and displayed with respect to Report CPC2020-0135:

- A presentation entitled “LOC2019-0135 Land Use Amendment S-FUD to S-UN, S-CRI”; and
- A presentation “Keystone Pond E” from Patrick Wetter.

The Public Hearing was called and Patrick Wetter addressed Council with respect to Bylaw 90D2020.

**Moved by** Councillor Gondek

**Seconded by** Councillor Magliocca

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

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed land use redesignation of 10.54 hectares ± (26.04 acres ±) located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to Proposed Bylaw 90D2020.

Against: Councillor Farrell

**MOTION CARRIED**

That Bylaw 90D2020 be introduced and read a first time.

Against: Councillor Farrell

**MOTION CARRIED**

That Bylaw 90D2020 be read a second time.

Against: Councillor Farrell

**MOTION CARRIED**

That authorization now be given to read Bylaw 90D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 90D2020 be read a third time.

Against: Councillor Farrell

**MOTION CARRIED**

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

Councillor Chahal declared a pecuniary interest and abstained from discussion and voting with respect to Item 8.1.3, Report CPC2020-0536 as he is a shareholder to the property adjacent to the subject lands. Councillor Chahal left the remote meeting at 11:06 a.m. and returned at 11:15 a.m. after the vote was declared.

A presentation entitled "LOC2020-0022 Land Use Amendment I-G to I-C" was electronically distributed and displayed with respect to Report CPC2020-0536.

The Public Hearing was called and no one addressed Council with respect to Bylaw 79D2020.

**Moved by** Councillor Jones

**Seconded by** Councillor Gondek

That with respect to Report CPC2020-0536, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.90 hectares  $\pm$  (2.22 acres  $\pm$ ) located at 10960 - 42 Street NE (Plan 1811550, Block 5, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the Proposed Bylaw 79D2020.



Against: Councillor Farkas and Mayor Nenshi

**MOTION CARRIED**

That Bylaw 79D2020 be introduced and read a first time.

Against: Councillor Farkas and Mayor Nenshi

**MOTION CARRIED**

That Bylaw 79D2020 be read a second time.

Against: Councillor Farkas and Mayor Nenshi

**MOTION CARRIED**

That authorization now be given to read Bylaw 79D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 79D2020 be read a third time.

Against: Councillor Farkas and Mayor Nenshi

**MOTION CARRIED**

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

A presentation entitled "LOC2019-0142 Land Use Amendment DC (C-C2) to DC (M-H2)", dated 2020, July 22 was electronically distributed and displayed with respect to Report CPC2020-0593.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 89D2020.

1. David Miner
2. Undine MacLaine
3. Denis Jones
4. Melanie Swailes

**Moved by** Councillor Chu

**Seconded by** Councillor Farrell

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

That Council;

1. Adopt, by bylaw, the proposed redesignation of 0.74 hectares  $\pm$  (1.83 acres  $\pm$ ) located at 5111 Northland Drive NW (Portion of Plan 8310144, Block 1, Lot 14) from DC Direct Control District to DC Direct

Control District to accommodate multi-residential development with guidelines (Attachment 2);

2. Give three readings to the Proposed Bylaw 89D2020; and
3. Direct Administration to continue using the amended Master Concept Plan (Attachment 3) as a guidance document when reviewing the subsequent development permits and future phasing plans.

**MOTION CARRIED**

That Bylaw 89D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 89D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 89D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 89D2020 be read a third time.

**MOTION CARRIED**

Council recessed at 11:54 a.m. and reconvened at 1:10 p.m. with Mayor Nenshi in the Chair and continued with the presentation on Item 12.2.1, Mandatory Face Coverings, C2020-0845.

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

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(1)(b) was suspended, by General Consent, to allow Council to complete the item before the afternoon recess.

The following presentations were electronically distributed and displayed with respect to Report CPC2020-0596:

- A presentation entitled "LOC2019-0160 Land Use Amendment R-C1 to R-C1N";
- A presentation entitled "Calgary City Council Public Hearing Item 8.1.5 LOC2019-0160 1922 + 1924 10 Av NW"; and
- A presentation entitled "Hounsfield Heights-Briar Hill A Community Worth Preserving".

The Public Hearing was called and the following people addressed Council with respect to Bylaws 29D2020 and 83D2020:

1. Dave White, CivicWorks
2. Doris Rodgers
3. Judy Luc
4. Randy Davis
5. Elaine Davis
6. Jeff Marsh, Hounsfield Heights-Briar Hill Community Association

Mayor Nenshi left the Chair at 3:35 p.m. and Deputy Mayor Chahal assume the Chair (remotely).

7. Terry Wong, Hounsfield Heights-Briar Hill Community Association
8. Bob MacInnis
9. Piers Fothergill

Mayor Nenshi resumed the Chair at 3:53 p.m. and Councillor Chahal returned to his seat (remotely).

10. Marnie Fothergill
11. Steve Engel
12. Lance Mierendorf

**Moved by** Councillor Farrell  
**Seconded by** Councillor Chahal

That with respect to Report CPC2020-0596, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 29P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
4. Give three readings to the Proposed Bylaw 83D2020.

ROLL CALL VOTE:

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Woolley  
Against: (8): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION DEFEATED**

**Moved by** Councillor Keating  
**Seconded by** Councillor Colley-Urquhart

That with respect to Report CPC2020-0596, the following be adopted:

That Council:

1. Refuse the proposed amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2);
2. Refuse the proposed redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
3. Abandon Proposed Bylaws 29P2020 and 83D2020.

ROLL CALL VOTE:

For: (11): Councillor Carra, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (4): Mayor Nenshi, Councillor Chahal, Councillor Farrell, and Councillor Gondek

**MOTION CARRIED**

Council recessed at 4:31 p.m. on 2020 July 20 and reconvened at 4:54 p.m. with Mayor Nenshi in the Chair.

ROLL CALL

Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Magliocca, Councillor Sutherland, Councillor Carra, and Mayor Nenshi.

Absent at Roll Call: Councillor Keating (joined at 4:59 p.m.), Councillor Farrell (joined at 5:00 p.m.), and Councillor Chahal (joined at 5:00 p.m.)

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

The following presentations were electronically distributed and displayed with respect to Report CPC2020-0636:

- A presentation entitled "LOC2019-0177 Land Use Amendment"; and
- A presentation entitled "Trinity Hills Land Use Amendments".

The Public Hearing was called and the following people addressed Council with respect to Bylaws 85D2020, 86D2020 and 87D2020:

1. Tim Bardsley

2. Aly Premji

**Moved by** Councillor Davison

**Seconded by** Councillor Sutherland

That with respect to Report CPC2020-0636, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 6.60 hectares  $\pm$  (16.32 acres  $\pm$ ) located at 862 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 1910730, Block 1, Lot 1; Plan 1612946, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development, with guidelines (Attachment 4); and
2. Give three readings to the Proposed Bylaw 85D2020.
3. Adopt, by bylaw, the proposed redesignation of 4.36 hectares  $\pm$  (10.78 acres  $\pm$ ) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate a mixed use development, with guidelines (Attachment 5); and
4. Give three readings to the Proposed Bylaw 86D2020.
5. Adopt, by bylaw, the proposed redesignation of 4.50 hectares  $\pm$  (11.11 acres  $\pm$ ) located at 885 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District to DC Direct Control District to a mixed use development, with guidelines (Attachment 6); and
6. Give three readings to the Proposed Bylaw 87D2020.

**MOTION CARRIED**

That Bylaw 85D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 85D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 85D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 85D2020 be read a third time.

**MOTION CARRIED**

That Bylaw 86D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 86D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 86D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 86D2020 be read a third time.

**MOTION CARRIED**

That Bylaw 87D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 87D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 87D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 87D2020 be read a third time.

**MOTION CARRIED**

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

This item was heard following item 7.13.

Council reconvened at 7:04 p.m. on 2020 July 20 with Mayor Nenshi in the Chair.

**ROLL CALL**

Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Councillor Chu, and Mayor Nenshi

Absent at Roll Call: Councillor Chahal (joined at 7:07 p.m.) The following documents were electronically distributed and displayed with respect to Report CPC2020-0521:

- A presentation entitled "LOC2018-0231 Land Use Amendment";
- Speaking notes entitled "Proposed Redesignation in Springbank Hill"; and

- A presentation entitled "SBHA and Effected Residents Presentation".

A document entitled "Attachment 6 - Public Submissions" was electronically distributed with respect to Report CPC2020-0521.

The Public Hearing was called and the following people addressed Council with respect to Bylaws 28P2020 and 82D2020:

1. Sue Patton
2. Illona Boyce
3. Connie Craig
4. Marshall Naruzny
5. Ross Murray
6. Paul Morrell
7. Melinda Part

Pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council by General Consent recalled the applicants, Connie Craig and Illona Boyce in order to ask additional questions of clarification.

**Moved by** Councillor Davison  
**Seconded by** Councillor Sutherland

That with respect to Report CPC2020-0521, the following be adopted:

That Council:

1. Refuse the adoption of the proposed amendment to the Springbank Hill Area Structure Plan (Attach 1); and abandon Proposed Bylaw 28P2020;
2. Refuse the adoption of the proposed redesignation of 1.12 hectares  $\pm$  (2.78 acres  $\pm$ ) located at 131 St Moritz Drive SW (Plan 1711936, Block 1, Lot 6) from DC Direct Control District and Special Purpose – Community Institution (S-CI) District to DC Direct Control District to accommodate a comprehensively designed mixed use development, with guidelines (Attachment 2); and abandon Proposed Bylaw 82D2020.

**MOTION CARRIED**

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

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

The Public Hearing was called and the following people addressed Council with respect to Bylaw 92D2020:

1. April Kojima, Rick Balbi Architect Ltd.
2. Chris Welner, Glendale Community Association
3. Kay Holgate
4. Ellen Liguori

**Moved by** Councillor Davison

**Seconded by** Councillor Woolley

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

That Council:

1. Adopt, by bylaw the proposed redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 4919, 4923, 4927, 4931 and 4935 - 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
2. Give three readings to the Proposed Bylaw 92D2020.

**MOTION CARRIED**

That Bylaw 92D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 92D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 92D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 92D2020 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Davison

**Seconded by** Councillor Woolley

That with respect to Report CPC2020-0581, the following Motion Arising be adopted:

That Administration work with the applicant to:

1. Explore the feasibility of a common underground parkade access on the north edge of the site (17 Avenue SW), at the time of Development Permit application.

Against: Councillor Carra and Councillor Farrell.

**MOTION CARRIED**



**Moved by** Councillor Davison  
**Seconded by** Councillor Woolley

That with respect to Report CPC2020-0581, the following Motion Arising be adopted:

That Administration work with the applicant to:

2. Work with the community and the Ward 6 Office to explore paving the lane behind 4919, 4923, 4927, 4931 and 4935 - 17 Avenue SW and the installation of traffic calming measures on this portion of 17 Ave SW, at the time of Development Permit application.

**MOTION CARRIED**

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

A presentation entitled "LOC2020-0025 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0431.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 78D2020:

1. Lei Wang
2. Kay Holgate
3. Chris Welner, Glendale Community Association

Pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council by General Consent recalled the applicant, Lei Wang in order to ask additional questions of clarification.

**Moved by** Councillor Davison  
**Seconded by** Councillor Woolley

That with respect to Report CPC2020-0431, the following be adopted:

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2727 – 40 Street SW (Plan 4216HE, Block 3, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give first reading to the Proposed Bylaw 78D2020.

**MOTION CARRIED**

**Moved by** Councillor Davison  
**Seconded by** Councillor Woolley

That with respect to Report CPC2020-0431, the following be adopted:

That Council:

**3. Withhold second and third readings until a Development Permit is at the point of approval.**

ROLL CALL VOTE:

For: (7): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Keating, Councillor Sutherland, and Councillor Woolley  
Against: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Magliocca

**MOTION DEFEATED**

**Moved by** Councillor Chahal  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0431, the following be adopted:

That Council:

**2. Give second and third reading to Proposed Bylaw 78D2020.**

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Woolley  
Against: (5): Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That Bylaw 78D2020 be introduced and read a first time.

Against: Councillor Davison

**MOTION CARRIED**

That Bylaw 78D2020 be read a second time.

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Woolley  
Against: (5): Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That authorization now be given to read Bylaw 78D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 78D2020 be read a third time.

**VOTE WAS AS FOLLOWS:**

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Woolley  
Against: (5): Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 Council, by General Consent, suspended Section 79 in order to complete the Public Hearing items prior to the 2020 July 20 evening recess.

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

The following documents were electronically distributed and displayed with respect to Report CPC2020-0573:

- A presentation entitled "LOC2019-0073 Land Use and Policy Amendment";
- A presentation entitled "Mayor's Urban Design Awards 2019 LIFE"; and
- A document entitled "Revised Attachment 4" was electronically distributed with respect to Report CPC2020-0573.

The Public Hearing was called and the following people addressed Council with respect to Bylaws 31P2020 and 91D2020:

1. Dave White, CivicWorks
2. Boris Karn, CivicWorks
3. Alkarim Devani
4. Dinushini Maligaspe
5. Jamie Fisher
6. Kate Richmond
7. Dave Fulton

**Moved by** Councillor Woolley  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0573, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the Proposed Bylaw 31P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.23 hectares  $\pm$  (0.56 acres  $\pm$ ) located at 1823, 1831 and 1835 - 28 Avenue SW (Plan 4479P, Block 24, Lots 23 to 30) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the Proposed Bylaw 91D2020.

ROLL CALL VOTE:

For: (11): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (4): Mayor Nenshi, Councillor Colley-Urquhart, Councillor Demong, and Councillor Farkas

**MOTION CARRIED**

That Bylaw 31P2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 31P2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 31P2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 31P2020 be read a third time.

**MOTION CARRIED**

That Bylaw 91D2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 91D2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 91D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 91D2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

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

The following presentations were electronically distributed and displayed with respect to Report CPC2020-0430:

- A presentation entitled "LOC2020-0020 Land Use Amendment"; and
- A presentation entitled "TELUS Len Werry Complex".

The Public Hearing was called and the following people addressed Council with respect to Bylaw 93D2020:

1. Brian Horton, Q2 Planning
2. Jon Schofield

**Moved by** Councillor Farrell

**Seconded by** Councillor Woolley

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

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.35 hectares  $\pm$  (0.86 acres  $\pm$ ) located at 622 - 1 Street SW (Plan 1513138, Block 43, Lot 43), from DC Direct Control District to DC Direct Control District to accommodate digital installation, with guidelines (Attachment 2); and
2. Give three readings to the Proposed Bylaw 93D2020.

**MOTION CARRIED**

That Bylaw 93D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 93D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 93D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 93D2020 be read a third time.

**MOTION CARRIED**

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

A presentation entitled "LOC2020-0036 Land Use Amendment C-COR3f3.0h46 to C-COR1f3.0h46" was electronically distributed and displayed with respect to Report CPC2020-0551.

The Public Hearing was called and Kayla Brown addressed Council with respect to Bylaw 88D2020.

**Moved by** Councillor Farkas  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0551, the following be adopted:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5001 and 5011 Macleod Trail SW (Plan 9212001, Block 8, Lot 1A and Portion of Plan 8561HF, Block 8, Lot 3) from Commercial – Corridor 3 f3.0h46 (C-COR3f3.0h46) District to Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District; and
2. Give three readings to Proposed Bylaw 88D2020.

**MOTION CARRIED**

That Bylaw 88D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 88D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 88D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 88D2020 be read a third time.

**MOTION CARRIED**

## 8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

None

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

None

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

9.2.1 Off-Site Levy Payment Relief Program Update, C2020-0775

This item was heard following item 14.3.1.

A document entitled "Revised Attachment 2" was electronically distributed with respect to Report C2020-0775.

**Moved by** Councillor Gondek

**Seconded by** Councillor Sutherland

That with respect to Report C2020-0775, the following be adopted:

That Council direct Administration to implement the off-site levy payment relief program in response to the COVID-19 pandemic as outlined in Revised Attachment 2.

Against: Councillor Farrell

**MOTION CARRIED**

9.3 BYLAW TABULATIONS

None

10. POSTPONED REPORTS

None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

11.2 OFFICER OF COUNCIL REPORTS

11.2.1 Ward Boundary Bylaw Amendment, C2020-0766

This item was heard following item 8.1.12.

**Moved by** Councillor Jones

**Seconded by** Councillor Keating

That Item 11.2.1, Report C2020-0766, be postponed and dealt with on 2020 July 21.

ROLL CALL VOTE:

For: (11): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (4): Mayor Nenshi, Councillor Carra, Councillor Chahal, and Councillor Keating

**MOTION CARRIED**

Council recessed at 10:54 p.m. on 2020 July 20 to reconvene at 1:00 p.m. on 2020 July 21 to deal with Item 14.3.1 as the first item of Business.

The non-statutory Public Hearing was called and no one addressed Council with respect to Bylaw 23M2020.

**Moved by** Councillor Jones

**Seconded by** Councillor Keating

That with respect to Report C2020-0766, the following be adopted:

1. That Council give 1<sup>st</sup> reading to the proposed Bylaw 23M2020, being a bylaw to amend Bylaw 19M91; and
2. Direct the Returning Officer to give statutory notice of Council's intent to give second and third readings of Bylaw 23M2020 at the 2020 October 5 Combined Meeting of Council

Against: Councillor Farkas and Councillor Chu

**MOTION CARRIED**

That Bylaw 23M2020 be introduced and read a first time.

Against: Councillor Farkas and Councillor Chu

**MOTION CARRIED**

#### 11.2.2 Integrity and Ethics Office 2018 Annual Report, C2020-0704

This item was heard in conjunction with item 11.2.3.

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That with respect to Report C2020-0704, the following be adopted:

That Council receive the 2018 Annual Report of the Ethics Advisor and Integrity Commissioner for the Corporate Record.

**MOTION CARRIED**

#### 11.2.3 Integrity and Ethics Office 2019 Annual Report, C2020-0706

This item was heard in conjunction with item 11.2.2.

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That with respect to Report C2020-0706, the following be adopted:

That Council receive the 2019 Annual Report of the Ethics Advisor and Integrity Commissioner for the Corporate Record.

**MOTION CARRIED**



### 11.3 ADMINISTRATION REPORTS

#### 11.3.1 Assessment Review Board – Resignation and Appointment, C2020-0788

This item was moved to be dealt with in Closed Meeting.

Administration in attendance in person and remotely during the Closed Meeting discussions with respect to Report C2020-0788: Clerks: T. Mowrey and A. Degrood. City Manager: D. Duckworth. Law: J. Floen. Observer: None.

**Moved by** Councillor Demong  
**Seconded by** Councillor Chahal

That with respect to Report C2020-0788, the following be adopted:

That Council:

1. Thank Sandra Robertson for her service on the Assessment Review Board;
2. Appoint Stacy Goodman to the Assessment Review Board from the Reserve List contained in Attachment 3, for completion of a term expiring on 2020 December 31;
3. Direct that Attachments 2 and 3 remain confidential pursuant to Sections 17 (Personal information) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed 2045 July 20.

**MOTION CARRIED**

### 11.4 COMMITTEE REPORTS

#### 11.4.1 Council Endorsement of Technology to Help Missing Children, PFC2020-0669

This item was dealt with in conjunction with item 13.3.

**Moved by** Councillor Farkas  
**Seconded by** Councillor Davison

Postpone item 11.4.1, Report PFC2020-0669 and item 13.3, Report C2020-0860 to the 2020 July 27 Combined Meeting of Council.

**MOTION CARRIED**

#### 11.4.2 Calgary Transit Bylaw 4M81 Amendments-Administrative Penalty Notice and Early Payment Option, TT2020-0611

**Moved by** Councillor Davison  
**Seconded by** Councillor Chu

That with respect to Report TT2020-0611, the following be adopted:

That Council give three readings to Proposed Bylaw 22M2020 to amend the Calgary Transit Bylaw 4M81 (Attachment 1).

**MOTION CARRIED**

That Bylaw 22M2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 22M2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 22M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 22M2020 be read a third time.

**MOTION CARRIED**

#### 11.4.3 Green Line Board, GC2020-0772

This item was dealt with in conjunction with item 7.17.

**Moved by** Councillor Keating  
**Seconded by** Councillor Davison

That with respect to Report GC2020-0772, the following be adopted:

That Council:

1. Give three readings to the Proposed Bylaw 21M2020, the Green Line Board Bylaw and Terms of Reference, to establish the Green Line Board (the "Board") as a Committee of Council responsible for governing and overseeing the successful delivery of the Green Line Program;
2. Appoint the City Manager to serve as a member of the Board; and
3. Direct Administration to retain an external search firm and work with the Inaugural Chair to identify candidates for appointment to the Green Line Board, and present appointment recommendations to the Priorities and Finance Committee for its consideration no later than 2020 November 15.

**MOTION CARRIED**

That Bylaw 21M2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 21M2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 21M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 21M2020 be read a third time.

**MOTION CARRIED**

11.4.4 Notice of Motion - Renaming James Short Park and James Short Parkade, PFC2020-0802

This item was heard following item 7.17.

A document entitled "Motion Arising" was electronically displayed and distributed with respect to Report PFC2020-0802.

**Moved by** Councillor Farrell

**Seconded by** Councillor Chu

That with respect to Notice of Motion PFC2020-0802, the following be approved:

NOW THEREFORE BE IT RESOLVED that City Council directs City Administration, through the Tomorrow's Chinatown project and with support from Arts and Culture, to engage the Chinatown community to discuss the history of the Short site, the roles of James Short and the Anti-Chinese League in Chinatown's history, the relocation of Chinatown, and the resiliency of the Chinese community in Calgary;

AND FURTHER BE IT RESOLVED that City Council directs City Administration to report back with new names for the Short Site that are recommended by the community through Tomorrow's Chinatown, with particular consideration of names recognizing historical Chinese Canadian contributions to Calgary, as well as with an action plan for further programming and/or physical installations that interpret the historical learnings from the community discussions;

AND FURTHER BE IT RESOLVED that City Council requests that the Mayor write to the Calgary Board of Education to encourage the name change of the James Short Memorial School, and interpretation of Short's past, for the same reasons as detailed above.

ROLL CALL VOTE:

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (1): Councillor Colley-Urquhart

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Sutherland

That with respect to Notice of Motion PFC2020-0802 the following Motion Arising be adopted:

That Council:

1. Direct Administration to revise the *Municipal Naming, Sponsorship and Naming Rights Policy CP2016-01* as follows:

a. In Schedule 1, add a new section 1.1.2 as follows:

i. 1.1.2 Names should not be divisive in nature. When an individual or group is identified by a name, best efforts should be taken to ensure that the name is not seen as linked with discrimination, oppression and systemic racism nor in violation of community standards as they exist today

b. In Schedule 1:

i. Add the following words to the end of section 2.1.1: "in accordance with section 1.1.2 above."

c. In Schedule 2:

i. Replace section 1.3.3 with: Names should not be divisive in nature. When an individual or group is identified by a name, best efforts should be taken to ensure that the name is not seen as linked with discrimination, oppression and systemic racism nor in violation of community standards as they exist today. Names that are otherwise offensive, misleading, or ineffective are also not permitted.

2. DIRECT administration to develop a process by which citizen requests to re-examine an existing name of a city asset will be handled, ensuring that any such process involve community input with final decision-making by Council through the Priorities and Finance Committee as per the existing policy. In addition, this must also involve consultation with the Anti-Racism Advisory Committee once it is operational, with the report returning through the Priorities and Finance Committee no later than Q1 2021.

**MOTION CARRIED**

11.4.5 Notice of Motion - Disaster Relief Mitigation, PFC2020-0828

A document entitled "Letters of support" was electronically distributed with respect to Report PFC2020-0828.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Carra

That with respect to Notice of Motion PFC2020-0828, the following be adopted:

NOW THEREFORE, BE IT RESOLVED THAT:

1. Council directs City Administration to:
  - a. Report directly to the 14 September 2020 Combined Meeting of Council with a cost estimate and recommended funding source for the actions contained in this notice of motion that cannot be accommodated within existing budgets and workplans;
  - b. Immediately expedite any building, demolition or development permits related to the severe storm on 13 June 2020 and waive any permit fees for any repairs or alterations attributed to this event on permit applications received prior to 30 June 2021, and prepare any necessary fee schedule amendments for approval;
  - c. Engage development and building industry stakeholders – including but not limited to other governmental bodies, BILD Calgary Region, and Calgary Real Estate Board (CREB) – to comprehensively examine building and planning standards including building codes and material standards to make new construction and building alterations more climate resilient and sustainable, while taking into consideration housing affordability and climate change adaptation and disaster risk reduction measures, and to use this information to inform advocacy to the Minister of Municipal Affairs on potential amendments to the Provincial Building Codes, with a report back to Council by Q1 2021;
  - d. Conduct a comprehensive debrief of The City's (including our partners and other levels of government) response to the severe storms in June 2020 including but not limited to the alert system/warnings, emergency response, overland flooding, public and (where feasible) private infrastructure, roadways, minor/major stormwater systems, catch basins, and smart technology including sensors, with a detailed report and recommendations back to Council by Q1 2021;
2. Council requests that the Mayor write a letter to the federal and provincial governments advocating for:
  - a. immediate relief including interest free loans, tax credits, and rebate programs to cover out of pocket expenses for residents and businesses affected by this disaster that are not covered by private or public programs including insurance, and,
  - b. incentives to support a more resilient and sustainable building product in new construction and building alterations, and,

- c. to advocate for a full review of the provincial Disaster Relief Program (DRP) and the federal Disaster Financial Assistance Arrangements (DFAA) to ensure these programs are equitable, fair, and better coordinated to address the more frequent and more severe weather patterns that are predicted in the future.

**MOTION CARRIED**

11.4.6 Proposed Amendments to the Code of Conduct for Elected Officials (Bylaw Number 26M2018), PFC2020-0827

Item 11.4.6 was heard immediately following item 11.2.3.

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That with respect to Report PFC2020-0827, the following be adopted:

That Council give three readings to Proposed Bylaw 27M2020 (Attachment 1) to amend the Code of Conduct for Elected Officials (Bylaw 26M2018), which incorporates by reference the Respectful Workplace Policy (HR-LR-001) and Workplace Violence Policy (GN-040) as updated by City Administration on 3 March and 7 April, 2020, respectively.

**MOTION CARRIED**

That Bylaw 27M2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 27M2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 27M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 27M2020 be read a third time.

**MOTION CARRIED**

12. ITEMS DIRECTLY TO COUNCIL

12.1 BYLAW TABULATIONS

12.1.1 Short Term Borrowing Bylaw Amendment of Tabulation, C2020-0435

**Moved by** Councillor Chu  
**Seconded by** Councillor Sutherland

That with respect to Report C2020-0435, the following be adopted:

That Council give three readings to Bylaw 19M2020.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 19M2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 19M2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 19M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 19M2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

## 12.2 MISCELLANEOUS BUSINESS

### 12.2.1 Mandatory Face Coverings, C2020-0845

This item was heard following item 14.2.1.

Council reconvened at 3:46 p.m. on 2020 July 21 with Mayor Nenshi in the Chair.

#### ROLL CALL

Councillor Magliocca, Councillor Sutherland, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, and Mayor Nenshi.

Absent at Roll Call: Councillor Farrell (joined at 3:51 p.m.), Councillor Woolley (joined at 3:56 p.m. in person), Councillor Jones

A presentation entitled "Mandatory Face Coverings: C2020-0845 Overview of Proposed Bylaw" was electronically distributed and displayed with respect to Report C2020-0845.

A document entitled "Proposed Face Coverings Bylaw 26M2020" was electronically distributed with respect to Report C2020-0845.

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 Council, by General Consent, suspended Section 78(1)(c) in order to complete this item prior to the dinner recess.

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Gondek

That with respect to Report C2020-0845, the following be adopted:

That Council:

- 1) Give three readings to the Temporary COVID-19 Face Coverings Bylaw, to come into force on 2020 August 1;
- 2) Direct Administration to return to the Combined Council Meeting on 2020 July 27 with amendments to Bylaw 26M2020 if necessary;
- 3) Direct Administration to provide Council with progress updates on the implementation of Bylaw 26M2020 no later than 2020 August 24; and
- 4) Direct Administration to report back to Council no later than 2020 September 14 with recommended amendments to Bylaw 26M2020 or a repeal if necessary.

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 26M2020 be introduced and read a first time.

**ROLL CALL VOTE:**

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**



That Bylaw 26M2020 be read a second time.

VOTE WAS AS FOLLOWS:

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley  
Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That authorization now be given to read Bylaw 26M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 26M2020 be read a third time.

VOTE WAS AS FOLLOWS:

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley  
Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

Council recessed at 6:47 p.m. on 2020 July 21 to reconvene at 7:30 p.m. to deal with item 7.6 as the first item of Business.

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Davison

That Council recess at 10:30 p.m. on 2020 July 21 and the remainder of incomplete items be forwarded to the 2020 July 27 Combined Meeting of Council.

**MOTION CARRIED**

13. **URGENT BUSINESS**

13.1 Friends of HMCS Calgary Committee Terms of Reference, CPS2020-0790

**Moved by** Councillor Carra  
**Seconded by** Councillor Davison

That with respect to report CPS2020-0790, the following be adopted:

That Council approve the Terms of Reference for the Friends of Her Majesty's Canadian Ship (HMCS) Calgary Committee outlined in Attachment 1.

**MOTION CARRIED**

- 13.2 Urban Design Review Panel - Referred Terms of Reference Amendment, PUD2020-0768

**Moved by** Councillor Gondek  
**Seconded by** Councillor Farrell

That with respect to Report PUD2020-0768, the following be adopted:

That Council:

- a. Approve the amended Terms of Reference for the Urban Design Review Panel contained in Attachment 1; and
- b. Direct that the recruitment of the Urban Design Review Panel's members be included annually in the City Clerk's Office advertisement and recruitment campaign.

**MOTION CARRIED**

- 13.3 Technology Update on Missing Children Society of Canada Application, C2020-0860

This item was dealt with in conjunction with item 11.4.1.

- 13.4 Green Line Borrowing Bylaw Tabulation 5B2020, C2020-0868

The following documents were electronically distributed and displayed with respect to Report C2020-0868:

- A document entitled "Borrowing Bylaw Information"; and
- A document entitled "Bylaw Number 5B2020".

**Moved by** Councillor Keating  
**Seconded by** Councillor Davison

That with respect to Report C2020-0868, the following be adopted:

That Council give second and third reading to Bylaw 5B2020.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 5B2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 5B2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

14. CONFIDENTIAL ITEMS

**Moved by** Councillor Jones  
**Seconded by** Councillor Colley-Urquhart

That pursuant to Section 17 (Disclosure harmful to personal privacy), 19 (Confidential evaluations), 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting at 9:29 p.m. on 2020 July 21, in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 11.3.1 Assessment Review Board – Resignation and Appointment, C2020-0788
- 14.2.2 Court of Appeal Legal Update - Municipal Rights of Way Bylaw (Verbal), GPT2020-0705
- 14.3.2 Legal Update (Verbal), C2020-0858

**MOTION CARRIED**

Council moved into Public Meeting at 10:08 p.m. on 2020 July 21 with Mayor Nenshi in the Chair.

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Farrell

That Council rise and report on the following items.

- 11.3.1 Assessment Review Board – Resignation and Appointment, C2020-0788;
- 14.2.2 Court of Appeal Legal Update - Municipal Rights of Way Bylaw (Verbal), GPT2020-0705; and
- 14.3.2 Legal Update (Verbal), C2020-0858.

#### ROLL CALL

Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, and Mayor Nenshi.

**MOTION CARRIED**

#### 14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

#### 14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 14.2.1 Mid-Cycle Adjustments – Indicative Tax Rate for 2021, PFC2020-0726

This item was dealt with following item 14.3.1.

The following documents were electronically distributed and displayed with respect to Report PFC2020-0726:

- Presentation entitled "PFC2020-0726 2021 Adjustments - Indicative Tax Rate", dated 2020 July 14

**Moved by** Councillor Farkas  
**Seconded by** Councillor Magliocca

That with respect to Report PFC2020-0726, the following be adopted:

Council direct Administration to recommend adjustments to the 2021 service plans & budgets based on a -7.5% tax rate increase in 2021.

ROLL CALL VOTE:

For: (4): Councillor Chu, Councillor Farkas, Councillor Jones, and Councillor Magliocca

Against: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Carra

That with respect to Report PFC2020-0726, the following be adopted:

Council direct Administration to recommend adjustments to the 2021 service plans & budgets based on a 0% tax rate increase in 2021.

ROLL CALL VOTE:

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Farkas, Councillor Gondek, and Councillor Magliocca

**MOTION CARRIED**

Council recessed at 3:19 p.m. on 2020 July 21 to reconvene at 3:45 p.m. to deal with item 14.2.2. as the first item of Business.

14.2.2 Court of Appeal Legal Update - Municipal Rights of Way Bylaw (Verbal), GPT2020-0705

Administration in attendance In Person and Remotely during the Closed Meeting discussions with respect to Report GPT2020-0705:

Clerks: T. Mowrey and A. Degrood. Advice: B. Cullen and C. Arthurs. City Manager: D. Duckworth. Law: J. Floen Observer: None.

**Moved by** Councillor Chu  
**Seconded by** Councillor Farrell

That with respect to Report GPT2020-0705, the following be adopted:

That Council direct that the Closed Meeting discussions remain confidential pursuant to Sections 24 (Advice from officials), and 27 (Privileged Information) of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

#### 14.3 URGENT BUSINESS

##### 14.3.1 Solutions for Achieving Value and Excellence Core Service Review Findings, C2020-0862

Council reconvened on Tuesday July 21 at 1:03 p.m. with Mayor Nenshi in the Chair to deal with this item as the first item of Business.

##### ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

**Moved by** Councillor Gondek  
**Seconded by** Councillor Keating

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting at 1:06 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following Item:

- 14.3.1 Solutions for Achieving Value and Excellence Core Service Review Findings, C2020-0862

And further, that Lance Mortlock and Mohamed Bhamani from Ernst & Young be invited to attend the Closed Meeting.

Against: Councillor Farkas

**MOTION CARRIED**

Council moved reconvened into Public Meeting at 1:56 p.m. with Mayor Nenshi in the Chair.

##### ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

**Moved by** Councillor Woolley  
**Seconded by** Councillor Farkas

That Council rise and report on item 14.3.1 Solutions for Achieving Value and Excellence Core Service Review Findings, C2020-0862.

**MOTION CARRIED**

People in attendance in person and remotely during the Closed Meeting discussions with respect to Report C2020-0862:

Clerks: T. Mowrey and D. Williams Advice: D. Duckworth, C. Male and C. Stewart. External Advice: L. Mortlock and M. Bhamand (Ernst & Young). Law: J. Floen Observers: M. Thompson, D. Morgan, S. Dalgleish, M. Lavallee, K. Black and C. Arthurs

**Moved by** Councillor Gondek  
**Seconded by** Councillor Colley-Urquhart

That with respect to Report C2020-0862, the following be adopted:

That Council:

1. Receive this report for the Corporate Record and discussion; and
2. Direct that Attachment 1, presentation and the Closed Meeting discussions be held confidential pursuant to Section 24 of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2035 July 20.

**MOTION CARRIED**

#### 14.3.2 Legal Update (Verbal), C2020-0858

Administration in attendance In Person and Remotely during the Closed Meeting discussions with respect to Report C2020-0858:

Clerks: T. Mowrey and A. Degrood. City Manager: D. Duckworth. Law: J. Floen Observer: None.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Colley-Urquhart

That with respect to Verbal Report C2020-0858, the following be adopted:

That Council keep the closed meeting discussions confidential pursuant to Sections 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

#### 14.3.3 City Manager Performance Planning (Verbal), C2020-0870

By General Consent, this item was postponed to the 2020 July 27 Combined Meeting of Council.

15. ADMINISTRATIVE INQUIRIES

None

16. ADJOURNMENT

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That this Council adjourn at 10:11 p.m. on 2020 July 21.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**MINUTES**  
**COMBINED MEETING OF COUNCIL**

**July 27, 2020, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

Mayor N. Nenshi  
Councillor G-C. Carra (Partial Remote Participation)  
Councillor G. Chahal (Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor D. Colley-Urquhart (Remote Participation)  
Councillor J. Davison (Remote Participation)  
Councillor P. Demong (Remote Participation)  
Councillor J. Farkas (Remote Participation)  
Councillor D. Farrell (Remote Participation)  
Councillor J. Gondek (Remote Participation)  
Councillor R. Jones (Remote Participation)  
Councillor S. Keating (Remote Participation)  
Councillor J. Magliocca (Remote Participation)  
Councillor W. Sutherland (Remote Participation)  
Councillor E. Woolley (Remote Participation)

**ALSO PRESENT:**

City Manager D. Duckworth  
Chief Financial Officer C. Male (Partial Remote Participation)  
City Auditor K. Palmer (Partial Remote Participation)  
City Solicitor and General Counsel J. Floen (Partial Remote Participation)  
Assistant City Solicitor D. Jakal (Remote Participation)  
A/General Manager C. Arthurs (Remote Participation)  
A/General Manager K. Black (Remote Participation)  
General Manager S. Dalglish (Remote Participation)  
A/General Manager D. Limacher (Remote Participation)  
A/General Manager D. Morgan (Remote Participation)  
General Manager M. Thompson (Remote Participation)  
A/General Manager M. Tita (Remote Participation)  
Manager, Planning and Environment, T. Wobeser (Remote Participation)  
Deputy City Clerk T. Mowrey  
Legislative Coordinator M. A. Cario  
Legislative Advisor G. Chaudhary  
Legislative Advisor J. Palaschuk

**1. CALL TO ORDER**

Mayor Nenshi called today's Meeting to order at 9:33 a.m.



2. OPENING REMARKS

Mayor Nenshi provided opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgment. Mayor Nenshi also acknowledged the Calgary Folk Music Festival.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

Absent at Roll Call: Councillor Jones

3. RECOGNITIONS

3.1 Naming of a City Bridge

Councillor Farrell announced the name of the pedestrian bridge in Weaselhead Flats; Barry Erskine Bridge.

A slide was displayed with respect to the naming of the pedestrian bridge.

4. QUESTION PERIOD

1. Councillor Farkas

Topic: Due diligence with regards to issuing contracts for the Green Line.

2. Councillor Keating

Topic: Consistent processes and procedures with respect to evaluation, innovation and continual improvement across business units.

5. CONFIRMATION OF AGENDA

Council brought forward Item 8.1.9, CPC2020-0587, to be dealt as the first item of New Business following the lunch break on July 27, by General Consent.

Council moved Item 11.2.3 to be Item 7.2.1 on the Agenda, by General Consent.

Councillor Carra requested letters for 8.1.9 be submitted into the Corporate Record.

**Moved by** Councillor Carra

**Seconded by** Councillor Colley-Urquhart

That the Agenda for today's meeting be amended by adding the following as items of Urgent Business:

- 13.1 Proposed City of Calgary submission on the Alberta Infrastructure Act and 20-Year Strategic Capital Plan, IGA2020-083
- 13.2 Amendments to the Face Covering Bylaw 26M2020, C2020-0883

**MOTION CARRIED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Demong

That the Agenda for today's meeting be amended by adding the following as items of Confidential Urgent Business:

- 14.3.1 Proposed Method of Disposition – Ward 9 (1840 9 AV SE and 859 19 ST SE (Adjacent Road ROW), UCS2020-0850
- 14.3.2 Proposed Method of Disposition - Ward 9 (Portion of 4920 68 ST SE), UCS2020-0851
- 14.3.3 Potential Annexation from Foothills County – July 2020 Update, IGA2020-0640

**MOTION CARRIED**

**Moved by** Councillor Chahal  
**Seconded by** Councillor Demong

That the Agenda for today's meeting be amended by adding the following as an item of Urgent Business:

13.3 Notice of Motion Re: Financial Relief for Taxpayers, C2020-0885

Councillor Chahal

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Farrell

That the **Revised** Agenda for the 2020 July 27 Combined Meeting of Council be confirmed, **as amended**.

**MOTION CARRIED**

6. CONFIRMATION OF MINUTES

6.1 Minutes of the Regular Meeting of the Event Centre Assessment Committee, 2020 July 10

**Moved by** Councillor Farkas  
**Seconded by** Councillor Demong

That the Minutes of the 2020 July 10 Regular Meeting of the Event Centre Assessment Committee be confirmed.

**MOTION CARRIED**

7. CONSENT AGENDA

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That the Consent Agenda be adopted as follows:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

7.1.1 Procedural Request to change start time Day 2, 2020 July 28 from 1:00 p.m. to 9:30 a.m.

7.2 BRIEFINGS

7.2.1 COVID-19 Service Plan and Budget Update - July, C2020-0822

7.3 General Hospital Legacy Endowment Fund – Bridgeland-Riverside Community Association Application, CPS2020-0765

That with respect to report CPS2020-0765, the following be adopted:

That Council approve a one-time budget appropriation in 2020 to the Neighbourhood Support service line of \$75,000 funded from the General Hospital Legacy Endowment Fund (portion of the Real Estate and Development Services Reserve) to the Bridgeland-Riverside Community Association.

7.7 North Hill Communities Local Area Plan Referral for Additional Direction, PUD2020-0739

That with respect to Report PUD2020-0739, the following be adopted:

That Council direct Administration to revise the proposed North Hill Communities Local Area Plan as outlined in Attachment 2 and Attachment 3, and to return to the Standing Policy Committee on Planning and Urban Development no later than 2021 January, in conjunction with the Guidebook for Great Communities.

**MOTION CARRIED**

7.4 Livery Regulatory Framework Options, CPS2020-0708

This item was dealt with as the first Item of Business on 2020 July 28.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Colley-Urquhart

That the recommendations contained in Report CPS2020-0708 be amended by adding the following:

- h. Explore the possibility of regulating Stand Rents for Taxi Plate-holders who affiliate with a Taxi Brokerage.

**ROLL CALL VOTE:**

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Woolley  
Against: (4): Councillor Davison, Councillor Demong, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

**Moved by** Councillor Chahal

**Seconded by** Councillor Colley-Urquhart

That the recommendations contained in Report CPS2020-0708 be amended by adding the following:

- i. Explore the opportunity for a Central Dispatch System for Taxi Plate-holders.

**ROLL CALL VOTE:**

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Farrell, Councillor Jones, and Councillor Keating

Against: (8): Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That with respect to report CPS2020-0708, the following in part, be adopted:

That Council endorse the proposed regulatory framework options to guide the update of the Livery Transport Bylaw by directing Administration to:

- a. Continue the current hybrid open/closed entry approach to livery fleet size;

**ROLL CALL VOTE:**

For: (9): Councillor Carra, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (5): Mayor Nenshi, Councillor Chahal, Councillor Chu, Councillor Farkas, and Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That with respect to report CPS2020-0708, the following in part, be adopted, **as amended:**

That Council endorse the proposed regulatory framework options to guide the update of the Livery Transport Bylaw by directing Administration to:

- b. Investigate opportunities to streamline processes for issuing taxi plates that reduce Administration costs and Council involvement;
- c. Allow taxi companies the option to offer upfront pricing to all street hailed and dispatch customers, instead of the taxi meter rate;

- d. Create a unified taxi/limousine driver's licence and retain the separate Transportation Network Company (TNC) driver's licence;
- e. Standardize the vehicle age limit to a maximum of 10 years for all livery vehicles subject to exceptions approved by the Chief Livery Inspector and standardize the inspection frequency to every 12 months for all livery industry vehicles;
- f. Allow more flexibility in vehicle marking requirements for taxis while still meeting safety requirements and require TNC vehicles to include a visible company decal on the rear windshield and a company decal or beacon in the front windshield;
- g. Add requirements for any livery vehicle with a camera to have visible notification to customers that camera footage is being recorded; and
- h. Explore the possibility of regulating Stand Rents for Taxi Plate-holders who affiliate with a Taxi Brokerage.**

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Chahal

That with respect to Report C2020-0708, the following Motion Arising be adopted:

That Council direct Administration to:

1. Incorporate the identification of systemic racism and advancement of anti-racism initiatives into the review and update of the Livery Transport Bylaw, including but not limited to: a. Industry engagement, b. Driver training, c. Related City licensing and enforcement practices, and d. Communication and awareness initiatives; and
2. Ensure approaches to discuss and address systemic racism align with the ongoing corporate-wide work to advance anti-racism.

**MOTION CARRIED**

#### 7.5 Heritage Conservation Tools and Incentives Update Report, PUD2020-0758

This item was dealt with following Items 10.1 and 10.2.

**Moved by** Councillor Gondek  
**Seconded by** Councillor Farrell

That with respect to Report PUD2020-0758, the following be adopted:

That Council direct Administration to:

1. Undertake a two-year phased program (2021 – 2023) to implement the heritage area policy tools, using the recommended thresholds, through the local area planning process, Land Use Bylaw amendments, or associated

land use redesignations, and return to the Standing Policy Committee on Planning and Urban Development to report on the progress in Q1 2024;

2. Alter the City-wide Historic Resource Conservation Grant Program by:
  - a. Preparing a mid-cycle budget request for a \$2 million increase to the base budget and funding for the City-wide Historic Resource Conservation Grant Program from \$500,000 to \$2.5 million;
  - b. Restructuring the grant program to direct \$2 million to non-residential conservation projects with a cap of \$1 million per project, and reserve \$500,000 for residential projects with the existing cap of \$125,000; and,
3. Return to the Priorities and Finance Committee no later than Q1 2022 with the residential tax credit financial incentive package for consideration in the 2023-2026 budget deliberations.

**ROLL CALL VOTE:**

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, Councillor Gondek, and Councillor Woolley  
 Against: (6): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

**7.6 Guidebook for Great Communities Referral for Additional Direction, PUD2020-0721**

This item was dealt with following adoption of the Consent Agenda.

**Moved by** Councillor Farrell

**Seconded by** Councillor Chahal

That with respect to Report PUD2020-0721 the following be adopted:

That Council:

1. Direct Administration to revise the proposed Guidebook for Great Communities based on the work outlined in Attachment 3 and Attachment 4 and to return to the Standing Policy Committee on Planning and Urban Development no later than 2021 January, in conjunction with the North Hill Communities Local Area Plan.
2. Direct Administration to return to the Standing Policy Committee on Planning and Urban Development with a scope for the Renewal of the Land Use Bylaw at the same time as the Guidebook for Great Communities.

**ROLL CALL VOTE:**

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley  
 Against: (2): Councillor Chu, and Councillor Gondek

**MOTION CARRIED**8. PLANNING MATTERS FOR PUBLIC HEARING

## 8.1 CALGARY PLANNING COMMISSION REPORTS

## 8.1.1 Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165, CPC2020-0320

Mayor Nenshi left the Chair at 10:08 a.m. and Deputy Mayor Chahal assumed the Chair (remotely).

Mayor Nenshi resumed the Chair at 10:09 a.m. and Councillor Chahal returned to his seat (remotely).

A presentation entitled "LOC2019-0165 Policy and Land Use Amendment S-FUD to M-CGd30" was electronically distributed and displayed with respect to Report CPC2020-0320.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 65D2020:

1. Bill Kumlin, Kumlin Sullivan Architecture Studio
2. Gerry Deyell

**Moved by** Councillor Davison  
**Seconded by** Councillor Farkas

That with respect to Report CPC2020-0320, the following be adopted:

That Council:

1. ADOPT, by bylaw the proposed redesignation of 1.24 hectares  $\pm$  (3.0 acres  $\pm$ ) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
2. Give first reading to Bylaw 65D2020; and
3. Withhold Second and Third readings of Bylaw 65D2020 and adoption by resolution of the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2) returning to Council at the time of the conditional approval of a concurrent Development Permit by the Development Authority.

Against: Councillor Carra and Councillor Demong

**MOTION CARRIED**

That Bylaw 65D2020 be introduced and read a first time.

Against: Councillor Carra and Councillor Demong

**MOTION CARRIED**

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

A presentation entitled "LOC2020-0014 Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0655.

The Public Hearing was called and no one addressed Council with respect to Bylaw 94D2020.

**Moved by** Councillor Farkas  
**Seconded by** Councillor Davison

That with respect to Report CPC2020-0655, the following be adopted:

That Council:

1. **Refuse the adoption** of the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 704 - 51 Avenue SW (Plan 8573GL, Block 4, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. **Abandon Proposed Bylaw 94D2020.**

ROLL CALL VOTE:

For: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, and Councillor Magliocca  
 Against: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Woolley

That with respect to Report CPC2020-0655 the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 704 - 51 Avenue SW (Plan 8573GL, Block 4, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to Proposed Bylaw 94D2020.

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley



Against: (4): Councillor Chu, Councillor Davison, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 94D2020 be introduced and read a first time.

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 94D2020 be read a second time.

VOTE WAS AS FOLLOWS:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That authorization now be given to read Bylaw 94D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 94D2020 be read a third time.

VOTE WAS AS FOLLOWS:

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Davison, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

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

The following documents were electronically distributed and displayed with respect to Report CPC2020-0366:

- A presentation entitled "LOC2020-0003 Land Use Amendment," dated 2020 July 27; and
- A presentation from Boris Karn entitled "Land Use Redesignation R-C2 to R-CG: 818 + 822 – 16 ST NW."

The Public Hearing was called and the following people addressed Council with respect to Bylaw 95D2020:

1. Boris Karn, CivicWorks

2. George Giachino

Pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council by General Consent recalled the applicant in order to ask additional questions of clarification.

**Moved by Councillor Farrell**

**Seconded by Councillor Woolley**

That with respect to Report CPC2020-0366, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.24 acres  $\pm$ ) located at 818 and 822 - 16 Street NW (Plan 6219L, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R- CG) District; and
2. Give three readings to Proposed Bylaw 95D2020.

ROLL CALL VOTE:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 95D2020 be introduced and read a first time.

ROLL CALL VOTE:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 95D2020 be read a second time.

VOTE WAS AS FOLLOWS:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That authorization now be given to read Bylaw 95D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 95D2020 be read a third time.

VOTE WAS AS FOLLOWS:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

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

A clerical correction was noted on the Cover Report with respect to Report CPC2020-0644, on page 1, under Executive Summary, third bullet, by deleting the word "four" and substituting with the word "three".

The following documents were electronically distributed and displayed with respect to Report CPC2020-0644:

- A presentation entitled "LOC2020-0029 Policy and Land Use Amendment", dated 2020 July 27; and
- A presentation from Joanna Patton entitled "Calgary City Council Public Hearing."

The Public Hearing was called and Joanna Patton, CivicWorks addressed Council with respect to Bylaw 33P2020 and 96D2020.

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report CPC2020-0644, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to Proposed Bylaw 33P2020.

3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 601 20 Avenue NW (Plan 29340, Block 19, Lots 40 and a portion of 39) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to Proposed Bylaw 96D2020.

**MOTION CARRIED**

That Bylaw 33P2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 33P2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 33P2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 33P2020 be read a third time.

**MOTION CARRIED**

That Bylaw 96D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 96D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 96D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 96D2020 be read a third time.

**MOTION CARRIED**

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

A presentation entitled "LOC2020-0040 Policy and Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0569.

The Public Hearing was called and Lei Wang, Horizon Land Surveys addressed Council with respect to Bylaws 34P2020 and 97D2020.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0569, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (Attachment 1); and
2. Give three readings Proposed Bylaw 34P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 202 12 Avenue NE (Plan 470P, Block 23, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R CG) District; and
4. Give three readings to Proposed Bylaw 97D2020.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 34P2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 34P2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 34P2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 34P2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 97D2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 97D2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 97D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 97D2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

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

A presentation entitled "LOC2019-0153 Policy and Land Use Amendment M-C1 to MU-2f4.0h26" was electronically distributed and displayed with respect to Report CPC2020-0517.

The Public Hearing was called and Sara Ly, K5 Designs addressed Council with respect to Bylaws 35P2020 and 100D2020.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0517, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 35P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 2601 and 2607 Centre Street NW (Plan 2617AG, Block 11, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District; and
4. Give three readings to Proposed Bylaw 100D2020.

**MOTION CARRIED**

That Bylaw 35P2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 35P2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 35P2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 35P2020 be read a third time.

**MOTION CARRIED**

That Bylaw 100D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 100D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 100D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 100D2020 be read a third time.

**MOTION CARRIED**

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

A presentation entitled "A presentation entitled "LOC2020-0019 Land Use Amendment C-COR3 f1.0h12 to I-C" was electronically distributed and displayed with respect to Report CPC2020-0645.

The Public Hearing was called and Mike Coldwell, Urban Systems addressed Council with respect to Bylaw 99D2020.

Pursuant to Section 90(2) of the Procedure Bylaw 35M2017, Council by General Consent recalled the applicant in order to ask additional questions of clarification.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Carra

That with respect to Report CPC2020-0645, the following be adopted:

That Council:

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

2. Give three readings to Proposed Bylaw 99D2020.

**MOTION CARRIED**

That Bylaw 99D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 99D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 99D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 99D2020 be read a third time.

**MOTION CARRIED**

8.1.8 Land Use Amendment in Forest Lawn Industrial (Ward 9) at 5805 - 17 Avenue SE, LOC2019-0198, CPC2020-0628

A presentation entitled "LOC2019-0198 Land Use Amendment DC (I-B) to I-B" was electronically distributed and displayed with respect to Report CPC2020-0628.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 98D2020:

1. Peter Schulz, Riddell Kurczaba Architecture
2. Raj Jeerh

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(1)(a) was suspended, by General Consent, to allow Council to complete the item before the lunch recess.

**Moved by** Councillor Carra

**Seconded by** Councillor Keating

That with respect to Report CPC2020-0628, the following be adopted:

That Council

1. Adopt, by bylaw, the proposed redesignation of 1.65 hectares  $\pm$  (4.01 acres  $\pm$ ) located at 5805 – 17 Avenue SE (Plan 5527HK, Lot 1) from DC Direct Control District to Industrial – Business f1.33h16 (I-B f1.33h16) District; and
2. Give three readings to Proposed Bylaw 98D2020.



**MOTION CARRIED**

That Bylaw 98D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 98D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 98D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 98D2020 be read a third time.

**MOTION CARRIED**

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

Council recessed at 12:12 p.m. on 2020 July 27, and reconvened at 1:30 p.m. on 2020 July 27, with Mayor Nenshi in the Chair.

**ROLL CALL**

Mayor Nenshi, Councillor Carra, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

Absent at Roll Call: Councillor Jones and Councillor Chahal (joined the meeting at 1:36 p.m. on 2020 July 27)

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

- A letter from Christopher Brett to Councillor Carra was distributed with respect to Report CPC2020-0587; and
- A collection of 7 Letters starting with the letter from Michael Hungerford.

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

- A presentation entitled "LOC2019-0188 Policy and Land Use Amendment";
- A presentation entitled "RNDSQR Block Stakeholder Outreach Summary";
- A presentation entitled "RNDSQR Block Public Hearing Presentation";

- A document entitled "Inglewood BIA: Official Position on LOC2019-0188"; and
- A presentation entitled "BIA Position on RNDSQR."

The Public Hearing was called and the following people addressed Council with respect to Bylaws 30P2020 and 84D2020:

1. David White, CivicWorks
2. Alkarim Devani, Applicant
3. Sasa Radulovic

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(1)(b) was suspended, by General Consent, to complete asking questions of the Applicant prior to the afternoon recess.

Council recessed at 3:43 p.m. on 2020 July 27 and reconvened at 4:15 p.m. with Mayor Nenshi in the Chair.

#### ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

Absent at Roll Call: Councillor Jones

4. Dan Allard, Inglewood Business Improvement Area

Council allowed Dan Allard to extend the five-minute limit to finish his presentation in full, by General Consent.

5. Stephanie Chipeur
6. Jerry Barber
7. Robert Moskovitz
8. Andrew McKinnon
9. Erin Shilliday
10. Owen Reader
11. Peter Meadows
12. Phil Levson, Inglewood Community Association
13. Tess Edwards
14. David Sauve
15. Karen Gummo

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 Council, by General Consent, suspended Section 78(1)(c) in order to finish hearing from the current panel of speakers prior to the dinner recess.

16. Darryl MacRae

17. Terry Vulcano

18. Victor Neves

19. Paul Rogalski

20. Helmut Schoderbock

Pursuant to Section 6(1) of Procedure Bylaw 35M2017, as amended, Section 78(1)(c), was suspended by General Consent, to allow Council to shorten the dinner recess to one hour.

Council recessed at 6:30 p.m. on 2020 July 27 and reconvened at 7:31 p.m. with Mayor Nenshi in the Chair.

#### ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

Absent at Roll Call: Councillor Woolley (joined remotely at 7:59 p.m.) and Councillor Jones

21. Lorna Cordiero

22. Tim Claughton

23. Justin Simaluk

24. Tarra Drevet

25. Terry Wong

26. Kevin Kent

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

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

That Council:

1. Adopt, by bylaw, the proposed amendment to the Inglewood Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the Proposed Bylaw 30P2020.
3. Adopt, by bylaw, the proposed resignation of 0.20 hectares  $\pm$  (0.49 acres  $\pm$ ) located at 1230 and 1234 – 10 Avenue SE (Plan A3, Block 2, Lots 32 to 37, portion of Lot 33 and portion of Lot 38) from DC Direct

Control District to DC Direct Control District to accommodate a mixed use development while preserving the historic Canadian Imperial Bank of Commerce building, with guidelines (Attachment 4); and

4. Give three readings to the Proposed Bylaw 84D2020.
5. Direct that Confidential Attachment 13 remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

ROLL CALL VOTE:

For: (13): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley  
Against: (1): Councillor Farkas

**MOTION CARRIED**

That Bylaw 30P2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 30P2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 30P2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 30P2020 be read a third time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 84D2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 84D2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 84D2020 a third time.

Against: Councillor Farkas

**MOTION DEFEATED**

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

A presentation entitled "LOC2020-0047 Land Use Amendment was electronically distributed and displayed with respect to Report CPC2020-0627.

The Public Hearing was called and Rochelle Cote addressed Council with respect to Bylaw 101D2020.

**Moved by** Councillor Woolley

**Seconded by** Councillor Carra

That with respect to Report CPC2020-0627, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1711 - 33 Avenue SW (Plan 4479P, Block 66, Lots 35 and 36, portion of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate an Office, with guidelines (Attachment 2); and
2. Give three readings to Proposed Bylaw 101D2020.

**MOTION CARRIED**

That Bylaw 101D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 101D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 101D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 101D2020 be read a third time.

**MOTION CARRIED**

8.1.11 Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE, LOC2020-0011, CPC2020-0631

A presentation entitled "LOC2020-0011 Land Use Amendment DC, S-CRI, S-UN to DC, S-CRI, S-UN" was electronically distributed and displayed with respect to Report CPC2020-0631.

The Public Hearing was called and Jane Power addressed Council with respect to Bylaw 102D2020.

**Moved by** Councillor Gondek  
**Seconded by** Councillor Chahal

That with respect to Report CPC2020-0631, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 13.15 hectares  $\pm$  (32.49 acres  $\pm$ ) located at 1350 Country Hills Boulevard NE (Portion of Plan 8910090, Lot 1, Block 3) from DC Direct Control District, Special Purpose – Community and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to Special Purpose – Community and Regional Infrastructure (S-CRI), Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate industrial commercial uses, with guidelines (Attachment 2); and
2. Give three readings to Proposed Bylaw 102D2020.

**MOTION CARRIED**

That Bylaw 102D2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 102D2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 102D2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 102D2020 be read a third time.

**MOTION CARRIED**

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

8.2.1 Land Use Bylaw Amendments to Support Business Needs, C2020-0751

The following documents were electronically distributed and displayed with respect to Report C2020-0751:

- A presentation entitled "C2020-0751 - Bylaw Amendments to Support Business Needs July 27, 2020"; and
- A presentation entitled "C2020-0751 Supplemental Slides."

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 Council, by General Consent, suspended Section 79 in order to complete the Public Hearing items prior to the 2020 July 27 evening recess.

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report C2020-0751, the following be adopted:

That the Administration Recommendations contained in Report C2020-0751, be amended by adding a new Recommendation 2 as follows:

2. Return to Council no later than Q3 2021 with a monitoring report and amendments to the bylaw, if required.

For: (6): Mayor Nenshi, Councillor Carra, Councillor Chanal, Councillor Farkas, Councillor Farrell, and Councillor Gondek

Against: (8): Councillor Chu, Councillor Colley-Urguhart, Councillor Davison, Councillor Demong, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Gondek

**Seconded by** Councillor Sutherland

That with respect to Report C2020-0751, the following be adopted:

That Council give three readings to the proposed Land Use Bylaw Amendments in Attachment 1.

Against: Councillor Farrell and Councillor Farkas

**MOTION CARRIED**

That Bylaw 32P2020 be introduced and read a first time.

Against: Councillor Farrell and Councillor Farkas

**MOTION CARRIED**

**Moved by** Councillor Gondek

**Seconded by** Councillor Sutherland

That Bylaw 32P2020 be amended as follows:

**Add the following to the end of the bullet list (after h), as subsection i):**

**i) Delete subsection 1175(4)**

Against: Councillor Farrell and Councillor Farkas

**MOTION CARRIED**

That Bylaw 32P2020 be read a second time, **as amended**.

Against: Councillor Farrell and Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 32P2020 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 32P2020 be read a third time, **as amended**.

Against: Councillor Farrell and Councillor Farkas

**MOTION CARRIED**

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

9.3 BYLAW TABULATIONS

9.3.1 Bylaw Tabulation 21P2020 Providence ASP (Ward 13) (PUD2020-0272), C2020-0866

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Demong

That with respect to Report C2020-0866, the following be adopted:

That Council give second and third readings to Bylaw 21P2020.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 21P2020 be read a second time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 21P2020 be read a third time.

Against: Councillor Farkas



**MOTION CARRIED**

Council recessed at 9:48 p.m. on 2020 July 27 and reconvened at 9:30 a.m. on 2020 July 28 with Mayor Nenshi in the Chair.

**ROLL CALL:**

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley.

Absent at Roll Call: Councillor Jones (rejoined the meeting at 9:50 a.m.)

**10. POSTPONED REPORTS**

- 10.1 Notice of Motion - Council Endorsement of Technology to Help Missing Children, PFC2020-0669

This item was dealt with immediately following item 7.4.

Item 10.1 was heard concurrently with Item 10.2.

The following people addressed Council with respect to Report PFC2020-0669:

1. Amanda Pick, Missing Children Society of Canada
2. Deputy Chief Cliff O'Brien, Calgary Police Service

**Moved by** Councillor Farkas

**Seconded by** Councillor Chu

That with respect to Notice of Motion PFC2020-0669, the following be adopted:

**THEREFORE BE IT RESOLVED:**

That Council endorse the Missing Children Society of Canada rescue technology by encouraging all City of Calgary elected officials, City staff and Calgarians to download the new web app to help locate missing children.

**MOTION CARRIED**

- 10.2 Technology Update on Missing Children Society of Canada Application, C2020-0860

Item 10.2 was heard concurrently with Item 10.1.

**Moved by** Councillor Farkas

**Seconded by** Councillor Chu

That with respect to Report C2020-0860, the following be adopted:

That Council receive report C2020-0860 for the Corporate Record and discussion.

**MOTION CARRIED**

**11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES**

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

11.2 OFFICER OF COUNCIL REPORTS

11.2.1 Council Expense Audit - C2020-0658

Council heard Item 11.2.1, Report C2020-0658 following Item 7.5 Report PUD2020-0758.

**Moved by** Councillor Woolley

**Seconded by** Councillor Farkas

That with respect to Report C2020-0658, the following be adopted:

That Council receive this report for the Corporate Record.

**MOTION CARRIED**

11.3 ADMINISTRATION REPORTS

11.3.1 Policy Review Project Final Report, C2020-0863

**Moved by** Councillor Demong

**Seconded by** Councillor Chu

That with respect to Report C2020-0863, the following be adopted:

That Council receive this report for the Corporate Record and discussion.

**MOTION CARRIED**

Council recessed at 11:55 a.m. on 2020 July 28 and reconvened at 1:12 p.m. on 2020 July 28 with Mayor Nenshi in the Chair.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, and Councillor Sutherland.

Absent at ROLL CALL: Councillor Woolley (rejoined the meeting at 1:40 p.m.) and Councillor Jones (rejoined the meeting at 1:43 p.m.)

11.3.2 Financial Task Force Recommendations - Implementation Approach and Resources, C2020-0815

A presentation entitled "C2020-0815 Financial Task Force Recommendations – Implementation Approach and Resources" was electronically distributed and displayed with respect to Report C2020-0815.

**Moved by** Councillor Gondek

**Seconded by** Councillor Sutherland

That with respect to Report C2020-0815, the following be adopted:

That Council:

1. Direct Administration to implement the 17 Financial Task Force recommendations that only require existing resources (expanded work programs or re-directed to prioritize the action items).
2. Direct Administration to implement the 18 Financial Task Force recommendations identified in Attachment 4 that require new one-time resources using the 2020 investment income attributable to the Fiscal Stability Reserve as the funding source for one-time funding components.
3. Approve up to \$4 million in one-time funding across City departments for 2020 and 2021 to be funded from the Fiscal Stability Reserve.
4. Direct Administration includes a request for the base funding required for implementation in 2021 and beyond in the Mid-Cycle Adjustment report to Council in November 2020.

ROLL CALL VOTE:

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley  
Against: (4): Councillor Chu, Councillor Demong, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

**Moved by** Councillor Gondek

**Seconded by** Councillor Colley-Urquhart

That with respect to Report C2020-0815, the following Motion Arising be adopted:

Direct Administration to further support the focus on Financial Task Force recommendation #10 (Although the mandate of the Financial Task Force did not include a consideration of initiatives targeted at spending discipline, Task Force members emphasize the vital role of spending discretion for achieving long-term financial sustainability) and recommendation #20 (Reduce the risk of volatility by determining the maximum revenue growth and then finetuning the level of service to meet the restricted revenue growth) by supplementing Council's 2021 budget deliberation materials to include for analysis, by 30 September 2020:

- a. The value of the 2020 total assessment values by class, multiplied by the 2020 mill rates as established by Property Tax Bylaw 12M2020, resulting in the total amount of tax raised by class for 2020; and
- b. The most up to date estimate of 2021 total assessment values by class multiplied by the 2020 mill rates as established by Property Tax Bylaw 12M2020, as an example of the amount of total tax that would be raised by class in 2021.

Against: Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Gondek  
**Seconded by** Councillor Davison

That with respect to Report C2020-0815, the following Motion Arising be adopted:

1. To further assist the Chief Finance Officer with recommendation #19 (Distribute tax responsibility appropriately), as well as assisting the Business and Local Economy (BLE) team in tackling recommendation # 33 (*Investigate the crisis level vacancy in the downtown office market and respond with actions*), direct Administration to:
  - a. establish an Administration-led Real Estate Working Group by bringing a mandate and direction for the Real Estate Working Group (similar to the 2019 Tax Shift Assessment Working Group) to the October 2020 meeting of the Priorities and Finance Committee of Council
  - b. the Real Estate Working Group will liaise directly with the Priorities and Finance Committee of Council through a standing agenda item, until Administration recommends that the working group be disbanded;
  - c. determine composition of the Real Estate Working Group to include but not be limited to interested members of the Real Estate Sector Advisory Committee of Calgary Economic Development, as well as the now disbanded Financial Task Force with real estate experience, and/or other experts within Calgary;
  - d. Direct the City Manager to assign an Administrative Chair for the Real Estate Working Group other than the Chief Financial Officer (who is presently tasked with execution of the Financial Task Force recommendations), and
  - e. As part of the scope of work of the independent consultant for recommendation #19, as led by the Chief Financial Officer, ensure appropriate stakeholder engagement, including the Real Estate Working Group.

**ROLL CALL VOTE:**

For: (13): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley  
 Against: (2): Mayor Nenshi, and Councillor Farrell

**MOTION CARRIED**

## 11.3.3 COVID-19 Service Plan and Budget Update July, C2020-0822

This item was intended to be a Briefing and was dealt with as Item 7.2.1.

11.3.4 2020 Group Two Local Improvement Projects, C2020-0778

**Moved by** Councillor Keating

**Seconded by** Councillor Demong

That with respect to Report C2020-0778, the following be adopted:

That Council:

1. Approve an increase of \$933,352 in 2020 budget appropriation to Roads Capital Program 147 and;
2. Give three readings to Bylaw 2R2020.

**MOTION CARRIED**

That Bylaw 2R2020 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 2R2020 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 2R2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 2R2020 be read a third time.

**MOTION CARRIED**

11.3.5 Amendment to Bylaws to Calgary Municipal Land Corporation (CMLC),  
C2020-0672

**Moved by** Councillor Davison

**Seconded by** Councillor Gondek

That with respect to Report C2020-0672, the following be adopted:

That Council:

1. Give first reading to Bylaw 6B2020 being the proposed bylaw to amend Bylaws 5B2007, 6B2010, 16B2008, and 19B2014, being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing capital projects for Calgary Municipal Land Corporation;
2. Give first reading to Bylaw 24M2020, being the proposed bylaw to amend Bylaws 28M2007, 34M2008, 8M2010, and 71M2014 being a

bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation;

3. Give first reading to Bylaw 25M2020, being the proposed bylaw to amend Bylaw 50M2016, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation specific to a parking structure;
4. Direct Administration to amend the existing Third Amended and Restated Credit Agreement between The City and CMLC dated 2019 July 4; existing Credit Agreement between The City and CMLC dated 2018 November 2 Calgary Parking Authority (CPA) Parkade; and related security documentation in form and content acceptable to the City Treasurer; and
5. Direct that Attachment 4 and 5 remain confidential pursuant to Exceptions to Disclosure Sections 16 (Disclosure harmful to business interests of a third party), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* (Alberta) to be reviewed by 2022 July 30.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 6B2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 24M2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

That Bylaw 25M2020 be introduced and read a first time.

Against: Councillor Farkas

**MOTION CARRIED**

#### 11.4 COMMITTEE REPORTS

None

#### 12. ITEMS DIRECTLY TO COUNCIL

##### 12.1 BYLAW TABULATIONS

None

12.2 MISCELLANEOUS BUSINESS

None

13. URGENT BUSINESS

- 13.1 Proposed City of Calgary submission on the Alberta Infrastructure Act and 20-Year Strategic Capital Plan, IGA2020-0836

**Moved by** Councillor Carra

**Seconded by** Councillor Demong

That with respect to Report IGA2020-0836, the following be adopted:

That Council approve The City of Calgary's submission to the Government of Alberta's Infrastructure Planning Engagement as set out in Attachment 1

**MOTION CARRIED**

- 13.2 Amendments to the Face Covering Bylaw 26M2020, C2020-0883

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Gondek

That with respect to Report C2020-0883, the following be adopted:

That Council give three readings to Proposed Bylaw 28M2020 to amend Face Coverings Bylaw 26M2020 contained in Attachment 1.

ROLL CALL VOTE:

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 28M2020 be introduced and read a first time.

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Chu, Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

**Moved by** Councillor Sutherland

**Seconded by** Councillor Demong

That with respect to Report C2020-0883, Proposed Bylaw 28M2020 be amended by adding the following after Section 1 as Section 1.1:

"1.1 Section 5 is deleted and replaced with the following:

"5. An *employer, operator or proprietor* must prominently display a sign

- (a) in the form and containing the content; or
- (b) with substantially the same form and content;

as set out in Schedule A, in a location that is visible to a person immediately upon entering the *public premises* or a *public vehicle*.”

Against: Councillor Magliocca

### MOTION CARRIED

**Moved by** Councillor Gondek

**Seconded by** Councillor Colley-Urquhart

That with respect to Report C2020-0883, Proposed Bylaw 28M2020 be amended by adding the following after section 1.1 as section 1.2:

"1.2 In Section 4(d) delete the words 'who are' and replace with 'while'"

Councillor Gondek withdrew her amendment, by General Consent.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Woolley

That with respect to Report C2020-0883, Proposed Bylaw 28M2020 be amended by adding the following after section 1.1 as section 1.2:

"1.2 Delete 4(d) and replace with “persons who are seated at a table or bar at a public premises that offers food or beverage services.”

### MOTION CARRIED

**Moved by** Councillor Davison

**Seconded by** Councillor Sutherland

That with respect to Report C2020-0883, Proposed Bylaw 28M2020 be amended by adding the following after Section 1.2 as section 1.3:

1.3 Schedule B is deleted and replaced with the following:

#### SCHEDULE B

#### PENALTIES

Section	Description of Offence	Specified Penalty
3	Fail to wear face covering where required	\$50
5	Fail to display prescribed signage	\$200

ROLL CALL VOTE:



For: (10): Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland  
Against: (5): Mayor Nenshi, Councillor Carra, Councillor Colley-Urquhart, Councillor Farrell, and Councillor Woolley

**MOTION CARRIED**

**Moved by** Councillor Chahal

**Seconded by** Councillor Colley-Urquhart

That with respect to Report C2020-0883, Proposed Bylaw 28M2020 be amended by adding the following after section 2 as section 2.1:

"2.1 The Livery Transport Bylaw 6M2007 is amended by adding the following after subsection 86(b)(i) as subsection 86(b)(i.1):

(b.1) is not wearing a face covering, as that term is defined in the Temporary COVID-19 Face Coverings Bylaw 26M2020 except for persons who are exempt from wearing a face covering pursuant to section 4 of that bylaw;"

**MOTION CARRIED**

That Bylaw 28M2020 be read a second time, **as amended**.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

That authorization now be given to read Bylaw 28M2020 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 28M2020 be read a third time, **as amended**.

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Davison

That with respect to Report C2020-0883, the following Motion Arising be adopted in part, as follows:

That Council:

1. Request the Mayor send a formal request on behalf of Council, to the Provincial Ministers of Education and Health, as well as the Chairs of the local Boards of Education, advocating for a face coverings policy to be created for Calgary schools prior to schools reopening; and

3. Invite the Chairs of the local boards of education to present at a future meeting of the Standing Policy Committee on Community and Protective Services on their COVID-19 response programs.

Against: Councillor Farkas

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Davison

That with respect to Report C2020-0883, the following Motion Arising be adopted in part, as follows:

That Council:

2. Direct Administration to investigate the potential for schools to be regulated under the Temporary COVID-19 Face Coverings Bylaw 26M2020 and report back as part of the Council update no later than 24 August 2020.

ROLL CALL VOTE:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Woolley

Against: (6): Councillor Chu, Councillor Demong, Councillor Farkas, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(1)(b) was suspended, by General Consent, to allow Council to complete the remaining Public Items before the afternoon recess.

13.3 Notice of Motion Re: Financial Relief for Taxpayers, C2020-0885

**Moved by** Councillor Chahal

**Seconded by** Councillor Demong

NOW THEREFORE BE IT RESOLVED that Council direct Administration to report back to Council no later than 2020 September 14 with a resolution under section 347 of the *Municipal Government Act* (MGA) to approve the cancellation and/or amendment of the portion of the property tax comprised of the penalties imposed under section 2(b) of Bylaw Number 8M2002 that would be imposed on 2020 October 1, with consideration given to incentivizing early payment while allowing deferral of payment with relaxed penalties, but incorporating the borrowing or carrying costs of loaned money, with the following scenarios:

1. Change the current penalty to 0%;
2. Change the current penalty to 1.5%;
3. Change the current penalty to 3.5%;
4. Provide other scenarios that incentivize early payment while allowing deferral of payment with relaxed penalties;

AND FURTHER BE IT RESOLVED THAT Council immediately directs Administration to ask The Government of Alberta (GOA) to defer The City's quarterly payments to the Province, which is the GOA's portion of the municipal tax bill;

AND FURTHER BE IT RESOLVED THAT Council immediately directs Administration to advocate to the Government of Canada to create new direct borrowing relationship with The City and explore what options are available to achieve preferred interest rate loans and report back to the Priorities and Finance Committee no later than Q4 2020 with a formal plan to establish these relationships.

**MOTION CARRIED**

#### 14. CONFIDENTIAL ITEMS

**Moved by** Councillor Carra

**Seconded by** Councillor Demong

That pursuant to Sections 17 (Disclosure to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act, Council now move into Closed Meeting at 4:13 p.m. on 2020 July 28, in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 14.2.1 City Manager Performance Planning (Verbal), C2020-0870
- 14.2.2 Personnel Matter (Verbal), C2020-0877
- 14.3.1 Proposed Method of Disposition - Ward 9 (1840 9 Av SE and 859 19 St SE Adjacent Road ROW), UCS2020-0850
- 14.3.2 Proposed Method of Disposition - Ward 9 (Portion of 4920 68 St SE), UCS2020-0851
- 14.3.3 Potential Annexation from Foothills County – July 2020 Update, IGA2020-0640

And further, that Gwendolyn J. Stewart-Palmer and Steven M. Malette be invited to attend the Closed Meeting with break times at the discretion of the Chair.

Against: Councillor Farkas

**MOTION CARRIED**

Council moved into Public Meeting at 4:25 p.m. with Mayor Nenshi in the Chair.

ROLL CALL:

Mayor Nenshi, Councillor Sutherland, Councillor Magliocca, Councillor Gondek, Councillor Chu, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Carra, Councillor Farkas, Councillor Keating, Councillor Colley-Urquhart, and Councillor Demong.

Absent from ROLL CALL: Councillor Jones and Councillor Woolley.

**Moved by** Councillor Carra

**Seconded by** Councillor Demong

That Council rise without reporting.

**MOTION CARRIED**

Councillor Magliocca declared a pecuniary interest with respect to Item 14.2.2 and abstained from discussion and voting with respect to Report C2020-0877, because of financial implications.

**Moved by** Councillor Carra

**Seconded by** Councillor Demong

That pursuant to Sections 17 (Disclosure to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting at 4:30 p.m. on 2020 July 28, in the Council Boardroom, to discuss confidential matters with respect to the following item:

- 14.2.2 Personnel Matter (Verbal), C2020-0877

And further, that Gwendolyn J. Stewart-Palmer and Steven M. Malette be invited to attend the Closed Meeting with break times at the discretion of the Chair.

**MOTION CARRIED**

Council moved into Public Meeting at 8:53 p.m. with Mayor Nenshi in the Chair.

ROLL CALL:

Councillor Keating, Councillor Sutherland, Councillor Woolley, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Jones.

**Moved by** Councillor Demong

**Seconded by** Councillor Keating

That Council rise and report on item 14.2.2 (see item 14.2.2).

**MOTION CARRIED**

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, and by General Consent, Council suspended Section 79 in order to complete the remainder of the Agenda prior to the Adjournment.

**Moved by** Councillor Demong

**Seconded by** Councillor Keating

That pursuant to Sections 17 (Disclosure to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Council now move into Closed

Meeting at 9:00 p.m. on 2020 July 28, in the Council Boardroom, to discuss confidential matters with respect to the following items:

- 14.2.1 City Manager Performance Planning (Verbal), C2020-0877
- 14.3.1 Proposed Method of Disposition - Ward 9 (1840 9 Av SE and 859 19 St SE Adjacent Road ROW), UCS2020-0850
- 14.3.2 Proposed Method of Disposition - Ward 9 (Portion of 4920 68 St SE), UCS2020-0851
- 14.3.3 Potential Annexation from Foothills County – July 2020 Update, IGA2020-0640

**MOTION CARRIED**

Council moved into Public Meeting at 10:52 p.m. with Mayor Nenshi in the Chair.

The Clerk confirmed all Members of Council were present.

**Moved by** Councillor Keating

**Seconded by** Councillor Jones

That Council rise and report on items 14.2.1, 14.3.1, 14.3.2, and 14.3.3.

**MOTION CARRIED**

#### 14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

#### 14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

##### 14.2.1 City Manager Performance Planning (Verbal), C2020-0870

This item was dealt with in Closed Meeting immediately following the rise and report on Item 14.2.2.

Administration in attendance during the Closed Meeting discussions with respect to Report C2020-0870:

Clerks: T. Mowrey. Advice: None. Law: None. Observer: None.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Farkas

That with respect to Verbal Report C2020-0870, the following be adopted:

That the Closed Meeting discussions remain confidential pursuant to Section 17 (Disclosure to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

##### 14.2.2 Personnel Matter (Verbal), C2020-0877

Councillor Magliocca declared a pecuniary interest with respect to Item 14.2.2 and abstained from discussion and voting with respect to Report C2020-0877, because of financial implications.

This item was dealt with as the first item in Closed Meeting.

Administration in attendance during the Closed Meeting discussions with respect to Report C2020-0877:

Clerks: T. Mowrey. City Manager: D. Duckworth. Advice: C. Male and K. Palmer. Law: J. Floen. Observer: None. External Advice: S. Malette and G.J. Stewart-Palmer.

Confidential documents were electronically displayed with respect to Report C2020-0877.

In Closed Meeting Council recessed from 4:45 p.m. on 2020 July 28 and reconvened at 5:30 p.m. on 2020 July 28.

The following public documents were distributed with respect to Report C2020-0877:

- A letter from External Legal Counsel, Gwendolyn J. Stewart-Palmer dated 2020 July 28; and
- A document entitled "Summary of Recommendations".

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Gondek

That with respect to Verbal Report C2020-0877, the following be adopted:

Council directs that:

1. The following sanctions, as substantially outlined by external Counsel, be applied, including:

- a) That Council issue a public letter of reprimand to the Member;
- b) That Council request a public letter of apology from the Member;
- c) That the Member receive training on the relevant policies identified by the external Counsel; and
- d) That the Member be ineligible from participating in any business travel until following the Organizational meeting of Council in 2021.

2. The Working Group, created by the City Manager to consider areas of improvement regarding updating Council expense policies and associated processes, take up the recommendations contained in the Investigation report and include this work in the intended December 2020 update to Council.

3. The Investigation report and external Counsel correspondence provided during Closed Meeting be released publicly, with third party

identifying information redacted, and that the Closed Meeting discussions remain confidential pursuant to Sections 17 (Disclosure to personal privacy) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

4. Administration refer the findings from the Investigation to Calgary Police Service for Calgary Police Service to take appropriate action.

5. Council, through the Mayor, forward the findings from the Investigation to the Minister of Municipal Affairs for information and awareness.

**MOTION CARRIED**

### 14.3 URGENT BUSINESS

#### 14.3.1 Proposed Method of Disposition – Ward 9 (1840 9 AV SE and 859 19 ST SE (Adjacent Road ROW), UCS2020-0850

Councillor Farkas declared a pecuniary interest with respect to Item 14.3.1 and abstained from discussions and voting with respect to Report IGA2020-0877.

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2020-0850:

Clerks: T. Mowrey and A. Degrood. City Manager: D. Duckworth. Advice: C. Arthurs, C. Berry, and T. Benson. Law: J. Floen. Observer: None.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Carra

That with respect to Report UCS2020-0850, the following be adopted:

That Council:

1. Authorize the Recommendation as outlined in Attachment 2; and
2. Direct the Recommendations, Report and Attachments 1, 2, and 3 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until 2030 December 31, except for Attachments 4 and 5 which shall remain confidential.

**MOTION CARRIED**

#### 14.3.2 Proposed Method of Disposition - Ward 9 (Portion of 4920 68 ST SE), UCS2020-0851

People in attendance during the Closed Meeting discussions with respect to Report UCS2020-0851:

Clerks: T. Mowrey and A. Degrood. City Manager: D. Duckworth. Advice: C. Arthurs, C. Berry, T. Benson, and A. Wihak. Law: J. Floen. Observer: None.

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Carra

That with respect to Report UCS2020-0851, the following be adopted:

That Council:

1. Authorize the Recommendations in Option 1, as outlined in Attachment 2; and
2. Direct the Recommendations, Report and Attachments 1, 2, 3 and 5 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until 2030 December 31, except for Attachment 4 which shall remain confidential.

**MOTION CARRIED**

14.3.3 Potential Annexation from Foothills County – July 2020 Update, IGA2020-0640

Administration in attendance during the Closed Meeting discussions with respect to Report IGA2020-0640:

Clerks: T. Mowrey and A. Degrood. Advice: K. Cote, N. Younger, M. Bishoff, M. Sheldrake, and S. Dagleish. Law: J. Floen. Observer: None.

**Moved by** Councillor Carra  
**Seconded by** Councillor Farrell

That with respect to Report IGA2020-0640 the following be approved:

That Council:

1. Adopt recommendation 1 as contained in the revised Confidential Presentation; and
2. Direct that this report, Attachments 2, 3, 4, 5, 9 and 10, presentation and discussion remain confidential pursuant to sections 16 (disclosure harmful to the business interests of a third party), 21 (disclosure harmful to intergovernmental relations), 24 (advice from officials), and 25 (disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 December 31.

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farkas, Councillor Farrell, and Councillor Woolley  
Against: (8): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION DEFEATED**



**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Gondek

That with respect to Report IGA2020-0640 the following be adopted:

That Council:

1. File Administration recommendation 1.
2. Thank Foothills County Council for their letter of support to proceed with the Sirocco Annexation as previously passed by them July 3, 2019, and, Foothills County's Administration capacity to undertake an annexation negotiation process in 2020/21;
3. Acknowledge the extensive analysis that has been undertaken to date by City Administration and their consultants including but not limited to:
  - a. Site characteristics;
  - b. Environmentally sensitive areas;
  - c. Archeological sites;
  - d. Policy analysis of all the Intermunicipal Development Plan (IDP)/Municipal Development Plan (MDP)/Calgary Transportation Plan (CTP)/Sirocco Area Structure Plan (ASP) and the Calgary Metro Regional Growth Plan plans and policies exist;
  - e. Municipal Non-Statutory Development Guidelines;
    - i. Calgary Parks Plans/Policies
    - ii. Wetland Conservation Plans
    - iii. Environmental Reserves
    - iv. Sirocco/Foothills Lands Annexation Analysis
  - f. 9 Technical Studies;
    - i. Stormwater
    - ii. Pine Creek Drainage Study
    - iii. Sanitary Trunks
  - g. Development Servicing
    - i. Water
    - ii. Sanitary
    - iii. Storm
4. Direct the City of Calgary Administration to enter into annexation negotiations with Foothills County Administration on the Sirocco lands and Anthem United Landowners;
5. In view of limited City of Calgary financial constraints during this period of economic uncertainty, direct Administration to initiate next steps with Foothills County, Sirocco and Anthem United Landowners to determine how the following next steps for annexation will be undertaken along with associated resource requirements to complete:
  - a. Transportation Network Assessment;
  - b. Sanitary Servicing Study;
  - c. Water Services Study;

- d. Stormwater Servicing Review;
- e. Environmental Constraints Analysis;
- f. Growth Study;
- g. Public Consultation with Final Report.

And report back through Intergovernmental Affairs no later than Q4 2020.

6. Direct that IGA2020-0640, Attachments 2,3,4,5,9 &10, and the presentation and discussion, remain confidential pursuant to Sections 16 (Disclosure harmful to the business interests of a third party), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed no later than 2020 December 31.

For: (8): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland  
Against: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farkas, Councillor Farrell, and Councillor Woolley

**MOTION CARRIED**

#### 14.3.4 Green Line Procurement Update (Verbal), C2020-0884

This Item was not added at Confirmation of the Agenda.

#### 15. ADMINISTRATIVE INQUIRIES

None

#### 16. ADJOURNMENT

**Moved by** Councillor Jones

**Seconded by** Councillor Colley-Urquhart

That this Council adjourn at 11:25 p.m. on 2020 July 28.

**MOTION CARRIED**

---

MAYOR

---

CITY CLERK





## MINUTES

### SPECIAL MEETING OF COUNCIL

#### RE: Third Reading of Proposed Bylaw 84D2020

#### July 28, 2020, Upon Adjournment of the 2020 July 27 Combined Meeting of Council IN THE COUNCIL CHAMBER

#### PRESENT:

Mayor N. Nenshi  
Councillor G-C. Carra (Remote Participation)  
Councillor G. Chahal (Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor D. Colley-Urquhart (Remote Participation)  
Councillor J. Davison (Remote Participation)  
Councillor P. Demong (Remote Participation)  
Councillor J. Farkas (Remote Participation)  
Councillor D. Farrell (Remote Participation)  
Councillor J. Gondek (Remote Participation)  
Councillor R. Jones (Remote Participation)  
Councillor S. Keating (Remote Participation)  
Councillor J. Magliocca (Remote Participation)  
Councillor W. Sutherland (Remote Participation)  
Councillor E. Woolley (Remote Participation)

#### ALSO PRESENT:

Acting City Clerk T. Mowrey  
Legislative Advisor J. Palaschuk

#### 1. CALL TO ORDER

Mayor Nenshi called today's meeting to order at 11:25 p.m.

#### 2. OPENING REMARKS

No opening remarks were provided.

The Clerk confirmed all Members were participating remotely.

#### 3. CONFIRMATION OF AGENDA

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That the Agenda for the 2020 July 28 Special Meeting of Council be confirmed.

**MOTION CARRIED**

4. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

4.1 Third Reading of Proposed Bylaw 84D2020

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That Bylaw 84D2020 be read a third time.

Against: Councillor Farkas.

**MOTION CARRIED**

5. CONFIDENTIAL ITEMS

5.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

6. ADJOURNMENT

**Moved by** Councillor Jones

**Seconded by** Councillor Colley-Urquhart

That this Council adjourn at 11:27 p.m.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Clerks Note to  
Combined Meeting of Council  
2020 September 14

ISC: UNRESTRICTED  
C2020-0937

**Procedural Request - Reconsideration Motion for Report UCS2020-0651, C2020-0937**

**BACKGROUND:**

At the 2020 July 20 Combined Meeting of Council, Council adopted the Standing Policy Committee on Utilities and Corporate Services Recommendations contained in Report UCS2020-0651 as part of the Consent Agenda Omnibus Motion. The Standing Policy Committee on Utilities and Corporate Services Recommendation incorrectly stated:

“That Council:

1. Authorize the Recommendation 1b, Option 1, as outlined in Attachment 2;”.

The correct Recommendation should have stated:

“That Council:

1. Authorize Recommendation 1b, **Option 3**, as outlined in Attachment 2;”.

This was brought to the City Clerk’s attention during review by Administration in mid-August. To correct this error, the following reconsideration motion and corrected motion should be considered at the 2020 September 14 Combined Meeting of Council.

**RECOMMENDATIONS:**

1. That Council’s decision contained in the Minutes of the 2020 July 20 Combined Meeting of Council with respect to Recommendation 1 for Report UCS2020-0651 be reconsidered.
2. That with respect to Report UCS2020-0651, Council authorize Recommendation 1b, Option 3, as outlined in Attachment 2 of Report UCS2020-0651.



# BRIEFING

Page 1 of 3

Item # \_\_\_\_\_

Chief Financial Officer's Briefing to

Combined Meeting of Council

2020 September 14

ISC: UNRESTRICTED

C2020-0938

## **Service Plan and Budget Update - September**

---

### **PURPOSE OF BRIEFING**

This report provides an update on the current service and financial impacts up to 2020 August 26 and two 2020 year-end projections based on Base Case and Worse Case scenarios. It provides important context for service and financial decisions within 2020, discussions in preparation for service plan and budget adjustments for 2021 and beyond, and longer-term strategic choices.

### **SUPPORTING INFORMATION**

On 2020 April 30, Administration presented C2020-0504 2020 Initial Scenario Forecasts in Response to COVID-19, on the financial and service impacts associated with the COVID-19 emergency. That report included a commitment to monthly reporting which Administration has delivered since.

The City is operating in a heightened risk environment with a number of uncertainties. To better understand impacts and trends, community indicators are being monitored to support decision-making. A few key highlights include:

- The state of physical health, mental health and personal financial situation appears to have worsened for citizens from the most recent citizen perspectives survey (conducted 2020 July 2-10):
  - 12% say their physical health has worsened (up from 8% in the previous month);
  - 21% say their mental health has worsened (up from 15% in the previous month); and
  - 25% say their personal financial situation has worsened (up from 17% in the previous month).
- The unemployment rate in the Calgary Economic Region (CER) remains elevated, standing at 14.9% in July compared to 15.0% in June and 6.5% in 2019 July.
- Walking and cycling remain high and vehicle traffic is steadily increasing, with heavy truck volume generally higher than the same time in 2019. Bus, transit and taxi/ride share trips are also recovering steadily.
- Residential cart collections are higher than seasonal norms but returning to seasonal norms.

The estimated net financial impact as of 2020 August 24 is an unfavourable variance of \$81 million.

The expenditure and revenue impacts of existing and potential relaunch strategies and actions have been included in this update; however, at the date of this report, not all of the potential activities are approved to proceed. This month's relaunch highlights include: mandatory use of face coverings in public spaces as of August 1; reopening of various recreation facilities including: selected arenas, athletic parks, and fields; and the re-opening of the Fair Entry counter at Village Square Leisure Centre.



# BRIEFING

Item # \_\_\_\_\_

Since the move to Stage 2 relaunch, most services have seen their demand remain unchanged, including most internal support services. Demand changes of note for September include: Municipal Elections has changed from increased notably to steady; and Public Transit ridership, which while still low due to remote working/studying options, has seen some increase over the last month.

To support The City in a prudent financial management process, this report also presents 2020 year-end projections based on two scenarios:

- Base Case: Uses the same assumptions as the June and July updates, including a flattened curve and continued progression to economic recovery.
- Worse Case: Assumes a second spike in cases and a decrease in economic activity across Calgary. The purpose of this scenario is to estimate the financial outcome, if the second wave of the pandemic resulted in a substantial shutdown of the economy.

2020 year-end projections for Base Case:

- The projected unmitigated financial gap for 2020 has changed from an initial estimate of \$145 million in 2020 April to \$171 million in 2020 September
- The projected unmitigated year-end financial gap in the Base Case decreased by \$13 million since last month to \$171 million.
  - The positive financial impacts were driven primarily by Recreation Opportunities increasing their revenue estimates (\$4 million) as a result of gradual reopening of facilities as well as decreasing expenditures (\$2 million), Public Transit increasing their revenue estimates (\$4 million) as a result of schools reopening and several other services reducing their cost projections by a total of \$8 million.
  - The positive impacts on the projected variance from July were partially offset by Water Treatment & Supply revising their utility cost estimates (\$2 million), Organizational Health and Wellness reflecting overtime and other support to COVID-19 related activities (\$1 million), Corporate Programs reflecting lower franchise fee and taxation revenue (\$1 million) and other service lines incorporating higher than expected COVID-related expenses (\$1 million).
- The aggregate level of savings generated from temporary COVID-19 changes increased by \$9 million, of which the majority can be attributed to service alignment to lower demand for services provided by Specialized Transit (\$7 million) and other service lines (\$2 million).
- As a result of the above, the requirement to identify other savings to close the financial gap decreased by \$22 million to \$56 million.
- Of the total unmitigated gap of \$171 million, \$12 million is the financial gap for the Calgary Police Service, which has not been updated from the July update. The projection will be updated after further review by the Police Commission. Other savings will need to be identified for any balance that Calgary Police Service cannot close.

2020 year-end projections for Worse Case:

- If the Worse Case scenario materialized, the unmitigated financial gap would increase by \$44 million to \$215 million. Services would be able to narrow this gap through additional temporary COVID changes of \$18 million. As a result, the net negative financial impact would be \$26 million.
- The financial impact compared to the Base Case varies substantially across service lines. To some, the marginal impact would be negligible as the assumptions of the Base

# BRIEFING

Page 3 of 3

Item # \_\_\_\_\_

Case already resulted in significant revenue losses or required them to cut expenditures at the maximum level possible, whereas to others the financial impact would be substantial.

- The most impacted service lines would see further revenue losses: Public Transit (\$13 million), Corporate Programs (\$12 million) and Recreation Opportunities (\$2 million).
- Specialized Transit would be able to realize approximately \$3 million in savings
- The remaining service lines reported either no financial impact (two thirds of all services), or only relatively minor impacts (\$2 million combined).
- Service demand and operations would be impacted by a move to a Worse Case scenario with expected reductions in demand for some services and further facility closures. As such, service plan results for Council-approved strategies and performance measures reflect a more negative outlook than the Base Case scenario. Impacts are due to increased uncertainty related to: ability to deliver programs, events, and training; and technology and communication activities.

While Administration continues to explore a wide range of tactics to achieve financial balance in both scenarios and options are in place to address the financial gap, this requires significant trade-offs, notably in:

- impacts to services that citizens need; and
- increased risk (e.g. from depleting our reserves).

Economic, Financial and Health, Safety and Wellness continue to be top risks to The City. Risk highlights include:

- Increased communications and material on mental health and wellness, and ensuring safety equipment and protocols are established and effective;
- Accuracy of the projected gap and the successful delivery of temporary service changes to generate savings that assist in closing the gap, since with the SAVE program already in progress delivering additional savings will be challenging; and
- Deferred or delayed revenue as a result of COVID-19 and the collapse of crude oil prices.

This update presents the best current estimates of the impacts, but information is continually evolving. As more information becomes available there will be further refinement of projections, and further adaptations of services to support relaunch, so that the emerging picture becomes more accurate over time. Administration's next update of this information will be presented in October.

## ATTACHMENT

1. Attachment 1 – C2020–0938 Service Plan and Budget Update-September



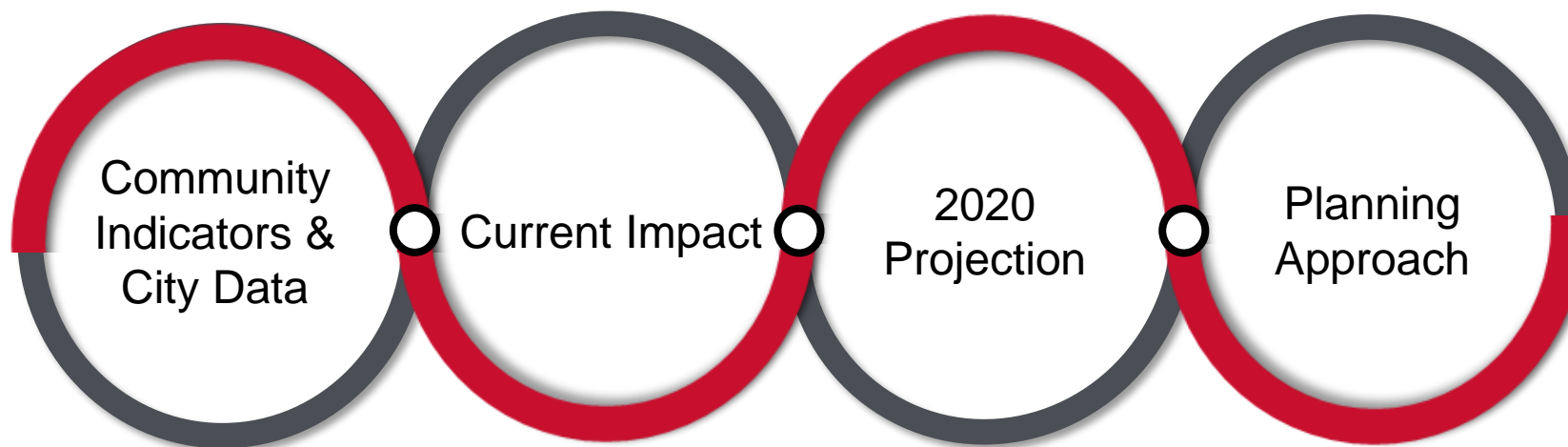


# C2020–0938 Service Plan and Budget Update - September

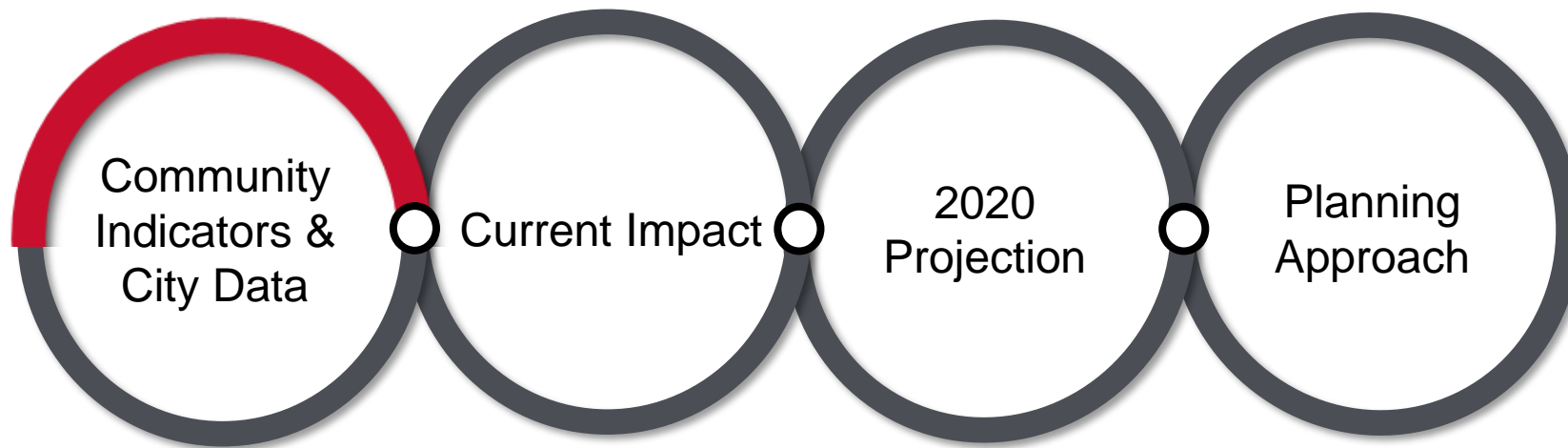
2020 September 14

Combined Meeting of Council

# Roadmap for Service Plan & Budget Update



# Community & City Indicators





# Maintaining Our Focus: Making Life Better Every Day

Administration continues to take an evidence-based approach to better understand community impacts and trends using indicators. A selection of indicators will be brought forward each month as data and information becomes available.



Community and social indicators



Health and wellness indicators



Mobility indicators



Economic, financial and business indicators



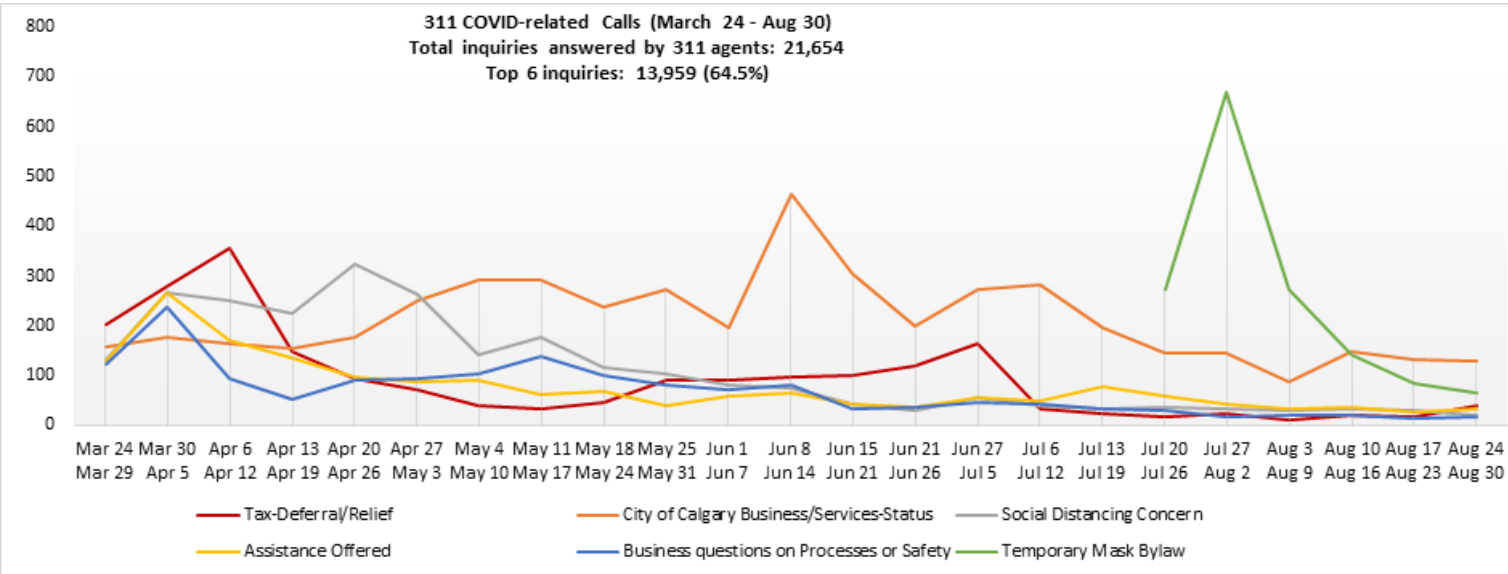
Environmental indicators

**NOTE:** Indicators are data used to better understand impacts to the community. Performance measures are specifically related to performance of City services. Adjustments to performance measures will be brought forward in November as part of Mid-Cycle Adjustments and reported in twice-yearly accountability reports.

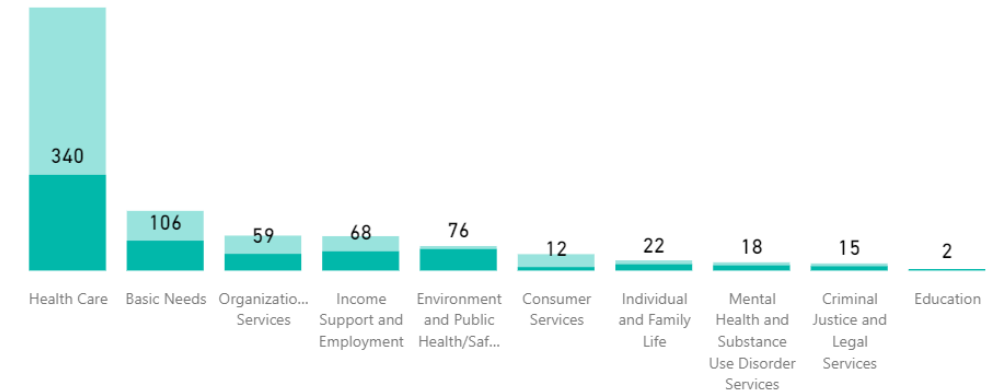
# Community indicators – Community and Social

## Top COVID-19 related calls

### 311 Calls (March 24 – August 30):



### 211 Calls (from March to August 2020)



### Top 5 topics:

- City of Calgary programs/services enquiries.
- Temporary mask bylaw.
- Tax deferral/relief.
- Assistance Offered\* (includes calls related to COVID medical information resources, COVID help resources (groceries, community help, etc.), rent or eviction concerns or enquiries, utility bills deferrals or relief, etc.
- Non-City business questions on processes or safety.
- Social distancing concern.

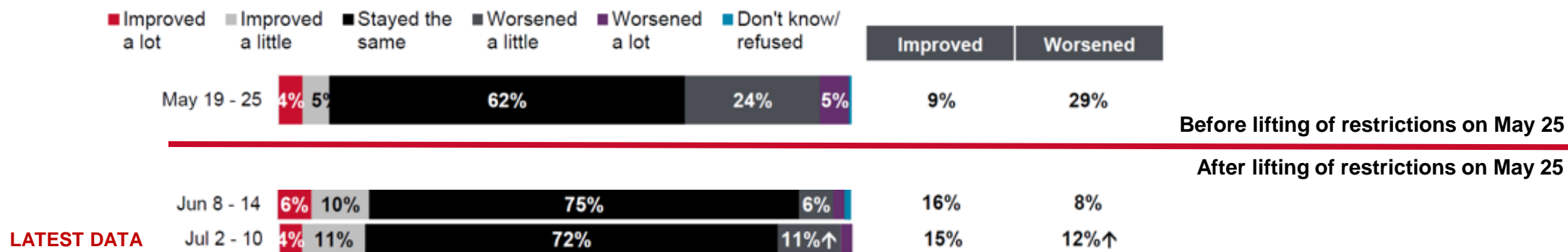
- From March to August, there were a total of 718 calls from Calgary.
- From August 2 – 15, COVID-19 was the 11<sup>th</sup> top issue on crisis contacts.
- Top COVID-related issues were anxiety, family relationships, and isolation/loneliness.

Source: 311 CEMA situational awareness & 211 dashboards



# Community Indicators – Health & Wellness

## Change in physical health



Question: Would you say your physical health has improved, remained the same, or worsened?

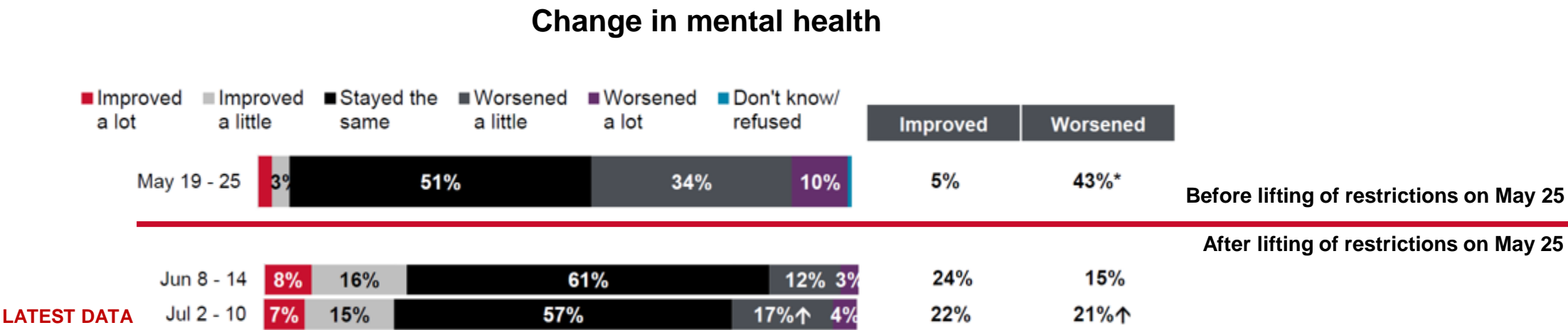
Base: All respondents (May 19 – 25, n=400; June 8 – 14, n=500; July 2 – 10, n=500)

Note: 2% and lower not labelled.

Prior to the lifting of restrictions beginning on May 25, three-in-ten Calgarians (29%) reported that their physical health had worsened since just before the pandemic started. Following the lifting of restrictions, a minority of Calgarians (16% in June and 15% in July) reported an improvement in their physical health; however, the proportion saying it's worsened increased slightly, from 8% in June to 12% in July.

Source: The City of Calgary CSC Corporate Research Team  
2020 Citizen Perspectives Survey - COVID-19 Snapshot #4

# Community Indicators – Health & Wellness



Question: Would you say your mental health has improved, remained the same, or worsened?

Base: All respondents (May 19 – 25, n=400; June 8 – 14, n=500; July 2 – 10, n=500)

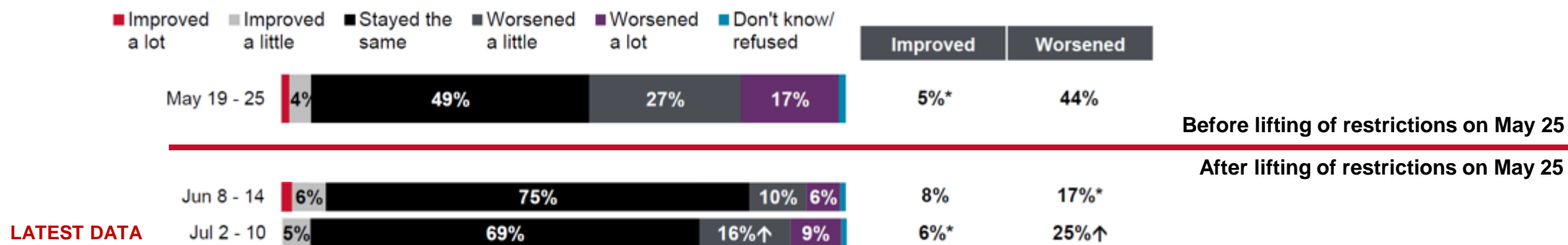
Note: 2% and lower not labelled.

\*Rounding

Prior to the lifting of restrictions beginning on May 25, four-in-five Calgarians (43%) reported that their mental health had worsened since just before the pandemic started. Following the lifting of restrictions, some said their mental health improved (24% in June and 22% in July) while the proportion saying it’s worsened increased from 15% in June to 21% in July.

# Community Indicators – Health & Wellness

## Change in Personal Financial Situation



Question: Would you say your personal financial situation has improved, remained the same, or worsened?

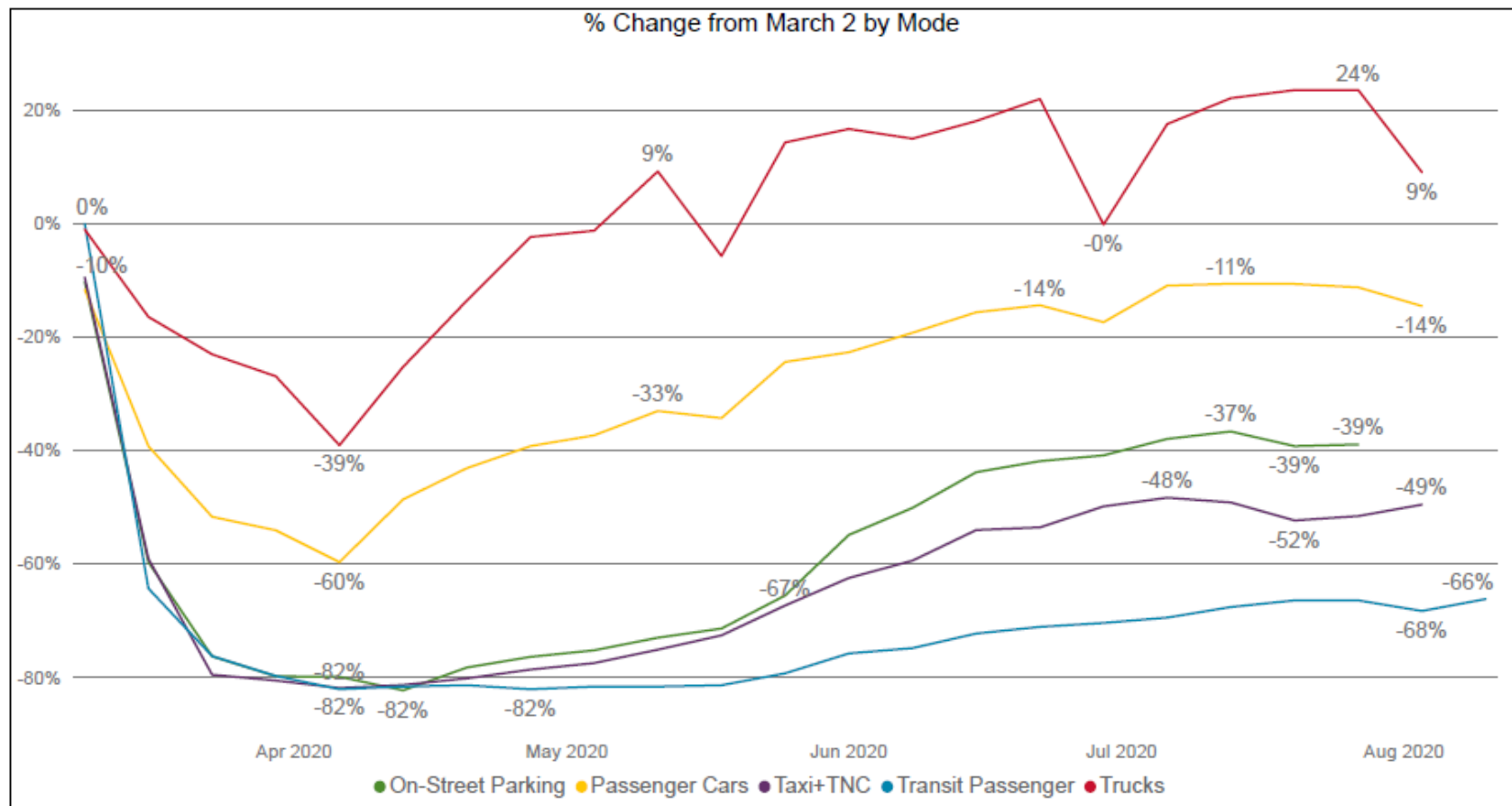
Base: All respondents (May 19 – 25, n=400; June 8 – 14, n=500; July 2 – 10, n=500)

Note: 2% and lower not labelled.

\*Rounding

Prior to the lifting of restrictions beginning on May 25, around four-in-five Calgarians (44%) said their personal financial situation worsened since just before the pandemic started. Following the lifting of restrictions, fewer than one in ten (8% in June and 6% in July) say it improved while the proportion saying it's worsened increased from 17% in June to 25% in July.

## How citizens are getting around



- City-wide, vehicle traffic has increased to 93% of the volume from early March. Heavy truck volume is higher than early March and generally higher than the same time in 2019.
- On-street parking transactions have increased to 68% of normal volume (in/around core). Off-street parking transactions are recovering at a slower pace.

Source: The City of Calgary Transportation Department

# Community indicators - Mobility

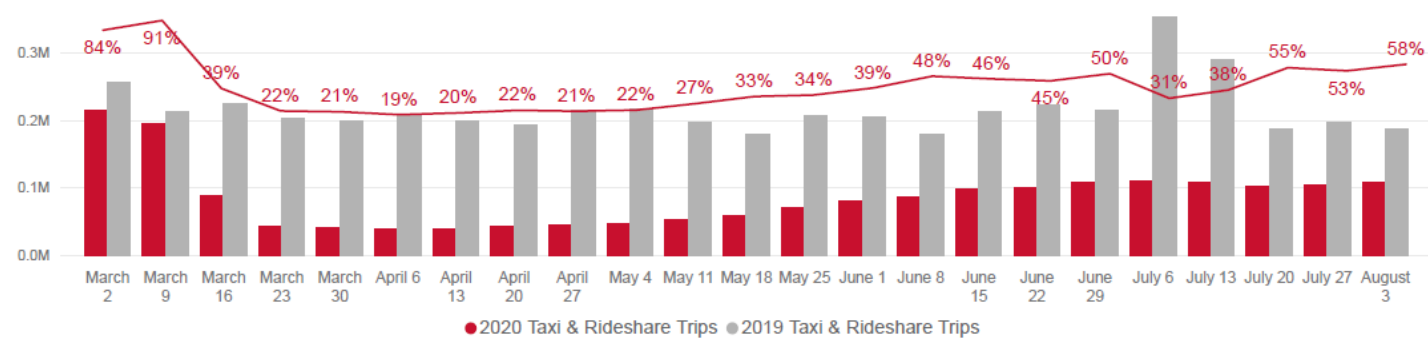
## Use of Bus and Train (Weekly '000s)



- There is slow but steady monthly increase in Public Transit ridership

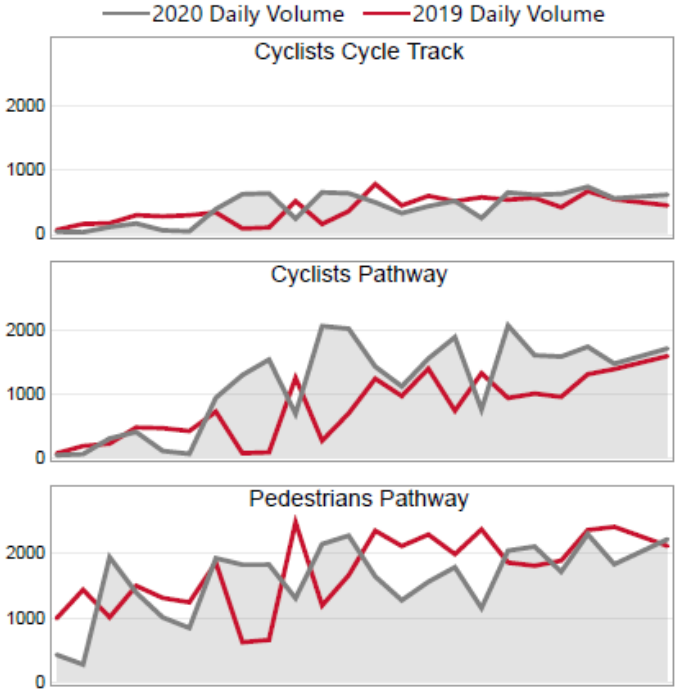
- Pathway use remains high by pedestrians and cyclists

## Use of Taxi and Rideshare Trips (Weekly '000s) (2019 vs 2020) & Percent Change from 2019



- Taxi/TNC trips have increased to 58% of trips compared to the same time in 2019

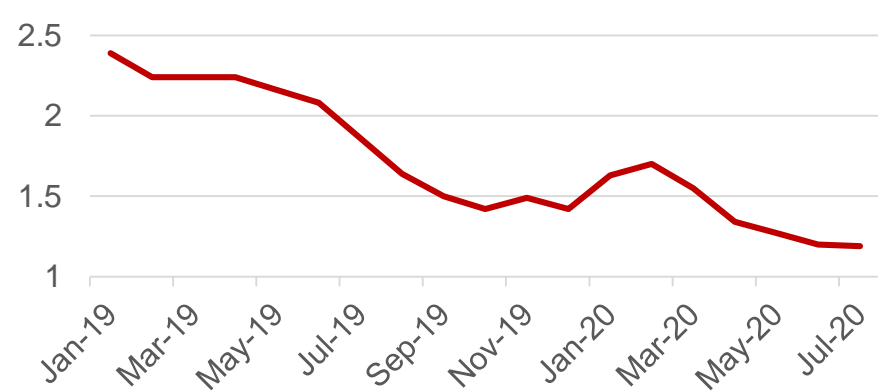
## Use of Pathways Weekend Eco-Counter Location Data: 2020 Compared to 2019



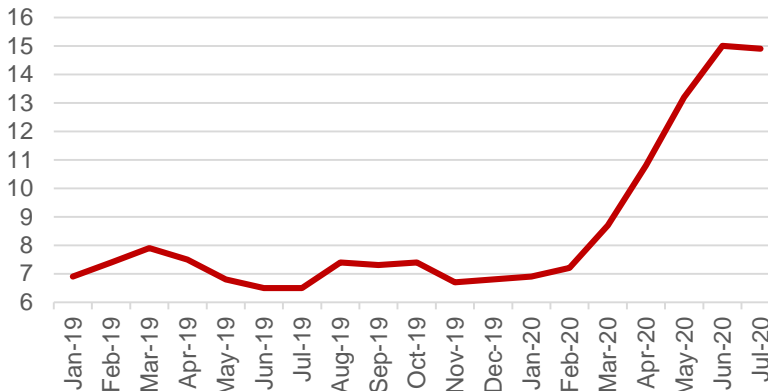
Source: The City of Calgary Transportation Department

# Community Indicators – Economic (January 2019-Present)

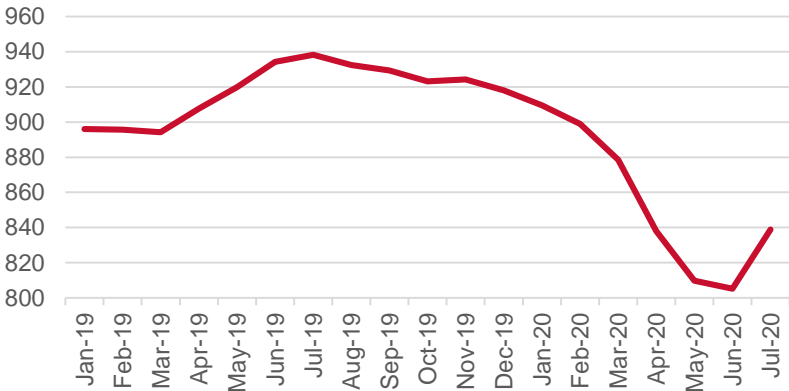
Calgary: All-items CPI (inflation)



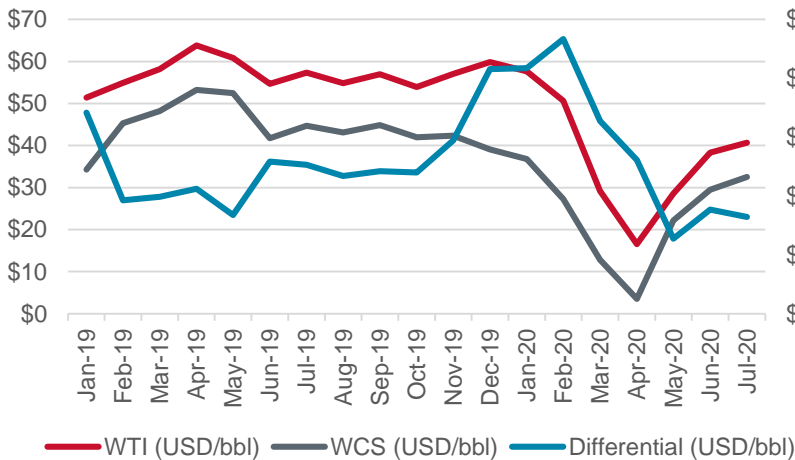
CER Unemployment Rate (%)



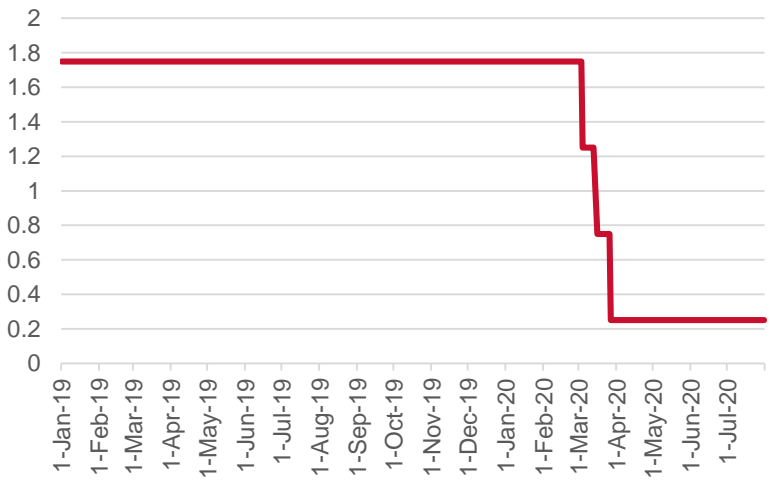
CER Total Employment (thousands)



WTI/WCS monthly prices (left axis) and differential (right Axis)



Bank of Canada overnight rate (%)

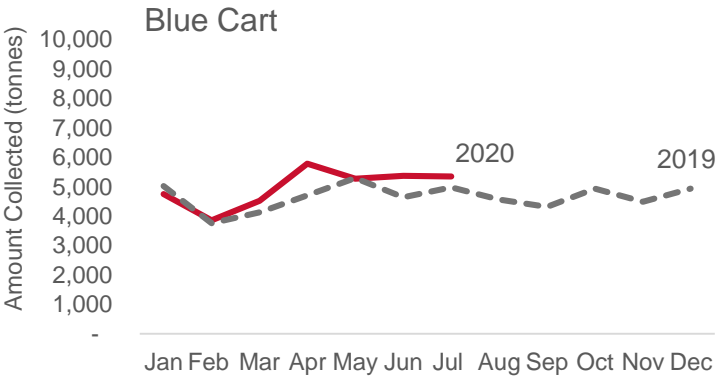
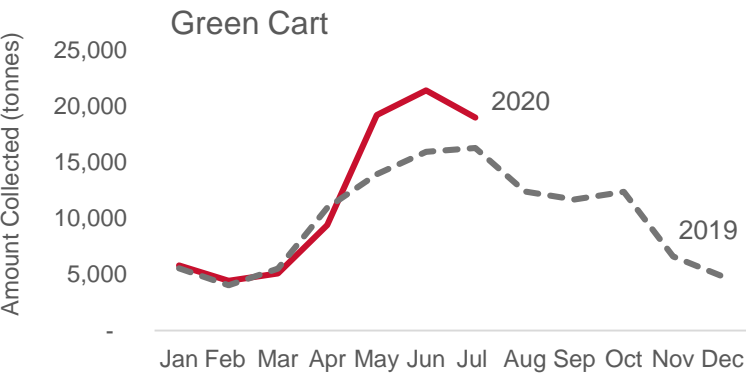
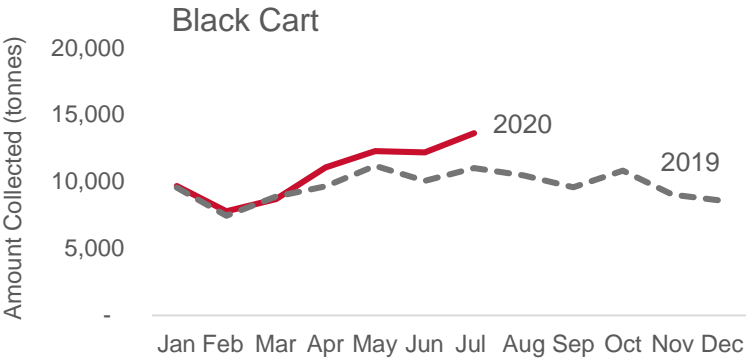


Source: The City of Calgary Corporate Economics

# Community Indicators – Environmental

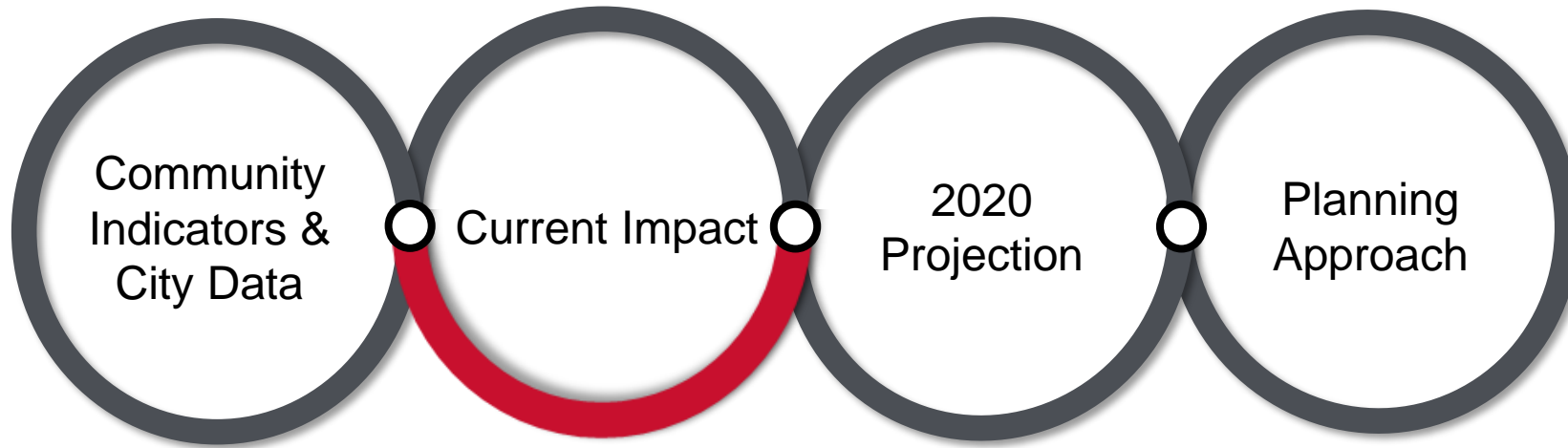
## Garbage, composting and recycling patterns

Material Collected in residential Black, Green, and Blue Cart Programs



- Curbside diversion rate is **51%** (Jan-Jun 2020), compared to 53% for the same period in 2019
- Cart collections are higher than seasonal norms, but returning to seasonal norms:
  - Black cart: 20% higher
  - Green cart: 66% higher
  - Blue cart: 17% higher

# Update on current COVID-19 impact

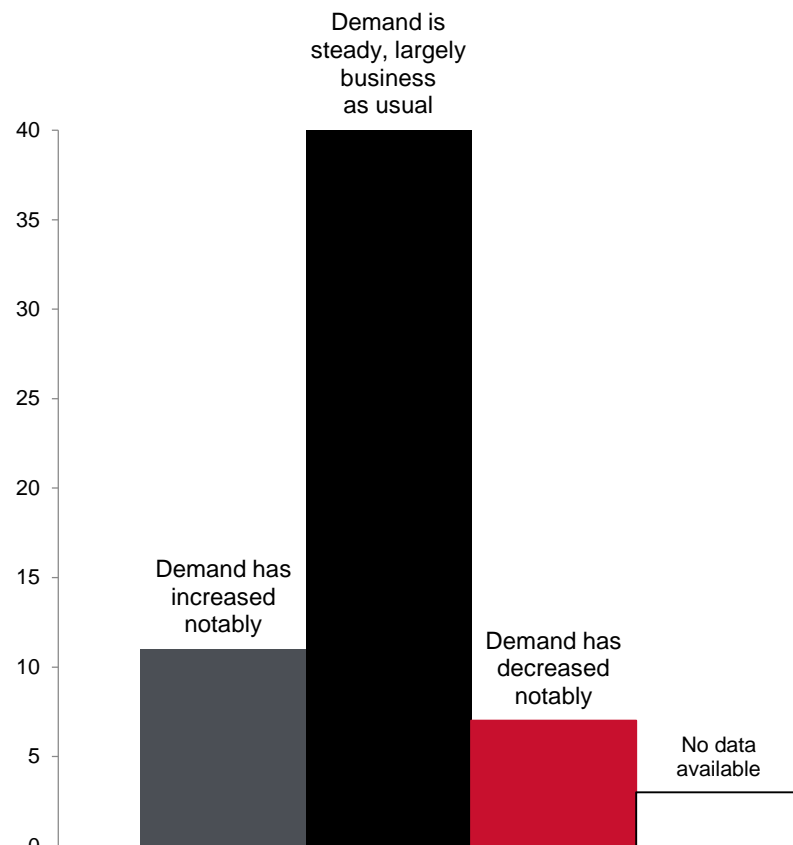




# Impact of COVID-19 on service demand

As of 2020 August 26

What impact have you seen on the current demand for your service?



Number of Services	Demand Explanation
11 ↑	<ul style="list-style-type: none"> <li>In response to the easing of COVID restrictions, both internal and external service providers such as Affordable Housing, Human Resources Support, Facility Management, Community Strategies, and Taxi, Limousine &amp; Vehicles-for-Hire are seeing service demand increases.</li> </ul>
40 ↔	<ul style="list-style-type: none"> <li>Steady demand for 40 services versus 39 services at the last report.</li> </ul>
7 ↓	<ul style="list-style-type: none"> <li>While seeing some increased usage due to the easing of COVID restrictions, service providers such as Public Transit, Specialized Transit, Parking and Recreation Opportunities are still experiencing decreased demand compared to normal levels. This decrease in demand is continuing to have large revenue impacts which affect The City as a whole;</li> <li>Remaining consistent since last month, external service providers such as Arts &amp; Culture, Fire Safety Education, and Land Development &amp; Sales are still experiencing a decreased service demand for due to the continued large gathering restrictions and economic uncertainty.</li> </ul>
3 No Data Available	<ul style="list-style-type: none"> <li>Services primarily made up of Civic Partners were not asked for this information.</li> <li>Calgary Police Service impacts will be available when approved by the Calgary Police Commission.</li> </ul>

# Impact of COVID-19 on services

As of 2020 August 26

## Severe Impacts

### Arts and Culture / Recreation Opportunities

- Continued to open selected facilities including: Arenas, fields at Calgary Soccer Centre, and Athletic Parks
- Skateparks and Sir Winston Churchill Aquatic & Recreation Centre re-opened
- 41,041 visits compared to 348,586 in July 2019
- 1,116 program registrations compared to 9,755 in July 2019
- 1,814 bookings compared to 3,861 in July 2019
- All golf courses open with 55,000 rounds played compared to 46,000 rounds in July 2019

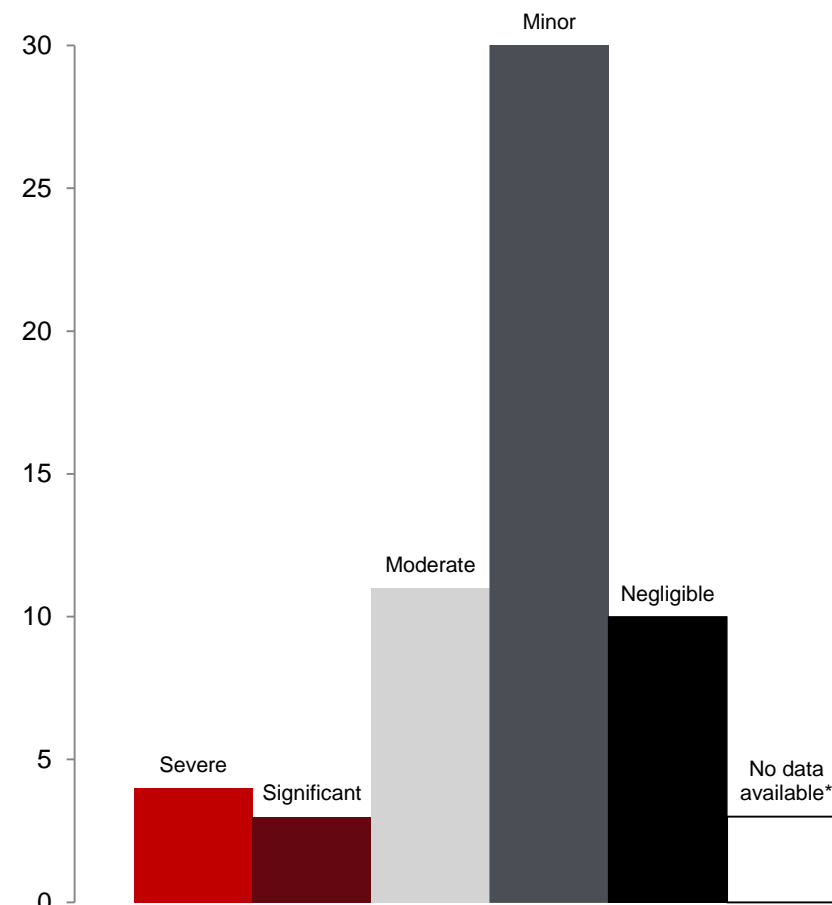
### Public Transit / Specialized Transit

- Though Public Transit ridership is still low due to remote working/studying options, ridership has increased by 5% over last month, improving the overall ridership from 25% up to 30% of 2019 levels.
- Monthly revenue is reduced by approximately 75% for Public Transit service, due to loss in revenue from fares, reserved parking, advertising, and fines etc.
- Physical distancing measures have been lifted after masks were made mandatory onboard transit vehicles.
- Additional cleanliness and sanitization measures continue to be in place.
- Social disorder incidents are being monitored.

## Significant Impact

- Fire Safety Education: has been unable to deliver its service through personal interactions given restrictions on public gatherings during stage 1 and 2
- Municipal Elections: 2020 Civic Census cancelled
- Social Programs: services continue to move to in-person delivery with safety modifications

## Current Impact on Service



\* Services primarily made up of Civic Partners were not asked for this information. Calgary Police Service impacts will be available when approved by the Calgary Police Commission.

# Additional impacts of COVID-19 on services

As of 2020 August 26

Demand impacts	Doing More
<ul style="list-style-type: none"> <li>Decreased demand for some commercial &amp; single family home building permit applications, but increased demand for Residential Improvement Projects permits</li> <li>Decreased number of building safety inspections (7200 virtual since March), but increased time required to complete due to additional time to assist homeowners with virtual inspections and comply with COVID-related safety protocols</li> <li>Procurement has increased short term capacity and is prioritizing 2020/21 construction procurement and stimulus readiness in order to manage cycle time</li> <li>Black, Blue and Green Cart Program tonnes are trending back towards seasonal norms</li> <li>Pathway use remains high by pedestrians and cyclists, over 536,000 e-Scooter trips from May 22 - Aug 16</li> <li>City-wide, vehicle traffic has increased to 93% of normal volume, heavy truck volume is higher than the same time in 2019</li> <li>Taxi/Transportation Network Company (TNC) trips have increased to 58% of trips compared to the same time in 2019</li> <li>On-street parking transactions have increased to 68% of normal volume (in and around the core)</li> </ul>	<ul style="list-style-type: none"> <li>Culture and public art have seen an increase in requests for support in creation of new social and community initiatives</li> <li>Additional COVID-19 research as response/relaunch continues</li> <li>Community Strategies work has resumed on One Calgary strategies with extended timelines and Council Advisory Committees are convening remotely</li> <li>Commencing work on the re-exit plan, in case of a second wave in cases</li> <li>Affordable Housing service demand has increased notably, due to coordinating and responding to new initiatives requiring support during COVID.</li> <li>Facility cleaning as services and activities relaunch</li> <li>Financial relief: Extended tax payment deadline; Planning &amp; Development deferral and/or waive fee payments; Waived Business Licence renewal; Rent relief; Waived Taxi &amp; Limousine driver fees and 50% plate fees; Additional support partners; and Low Income Transit pass fares suppressed for March, April and May</li> <li>Online programs and applications</li> <li>IT solutions and support</li> <li>Communications and on-line engagement</li> </ul>
<ul style="list-style-type: none"> <li>Increased demand for internal support relating to protecting employee safety and wellbeing through the relaunch phases, including development and implementation of the Office Facility Reoccupation Plan (OFRP) Playbook</li> <li>Tonnes received at Waste Management Facilities now trending at seasonal norms, however with higher traffic counts than 2019</li> <li>Continued increased demand from youth in targeted services (employment services, crisis referrals)</li> <li>High public park usage during the pandemic</li> <li>Shift in demand between different customer classes for consumption of water &amp; wastewater</li> </ul>	<h2 data-bbox="1268 839 2499 911">Doing Less / Delays</h2> <ul style="list-style-type: none"> <li><b>Tribunal hearings: all boards meeting virtual / remote, volume decreased, but complexity increased</b></li> <li><b>Less mowing, trimming, irrigation, weed control in parks</b></li> <li>Prioritized hiring</li> <li>Suspended in-person engagement on policy / delayed delivery of reports to Council</li> <li>Calgary Transit removed some routes, reduced frequency on others</li> <li>Cancelled 2020 Community cleanups</li> <li>Cancelled 2020 census</li> <li>Spay/Neuter program</li> <li>Closure of some of the plus 15 network</li> </ul>

Items in BOLD are changes from last month's update

# Relaunch Activities

*As of 2020 August 26*

Some relaunch activities for August include:

- ✓ Starting August 1, 2020 face coverings must be worn in City of Calgary facilities, City Hall and other City of Calgary buildings. Some exceptions apply.
- ✓ Fair Entry offices reopened at Village Square Leisure Centre.
- ✓ Parks and Pathway Bookings are accepting applications for specific activities (boot camps, wedding ceremonies (no receptions), and picnic sites/BBQs).
- ✓ Skateparks are open with physical distancing in place.
- ✓ Sir Winston Churchill Aquatic & Recreation Centre reopened.
- ✓ Selected arenas are only open for bookings including: George Blundun, Henry Viney, Jimmie Condon, Max Bell Centre, Norma Bush, Optimist, Rose Kohn, Shouldice, Southland, Stew Hendry and Stu Peppard. Registered programs, public skate and shinny activities are not available.
- ✓ Calgary Soccer Centre reopened: all outdoor fields, Annex Bravo Field (Great Clips), and Annex Delta Field (MUSC – McKenzie United Soccer Club)
- ✓ Select athletic parks and fields are now open for booking permits including: Acadia, Ernest Manning, Foothills, Glenmore, Optimist, Renfrew, and Shouldice.
- ✓ Glenmore reservoir is open for public recreational use only, including: Canoe & boat launch, North (Heritage Park) boat launch, South boat launch, and Wheel Chair Accessibility Board Launch.
- ✓ Relaunch of cat trap program.
- ✓ The Youth Employment Centre is now open for both in-person and virtual / remove meetings by appointment only.

## Preliminary financial impacts: March 12 – August 24

	\$ millions	
Revenue Loss	(117.0)	<ul style="list-style-type: none"> <li>• Closure of recreation facilities</li> <li>• Loss in transit revenue</li> <li>• Reduction in permit revenue</li> <li>• Property sale transactions have fallen and delayed land transactions to future years</li> <li>• Lower revenue for Calgary Police Service</li> </ul>
Incremental Expenses	(18.8)	<ul style="list-style-type: none"> <li>• Overtime</li> <li>• Layoffs of certain temporary and permanent staff</li> <li>• IT equipment and pandemic supplies</li> <li>• Facility cleaning</li> </ul>
Savings	54.7	<ul style="list-style-type: none"> <li>• Reduction in Calgary Transit Access trips provided by contracted service providers</li> <li>• Staff reductions and delays in hiring seasonal staff</li> <li>• Reduced training and fuel costs</li> </ul>
<b>Total</b>	<b>(81.1)</b>	

### Notes:

- *Calgary Parking Authority and other corporate revenues not included.*
- *Calgary Police Service impacts as of June 30 - fine revenue impacts are largely anticipated to be in Q3-Q4 due to time lags*
- *Brackets indicate unfavourable variance.*



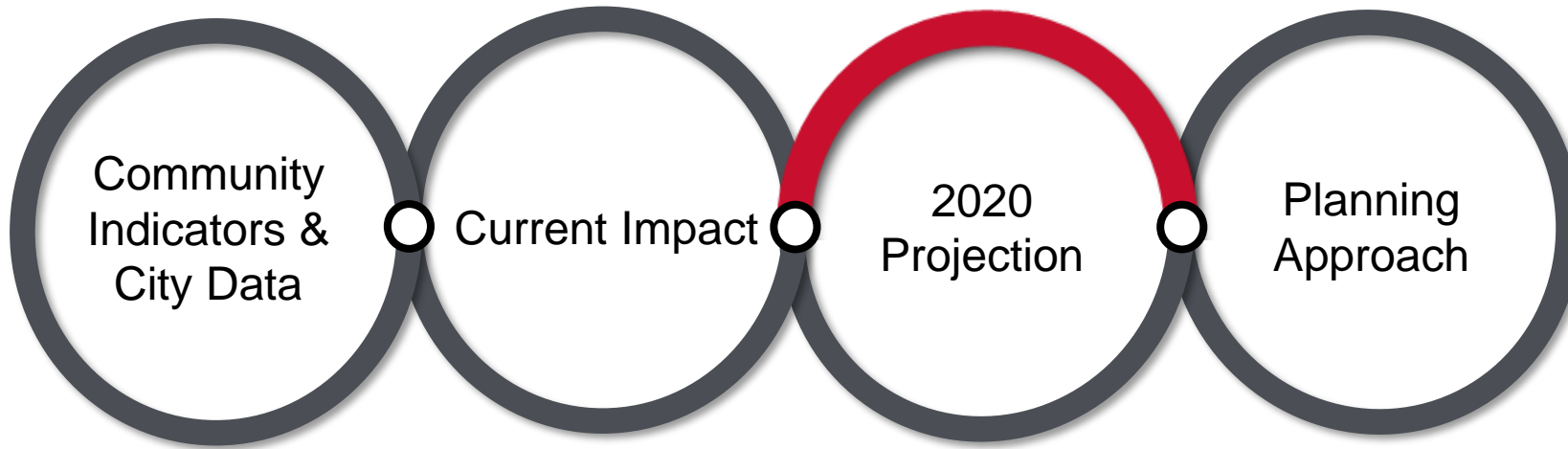
# Breakdown of preliminary financial impacts: March 12 – August 24

Amounts in \$ millions	Revenue Loss	Incremental Expenses	Estimated Savings	Net Impact
Transit	(58.7)	(4.8)	32.0	(31.5)
Real Estate & Development Services	(20.2)	-	-	(20.2)
Calgary Building Services	(15.0)	-	-	(15.0)
Recreation	(16.1)	(3.1)	12.2	(7.0)
Information Technology	-	(2.5)	-	(2.5)
Roads	(2.4)	-	-	(2.4)
Calgary Police Service	(3.0)	(1.0)	3.0	(1.0)
Facility Management	-	(2.0)	1.5	(0.5)
Parks	(1.5)	(0.6)	3.4	1.3
Other	(0.1)	(4.8)	2.6	(2.3)
<b>Total</b>	<b>(117.0)</b>	<b>(18.8)</b>	<b>54.7</b>	<b>(81.1)</b>

## Notes:

- *Calgary Parking Authority and other corporate revenues not included.*
- *Calgary Police Service impacts as of June 30 - fine revenue impacts are largely anticipated to be in Q3-Q4 due to time lags*
- *Brackets indicate unfavourable variance.*

# Service Plan and Budget Projection



# Methodology

- Corporate-wide exercise
  - Civic partners were not asked for this information.
  - **Police Services July information used for Base Case and Worse Case impacts.**
- Services updated:
  - Projected impacts to their service & finances by year-end 2020 (gap)
  - Projected impacts of temporary COVID-19 changes (narrowing the gap)
- Assumptions regarding provincial relaunch stages
  - Significant assumptions due to scope of uncertainty
  - Scenarios:
    - Base Case: The same as June and July, which assumes a flattened curve and continued progression to economic recovery. It follows the assumptions related to the provincial relaunch strategy, specifically referring to Stage 2 and moving into Stage 3.
    - Worse Case: Assumes a second spike in cases and a decrease in economic activity across Calgary. It follows the assumptions related to provincial relaunch guidelines, specifically referring to Stage 2 and moving back to Stage 1. The purpose of this scenario is to estimate a possible financial outcome.
- Scope includes:
  - Potential relaunch strategies and activities
  - Relief packages and associated funding sources approved by Council

Items in **BOLD** are changes from last months update



# More sophisticated planning assumptions

Approach: using more sophisticated planning assumptions over time to determine projected impacts to services and finances for 2020 year-end

Planning Assumptions	Initial April & May Submissions	June & July Submissions	September Submission
Sources	<ul style="list-style-type: none"> <li>Internal city sources</li> </ul>	<ul style="list-style-type: none"> <li>Internal city sources</li> <li>University of Calgary collaboration</li> <li>Big Cities partnership</li> <li>External scenarios (e.g. Stokes Economics)</li> </ul>	<ul style="list-style-type: none"> <li>Internal city sources</li> <li>University of Calgary collaboration</li> <li>Big Cities partnership</li> <li>External scenarios (e.g. Stokes Economics)</li> </ul>
Used	<ul style="list-style-type: none"> <li>April: Current situation Q2, Q3 and Q4</li> <li>May: Current situation until end of Q2</li> </ul>	<ul style="list-style-type: none"> <li>June: Base Case only</li> <li>July: Base Case only</li> </ul>	<ul style="list-style-type: none"> <li><b>September: Base Case &amp; Worse Case</b></li> </ul>

Base Case, moderate success to flatten curve  
Worse Case, limited success to flatten curve

# Key assumptions\* underlying the financial and performance projections (1 of 3)

Base Case Planning Assumptions	Worse Case Planning Assumptions
U Shaped economic recovery.	W-shaped economic recovery (double-dip). Implies longer time to return to pre-crisis levels of economic performance.
To the end of October the Province of Alberta is in Stage 2 of their relaunch strategy. Stage 3 is expected to begin at the end of October 2020 and remain in effect until the end of the first quarter (Q1) 2021. This includes public health orders regarding: staff and public safety, social distancing, and gatherings.	To the end of October the Province of Alberta is in Stage 2 of their relaunch strategy. In October 2020, a spike in new cases causes the Province to move to Stage 1 . Public health orders in some form would return regarding: closure of non-essential businesses and services, staff and public safety, social distancing, mandatory use of masks, and size of gatherings.
Unemployment will have increased substantially with a slower pace of job creation than the growth of labour force.	The return to pre-crisis employment levels is protracted as demand for labour remains stifled.
Disposable income levels, especially for those low-income earners, will have decreased with both rising unemployment and lower job security, leading to lower aggregate spending.	Impact of lower disposable incomes more pronounced than in Base Case due to persisting uncertainty around labour market development. Lower propensity to spend on non-essential items. Low income earners will have increased demand for social services and government assistance.
The pace of population growth would be slightly slower due to low oil prices impacting the local economy and border closures in response to the pandemic.	Population growth would slow down further, primarily as a result of substantially limited migration.
Working from home is advised wherever possible with some occupations potentially returning to workplace in the fall. Any return to workplace is likely to be in a regulated and staggered manner	Return to workplace is delayed until later in 2021.

*\*Changes in these assumptions may have a significant impact on projections*

# Key assumptions\* underlying the financial and performance projections (2 of 3)

Base Case Planning Assumptions	Worse Case Planning Assumptions
Schools reopen in the fall with close to normal capacity. Certain restrictions, such as mandatory face masks as of a certain grade are in place. Day cares will fully reopened.	Schools reopen either in a substantially limited manner, or pupils return to home-schooling. Day cares close. Arrangements for employees with young children have to be accommodated.
Supply chain movement and procurement of goods eases over the remainder of 2020 and is back to pre-COVID levels by December 31. Although services to bring finished goods directly to consumers are constrained by social distancing, the access to manufactured inputs and other goods in the supply chain would be unconstrained because of safe practices.	Supply chain movement and procurement of goods eases through to the end of the third quarter before tightening in the fourth quarter of 2020. Global differences in the ability to curtail a second wave prevents a return to pre-COVID levels by December 31. Services to bring finished goods directly to consumers are constrained by social distancing throughout 2020. The access to manufactured inputs and other goods in the supply chain would be unconstrained in Q3, before deteriorating in Q4.
Impacts to capital investments (construction, job sites, access to materials and contractors) chain eases over the remainder of 2020 and is back to pre-COVID levels by the end of first quarter (Q1) 2021.	Construction can continue as it has been labelled an essential service by the province. There still may be impacts to active capital investment job sites as a result of restrictions put in place as the province moves back into a state of 'lockdown'.
COVID-19 has resulted in a 15% drop in residential investments. Construction was identified as an essential service to help support economic activity. Citizens have also initiated smaller scale projects (repairs and renovations). Overall residential investment has resumed as of June 1, 2020.	A second dip in residential investment accompanies a second wave of cases. The period of depressed residential investment is extended to 8 months. As the first wave caused a Q2 2020 decrease of 34% from the five-year Q2 average, a second wave would see a similarly lower level of activity also occur in Q4 2020.
Lower non-residential investment continues until the end of 2020.	Lower non-residential investment continues much further into 2021, driven by impacts to construction, but also by lower demand associated with lower economic activity and persisting unemployment.

*\*Changes in these assumptions may have a significant impact on projections*

# Key assumptions\* underlying the financial and performance projections (3 of 3)

## Planning Assumptions that are the same for both Cases

**An enforceable, temporary bylaw requires individuals to wear a face covering in indoor public spaces and public vehicles, unless the person is separated from others by a barrier or is exempt.**

All relaunch strategies, activities and costs included in the impacts

The City of Calgary prioritized hiring remains in effect until the end of the year.

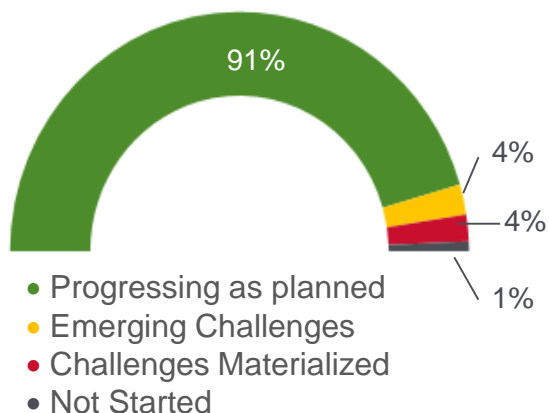
New operating and capital stimulus funding has been announced by the Provincial Government. Details are still emerging, therefore assume no new funding is available for this monthly report.

*\*Changes in these assumptions may have a significant impact on projections*

# Projected strategy impacts

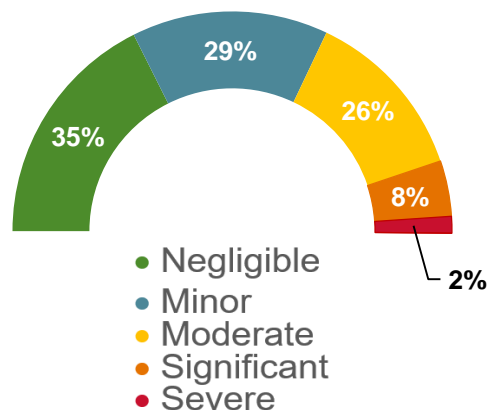
## Base Case scenario

### 2019 Year-End Accountability Report



The One Calgary 2019-2022 Service Plans and Budgets include 622 strategies, each of which was reflected in the 2019 Year-End Accountability Report. At the end of 2019, 91% of the strategies were on track.

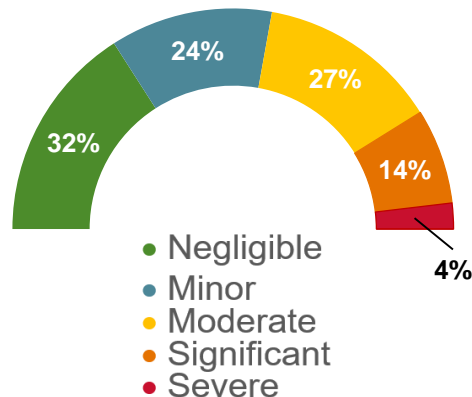
\*Strategies related to Civic Partners (13 strategies) are not included in the COVID-19 impacts.



Overall there was very little change since July with respect to the data for 609\* strategies:

- 94% of strategies maintained their impact category previously reported in July;
- 4% of strategies are projected to be less impacted by year-end than in July, with 2% improving as they move down a category from the severe or significant category, reflecting a more positive outlook.
- 2% of strategies moved from either negligible to minor or minor to moderate. 64% of strategies have a negligible or minor impact, while another 26% were impacted moderately.
- Strategies that have been significantly or severely impacted (down 2% from July to 10%) are related to interactions with the public or partners and are associated with services such as Arts & Culture, Bylaw Education & Compliance, Community Strategies, Municipal Elections, Parks & Open Spaces, Public Transit, Specialized Transit, Recreation Opportunities, and Social Programs.

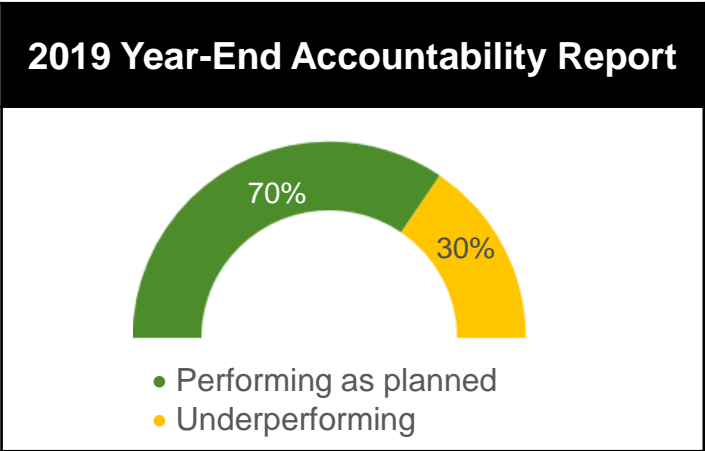
## Worse Case scenario



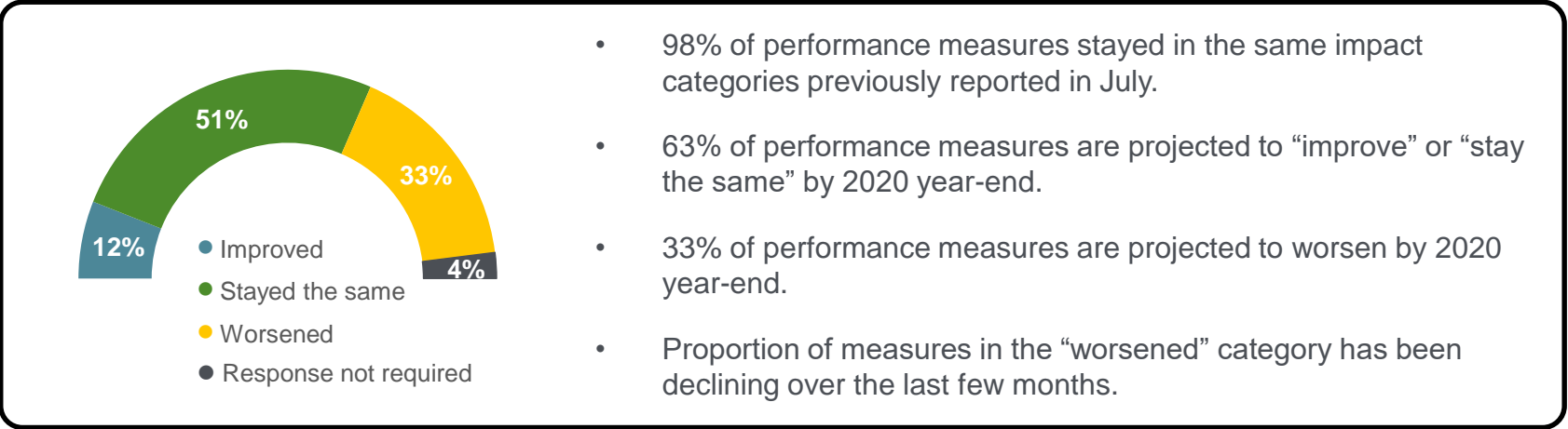
- Services identified a change with respect to the data for 99 out of the 609\* strategies if the worse case scenario comes to fruition.
- Overall, 33 services identified a shift into a more severe category to 16% of strategies, reflecting a more negative outlook.
- Significant and severely impacted strategies shift from 10% to almost double at 18%, while the remainder of the negatively impacted strategies moved within less impacted categories.
- These changes are due to an increase in uncertainty related to: ability to deliver community education and support programs; in-person service delivery; public events; in-person training (both City staff and citizen); and technology and communication activities.

# Projected performance impacts

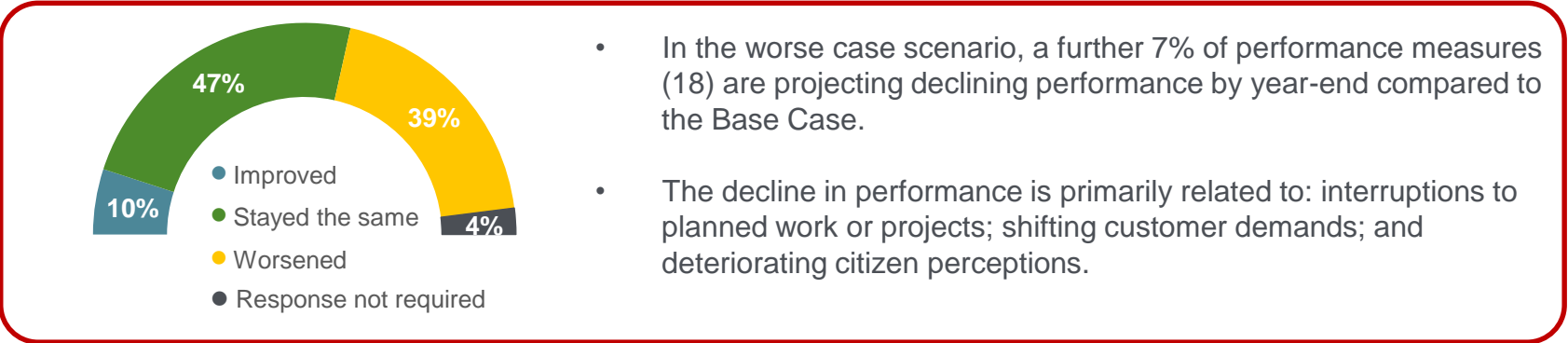
## Base Case scenario



The One Calgary 2019-2022 Service Plans and Budgets include 256 approved performance measures, each of which was reflected in the 2019 Year-End Accountability Report. At the end of 2019, 70% of the performance measures were performing as planned; and 30% were underperforming.



## Worse Case scenario



\*Performance measures from the Calgary Police Service are included. Performance measures related to Civic Partners (4% or 10 measures) are categorized as “response not required”.



# Projected Unmitigated 2020 Gap (Base Case)

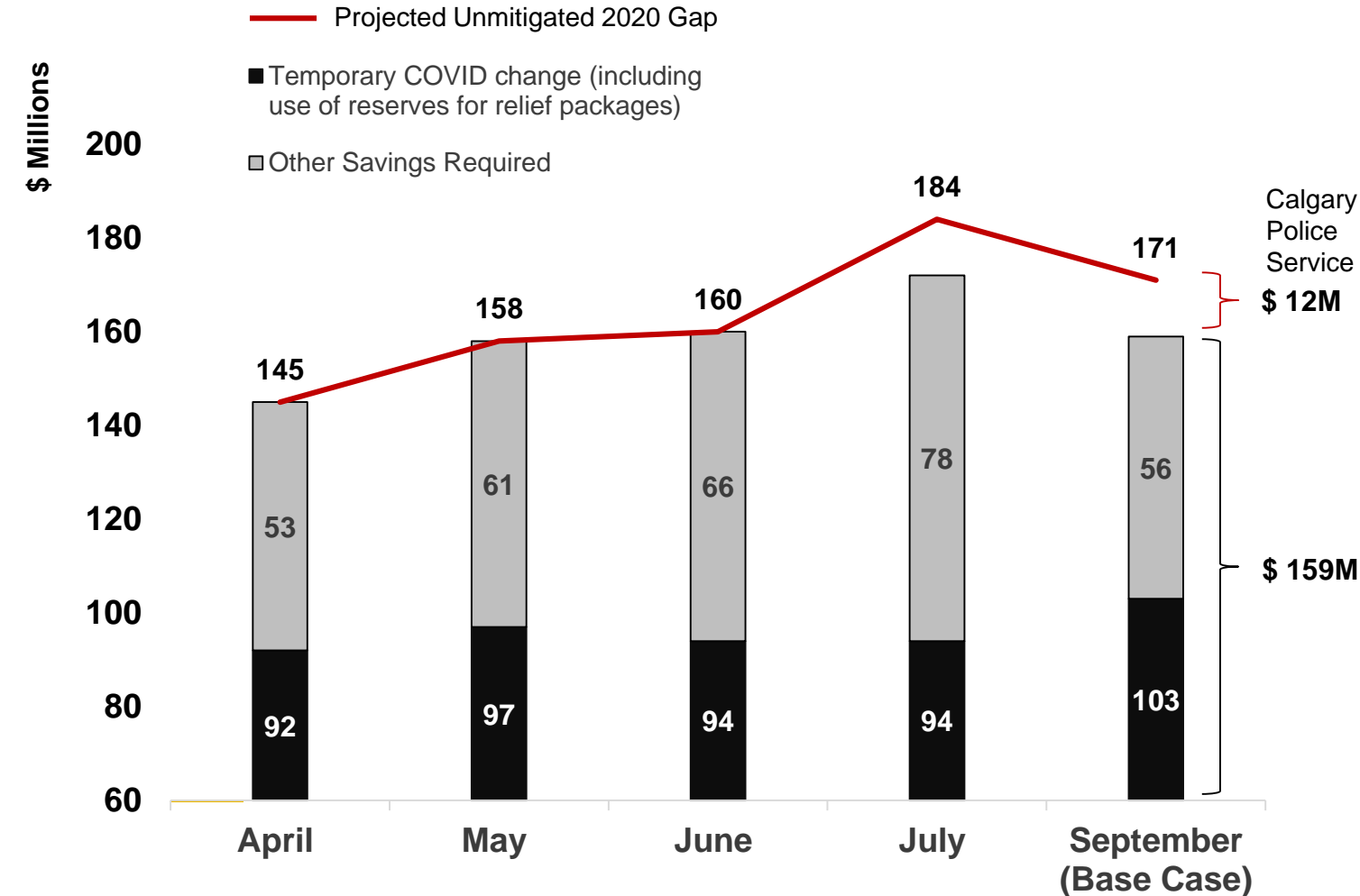
Account Category	September Projection (\$ M)	July Projection (\$ M)	Diff. vs July (\$ M)	Explanations
Revenue*	(251)	(237)	(14)	<ul style="list-style-type: none"> <li>• <b>Lower revenue for Real Estate due to unrealized land sales</b></li> <li>• <b>Corporate Programs revenue estimates revised</b> (franchise fees, Calgary Parking Authority dividend, penalty revenue, tax cancellations)</li> <li>• <b>Loss of specialized transit revenue</b></li> <li>• <b>Higher revenue projection for Recreation Opportunities as a result of facilities reopening</b></li> <li>• <b>Higher revenue projection for Public Transit due to school routes resuming in the fall</b></li> <li>• Council approved relief packages</li> <li>• Decrease in water consumption from temporary business closures</li> <li>• Lower franchise fees from water utility services</li> </ul>
Recoveries	(1)	(3)	2	<ul style="list-style-type: none"> <li>• <b>Higher demand for waste management as a result of Green Line project waste disposal</b></li> </ul>
Expenditures	81	56	25	<ul style="list-style-type: none"> <li>• <b>Lower reserve contribution for Real Estate due to unrealized land sales</b></li> <li>• <b>Expenditure estimates of Organizational Health, Safety &amp; Wellness reflect higher than anticipated overtime and support for COVID-19 related activities</b></li> <li>• <b>Several other services increased their cost estimates as more information became available</b></li> <li>• Vacancy savings from intentionally managing the workforce</li> <li>• Offset by increased overtime and supply costs associated with COVID-19</li> </ul>
<b>Total gap</b>	<b>(171)</b>	<b>(184)</b>	<b>13</b>	

Note: \$ estimates rounded to the nearest million.

Items in BOLD are changes from last months update



## Narrowing the Gap (Base Case)



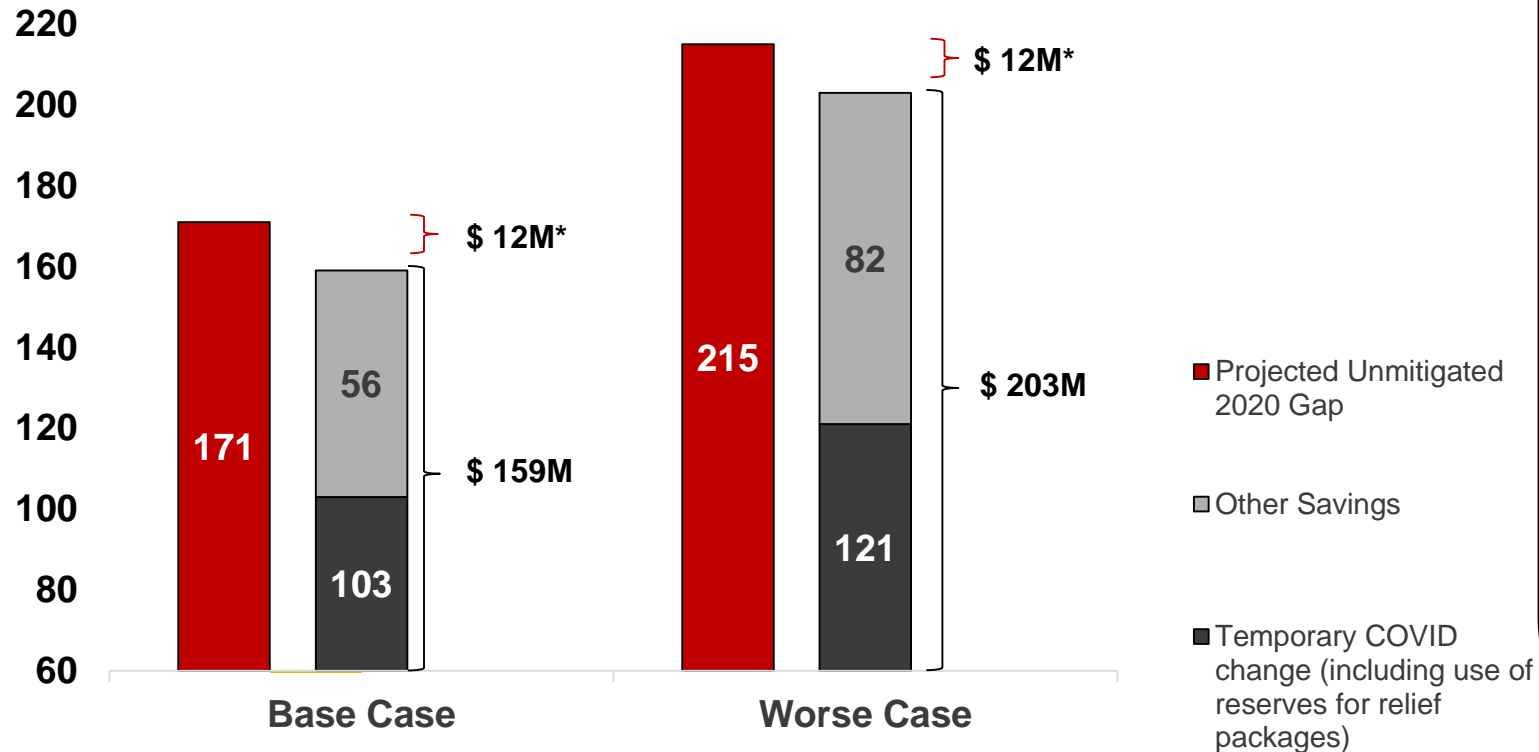
Note: \$ estimates rounded to the nearest million.

- Projected unmitigated 2020 gap decreased by **\$ 13M** to a total of **\$ 171M** primarily as a result of improved revenue projections for Recreation Opportunities and Public Transit.
- Reported temporary COVID change increased by **\$ 9M**, of which the majority can be attributed to service alignment to lower demand by Specialized Transit. **As a result of the above impacts, the requirement to find other savings decreased by \$ 22M.**
- Calgary Police Service estimates (**\$ 12M**) are the same as reported in July. The projections will be updated after further review by the Police Commission.
- Other savings will need to increase for any balance that Calgary Police Service cannot close.



# Comparing the September Scenarios

\$ Millions



Note: \$ estimates rounded to the nearest million.

\* Calgary Police Service

- Projected unmitigated 2020 gap increased by **\$ 44M** to a total of **\$ 215M** primarily as a result of lowered revenue projections for Recreation Opportunities and Public Transit as well as lower franchise fees and taxation revenue for Corporate Programs.
- Reported temporary COVID change increased by **\$ 18M** as services assumed an extension of already implemented service reductions due to lower demand associated with the partial lockdown.
- As a result of the above, the requirement to identify other savings increased by \$ 26M.**
- Calgary Police Service estimates (**\$ 12M**) are the same as reported in July and the Base Case. The projections will be updated after further review by the Police Commission.

# Largest value temporary COVID-19 changes in 2020 (September Base Case vs Worse Case)

Service	Base Case	Worse Case*	Summary	Citizen Impact
Public Transit	\$43	\$50	Rebalancing the service mix on transit routes	Direct
Specialized Transit	\$15	\$18	Align Specialized Transit to demand, use of contracted services instead	Direct
Building Safety	\$12	\$13	Expenditure reductions and utilization of reserve as required	Indirect
Water Treatment & Supply	\$11	\$14	Delayed capital and operating upgrades, lower interest expenses	Indirect
Business Licensing	\$4	\$4	Increased reserve drawdown due to approved Business License relief package	Direct
Sidewalks & Pathways	\$3	\$3	Relinquish and absorb growth, maintain pedestrian pavement marking level of service, service levels for snow and ice control slightly reduced	Direct
Streets	\$3	\$3	Service levels not increased as planned or reduced	Direct
Development Approvals	\$2	\$2	Utilization of reserve as required to offset revenue decline and fee waiver	Indirect
Real Estate	\$2	\$3	Funding of the rent relief and acquisitions fee deficit	Direct

*Note: All \$ figures rounded in millions*

*\* Increase in temporary COVID change reflects an extension of already implemented service reductions as a result of lower demand associated with the partial lockdown*

Slight	Low	Medium	High	Severe
5%	20%	32%	30%	13%

Slight	Low	Medium	High	Severe
4%	19%	26%	33%	18%

## 2020 Year-end September projection

5 Priority Risks*	From 2020 Year-end September projections (Base Case)
Economic Risk	This risk is impacted by a combination of the COVID-19 pandemic and the collapse of crude oil prices, which have caused three principal shocks to Calgary's economy: structural change, supply shock and a demand shock. The culmination of the three shocks has had a significant impact on our economy. Multiple services expressed deferred or delayed revenue as a specific impact. <b>Several services noted concern over anticipated economic impacts due to a potential second wave.</b>
Financial Risk	This risk is impacted by the accuracy of the projected gap and the successful delivery of temporary service changes to generate savings that assist in closing the gap. With the SAVE program already in progress, delivering additional savings will be challenging. Services indicated they will continue to draw from reserves to offset decreases in revenue or increased expenditure, or to address adverse variation from forecasted growth. Services have identified costs related to sustained closures or re-launch activities as a risk. Administration may evaluate additional temporary service reductions if the financial gap widens.
Health, Safety and Wellness Risk	This risk remains high and is acutely impacting some areas more than others. Many services noted this as their top risk while they continue to monitor staff health, safety, and wellness. The City is managing the need for personal protective equipment as well as process changes to ensure safety equipment and protocols are established and effective.
Infrastructure Management Risk	This risk varies as many City owned buildings are experiencing a decreased in usage which can be translated into reduced maintenance service levels and costs. However, long-term planning projects are also being reduced which will result in a gap in data and will impact our ability to proactively manage our building assets.
Reputation Risk	This risk has been noted by more services as their top risk. While a number of services are gradually reopening, some service reductions remain which may negatively impact citizens' perceptions. reopening City services could pose a threat to reputation if the public perceives that we are not able to do so safely. Currently, a large majority of citizens agree that as The City reopens its services, it's taking precautions to limit the spread of the virus.

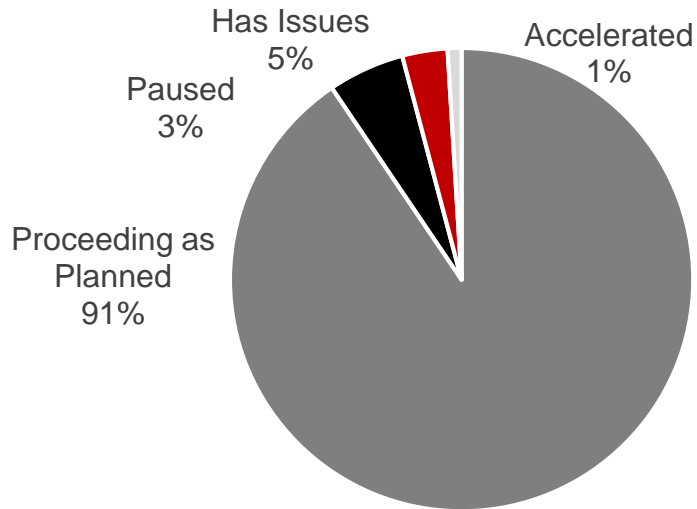
In the Worse Case there is increased uncertainty related to: ability to meet citizen expectations; closures of facilities to the public; aggregate financial impacts; and health, safety and wellness concerns. There is also an increase in social risk impacting our ability to maintain certain long-term strategies.

\*The 5 Priority Risks are a subset of The City's Principal Corporate Risks and were approved by Administrative Leadership Team (ALT) in 2020 June. A full update on The City's Risk Profile, including all of the Principal Corporate Risks were provided to the Audit Committee on 2020 July 23. **Items in BOLD are changes from last month's update.**

# The City's current capital situation

Overall, The City continues to move forward with capital investments

August – How are Investments proceeding?



- Most investments continue to proceed as planned
  - Constantly monitoring whether we are allocating capital to the right investments
- Month-over-month, investments have been stable (92% Proceeding as planned for July, 91% in June)
- The City is in the process of identifying shovel-worthy investments for application to the Municipal Stimulus Program (\$152.8M allocation to Calgary)
- Some investments have accelerated – e.g. Facility lifecycle
- The City continues to watch and mitigate key risks that may impact schedules

# Workforce

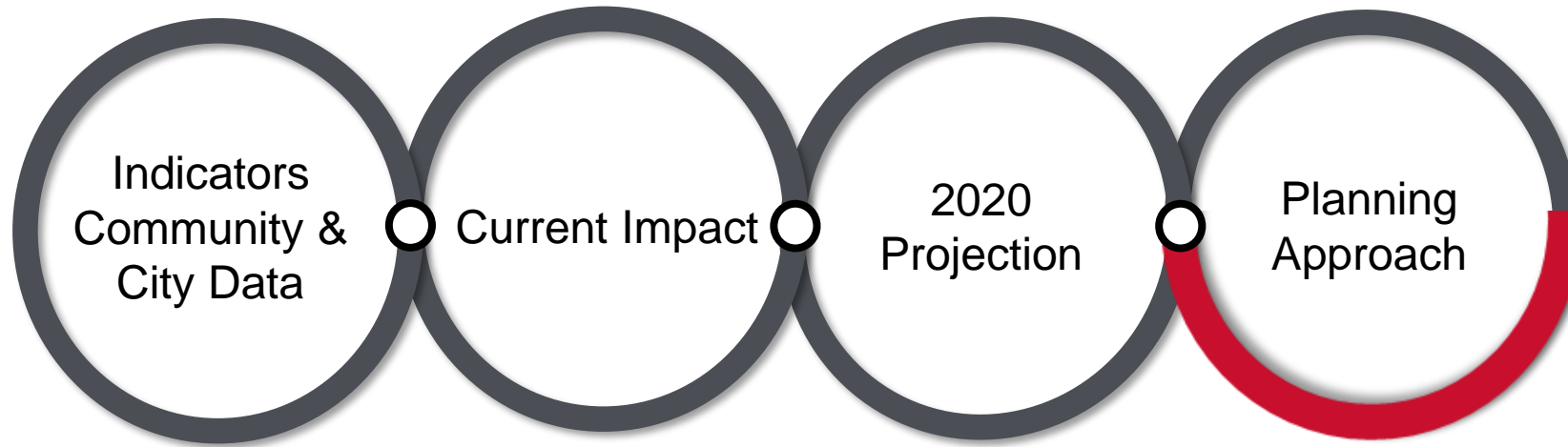
The health, safety and wellness of our employees is a priority.

- To treat employees with dignity and respect while balancing employer/employee interests

Extensive support for employee health, safety and wellness, including:

- Regular communications (e.g. townhalls to resume in September, updates on the reoccupation and COVID-19 are provided in All Employee Notice bulletins, myCity Webpages).
- Reoccupation playbook and dedicated webpages have been developed to address facilities, space, physical and psychological safety and the employee experience . The Playbook is developed to evolve and respond to changes that may occur.
- Intentional workforce management and adjustment
  - Prioritized hiring continues with oversight by the Corporate Workforce Planning Committee.
- Anticipating recovery – ongoing workforce planning (culture, skill set and complement) for current state and economic resilience to align with Provincial relaunch updates.

## We have a robust planning approach





# Some important questions from Council are guiding our work

## **Initial response provided 2020 April 30 (COVID Response Section) and update provided today (Current Impact Section)**

- 1) How will the desires and needs of Calgarians change?
- 2) What options do we have in our operating budget and capital budget?
- 3) Where do we lean in and out of services?

## **Initial response provided 2020 April 6 and/or further information provided 2020 April 30 (Municipal Relief Section)**

- 1) How will the ability of taxpayers and ratepayers to pay be impacted?
- 2) What options do we have in policy?
- 3) What can the City do to help - as an employer, a government, and corporation?
- 4) What is the City's plan in terms of offering relief for taxpayers?

## **Response provided 2020 July 14 with the report on indicative rates (Multi-Year Business Planning and Budgeting)**

- 1) Does it still make sense to have a four year budget process with such volatility in the world, country, and province?

## **We are continuing to monitor**

- 1) How will the most vulnerable in our city be impacted?
- 2) How will the decisions of local business impact Calgary?
- 3) What is the impact of the world financial market volatility on our ability to achieve our budget targets?

# A dynamic environment requires an agile, value-driven approach to planning

Not like this...



Instead like this!





# Our initial forecasts will become more refined over time

## 1 Initial Forecast

2020 April 30

Initial process gathered data for preliminary scenarios

## 2 Updates

2020 May 25, July 20 and July 27

Update single scenario 2020 year-end projections & impacts

## 3 Updates

2020 September 14

Update two scenarios 2020 year-end projections & impacts



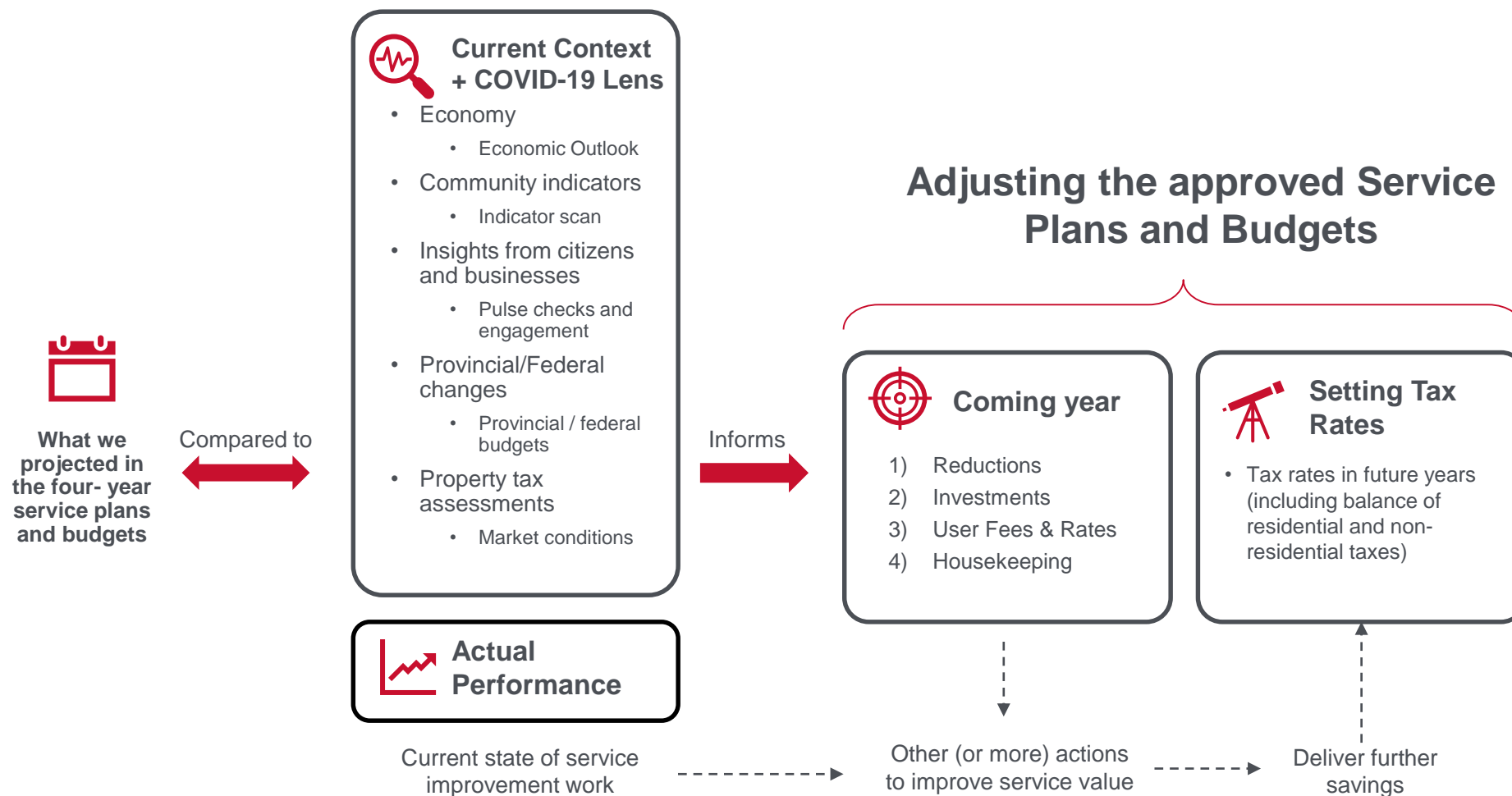
Next steps

## 4 Refinement

Scenario with more detailed planning assumptions:

- 2020 year-end projections, baseline for 2021
- Planning assumptions carried forward to Mid-Cycle Adjustment 2021 one-time adjustments

# We will fit the elements of the adjustments process around the emergency response and recovery



## Striking the right balance



- Managing costs while delivering the high-quality services that citizens and businesses want and need is a balance we always work to achieve.
- In response to COVID-19, we must additionally balance controlling costs in the immediate term and the speed with which we are able to ramp up our services again as we move toward recovery.
- As we turn our focus to relaunch and recovery, maintaining affordability will be a key consideration in reopening City facilities and in how we are able to meet any increases in demand for City services. This will be an important theme in our corporate planning and budgeting this year and beyond.

Clerks Note to  
Combined Meeting of Council  
2020 September 14

ISC: UNRESTRICTED  
TT2020-0837

**Mobility Trends in Calgary – Covid-19 Transportation System Monitoring (Verbal),  
TT2020-0837**

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON TRANSPORTATION  
AND TRANSIT, 2020 JULY 22:**

That Council receive the Administration Presentation for the Corporate Record.

**Excerpt from the Minutes of the Standing Policy Committee on Transportation and Transit,  
2020 July 22:**

**“Moved by** Councillor Chu

That with respect to Report TT2020-0837, the following be approved:

That the Standing Policy Committee on Transportation and Transit recommend that Council receive this presentation for the Corporate Record.

**MOTION CARRIED”**

Attachment:  
Administration Presentation



A nighttime photograph of a city street. In the background, a large, ornate clock tower with multiple faces is illuminated. To its left is a modern building with lit windows. In the foreground, a street lamp with a curved arm is visible, and the street is wet, reflecting the lights.

# TT2020-0837 Mobility Trends in Calgary

## COVID-19 Transportation System Monitoring

Presentation to SPC on Transportation and Transit – July 22, 2020  
Ryan Vanderputten, Director Transportation Planning



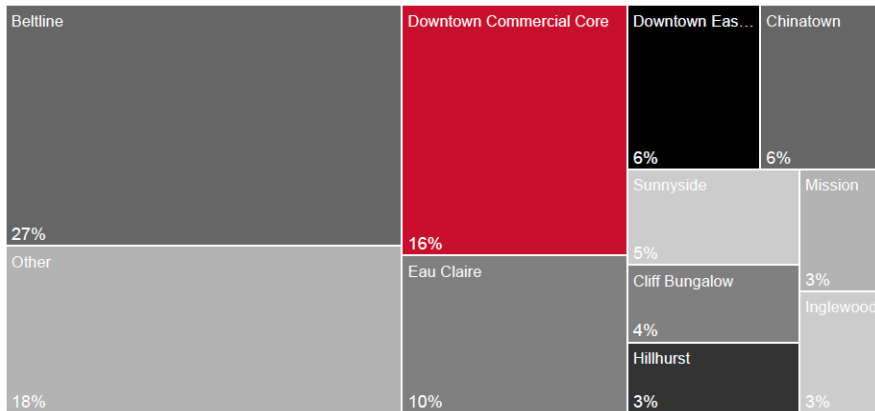


Total 2020  
e-Scooter trips  
**228,300**  
May 22- July 12

Average  
**4,500**  
e-Scooter  
Rides per Day

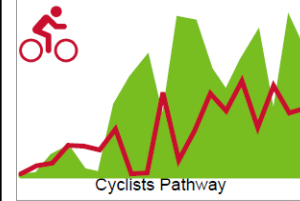
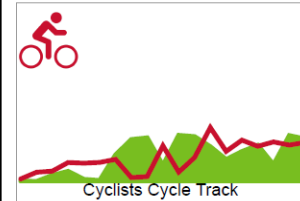
**3**  
e-Scooter  
Companies  
operating in  
Calgary

% of e-Scooter Trips Originating in District (May 22 - July 12)



Weekend Eco-Counter Location  
Data: 2020 Compared to 2019

— 2019 Daily Vol... — 2020 Daily Vol...



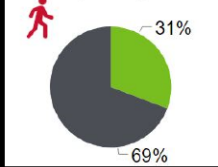
Memorial Drive Adaptive Roadway

Total Adaptive Road & Pathway Users  
(Peds+Bikes per 10 Hr Weekend Study Day)

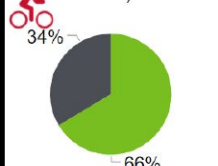
● Adaptive Roadway (1) ● South Pathway (1)



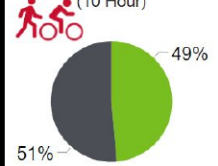
Pedestrians % by Facility  
(10 Hour)



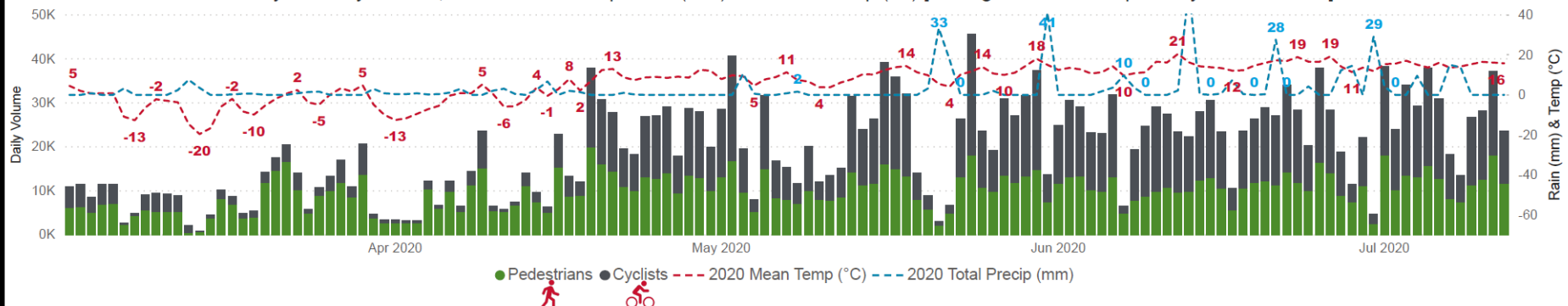
Bikes % by Facility  
(10 Hour)



Total Users % by Facility  
(10 Hour)



Daily Pathway Volume, Max of Total Precipitation (mm) and Mean Temp (°C) [Average from several pathway Eco-Counters]



# Calgary



July 12, 2020

## Mobility Trends in Calgary

COVID-19 Transportation System Monitoring

### Transit

First two weeks of  
COVID-19

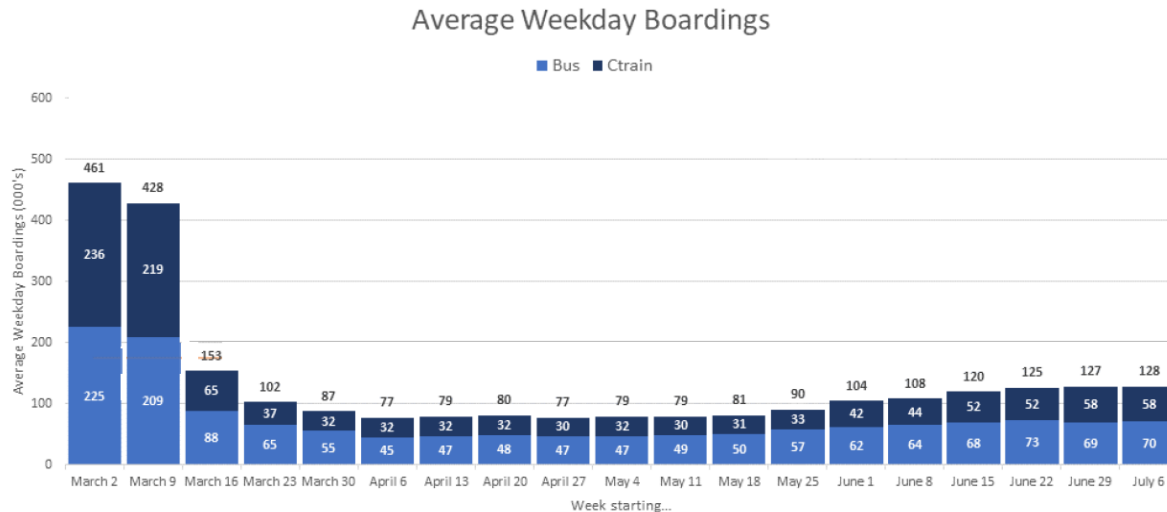
# -90%

Ridership decline from  
normal

May 25: Reduced  
Frequency on:

# 61

Routes



LRT Ridership

# 58,000

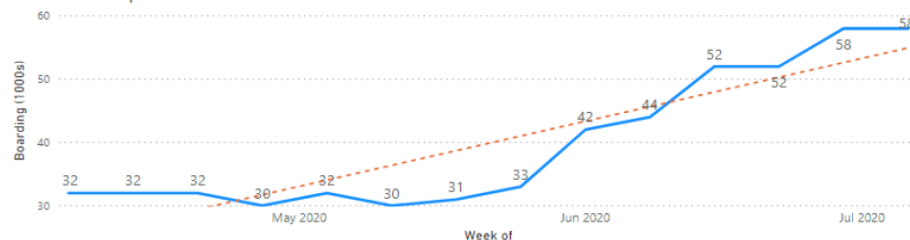
Average boardings  
per day  
(week of July 6-10)

Bus Ridership

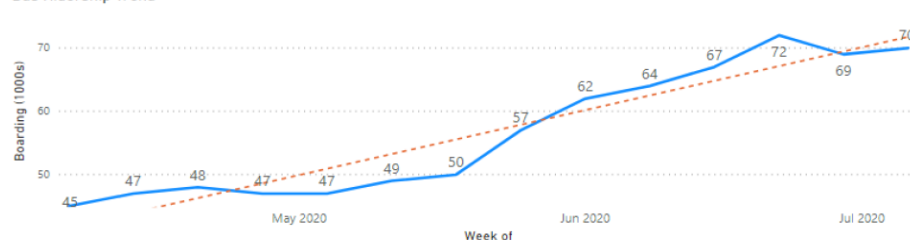
# 70,000

Average boardings  
per day  
(week of July 6-10)

C-Train Ridership Trend

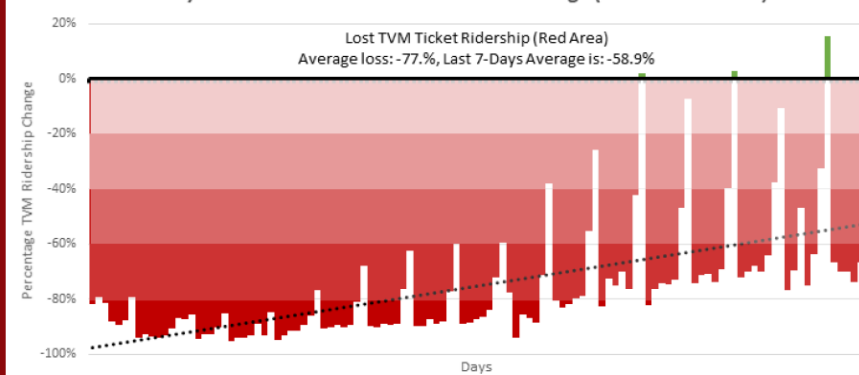


Bus Ridership Trend



- Positive growth of Ticket Vending Machine sales.
- Growth of Saturday Ticket Machine sales compared to pre-COVID
- Note that TVM sales do not include tickets & bus passes and therefore typically represent people who do not regularly ride transit.

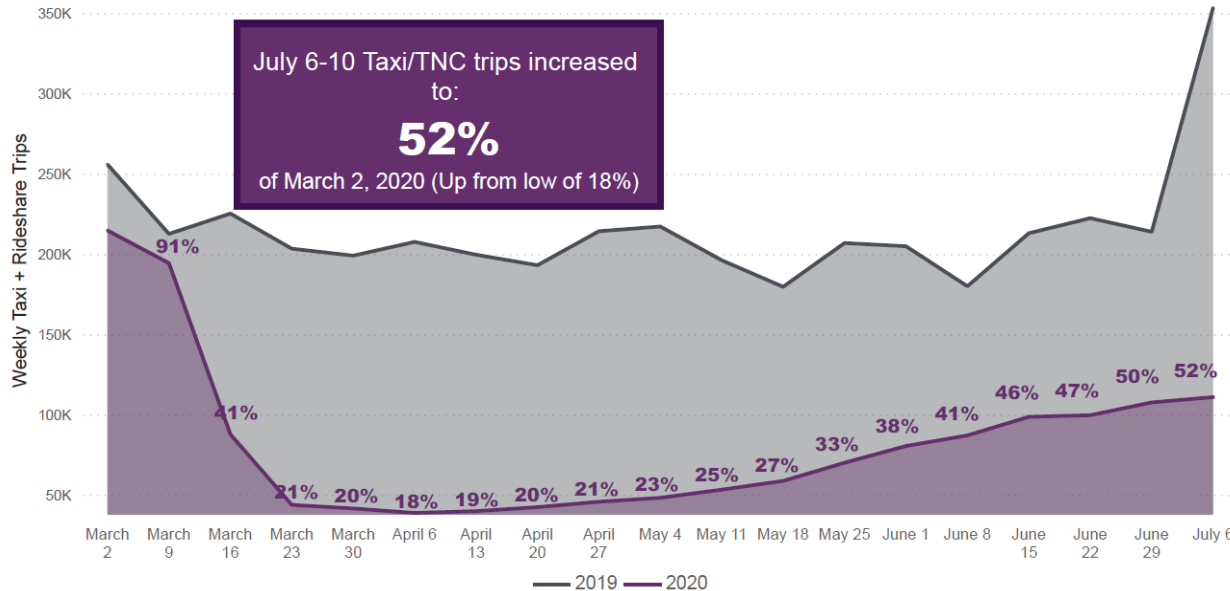
Net Daily Week-over-Week TVM Ticket Sales Change (March 15 To Date)







Weekly Taxi + Rideshare Trips (2019 vs 2020) & Percent Change from March 2, 2020

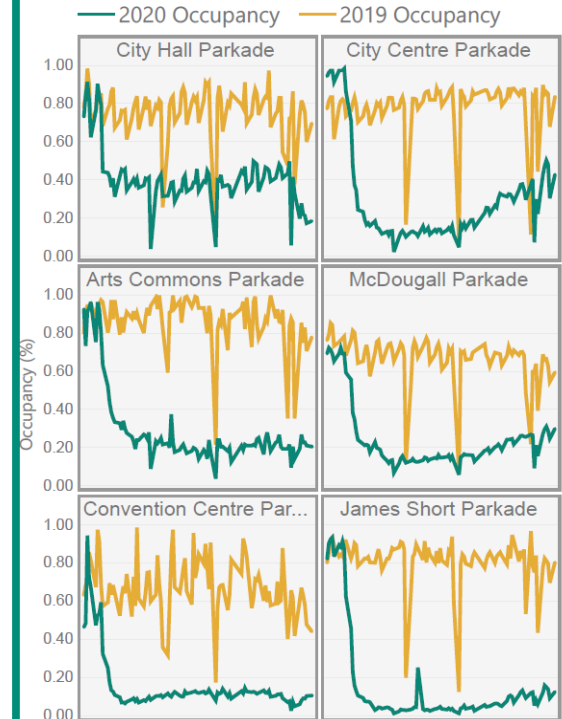


### Stampede Week 2020

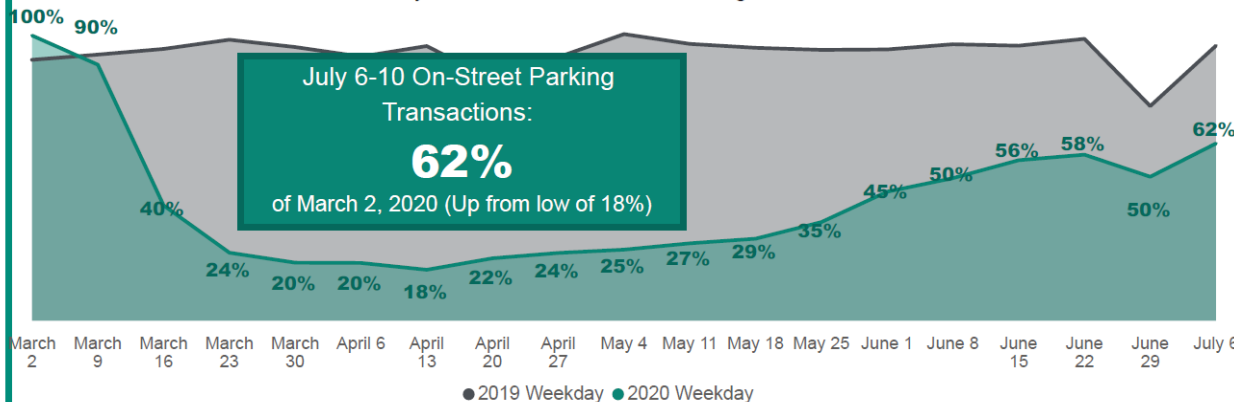
The 2020 Greatest Outdoor Show on Earth was Cancelled

30% of Taxi/Rideshare trips during the 2020 Stampede Week compared to 2019 Stampede

Downtown Weekday Parkade Occupancy (Source: Calgary Parking Authority)

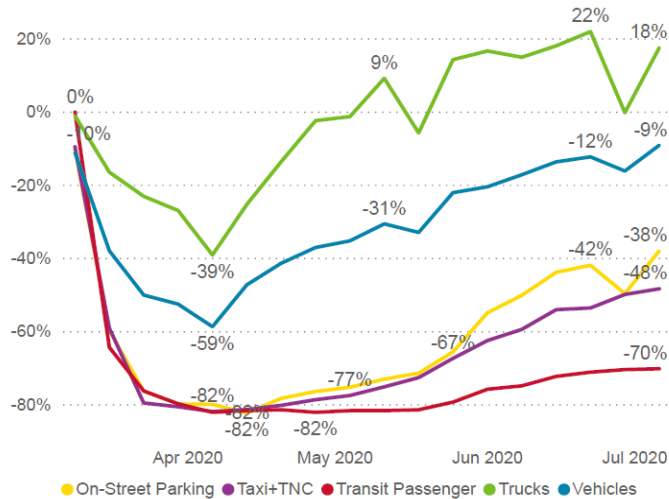


Weekday Transactions for On-Street Parking: 2020 vs 2019



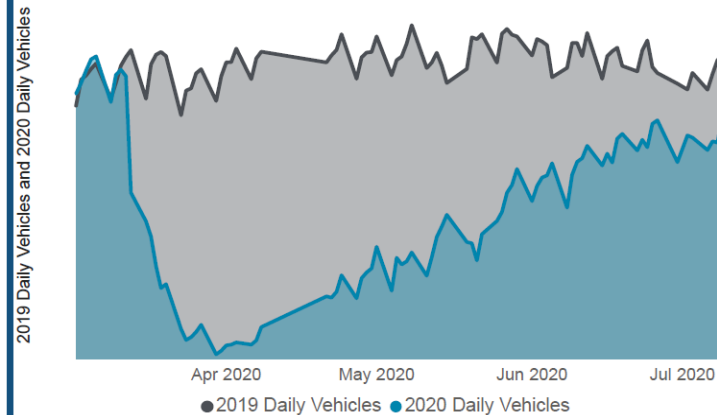


% Change from March 2 by Mode



Average of 2 Count Sites: Weekday Vehicle Volume

Average Weekday Vehicle Volume: 2019 and 2020

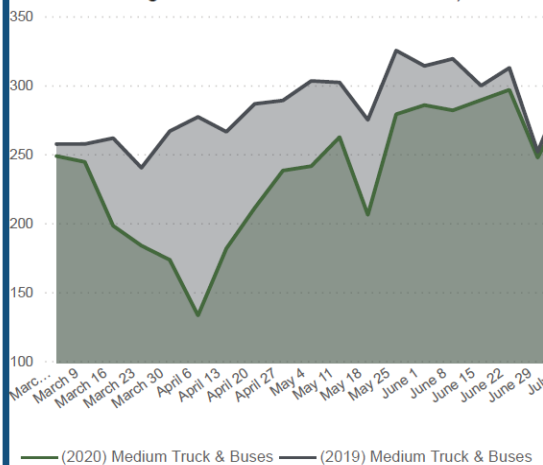


July 6-10 vehicle volume

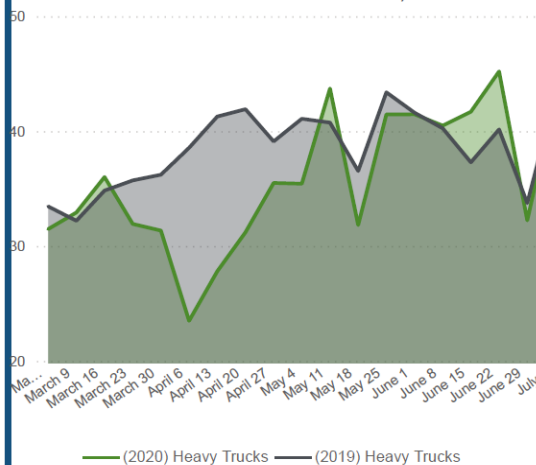
**91%**

of the volume at the same time in 2019 (Skeletal Roads)

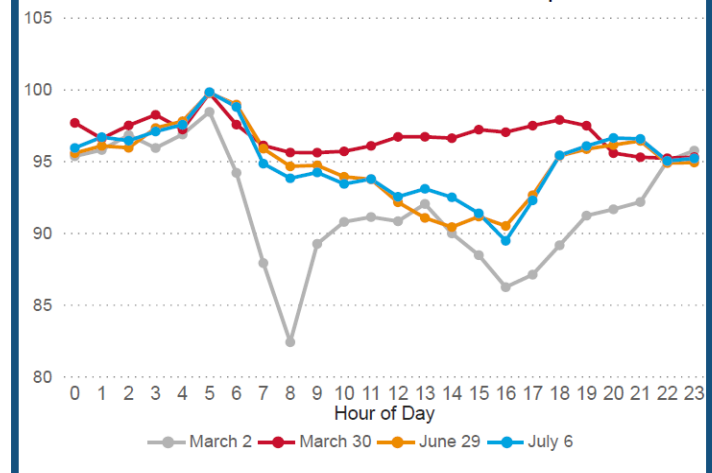
2020 vs 2019 Medium Trucks & Bus Volume (Weekday average of 2 Permanent Count Stations)



2020 vs 2019 Heavy Truck Volume (Weekday average of 2 Permanent Count Stations)



Eastbound Glenmore Trail: 85% Speed





**Transportation Report to  
SPC on Transportation and Transit  
2020 July 22**

**ISC: UNRESTRICTED  
TT2020-0722**

**Calgary Transit Ridership, Revenue and RouteAhead Update**

---

**EXECUTIVE SUMMARY**

Calgary Transit identified the impacts of the COVID-19 pandemic on service delivery in a report to the 2020 June 25 meeting of the SPC on Transportation and Transit. This report expands on that discussion to identify impacts on ridership and revenue, as well as providing the annual update on RouteAhead: Strategic Plan for Transit in Calgary.

As of 2020 July 8, Calgary Transit ridership is approximately 75 per cent lower than normal levels due to the pandemic. Revenues are projected to be approximately \$105 million lower than budgeted by year end, assuming Alberta's Relaunch continues at its current trajectory. To address these issues, service investments must remain constrained in 2020/2021. New ways to deliver service are identified in this report, including:

- My Fare future enhancements and new non-fare revenue streams;
- On-Demand service in low-ridership areas; and
- Mobility hubs and trip planning to capitalize on emerging shared systems (mobility as a service).

**ADMINISTRATION RECOMMENDATION:**

That the SPC on Transportation and Transit recommend that Council:

1. Approve Administration's request to defer the review of seniors and youth pass pricing to no later than Q3 2021 to allow for stakeholder engagement using the guiding principles outlined in Attachment 1; and
2. Request Administration to report back to the SPC on Transportation and Transit no later than Q3 2020 with the Route Ahead Project Prioritization.

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON TRANSPORTATION  
AND TRANSIT, 2020 JULY 22:**

That Council adopt the Administration Recommendations contained in Report TT2020-0722.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2013 January 14 Combined Meeting of Council, report TT2012-0833, RouteAhead: A Strategic Plan for Transit in Calgary, was approved with the recommendation that Council direct Administration to prepare an annual status report on implementation of RouteAhead.

The following was approved as part of the 2019 November 12 Strategic Meeting of Council: "Moved by Cllr Farrell, Seconded by Cllr Woolley. That with respect Report C2019-1052, the following Motion Arising be approved: That Council direct Administration to include a review of seniors and youth pass pricing as part of the RouteAhead Update returning to the Standing Policy Committee on Transit and Transportation in Q3 2020."

**BACKGROUND**

RouteAhead, a 30-year Strategic Plan for Transit in Calgary, has guided investments in operating and capital funding for the past seven years. RouteAhead is founded and organized

Transportation Report to  
SPC on Transportation and Transit  
2020 July 22

ISC: UNRESTRICTED  
TT2020-0722

## **Calgary Transit Ridership, Revenue and RouteAhead Update**

around core principles encompassing the customer experience, our network, and our finances. Attachment 1 includes updates on our customer experience and our finances amid the pandemic. A report focussing on our network is scheduled for presentation to the SPC on Transportation and Transit in Q3 2020.

Transit is critical to a sustainable city and our climate strategy. Finding ways to maintain service levels in the latter stages of the pandemic is recommended from a social, environmental and economic perspective. Nevertheless, operating funding for transit comes from both tax support (normally approximately 55 per cent) and revenues from fares, parking fees, advertising and other revenues (approximately 45 per cent). With the reduced revenues from the pandemic, The City is unable to maintain service at the planned budgeted levels.

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

The Transportation department is currently analyzing three COVID-19 recovery scenarios using a strategic foresight process to identify potential medium-to-long term impacts from the pandemic on the transportation system. The scenarios are not projections but identify a plausible range of impacts that the department should plan for, given the uncertainties inherent to pandemic recovery. A summary of the Transportation scenarios, key findings and any recommended actions will be briefly addressed in Fall 2020 in the Next 20 report to the SPC on Planning & Urban Development.

A preliminary review of potential impacts has identified two key areas where the pandemic is accelerating changes in trends that were already emerging before the pandemic. These are:

- Increasing acceptance of remote work by employees and employers, and
- Increasing demand for delivery services rather than traditional shopping trips.

While these imply a lower demand for transit service, there is also a short-term desire for physical distancing on transit vehicles, and consistent demand for service throughout the day to provide mobility to Calgarians who need and choose to ride transit for a variety of trip purposes. Thus far, where transit service has been reduced or routes removed, an alternative transit service offering has been available (e.g. express buses removed, but feeder bus to a bus rapid transit route remains).

Calgary Transit is finding ways to mitigate the ridership and revenue shortfall, including:

- Restoring front-door boarding with innovative operator shields to facilitate improved fare compliance;
- Introduction of My Fare, initially for adult and youth single-ride tickets, monthly passes and day passes;
- Investigating special event ticketing that includes transit fares;
- Investigation of naming rights revenue and use of space on media and in stations;
- Promoting adjusted work-day hours with major employers; and
- Collaborative marketing to co-promote Calgary Transit with destinations and employment centres.

In addition to retaining some service reductions, including adjustments to back of house and management staffing levels, Calgary Transit is evaluating alternative service delivery in order to sustain critical service and leverage emerging technologies, including:

**Transportation Report to  
SPC on Transportation and Transit  
2020 July 22**

**ISC: UNRESTRICTED  
TT2020-0722**

**Calgary Transit Ridership, Revenue and RouteAhead Update**

---

- Expansion of fare products offered on My Fare;
- Enhancements to trip planning applications that include shared mobility, regional transit, and integration of My Fare; and
- Modest investments in infrastructure at key stations to build multi-modal integration (mobility hubs), including additional cycling infrastructure, eScooter availability, carshare parking and electric vehicle charging.

Another alternative service delivery model Calgary Transit is currently reviewing, is On Demand transit. Based on the preliminary findings from the pilot project outlined in a report to the SPC on Transportation and Transit on 2020 June 24, On Demand service will provide an opportunity to invest in transit service earlier in new and actively developing communities where demand is low and it is not possible to introduce fixed-route transit service at higher cost. Actively developing communities would likely see a mode progression from On Demand to fixed route Calgary Transit service at some point in their development.

At the other spectrum of development, there may be communities that already have fixed route transit service that is low-performing and not sustainable. On Demand service may provide benefits in low ridership areas or in low ridership time periods, such as late evenings and weekends.

Administration evaluated routes affected by the pandemic to see if On Demand community shuttle service would be appropriate. An area west of Sarcee Trail and south of Highway 1 appears suitable for this application. If the opportunity is pursued, four transit routes will be replaced by On-Demand community shuttle service (94, 164, 439, 454). Remaining routes will remain operating in fixed-route format. The reason for these to remain is to carry customer outside the zone (travel outside the On Demand zone is not feasible for On Demand service) and to carry larger volumes of customers for which On Demand service is unsustainable.

Other initiatives that arise from the Solutions for Achieving Value and Excellence (SAVE) program will be incorporated into Calgary Transit's work program. Preliminary results will be presented to the Priorities and Finance Committee in 2020 September.

Administration evaluated the approaches of several other agencies through the Canadian Urban Transit Association prior to developing these initiatives. The context of each agency (governance, transit service area, fleet mix, etc.) needs to be considered in evaluating whether or the agency's approach is a suitable fit in Calgary. The pre-existing downturn in the local Calgary economy that began in 2015 has been exacerbated by the COVID-19 pandemic, making it increasingly challenging for The City to sustain transit service levels.

**Stakeholder Engagement, Research and Communication**

A summary of key findings from Customer Usage and Attitudes survey is included in Attachment 1. These findings are informing our approach to service delivery in 2020/2021.

Prior to making recommendations with respect to a means-based fare structure and reviewing senior and youth fares per Council direction, Administration will be engaging key stakeholder groups. Due to the impacts of the pandemic on group meetings, Administration is requesting a deferral to allow for engagement to take place in Q3-Q4 2020, leading to recommendations in 2021. The guiding principles in Attachment 1 are a basis for the engagement discussions. The results will then inform the next Calgary Transit four-year budget and fare structure.

Transportation Report to  
SPC on Transportation and Transit  
2020 July 22

ISC: UNRESTRICTED  
TT2020-0722

## **Calgary Transit Ridership, Revenue and RouteAhead Update**

---

### **Strategic Alignment**

New and innovative models for service delivery support the long-term goals of the Municipal Development Plan and Calgary Transportation Plan by enabling transit service in areas of the city that would otherwise be unsustainable based on current fiscal projections. These services align with Council Priorities for a well-run city and a city that moves.

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

Transit service investments are key to Calgary's triple-bottom line sustainability. Investment in public transit benefits the broader community by helping revitalize economic centres and main streets, providing mobility choice, connecting employers to their workforce, supporting greenhouse gas emission reductions, and supporting transit-oriented development. Transit investments maximize the potential for developments within Calgary to generate tax revenue.

The tactics outlined in this report will enable Calgary Transit to support Calgary's Climate Strategy by aligning investments with other emerging shared systems. The expanded integration of fare products into My Fare improves access for vulnerable populations, resulting in more equitable service delivery.

### **Financial Capacity**

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

Earlier this year, the Government of Alberta and The City of Calgary reached an agreement that would see \$4.5 million transferred from The Province to The City each year between 2020 March 2 and 2023 March 31 to support the Fair Entry Low Income Transit Pass program, with no additional funding of cost overruns. The impacts of the COVID-19 pandemic are anticipated to include higher unemployment and higher volume of applications from students for use of the program (as a result of the suspension of UPass programs by post-secondary institutions). Impacts will be identified in One Calgary adjustments in Fall 2020.

Investments in new and actively-developing communities that were identified in One Calgary for introduction in 2020-2022 will be reviewed to see if a) On-Demand service similar to the pilot project in Livingstone/Carrington would be appropriate, and b) if there is fiscal capacity to introduce any service, regardless of what type of service.

Calgary Transit continues to evaluate the financial possibilities of providing On Demand service as compared to fixed routes. The On Demand model may allow Calgary Transit to tailor service more closely to demand by location and time of day. If On Demand is able to service a larger geographic area while providing reasonable levels of service, it may provide a third option between maintaining existing routes in a low-performing area or deleting the routes entirely. However, these potential efficiencies have yet to be proven in areas of existing service. It is recognised that the cost per trip of On Demand will be affected not only by ridership but by attributes such as service area size, number of stops, and road structure. Introduction of On Demand community shuttle service will help to quantify these variables.

On Demand service in existing communities is not expected to save money in the short-to medium-term due to the impacts of starting up a new line of service for customers already used

Transportation Report to  
SPC on Transportation and Transit  
2020 July 22

ISC: UNRESTRICTED  
TT2020-0722

### **Calgary Transit Ridership, Revenue and RouteAhead Update**

---

to Calgary Transit service (telephone support, consistent span of service, responsive to school-based peak demand, etc.).

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

The strategies identified in this report include capital infrastructure that will be identified in future reports. Furthermore, major capital projects, fleet and facilities associated with Calgary Transit asset management, renewal and expansion will be identified in a report tentatively entitled RouteAhead Project Prioritization, scheduled for presentation to the SPC on Transportation and Transit in Q3 2020.

#### **Risk Assessment**

There is potential for additional unforeseen impacts on ridership and revenue due to COVID-19. These can be mitigated through the scalability of service (e.g. reduced service, fewer vehicles in use, and tighter span of service during the day) but the customer experience and attractiveness of transit as a mode of travel will be drastically impacted as a result.

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

Impacts of the COVID-19 pandemic on ridership and revenue will constrain The City's capacity for transit service delivery in 2021.

#### **ATTACHMENT(S)**

Attachment 1 – Calgary Transit Ridership, Revenue and RouteAhead Update





# Calgary Transit Ridership, Revenue and RouteAhead Update

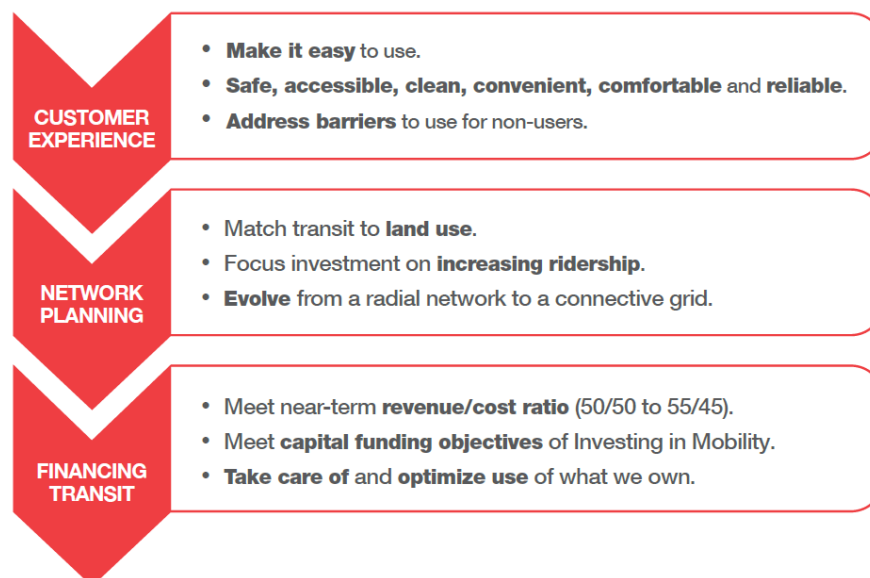
## Introduction

The COVID-19 pandemic has impacted transit ridership, revenues and service delivery in ways that could not be foreseen in 2019. At the height of the pandemic in April 2020, ridership was 10 per cent of 2019 levels. In June/July 2020, the return of activity can be seen in the ridership on Calgary Transit, which is increasing every week and is now at 25 per cent of 2019 levels.

Calgary Transit surveys suggest customer satisfaction remains high among transit users. However, recent surveys of users and non-users suggests that the return to normal ridership will take time.

Reduced transit demand will be compounded by lower-than-normal economic activity. The gap in revenues as a result of the pandemic cannot be ignored, and service adjustments are required in 2020/2021 at a minimum as outlined in this report.

This report serves as Calgary Transit's update on the status of RouteAhead: a 30-Year Strategic Plan for Transit in Calgary, which was approved by Council in March 2013. Route Ahead was organized around the following core principles:



An overview of the **customer experience** amid the COVID-19 pandemic is described in the first section of this report. Initiatives to improve the customer experience as part of Calgary Transit's recovery in 2020/2021 are described at the end of this report. A key focus of this report is **financing transit** amid the current and projected impacts on revenues due to the pandemic. Strategies to mitigate the impacts on ridership/revenues are discussed, including fare strategy, new On Demand service areas, and application of "mobility as a service". A RouteAhead Update report specific to **network planning**, including capital projects, fleet and facilities will be presented to the SPC on Transportation and Transit in Fall 2020.

## **Calgary Transit Survey of Customer Usage and Attitudes amid COVID-19**

Calgary Transit conducts regular customer research to determine customer perceptions and needs, monitor trends, collect data for decision making, tracking of metrics, and provide actionable business intelligence. With the advent of the COVID-19 pandemic, Calgary Transit's customer research pivoted to reset our baseline customer understanding, provide direct and relevant intelligence regarding our customers and their relationship to transit service, and determine the value and reach of the various safety measures and restrictions available to Calgary Transit.

There are two components to the research project: a monthly tracker and a larger usage and attitudes study. The monthly tracker will run for five months to continue to monitor changes in Calgary Transit's customer base and their transit experience. The usage and attitudes survey is a one-time initiative.

The first monthly tracker was in the field from May 28 to June 7, 2020 and sampled 170 Calgarians recruited through the Calgary Transit Panel. The usage and attitudes survey was in the field from May 28 to June 9, 2020 and sampled 403 Calgarians using the Calgary Transit Panel and the Leger LEO (Leger Opinion) panel (<https://www.legeropinion.com/en/>).

Future monthly tracker surveys may introduce relevant changes to the data or situation and the outcomes could vary in future reports.

### ***Key Findings***

- Key reasons for taking transit have shifted from work and school dominated trips to personal appointments and work followed by equally ranked social activities, shopping, and household errand activities.
- As restrictions ease, 52 per cent of recent or current transit riders will use transit the same as before and 33 per cent will use it less than before the pandemic started.
- Respondents who had used Calgary Transit since the lockdown restrictions came in place are consistently more comfortable using Calgary Transit than respondents who have not taken Calgary Transit since the lockdown started.
- Cleaning high-touch surfaces, nightly deep cleans, and blocking off seats to ensure social distancing are top-of-mind for our customers.
- The most effective combination of restrictions or measures to reach the most customers and ensure customers are comfortable and safe using transit are:
  - Mandatory use of face masks for customers;
  - Asking customers not to board a bus or train if they have flu-like symptoms; and
  - Disinfecting high touch surfaces inside of the vehicles throughout the day.

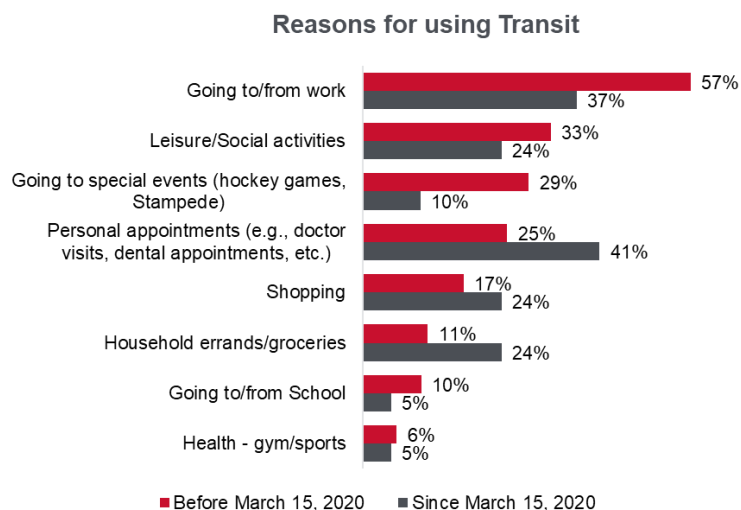
## Detailed Findings

### Reasons for Using Transit

Our customer's collective reasons for riding transit have changed. The shift in reasons for using transit reflect the economic reality in that fewer customers are using transit to go to work or school.

The percentage of customers using transit for personal reasons (personal appointments, shopping, and household errands) have increased relative to the whole of ridership.

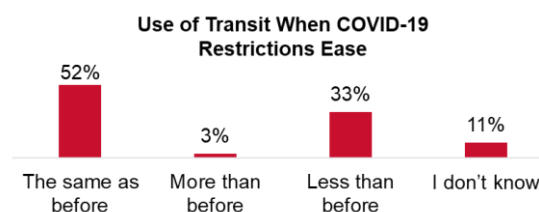
Trips taken for leisure and social activities fell somewhat as well reflecting adherence to provincially mandated physical distancing guidelines and smaller groups for meetings and get-togethers.



### Transit Usage and Recent Experience with Transit

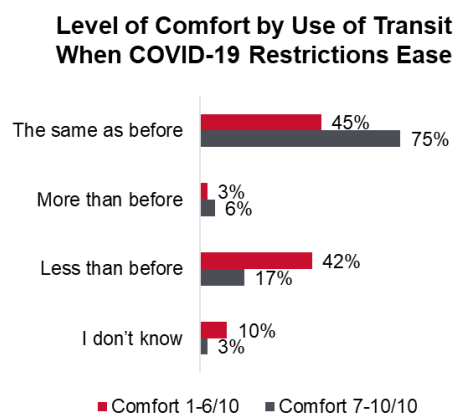
Only half of our customers are expecting to resume using transit as frequently as before the pandemic. Fully one-third are expecting to use it less. Key reasons are:

- Discomfort onboard vehicles and public places with the pandemic ongoing.
- Lack of need to travel due to changes in work, school, health.



Experience drives comfort which translates into loyalty. Respondents who are more comfortable onboard Calgary Transit vehicles are more likely to use Calgary Transit to make more types of trips more frequently.

For customers who have not taken Calgary Transit since the start of the pandemic, their perceptions of the safety and cleanliness of transit service are markedly more negative than those that have taken transit since the pandemic started. This correlates with their perceived level of comfort using Calgary Transit.

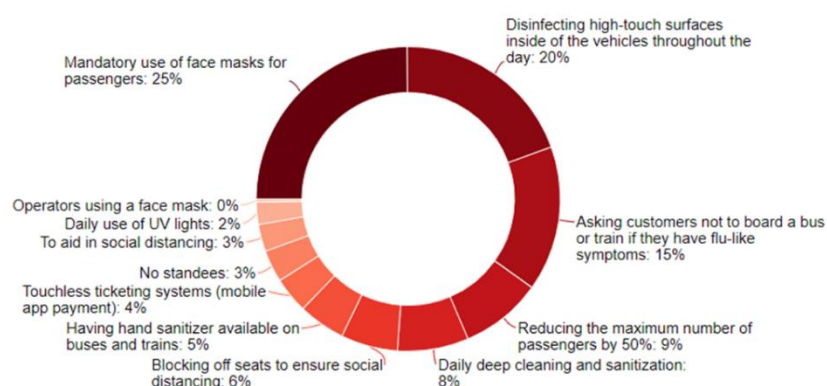
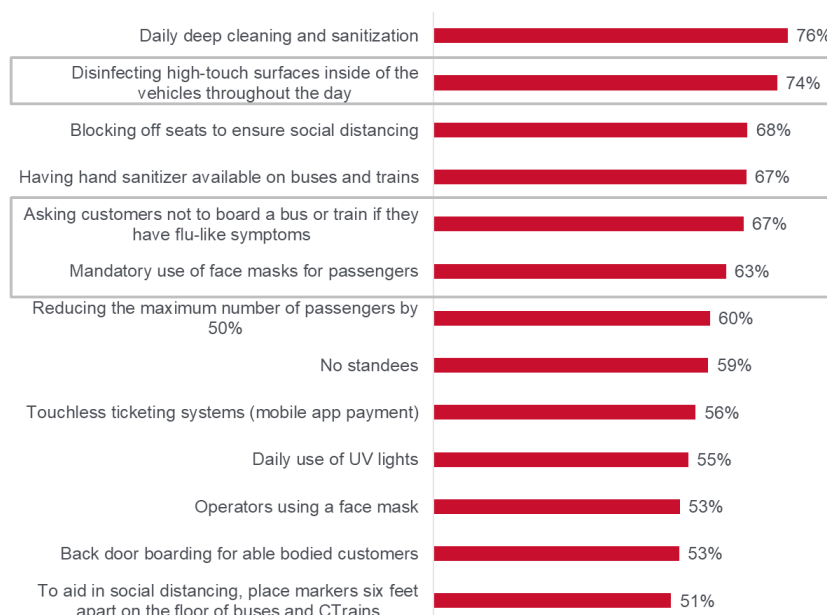


## Key measures to invest in

When asked about the effectiveness of various measures that could be taken by Calgary Transit to make them feel safe onboard a transit vehicle, half or more of people felt that everything was important with the most visible cleanliness items, daily deep cleans and disinfecting high-touch surfaces throughout the day, being the most highest rated.

When asked to rank the various measures as to their impact on rider comfort with using transit, mandatory face masks for passengers, disinfecting high-touch areas throughout the day, and asking customers not to board if they have flu-like symptoms emerged as the highest ranked items for having the highest impact.

Multiple types of analyses support that the top three items of most value to our customers and that have the highest reach to the most customers are mandatory face masks for passengers, disinfecting high-touch areas throughout the day, and asking customers not to board if they have flu-like symptoms.



Portfolio	Reach (%)
1 Mandatory use of face masks for passengers, Asking customers not to board a bus or train if they have flu-like symptoms, Disinfecting high-touch surfaces inside of the vehicles throughout the day	84.5
2 Mandatory use of face masks for passengers, Reducing the maximum number of passengers by 50%, Disinfecting high-touch surfaces inside of the vehicles throughout the day	83.2
3 Mandatory use of face masks for passengers, Blocking off seats to ensure social distancing, Disinfecting high-touch surfaces inside of the vehicles throughout the day	81.3
4 Reducing the maximum number of passengers by 50%, Asking customers not to board a bus or train if they have flu-like symptoms, Disinfecting high-touch surfaces inside of the vehicles throughout the day	79.5
5 Daily deep cleaning and sanitization, Mandatory use of face masks for passengers, Disinfecting high-touch surfaces inside of the vehicles throughout the day	78.4

### Other factors influencing consideration of measures

Physical distancing by other customers is the most significant concern among those surveyed with 73 per cent concerned that others will not follow physical distancing guidelines and 70 per cent worried about being close to people they do not know.

Cleaning, both the deep nightly cleaning and the in-service disinfecting of high-touch services have a high impact on customer comfort with using transit.

Mandatory wearing of masks was indicated by two-thirds of those asked that their “sense of safety and comfort to use transit” would be significantly higher when onboard a transit vehicle.

### **Trend in Ridership and the Impact of COVID-19**

As of 2020 July 8 Calgary Transit had approximately 127,000 boardings-per-weekday compared to approximately 428,000 boardings-per-weekday prior to the start of the pandemic in Alberta (2020 March 9).

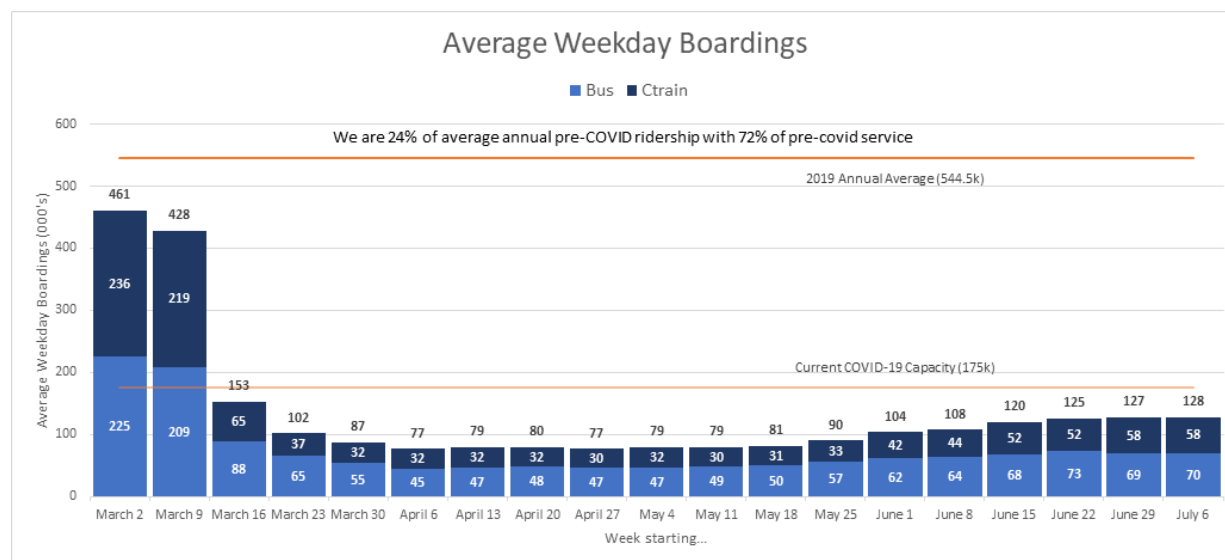


Figure 1 – Average Weekday Calgary Transit Boardings

The lowest point in ridership was experienced in April with approximately 77,000 boardings per weekday. Concurrent with the re-launching plan initiated by The Province in May, ridership has been increasing an average of five per cent week-over-week with trends continuing to rise.

Calgary Transit Access service was likewise impacted. On the average weekday prior to the pandemic Calgary Transit Access would deliver approximately 5,000 trips. Trips delivered declined 90 per cent initially. Since May, demand has slowly risen, and as of July 8 approximately 1,000 trips are being delivered on the typical day.

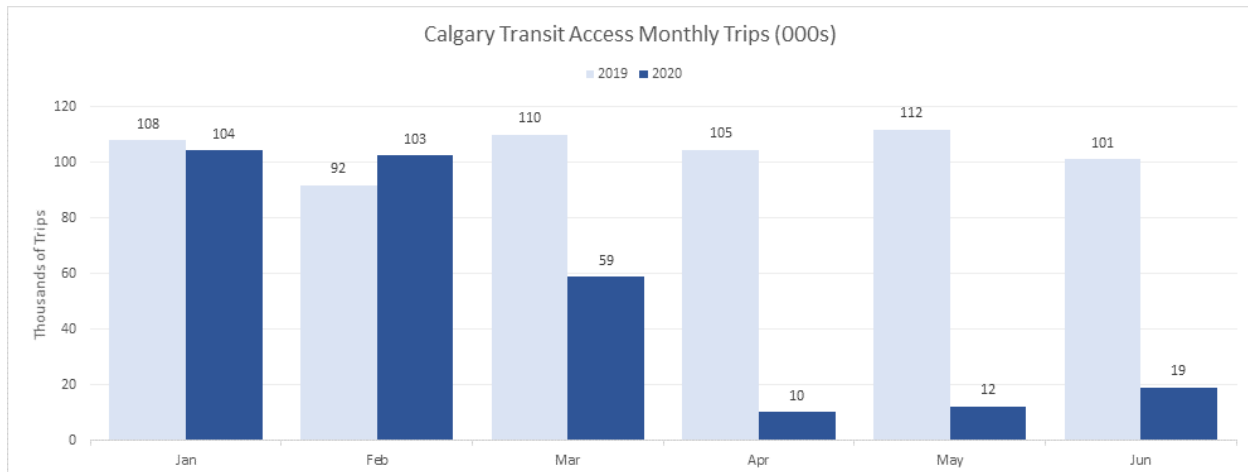


Figure 2. Average Weekday Calgary Transit Access Trips

Despite carrying 100,000 customers per weekday, Calgary Transit was forced to make the difficult decision to reduce service.

Effective 2020 May 25, Calgary Transit reduced service hours by approximately 30 per cent from the March 2020 levels. To make the necessary cuts in service, the entire transit system was evaluated to ensure we were still able to provide meaningful service to the many Calgarians that still rely on transit to get to important places like work, the grocery store and medical appointments. Service changes on 2020 May 25 included:

- Temporarily removing 25 routes;
- Reducing the frequency of 30 routes during the weekday;
- Reducing the frequency of 19 routes on the weekend; and
- Closure of parts of two maintenance facilities and the concentration of bus service out of only two facilities.

These reduced service levels will only be adjusted if there is a significant change to travel demand that drives additional ridership. As part of [Alberta's Relaunch Strategy](#), transit ridership is expected continue to grow as businesses, offices and schools reopen. Calgary Transit will respond to changing demand by reallocating service. However, given The City's financial position, Calgary Transit will be unable to make massive reinvestments.

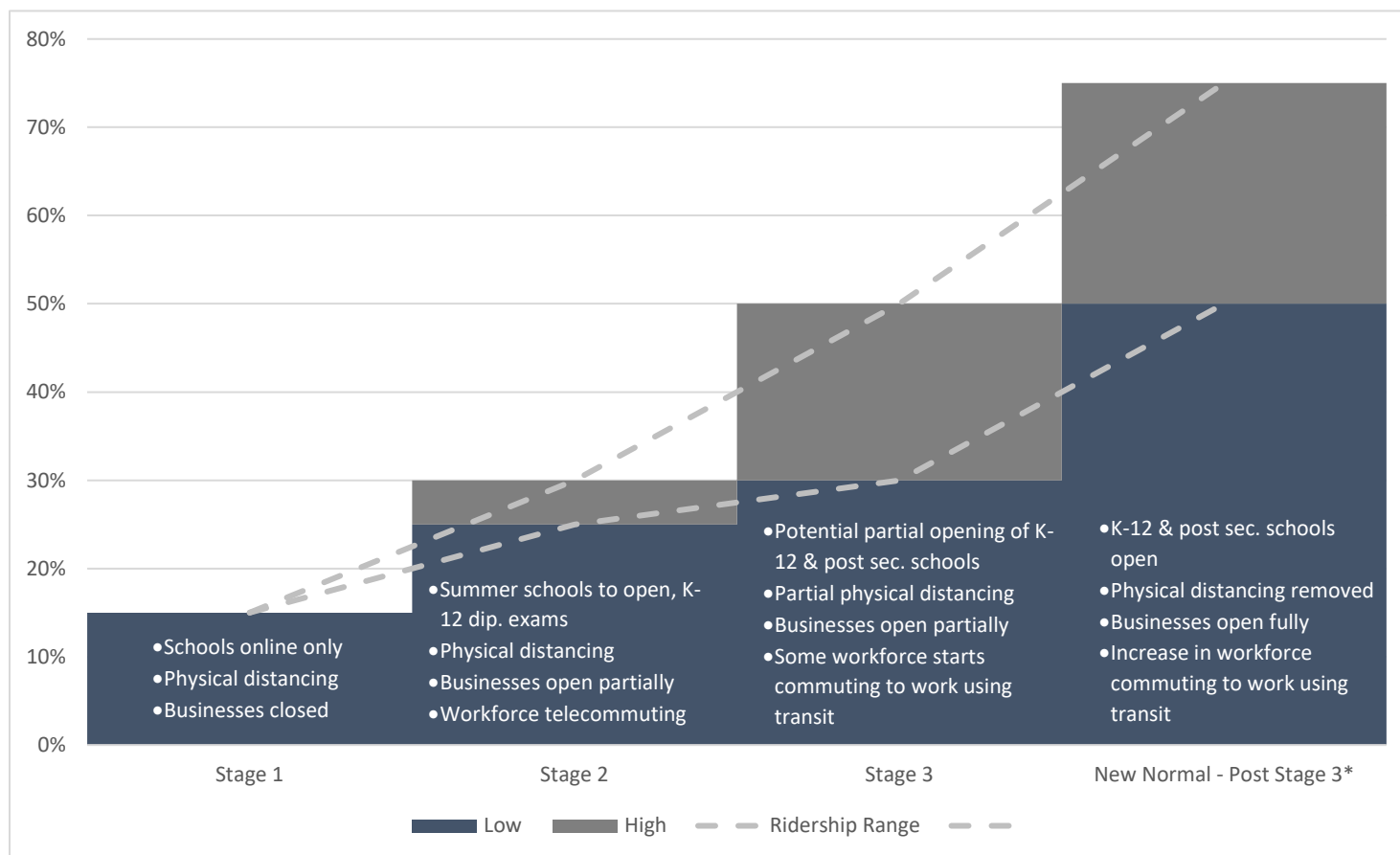
## Ridership Projections

As the Government of Alberta reopens the economy, ridership is expected to grow as offices, businesses and schools reopen. Although ridership is increasing, ridership will likely remain below pre-COVID-19 levels for the duration of 2020. This will be due in part to customer comfort for physical distancing (among other factors influencing transit users outlined in Calgary Transit Survey of Customer Usage and Attitudes section above), post-secondary attendance, and work-from-home arrangements, which vary from business to business. Other factors include the availability and low cost of parking, reduced traffic congestion, and other factors that influence mode choice.

As ridership on the system increases, physical distancing guidelines will be strained; however, mitigation measures are in place, such as operator barriers and frequent vehicle cleaning.

Figure 3 highlights the Provincial re-launch stages with potential implications to transit ridership. Calgary is currently in an accelerated Stage 2.<sup>1</sup>

- The first phase focused on allowing some businesses to resume operations beginning May 14 with enhanced infection prevention and controls in place. The cities of Calgary and Brooks reopened more gradually due to higher case numbers and fully entered Stage 1 as of June 1.
- The second phase allowed for additional businesses and services to reopen and resume operations beginning June 12 with physical distancing requirements and other public health guidelines in place.
- Stage 3 timing will be determined based on health indicators. Some restrictions and enhanced protection controls will remain in place. It is likely that local geographic areas will have restrictions in response to COVID-19 outbreaks in this stage.



\*New Normal – Post Stage 3 is outside of provincial reopening plan.

Figure 3 - Ridership and Re-Launch Forecast Aligned with Provincial Re-Launch Stages

With a phased reopening of schools and businesses, ridership will continue to grow. However, with societal change and physical distancing, it is not expected that ridership will return to

<sup>1</sup> Province of Alberta's Relaunch Strategy: <https://www.alberta.ca/alberta-relaunch-strategy.aspx#toc-0>



similar levels before the pandemic began in the short term (2020/2021). Based on this, Figure 3 highlights a range in ridership growth to be expected as Calgary moves into Stage 3 and beyond.

Ridership demand will be dependent on the staged reopening by the Government of Alberta. Return to work in the downtown core and reopening of post-secondary institutions will drive ridership towards the higher end of the range.

It's also important to highlight that through the pandemic, ridership has remained consistent on a few routes, particularly adjacent to the SE and NE industrial areas. Specifically, service adjustments have been made to Route 43 – McKnight/Chinook, Route 32 – Huntington/Sunridge and Route 23 – 52 Street East to enable customers to continue to access jobs and appointments in these areas.

Despite the modest ridership and revenue increases resulting from the relaunch strategy, Calgary Transit will need to reduce service levels compared to the commitments made for 2020-2022 in One Calgary due to the overwhelming impact of revenue losses in 2020. Conversely, ridership growth will require more space for physical distancing as well as other safety measures.

### **Fare and Revenue Framework and the Impact of COVID-19**

In 2020 March, the impact of the onset of the pandemic on ridership and revenue was stark. In order to prevent the spread of the virus, physical distancing was instituted across the city. Everyone was been encouraged to stay at home. Only essential services continued to operate. While public transit remained in operation to support essential services and provided approximately 110,000 daily boardings in March/April, this did not result in significant revenues.

Examples of the impacts include:

- Direction to the public to stay at home unless necessary and direction from employers to work from home;
- Temporary closure of businesses and institutions;
- Layoffs in industries impacted by the pandemic and related economic shocks; and
- Transition from in-person to remote/online learning for post-secondary, secondary, and junior high schools effective March 2020.

In addition, to ensure the safety of riders and employees, particularly bus and community shuttle operators of Calgary Transit, safety guidelines and precautions have been implemented at Calgary Transit that have significantly affected its service delivery; and ultimately on ridership and revenues. Impacts associated with the pandemic include:

- Direction to make March low-income transit passes valid for April and May and to extend the validity of expiring seniors' annual passes to mitigate the impacts of the pandemic on vulnerable populations;
- Physical distancing guidelines for public transit issued by the provincial government on 2020 March 25. This led to rear-door boarding requirements and an honour system for fare payment with limited enforcement, with new guidelines as of July 8; and
- Ease/attractiveness of travel via other modes, such as driving alone, walking and cycling.

Further detail regarding the impact on revenues from fares, advertising, parking and other potential streams are identified below. The impacts have been sudden and impossible to foresee in 2019 when budgets for 2020 were developed. As a result, the financial strain is not limited to Q1/Q2 and will have an impact lingering into 2021.

Calgary Transit is not alone in this predicament. While Calgary is currently experiencing temporarily suppressed ridership and revenues, this is not uncommon and is currently prevalent in the transit industry, at least in Canada and the United States, if not the world, since the onset of the pandemic.

#### *Impact of COVID-19 on Fare Revenues*

The table below identifies the year-to-date impacts relative to previous years.

Table 1. Comparative year-over-year fare revenue for the first five months (January to May) of the year:

<b>Fare Type</b>	<b>2018 (\$'000)</b>	<b>2019 (\$'000)</b>	<b>2020 (\$'000)</b>
Adult Monthly Pass	20,300	20,635	16,444
Adult Day Pass	199	231	190
Adult Single Ticket	17,641	17,329	12,614
Youth Monthly Pass	5,735	6,177	4,716
Youth Day Pass	152	25	14
Youth Single Ticket	4,141	2,229	1,709
Adult Low Income Monthly Pass	1,792	2,087	1,839
Youth Low Income Monthly Pass	353	430	397
U-Pass	6,776	7,139	7,465

Specifically, the following are the impacts to Calgary Transit fare revenues:

1. Significantly lower cash revenues with an 88 per cent decline from same period in 2019 as of end of May. Rear-boarding on buses resulted to almost no farebox revenues since access to the fare box was discouraged. Revenues from ticket vending machines was over 54 per cent lower.

Table 2. Comparative year-over-year cash revenues for the month of May:

<b>Fare Type</b>	<b>2018 (\$'000)</b>	<b>2019 (\$'000)</b>	<b>2020 (\$'000)</b>
Bus Cash	891	820	0.0020
LRT Cash	1,573	1,606	0.2871

2. Extension of validity of March low income passes for April and subsequently also for May.
3. A 93 per cent decline in the sale of regular May monthly passes (\$5.5 million in May 2019 vs. \$0.412 million in 2020)
4. Return of single tickets/ticket books by vendors due to cash flow issues.
5. Post-secondary institutions' suspension of the UPass program for spring/summer session.

Collectively, the above resulted to a revenue loss for the month of May 2020 of approximately \$13 million.

#### *Impact of COVID-19 on Advertising Revenues*

Related to the impact of low ridership and to the global impact of the pandemic, advertising contractors requested the suspension of the payment of minimum annual guarantees effective April until the end of 2020. The revenue loss attributed to this suspension is \$6.0 million.

#### *Impact of COVID-19 on Reserved Parking*

The reserved parking program, which contributes \$3.2 million to Calgary Transit revenues each year, has also been affected by the pandemic. Many customers have continuously requested refund of parking payments from March to date due to either being laid off work or working/taking classes from home. Reserved parking stalls are being held for those who intend to continue reserving stalls in future months (demand for use of these stalls in the meantime is non-existent).

### **Calgary Transit Guiding Principles for Means-Based Fare Structure**

This section provides background information and guiding principles for pricing of transit fares via a means-based fare structure. This relates to the following motion arising from 2019 November: "Moved by Cllr Farrell, Seconded by Cllr Woolley. That with respect Report C2019-1052, the following Motion Arising be approved: That Council direct Administration to include a review of seniors and youth pass pricing as part of the RouteAhead Update returning to the Standing Policy Committee on Transit and Transportation in Q3 2020."

#### *Background*

The social and financial impacts of modifications to seniors and youth fares are significant and need to be thoughtfully considered as it relates to Calgary Transit operating budget.

Given The City's current budget challenges, recent service reductions, and Council's direction to explore further reductions to municipal tax rates, it is not recommended to pursue age-based discounts but shift focus to a means based fare structure.

In 2014, a revised Calgary Transit Fare Strategy and Structure was approved that established clear direction on how fares for various transit customer groups should be set. Ultimately, the foundation of the fare strategy is the cost of the trip, however there are two additional considerations when setting transit fares: a usage-based pricing strategy that is focused on achieving a holistic Revenue / Cost (R/C) ratio target, and a user-based subsidy strategy that is based on a customers' ability to pay.

On 2018 June 25, Council approved RouteAhead Update, TT2018-0617 to: "Direct Administration to use the attached Fare and Revenue Framework in the development of transit fares as part of One Calgary 2019-2022." In addition, the considerations below will be used to update the Fare and Revenue Framework to be part of the One Calgary Service Plan and Budget/User Fees update in 2021.

While fare price is an important factor when considering travel choices, engagement and research on different customer groups (including seniors and youth) have indicated that investments in core service quality attributes are critical for driving ridership; this includes travel

time, coverage/frequency, winter weather accessibility, personal safety, and crowding/access to seating.

### *Zero Based Review (ZBR)*

The ZBR report, written by an independent consultant, was created in response to Council's direction to Administration to increase the focus on the effectiveness and efficiency of City services. All of Calgary Transit's revenue sources, including seniors' fares, were examined within the ZBR.

Seniors are the fastest growing population cohort in Calgary, with Calgarians age 65-74 growing by 74 per cent over the past 10 years, and adults age 55-64 growing by 54 per cent (Calgary 2019 census). The population of Calgary seniors is expected to continue growing at a higher rate per year more than the general population over the next 10 years (Calgary and Region Economic Outlook 2017-2026).

The Calgary Transit Zero-Based Review flagged this as a significant growing risk to transit revenues and the operating gap if further age-based discounts are provided. In terms of income-based eligibility, the 2016 federal census showed that 10.8 per cent of seniors age 65-74 fall below the Low Income Cut-Off (similar to the general population), and 13.5 per cent of seniors age 75 and over fall below the Low Income Cut-Off. Pre-seniors age 55-64 have the lowest prevalence of low-income at 9.5 per cent.

The Zero-Based Review recommended "aligning non-low-income seniors fare pricing with youth discounts, including eliminating the regular senior annual pass and instead offering discounted cash fares, tickets and monthly passes"

### *Seniors Fare Engagement*

Between January 29 and February 11, 2018, Calgary Transit conducted engagement with seniors on their transit priorities and aligned it with criteria developed by the Seniors' Age-Friendly Strategy around affordability, accessibility, acceptability, availability and adaptability. Through these criteria and a variety of engagement techniques seniors were asked about their most important considerations when deciding whether to use public transit, including fares and various amenities.

The most important issues for seniors flagged during the engagement were:

- Winter weather conditions negatively impact seniors by serving as a barrier to accessing transit. This is related to mobility challenges, including balance, physical limitations and other health concerns pose a problem for seniors when considering transit.
- Many seniors using transit consider personal safety to be a potential risk due to external factors, including night travel and the behaviour of other transit users.
- Access to seating impacts seniors' decision to use transit.

Other considerations included:

- Cost increases to the seniors' annual transit pass would negatively impact users.
- Logistics in planning transit trips, including planning tools, transfers, wait times and distance between stops can pose a challenge for seniors.

- Amenities, including washrooms and benches, would encourage more seniors to use transit.

Fares, as stated above, were not amongst the most important consideration for seniors when deciding whether to use public transit.

#### *Means-Based Fare Structure – Guiding Principles*

In 2014, a revised Calgary Transit Fare Strategy and Structure was approved that established clear direction on how fares for various transit customer groups should be set. Ultimately, the foundation of the fare strategy is the cost of the trip, however there are two additional considerations when setting transit fares:

- Usage-based pricing strategy that is focused on achieving a holistic revenue – cost ratio target based on the number of trips a customer makes; and
- User-based subsidy strategy that is based on a customers' ability to pay.

Based on these considerations, Administration will use the principles below to guide the development of a means-based fare structure for seniors and youth to be part of the One Calgary Business Plan and Budget/User Fees update in 2021:

1. Maintaining the Fair Entry Low Income Transit Pass program.
2. Equity focused on income-based subsidies—customer's ability to pay:
  - Specific to senior's fare, consideration will be given to the ability of the customer to pay, as well as incentivizing seniors' transitions (in some cases relying on transit more and travelling outside of the peak periods).
3. Review Youth Pass Pricing:
  - Youth ridership makes up approximately 15 per cent of Calgary Transit trips.
  - Youth transit passes are lower than adult passes due to their ability to pay and priorities for usage are typically based on the parents.
  - Consideration will be given to habit setting and rider retention after youth move on from school.
  - Calgary Transit will monitor discussions surrounding school bus service with Calgary Board of Education and Calgary Catholic School District.
4. Evaluate integration with My Fare (Mobile Ticket System):
  - My Fare provides an opportunity to include flexible and scalable options for different fare products.
  - Promoting partnerships and designing other fare options could make it easier and more affordable to use transit services.
5. Revenue tradeoffs:
  - Given the current economic climate, Calgary Transit will be mindful that we understand and respond to the needs of our customers while also managing the costs and revenue associated with providing the service.
  - Discounts to individual groups mean additional costs to other groups or increased tax support to maintain transit service.

6. Benchmarking fares and fare policies:
  - A peer review of fares at other agencies will allow us to benchmark to ensure a level of consistency and acceptance for customers.
7. Include feedback from stakeholders:
  - Social Wellbeing Advisory Committee, Age-Friendly Steering Committee and Older Adult Advisory Table, Calgary Transit Customer Advisory Group are among the stakeholder groups that will be engaged.
  - Calgary Transit will engage with each of these committee over fall and winter 2020 to solicit feedback to incorporate the next fare and revenue framework.

### **Forecast for Revenues for Remainder of 2020**

With the uncertainty surrounding the pandemic, it is challenging to determine when recovery will strengthen. While the province is currently re-opening, activities are still restricted, suppressing travel demands throughout the summer, coupled with the cancellation of the Calgary Stampede and other summer events. Other openings or continued restrictions are speculative and unknown at this point. However, a range of possible outcomes for use of fare products can be forecast, albeit with limited certainty. The following revenue forecast assumes the following:

- Schools return in September, including all Calgary Board of Education and Calgary Separate School District schools;
- Post-secondary institutions have announced that majority of academic programs will be delivered online and UPass programs have been suspended until 2021;
- Shops and malls sustain their opening which began in May/June;
- Limited return to workplaces (e.g. half work at home, half work at workplace) in September;
- Fair Entry Low Income Transit Pass band eligibility doubles starting in June due to economic impacts; and
- Demand for Calgary Transit remains suppressed (but not to the extent it has in April-June 2020).

Total fare revenue forecast is only \$28.9 million against budgeted revenue of \$125.98 million for the period Q2-Q4 2020. The fare revenue gap is estimated to be \$97.3 million.

The total projected revenue gap resulting from all sources of revenue that are lower than budget is approximately \$105 million by year end 2020. Reduced costs (projected to be \$46 million less than budgeted) resulting from Calgary Transit's service and back-of-house reductions result in a net budget gap of approximately \$59 million.

RouteAhead calls for Calgary Transit to achieve a revenue/cost ratio of between 50 and 55 percent. Figure 4 below shows a declining ratio since 2012 (the year RouteAhead engagement was conducted) as the cost to provide service is increasing at a much faster rate than revenues. Cost increases are mainly attributed to increasing prices for labour, parts, technology and the length of customer trips, which have become longer as Calgary continues to expand geographically. Since 2012, the operating cost to provide a single customer trip has increased by 22 percent while the average fare paid by customers has risen by only one percent. The adult monthly pass rose by 13 per cent over the period 2012-2019. During this time, the

number of customers using Fair Entry products (low income monthly pass, low income seniors annual pass) increased from 12 to 24 percent of total customers.

Due to the impacts of COVID-19, it is estimated the revenue/cost ratio will reach approximately 20 per cent at year-end due to cumulative revenue losses.

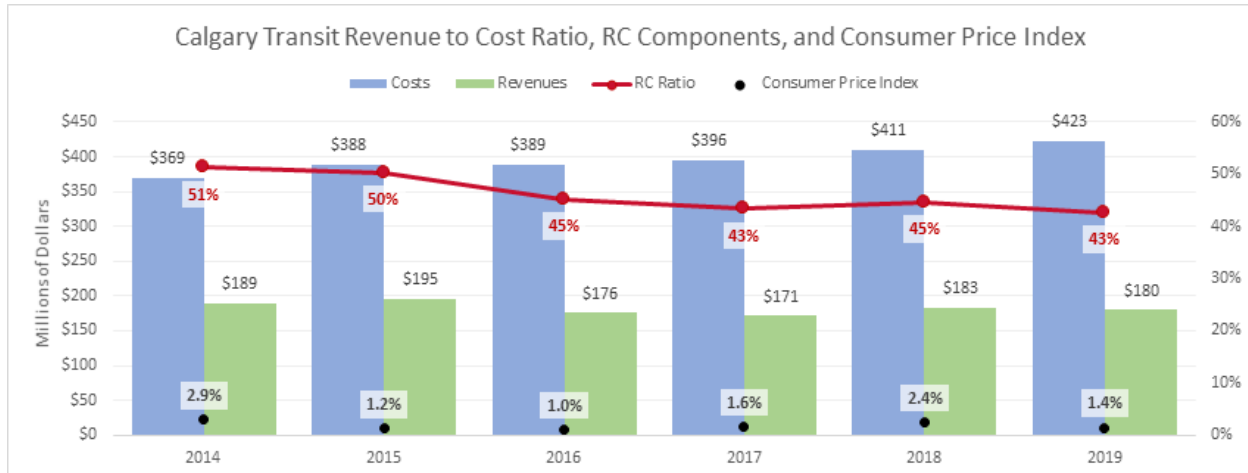


Figure 4: 2019 Revenue/Cost Ratio

## Revenue Gap Mitigation

The following mitigation strategies are planned for implementation to address the decline in transit revenues:

### *Relinquish growth and reinvestment of service*

Approximately \$6 million in growth was approved in 2020 budgets. The purpose of the growth funding was to invest in additional service in existing and actively developing communities and reinvest in service that was reduced in 2019. This growth has been relinquished due to COVID-19 impacts. Approximately 80 full-time equivalent (FTE) positions will be relinquished as part of this (these were not yet recruited and filled).

### *Service reductions on existing routes*

A total reduction of approximately 17,000 weekly service hours (30 per cent reduction) was implemented as described earlier. The reductions were introduced in two stages:

- Stage 1 (2020 April 6): Cost reduction of approximately \$2 million, with a total of 15 per cent service reduction. No manpower was impacted as a result of this reduction, as work was managed by reducing working hours of operators. This stage addressed the cost of filling service in the face of increasing employee absences. Stoney Transit Facility was no longer used for dispatching service in order to be kept as a standby facility.
- Stage 2 (2020 May 25): Cost reduction of approximately \$4 million a month, including \$2 million in Stage 1 above, with a total service reduction of 30 per cent. Approximately 350 operator positions have been impacted and 70 - 80 maintenance positions have been directly impacted. The bus portion of Anderson Transit Facility and Stoney Transit Facility are unused apart from retaining physical standby status and fleet and facility

asset management. As many as 25 routes are temporarily unavailable, and 30 routes reduced frequency on weekdays. In addition, 19 routes have reduced frequency on weekends.

### *Specialized Transit (Calgary Transit Access) service reductions*

Calgary Transit Access has reduced both in-house service and the use of contracted service providers (Southland Transportation, Care Calgary & Checker Taxi). Reduced service demand has also affected workloads in Calgary Transit Access call centre and operations control centre where 15 on-call Passenger Agents and three on-call Operations Controllers have been impacted in the Control Centre. This resulted in approximately \$2 million cost reduction per month.

### *Cost Improvement*

As part of this process, expenditure related to parts, fuel and utilities, etc. are analyzed to determine if there are any potential savings.

As an example, over the last decade, cash processing operations at Calgary Transit has seen a sustained decline in cash fares received in buses and ticket vending machines. Most recently, the daily average prior to the pandemic is about \$35,000, approximately 50 per cent less from 10 years ago. Cash processed is mainly derived from the bus fare box, since cash receipts from ticket vending machines also declined with the introduction of debit and credit option in 2011. While processing cost is going up, cash revenue is going down.

With the onset of the COVID-19 pandemic, the safety guidelines and precautions that have been implemented have significantly affected cash revenue receipts for processing.

Effective May 2020, two positions were eliminated, and the administrative supervision and financial reporting functions for the team have been added to existing management exempt staff. Further adjustments may be required depending on the impact of My Fare on the use of cash on buses.

### *Manpower/Management Capacity Review*

Calgary Transit reviewed all positions to ensure that back-of-house support is aligned with the service change. Consideration is being given to the anticipated timeline of impact to ensure that we have enough manpower to support the existing service and recovery phase. The intent is to balance front line service while still supporting some capacity for change (e.g. restoration of some higher service levels in September 2020). Management positions were relinquished as a result of the review.

### *My Fare, Calgary Transit's Mobile Ticketing System*

My Fare was launched on 2020 July 1 concurrent with the restoration of front-door boarding on buses and installation of operator compartment shields.

Information about My Fare has been made available on the Calgary Transit website and to our social media and call center teams. Physical advertisements promoting My Fare to a broader customer base will begin to be installed in summer.



### *Maintaining existing fare structure*

The current fare revenue losses can be mitigated by maintaining the approved fare structure for the remainder of 2020. This includes a budgeted increase to youth monthly passes of \$2 per month effective September (from \$77 to \$79).

In February 2020, the Government of Alberta and The City of Calgary established an agreement for the sustainment of the Fair Entry Low-Income Transit Pass program, including the sliding scale (different bands for different income levels). Increasing fare subsidies are another challenge to maintaining funding for transit service.

Further budget adjustments and/or changes to the low-income transit pass price in each band will likely be necessary in 2021, if demand within this segment grows in proportion to regular transit product use, as a direct impact of unemployment and contraction of household incomes due to the COVID-19 pandemic.

It must be noted that the post-secondary institutions in Calgary that participate in the UPass program (University of Calgary, Mount Royal University, Southern Alberta Institute of Technology, Alberta University of the Arts and St. Mary's) made a decision to suspend the UPass for the spring/summer 2020 session and further into the fall 2020 semester. This will directly impact the Fair Entry Low Income Transit Pass Program with post-secondary students applying to gain access in the absence of the UPass.

In addition to the introduction of planned fare increases in 2021, Calgary Transit plans to address Council direction related to equitable means-based fare discounts. Engagement with stakeholder groups will begin in 2020 September using key principles identified in the section above.

### *Leverage New Revenue Streams*

Subject to the advice of a Naming Rights broker, Real Estate & Development Services, and other consultants, Calgary Transit is evaluating the introduction of new revenue streams from naming rights and revenue property leases (for third-party vendors, kiosks, etc.) in order to capitalize on the upcoming economic recovery.

### *Service Value and Achieving Excellence (SAVE) Recommendations and Financial Task Force Council Recommendations*

SAVE is an initiative leading to recommendations that reduce the size and cost of local government. Those findings that relate to Calgary Transit service delivery will be incorporated into our future plans, and a report identifying these opportunities is anticipated to be presented to the Priorities & Finance Committee in 2020 September.

### *2021 Outlook*

Operating funding remains a significant constraint for expansion of transit service. As a result, adjustments will be made to the 2019-2022 service plan and budget for Public Transit and Specialized Transit and will be identified as part of adjustments to the mid-cycle adjustments.

## **Adjustments to Strategy: On Demand Community Shuttle Service in Established Community**

### *Overview of On-Demand Pilot in Livingston/Carrington*

In 2018 Calgary Transit initiated a pilot project to uncover the benefits and costs associated with On Demand transit service in the Calgary context in an area where there was no pre-existing transit service. A one-year contract was awarded to Southland Transportation, who subcontracted with RideCo, a customer application/dispatching software, starting in 2019 August in the communities of Livingstone and Carrington.

During the pilot prior to the COVID-19 pandemic, Southland Transportation used one 12-passenger vehicle all day and a second 12-passenger vehicle during peak hours. Customers booked rides between Carrington/Livingston and North Point (and return) and paid standard transit fares. The RideCo software routes the vehicle and creates shared rides where possible.

On Demand service covers a large geographic area of low demand with reasonable performance and levels of service. On Demand service in this context uses less vehicle miles than a comparable fixed route would have. Customer acceptance on the On Demand service is high.

Based on the preliminary findings from the pilot project outlined in a report to the SPC on Transportation and Transit on 2020 June 24, On Demand service will provide an opportunity to invest in transit service early in new and actively developing communities where demand is low and it is not possible to introduce fixed-route transit service at higher cost.

Fixed route service remains an important complement to On Demand service. The value of On Demand service emerges when it serves as the “last mile” solution for high-frequency fixed route transit as a part of a spectrum of other modes.

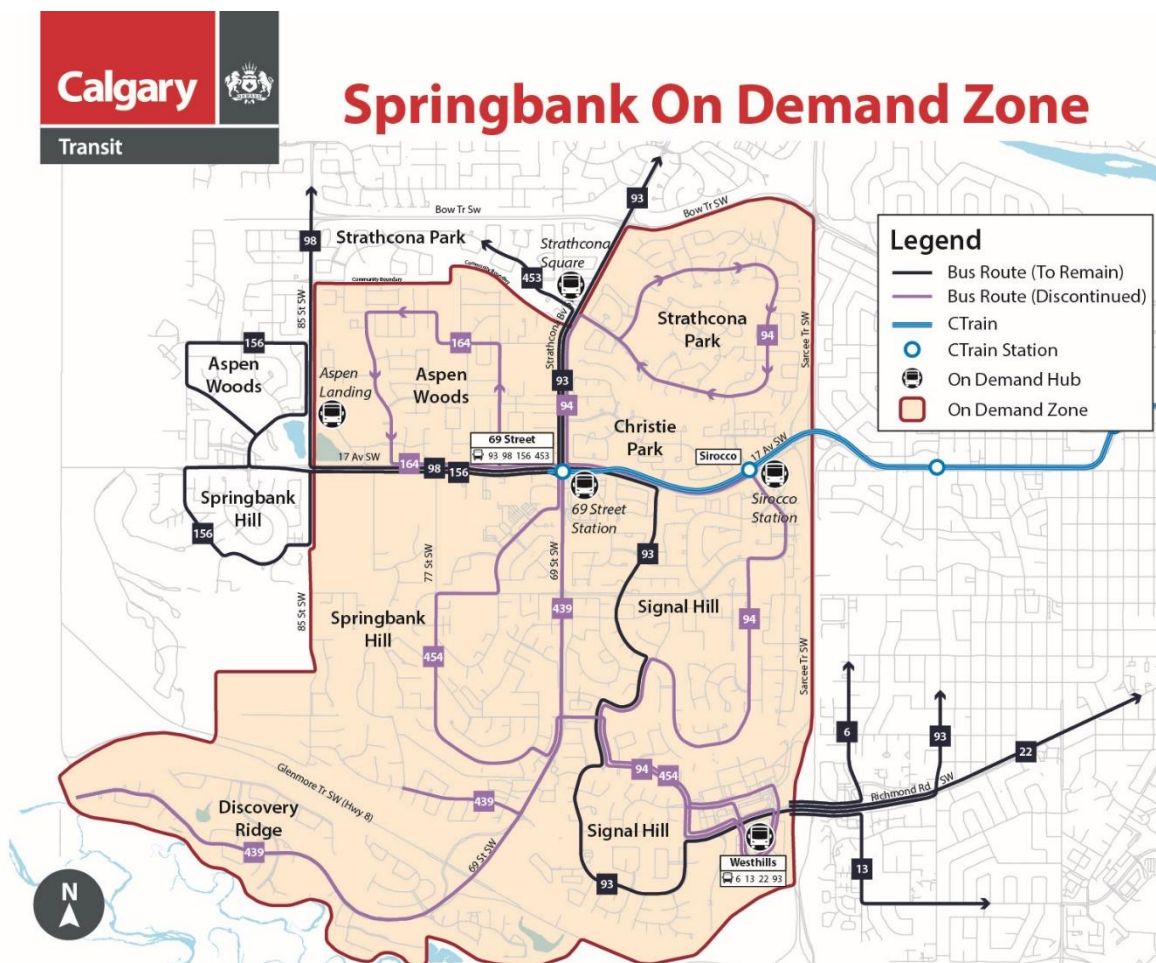
At a certain threshold On-Demand service becomes unsustainable financially due to the demand on the service. More vehicles travelling more frequently (when/where customers want) eventually becomes far more expensive than fixed route service. Actively developing communities would likely see a mode progression from On Demand to fixed route Calgary Transit service at some point in their development.

At the other spectrum of development, there may be communities that already have fixed route transit service that is low-performing and not sustainable. On Demand service may provide benefits in low ridership areas or in low ridership time periods, such as late evenings and weekends.

### *Review of Routes Most Impacted by COVID-19*

Administration was asked to evaluate the routes deleted from service as part of Calgary Transit's response to the pandemic to see if On Demand Community Shuttle service would be appropriate. Calgary Transit reviewed the 25 routes deleted from service 2020 May 25; most will remain deleted (saving significantly more than if On-Demand service is introduced), and some are on long corridors (Centre Street express routes) where On-Demand service is impractical. However, the COVID-19 pandemic has resulted in ridership levels on routes in west Calgary that make a transition to On-Demand service possible, at least under current conditions.

The exhibit below identifies potential conversion of a service area impacted by significant reductions in ridership in the area south of Highway 1, north of Highway 8, and west of Sarcee Trail.



The goal of introducing service will be to identify the operating parameters that make On Demand community shuttle service most effective, and to determine where fixed route becomes (or in this case, remains) more efficient.

For reasons described below, it will not be possible to save money in the short term by introducing this service where customers are already used to fixed-route service. This is an experience unique to existing service conversions where customer expectations have been established.

### *Assumptions and Considerations*

Some of the assumptions at the outset of planning for the conversion of fixed-route service to On Demand service are worth noting, because they affect whether the modified service is any less expensive. In fact, the experience of some agencies is that the service is more expensive when converted to On Demand due to the "customization" of existing service that is inherently simpler. Assumptions that require clarification in the process of implementation include:

- Minimal change in process for operations supervisors;

- Increased operator scheduling flexibility (depends on willingness of labour force to participate in service that varies seasonally, daily and within the day);
- Minimal training required which depends on the ability of existing employees to adapt to new technology;
- Minimal additional customer support beyond existing use of call-centre employees which is dependant on the volume of calls;
- Ability for customers to continue to walk to bus zones (no change to current expectations associated with fixed-route accessibility);
- Willingness of customers to book ahead for trips since higher costs are associated with the need for On Demand service to be responsive to growing ridership with same day booking expectations; and
- Penalties for no-shows that are similar to existing practice in Livingstone/Carrington.

### *Service Design*

Four routes will be replaced by On-Demand community shuttle service. Several routes will remain operating in fixed-route format. The reason for these to remain is to carry customer outside the zone (travel outside the On Demand zone is not feasible for On-Demand service) and to carry larger volumes of customers for which On Demand service is unsustainable.

Service will be anchored around key hubs, functioning similarly to North Point in the Livingston/Carrington pilot. These key hubs will likely include 69 Street CTrain Station, Sirocco CTrain Station, Westhills Shopping Centre, Strathcona Square, and possibly others required to maximize the efficiency of service.

Students are permitted to use On Demand Service. Just as in Livingstone/Carrington, they will require a valid transit fare. However, the impact of peak-period demand associated with schools in the area has the potential to outstrip the efficiency of On Demand service. This is anticipated to be a larger concern in established communities than in new communities, because travel behaviour has evolved to a point where students are more likely to travel to school by transit. The west Calgary area ridership amid the impacts of the COVID-19 pandemic is anticipated to have a sustainable level of demand, if certain routes remain as fixed-route service.

Routes 98, 156, and 453 are frequently used by students attending schools in the area. Some students who previously used one of the routes that will be replaced by On Demand community shuttle service could also be within walk distance of another route (for example, Route 93 in Signal Hill).

#### Routes To Remain Service

93, 98, 111, 156, 453

#### Routes To Be Replaced with On-Demand Community Shuttle

94, 164, 439, 454

Westhills Shopping Centre, like Sirocco Station and 69 Street station, will be a destination node from communities outside the zone, and Routes 6, 13, & 22 will continue to operate as fixed-route service.

### *Customer Communications*

Calgary Transit has conducted comprehensive engagement with customers and communities affected by service changes in the recent past in the form of Transit Service Reviews (2016 in

Northwest Calgary, 2018 in Northeast and Southeast Calgary associated with MAX Orange, Purple and Teal implementation, and 2019 in Southwest Calgary associated with MAX Yellow implementation). The timeline for Transit Service Review engagement is six to twelve months. The implementation of On Demand service by mid-October where fixed route service exists today, will require a compressed engagement timeline (one to two months) focused almost exclusively on informing customers and citizens of the change. The approach will include the following components (and omissions):

<b>Initiatives Anticipated to be Included:</b>	<b>Attributes of past Transit Service Reviews that will NOT be included:</b>
Pop-up information sessions at transit hubs focused on existing customers	<i>Open-house in-person information sessions for general public</i>
Community association phone/email contacts	<i>Community Consultation Committees</i>
Targeted information for key stakeholders (Calgary Transit Customer Advisory Group, Advisory Committee on Accessibility, local schools, seniors' facilities, shopping centres)	<i>Feedback and adjustments on service proposals from citizens and employees prior to launch (will be post-launch with adjustments made in January)</i>
CalgaryTransit.com information and social media updates	<i>Comprehensive Engage portal</i>
Riders' Guides distributed to customers on Calgary Transit vehicles in September	<i>Hardcopy Riders' Guides for every household</i>
Communication of change coming at bus stops in September	<i>Advance notification of changes and online trip planning tools in advance</i>
"Inform" level of engagement	<i>"Consult" level of engagement</i>

In short, the initiation date of mid-October is challenging but possible with the understanding that the usual engagement/communication associated with Transit Service Reviews cannot be provided. Due to the impacts of the pandemic, the ridership affected is in the 1,000's rather than 10,000's, so it is anticipated to be a manageable impact at this time.

#### *Performance Monitoring Plan*

Customer feedback and service design metrics will be monitored to ensure the Calgary Transit customer experience is maintained and expenditures are appropriate. It is anticipated that On Demand community shuttle service can be maintained within +10 per cent of the cost of fixed-route service on a monthly basis in this catchment area due to the impacts of the COVID-19 pandemic. There might reach a point where fixed-route service will need to be reintroduced in the area as a result of escalating costs to meet increasing demand.

Aside from direct feedback from customers as part of the communications plan described above, other performance metrics include:

- Customers per day
- Passengers per revenue hour (On Demand and Fixed Route)
- Stop by stop ridership (On Demand and a sample of Fixed Route)
- Service hours and total cost invested (On Demand and Fixed Route)
- Cost per trip (On Demand and Fixed Route)
- Number of vehicles/operators used (On Demand)

- Customer waiting times (On Demand)
- Travel time (On Demand)
- Vehicle capacity/crowding (On Demand and Fixed Route)

### *Next Steps*

All the possibilities described in On Demand service for communities' hinges on the capacity to invest in service. Amid a downturn accentuated by the pandemic, Calgary Transit has limited capacity to invest in the cost of extending public transit service. As a result, The City will be selective about the introduction of On Demand service, and it will be complemented by the overarching strategy of leveraging mobility as a service (shared systems) as described below.

### **Adjustments to Strategy: Shared Systems – Mobility as a Service (MaaS)**

Calgary Transit is continuously monitoring the evolution of technology in order to efficiently and effectively deliver safe and accessible public transit. The desire for high frequency public transit continues to grow across the city, while limited operating budgets and competing demands for resources constrain our ability to address that growth. Calgary Transit has evolved service delivery models in the past where they have demonstrated value for our customers and our business. For example, community shuttle service for lower ridership areas and testing On Demand transit service.

Calgary Transit has also recently introduced the My Fare app, initially for adult and youth single-ride tickets, monthly passes and day passes. Future phases of the project will see the introduction of Fair Entry passes, seniors passes, and UPass. Adjustments to the current approach for Calgary Transit Access and Calgary Transit On Demand ticket/pass validation will be explored. Additionally, part of the future roadmap is to extend the solution to neighbouring municipalities in the Calgary region.

The emergence of ride-sharing, car-sharing, e-scooters and bike-share in Calgary (outlined in The City's [Future of Transportation](#) strategy) has prompted questions regarding the integration of service delivery between shared services with public transit.

The City of Calgary's Transportation Department is exploring Mobility as a Service (MaaS) which is the integration of various shared transportation modes (public transit, car-share, bike-share, scooter-share, transportation network companies etc) into one single digital application that can be used to trip plan, book trips and pay for services<sup>2</sup>. Calgary Transit is in the initial phases of exploring the framework of how this can be applied in Calgary and the approach to this will be thoughtful and pragmatic.

To facilitate shared ride solutions with public transit, Calgary Transit is currently working on the following initiatives:

- Identifying locations at select park and rides for electric vehicle parking.
- Identifying formal locations at CTrain stations for e-scooters as well as future bike-share and car-share opportunities.
- On Demand Pilot in Carrington and Livingston.
- Reviewing future transit station plans to better integrate shared mobility.

---

<sup>2</sup> Ready for MAAS? Easier Mobility for Citizens and Better Data for Cities, UITP Policy Brief – May 2019:  
[https://www.uitp.org/sites/default/files/cck-focus-papers-files/Policy%20Brief\\_MaaS\\_V3\\_final\\_web\\_0.pdf](https://www.uitp.org/sites/default/files/cck-focus-papers-files/Policy%20Brief_MaaS_V3_final_web_0.pdf)

- Reviewing the Calgary Transit App to include shared mobility as well as multi modal transportation trips. For example, a customer could make a trip plan that highlights walking to a CTrain Station, use the train and then bike to their final location.

Longer term investments can be made on the success of these initiatives as well as applying strategies from the lessons learned from initial projects.

**Utilities & Environmental Protection Report to  
SPC on Utilities and Corporate Services  
2020 July 22**

**ISC: UNRESTRICTED  
UCS2020-0446**

## **Organizational Health, Safety and Wellness 2019 Annual Report**

### **EXECUTIVE SUMMARY**

The purpose of this report is to provide SPC on Utilities and Corporate Services with the 2019 summary of the Corporation's Organizational Health, Safety and Wellness (OHSW) performance. This joint report from Environmental & Safety Management (ESM) and Human Resources (HR) summarizes key performance measures, highlights initiatives delivered to improve performance and governance, and provides a line of sight to OHSW areas of focus in 2020.

The City's 2019 performance on Lost Time Claims Frequency (LTCF) has generally improved; however, there was a slight increase in 2019 over 2018, largely influenced by Calgary Police Services. Actions taken in operational departments resulted in notable LTCF improvements in 2019 for the Deputy City Manager's Office, Transportation and Utilities and Environmental Protection. Calgary's LTCF and lost time incident severity is comparable to that of eight other Canadian cities with populations greater than 500,000.

Some key OHSW accomplishments in 2019 include:

- Passing the external Certificate of Recognition (COR) Certification Audit, thereby qualifying for a WCB rebate and meeting provincial standards for municipal employers. The City received a refund of \$993,445 on Workers' Compensation Board (WCB) premiums;
- Establishment of 59 joint worksite health and safety committees (JWHSCs), advancing The City's intention to include employees in both identifying and addressing health, safety and wellness concerns;
- Approval of the Healthy Workplace Strategy, which aligns health and safety priorities while building capacity in leadership to focus on the wellbeing of employees; and
- Implementation of the Accommodation Strategy to address issues and gaps in accommodation of both non-occupational and occupational injuries and illness.

Increased reporting of near misses, hazardous conditions, supervisor site inspections and task observations was also recorded in 2019.

Looking ahead, planned initiatives include an increased focus on mental health and psychological safety, completion of the 2020 COR Action Plan, an increased focus on measuring health and safety data to improve decisions, the development of a mandatory OHSW leader online training course, and a WCB claims cost reduction initiative. These and several other efforts will continue to progress The City's health, wellness and safety culture and achieve desired performance outcomes.



Utilities & Environmental Protection Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0446

**Organizational Health, Safety and Wellness 2019 Annual Report**

---

**ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Utilities and Corporate Services recommend that Council:

1. Direct the OHSW Service Line to report back in Q4 2020 with a summary of the OHSW service line impacts and response to the COVID-19 pandemic.

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON UTILITIES AND CORPORATE SERVICES, 2020 JULY 22:**

That Council adopt the Administration Recommendation contained in Report UCS2020-0446.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2019 May 15, the SPC on Utilities and Corporate Services recommended that Council direct Administration to change Environmental, Health and Safety (EHS) reporting frequency from biannual to annual and provide separate corporate Environmental Management and OHSW performance reports based on the One Calgary service lines.

Further to the 2019 May 15 presentation to SPC on Utilities and Corporate Services, an additional recommendation was proposed that Administration, as part of OHSW Service Line, include psychological safety and employee mental health performance measures to improve focus and outcomes.

**BACKGROUND**

Administration has been reporting annually on safety compliance and performance since 2006 when initially directed by SPC on Utilities and Environment (FCS2006-32).

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

ESM and HR have been strong collaborators working toward common goals and objectives in support of employee health, safety and wellness and effective management of risks and key issues such as physical safety, psychological safety, wellness, and WCB costs. The formation of the OHSW Service Line has provided ESM and HR the opportunity to integrate knowledge and link services to maximize employee wellbeing.

OHSW performance measures help inform management actions to improve workplace health, safety and wellness across The Corporation. The following key performance measures are being used to track OHSW performance and help inform management actions:

- **Improved LTCF** in 2019 including: DCMO's 29 per cent decrease from 2.4 to 1.7; Transportation's decrease from 10.1 to 9.3; and UEP's 22 per cent decrease from 6.0 in 2018 to 4.7.
- **Stable percentage of Claims Accommodated** in 2019. In Q2 2019, as part of the Healthy Workplace Measures report initiative, management teams identified and began to implement targeted actions within their business units to improve timely accommodations for employees returning to work after illness or injury (who were unable

Utilities & Environmental Protection Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0446

### Organizational Health, Safety and Wellness 2019 Annual Report

to immediately return to full duties or their base position). From 2018 to 2019, the total percentage of claims accommodated for The City remained steady at 77%.

- **Reduced Sickness & Accident (S&A) and stable WCB costs** in 2019. In 2018, Alberta WCB removed the cap on wage loss payments from \$98,700 to 90% of net salary. This change led to increased WCB costs for the City. In response, the City focused on improved S&A and WCB cost management, through the hiring of a designated WCB claims assessor and advancing the use of Occupational Injury Service (OIS) clinics to better assist injured workers return to work quickly and safely.
- **Increased proportion of accepted WCB claims attributed to psychological injury** in 2019. This is influenced by legislative changes in 2018, which resulted in increased WCB acceptance of psychological claims. Additionally, increased awareness, education and accountability for leaders to report all incidents and injuries, including psychological, means that psychological incidents and injuries previously submitted through S&A are now accurately captured through WCB.
- **Increased near miss and hazardous condition reporting** in 2019, demonstrating strengthened leadership commitment and focus on health and safety within several departments and BUs including: Calgary Transit, up 406 per cent; Roads, up 144 per cent; Transportation Infrastructure, up 116 per cent; Supply, up 64 per cent; and UEP, up 12 per cent over 2018. Further details are presented in Attachment 1.

The City participates in Municipal Benchmarking Network Canada, a partnership between Canadian municipalities that collects and shares standardized data for the purposes of service improvement. Eight cities with populations greater than 500,000 contribute data for lost time incident frequency and lost time incident severity. Calgary's safety performance is comparatively positive to these eight municipalities, given The City's delivery of police, fire operations, water treatment/supply and transit. Of the eight included municipalities, none deliver all the services that Calgary does, thereby lowering their overall operational safety risk.

Partnerships in Injury Reduction (PIR) is a joint program of Alberta Labour, WCB Alberta, and municipal employers represented by Alberta Municipal Health and Safety Association (AMHSA) as the certifying partner for the sector. In late 2019, The City underwent a COR Certification Audit, which occurs every three years. External auditors reviewed The City's OHS corporate and business unit-specific documentation, visited and observed 58 City sites and conducted 381 interviews with employees across the Corporation and at differing levels. In early 2020, AMHSA issued a COR which recognizes that The City's Organizational Health and Safety Management System (OHSMS) has been evaluated by a certified auditor and meets PIR standards. Being awarded a COR demonstrates that The City's OHSMS can identify, assess, and control day-to-day risks to City employees in accordance to standards set by AMHSA and qualifies The City for a WCB rebate. The amount of WCB rebate received in May 2020 for 2019 COR Certification was \$993,445.

Legislative changes in June 2018 required The City establish a health and safety committee at every worksite location. A risk-based approach was applied to establishing JWHSCs and over the course of 2019, 59 JWHSCs were established based on criteria that included operational risk, number of employees, and complexity of operations. JWHSCs improve The City's ability to respond to health and safety concerns of its employees, inform the development of health and safety policies and safe work procedures, and enable both management and employees to participate in health and safety recommendations and solutions. Further, JWHSCs promote

**Utilities & Environmental Protection Report to  
SPC on Utilities and Corporate Services  
2020 July 22**

**ISC: UNRESTRICTED  
UCS2020-0446**

## **Organizational Health, Safety and Wellness 2019 Annual Report**

education and training programs, enhance participation in site inspections and investigations, enable the investigation of worker concerns of dangerous work and refusal to work, and support health and safety orientations for new employees.

The Healthy Workplace Strategy was approved by the Administrative Leadership Team (ALT) in 2019 to address areas of opportunity identified by the Health Systems Review and aligns health and safety priorities and builds capacity in leadership to focus on the wellbeing of employees. The strategy is an important step to integrate formerly disparate strategies (e.g., safety, mental health) under one service line strategy for a healthy workplace. The strategy identifies three areas of focus in which to direct our activities over the current business cycle:

- Improve health and safety outcomes through targeted risk management and shared accountability;
- Improve the employee experience within the health and safety system; and
- Measure performance and report outcomes to support continuous improvement and long-term sustainability.

Looking ahead, planned service line initiatives include:

- An increased focus on mental health and psychological safety through building awareness and providing education to The Corporation, and integrating psychological safety in other corporate initiatives rolling out in 2020, including psychological safety governance, Code of Conduct, Respectful Workplace policy and training, and performance development competencies;
- Completion of the 2020 COR Action Plan for COR recertification, which include action items that address deficiencies found in the successful 2019 COR Certification Audit;
- Improvements on measuring health and safety data to better support decisions by reviewing, revising, and integrating existing health and safety measurement tools, such as the Safety Dashboard, Healthy Workplace Measures and Corporate Employee Survey, to create reports of employee health, safety, and wellness;
- The development of a mandatory OHSW leader online training course; and
- A WCB claims cost reduction initiative has been applied to increase the focus on ensuring claims are adjudicated properly, claims costs are transferred appropriately, and cost relief is obtained.

These and several other efforts are planned to progress The City's health, wellness and safety culture and achieve improved OHSW performance.

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

The following groups were engaged throughout 2019 to support the design, implementation, and delivery of strategic and tactical OHSW actions. Key partners and stakeholders include Senior Safety Committee (SSC), Human Resources Client Council (HRCC), business unit business planners, management representatives, and subject matter experts (SMEs).

### **Strategic Alignment**

The OHSW 2019 Annual Report is aligned with One Calgary and the shift to a service-based approach to planning and budgeting for 2019 – 2022. Reporting performance through the

**Utilities & Environmental Protection Report to  
SPC on Utilities and Corporate Services  
2020 July 22**

**ISC: UNRESTRICTED  
UCS2020-0446**

**Organizational Health, Safety and Wellness 2019 Annual Report**

---

service line lens recognizes that health and safety, including physical, psychological, and social well-being, are inextricably linked. As an enabling service, OHSW supports all employees in the safe delivery of City services and is foundational to all five Citizen Priorities (A Prosperous City, A City of Safe & Inspiring Neighbourhoods, A City That Moves, A Healthy & Green City, and A Well-Run City).

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

Improved corporate performance related to health, safety and wellness supports The City of Calgary's reputation as a healthy, safe, and desirable place to work. This OHSW Annual Report supports The City's accountability for enabling services.

From an external perspective, an improved safety performance supports all employees in the safe delivery of City services, which in turn supports The City as leaders in managing the risks associated with health and safety. Improved internal safety performance set the corporate foundation for City wide leadership in the pursuit of social, environmental and economic risk reduction and improved community benefit.

**Financial Capacity**

***Current and Future Operating Budget:***

Strategic and tactical actions described in the annual report are delivered within approved budgets in both ESM and HR.

***Current and Future Capital Budget:***

Capital budget planning and decision-making for these and other items is on-going through One Calgary.

**Risk Assessment**

Corporate OHSW risks are managed and communicated in accordance with the corporate Integrated Risk Management (IRM) model. In 2019, the 'Health & Safety' Principal Corporate Risk (which includes wellness) was identified as a 'Risk to Watch' for 2020.

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

To demonstrate accountability for the Organizational Health, Safety and Wellness (OHSW) line of service performance and provide the results of key OHSW strategies and initiatives completed in 2019.

The COVID-19 response has had a significant impact on City services, operations and employees. The OHSW Service Line is supporting the Corporate response to the Covid-19 pandemic, while also assessing its impact on the 2020 OSHW work plan and service delivery.

**ATTACHMENT(S)**

1. Attachment 1 – Organizational Health, Safety and Wellness 2019 Annual Report
2. Attachment 2 – Organizational Health, Safety and Wellness 2019 Annual Report Presentation





# Organizational Health, Safety and Wellness (OHSW) Annual Report – 2019

July 22, 2020

# Table of Contents

1. Introduction .....3

2. Organizational Health, Safety and Wellness .....3

3. OHSW performance.....5

4. Key initiatives and accomplishments.....16

5. Looking ahead .....22

6. Summary .....27

# 1. Introduction

The purpose of this report is to provide the Administrative Leadership Team (ALT) and Council with a 2019 update on The City's Organizational Health Safety and Wellness (OHSW) performance, including programs and services. This is the first OHSW Service Line annual report following Council's April 2019<sup>1</sup> direction, providing key performance measures and trending for the last three years. It also highlights initiatives delivered in 2019 to improve performance and/or governance, and provides a line of sight to OHSW areas of focus in 2020.

Environmental & Safety Management (ESM) and Human Resources (HR) continue to work collaboratively toward the common goals of reducing injury, creating a safe and healthy workplace, and optimizing productivity. The OHSW Service Line allows us to focus collaborative efforts, better integrate planning and delivery of shared programs, and more effectively manage risks and key issues such as physical safety, psychological safety, wellness, and Workers' Compensation Board (WCB) costs.

The health, safety, and wellbeing of our employees is central to our success as a Corporation. Investing in health, safety, and wellness in the workplace strengthens employee engagement, improves morale, increases productivity, and improves financial performance. Strong employee engagement also leads to employee retention, thereby reducing costs associated with employee turnover.

# 2. Organizational Health, Safety and Wellness

With the shift to a service-based approach for the 2019-2022 planning and budgeting cycle, the OHSW line of service was formed. The City is committed to working with employees to provide a healthy and safe work environment by establishing and maintaining a culture of responsibility and accountability at the individual, leadership and corporate levels. As an enabling service, OHSW supports all employees in the safe delivery of City services and is foundational to all five Citizen Priorities (A Prosperous City, A City of Safe & Inspiring Neighbourhoods, A City That Moves, A Healthy & Green City, and A Well-Run City).

---

<sup>1</sup> Prior to this direction, ESM was reporting to Committee semi-annually on Environmental, Health and Safety (EHS) governance and performance.



The service line delivers programs and initiatives to all City business units to reduce risk and contribute to a healthy workplace, including dedicated health and safety advisory support, disability management, occupational health services, consultation to leaders on complex psychological situations, wellness programs and services, learning and training, contractor safety management, and mental health supports.

In 2019, the City completed an internal health systems review with the purpose of strengthening corporate health programs and systems to create the best possible experience for key stakeholders, optimize employee well-being, and improve The City's health, safety, and wellness outcomes. In March 2019, the ALT approved recommendations<sup>2</sup> from the review which include:

- Defining employee accountability for their own health and leader accountability for supporting their employee throughout the health cycle;
- Consolidating governance and setting vendor performance standards;
- Streamlining key processes in supporting employees in their health journey, including access to resources, and appropriate pay;
- Introducing early intervention measures to support the employee and prevent further deterioration of health conditions;
- Creating a process to expedite the resolution of complex cases, involving key stakeholders;
- Eliminating major barriers to accommodating employees who are fit to return to work; and
- Developing key performance measures to ensure programs and services are making a difference.

The recommendations have clarified accountabilities, streamlined processes, and integrated many parts of the OHSW system. The OHSW service line is an example of an integrated approach.

Work directed through the OHSW service line focuses on active prevention of physical and psychological workplace injuries and illness, and promotion of health, safety, and well-being for all employees so they can continue to deliver services to citizens and go home safely at the end of each shift. The City recognizes the increasing profile of mental health and psychological safety as key contributors to a strong and resilient workforce and is committed to a healthy work environment that encompasses both physical and psychological safe work practices.

---

<sup>2</sup> Report reference: ALT 2019-0360

### 3. OHSW performance

The following key performance measures are being used to track OHSW performance and help inform management actions:

1. Lost time claims frequency<sup>3, 4</sup>
2. Total lost time claims costs<sup>4</sup>
3. Sickness & Accident (S&A) and Workers Compensation Board (WCB) average days lost<sup>5</sup>
4. Sickness & Accident (S&A) and Workers Compensation Board (WCB) costs<sup>3, 6</sup>
5. Claims Cost Ratio<sup>4</sup>
6. Percentage of Claims accommodated<sup>3, 7</sup>
7. Psychological safety and mental health:
  - Proportion of accepted WCB claims attributed to psychological injury
  - Percentage of S&A claims accepted for short-term<sup>8</sup> and long-term<sup>9</sup> disability where mental health/mental disorders is the primary diagnosis category.

The Healthy Workplace Strategy<sup>10</sup>, approved by ALT in 2019, calls for the use of health and safety performance measures to inform targeted actions to improve workplace health and safety across the corporation. Ongoing monitoring of these key performance measures provides feedback on the effectiveness of strategies and actions toward desired results, and informs whether adjustments need to be made.

---

<sup>3</sup> Measure was included in the Healthy Workplace Measures report (April 2019) (Report reference: ALT2019-0497). Metrics for 2019 have been added since that report.

<sup>4</sup> Includes City Administration plus Calgary Police Services (CPS)

<sup>5</sup> Includes All City

<sup>6</sup> Includes City Administration

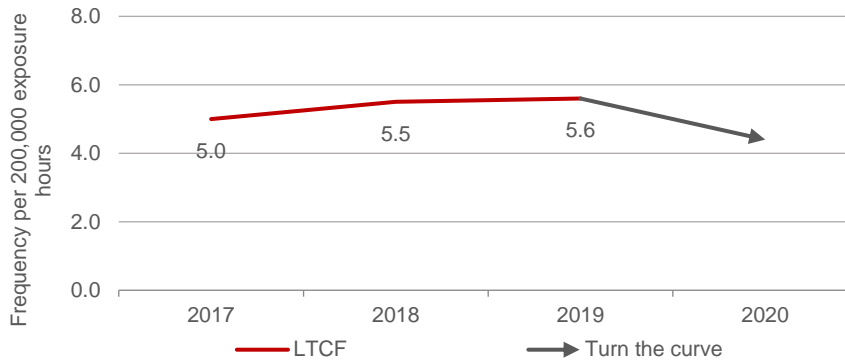
<sup>7</sup> Includes City Administration, excluding Calgary Firefighters (IAFF)

<sup>8</sup> Includes All City plus Ace Daycare

<sup>9</sup> Includes All City, excluding IAFF, plus Ace Daycare

<sup>10</sup> Report reference: ALT 2019-0360

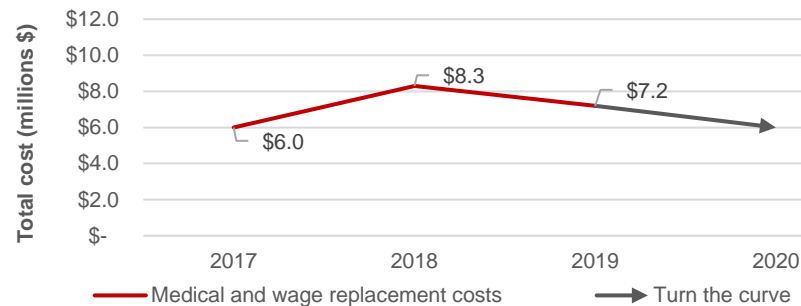
## Lost Time Claims Frequency (LTCF)



**Metric:** LTCF accounts for injuries and illnesses that result in lost time. LTCF is calculated as the sum of lost time claims multiplied by 200,000 (2,000 hours/person/year worked x 100) and divided by the total number of exposure hours (i.e., hours worked) over a 12-month period.

**Story behind the numbers:** While The City's LTCF has been trending unfavourably over the past three years, 2019 saw a slighter increase as a result of corporate and departmental safety performance improvements, notably UEP, DCMO and Transportation, suggesting a possible start to a turning of the curve.

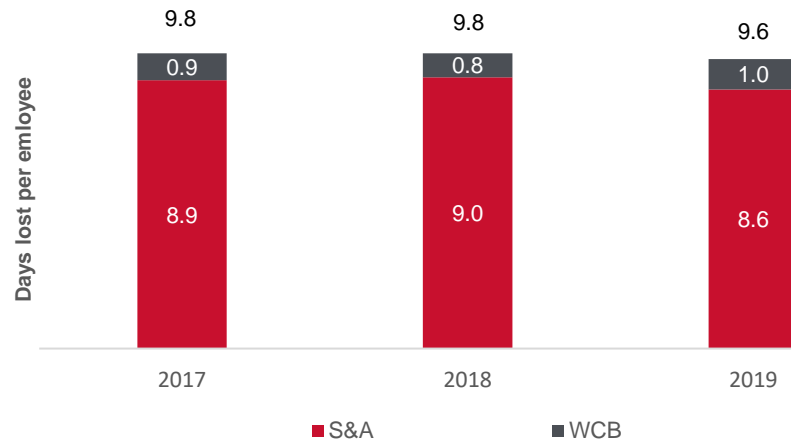
## Total Lost Time Claims (LTC) Costs



**Metric:** Total LTC Costs are the medical costs plus the wage replacement costs associated with lost time claims. Total LTC Costs for each year is calculated as the cumulative costs (medical + wage replacement) associated with lost time claims.

**Story behind the numbers:** LTC Costs decreased from 2019 mainly due to a decrease in lost time claims across the corporation, particularly in Transportation, UEP and DCMO where the departments had a focus on improving near misses and hazardous condition reporting and increased site inspections frequency.

## S&A and WCB Average Days Lost



**Metric:** The average number of days lost per eligible employee due to Sickness & Accident (S&A) and Workers Compensation Board (WCB) claims.

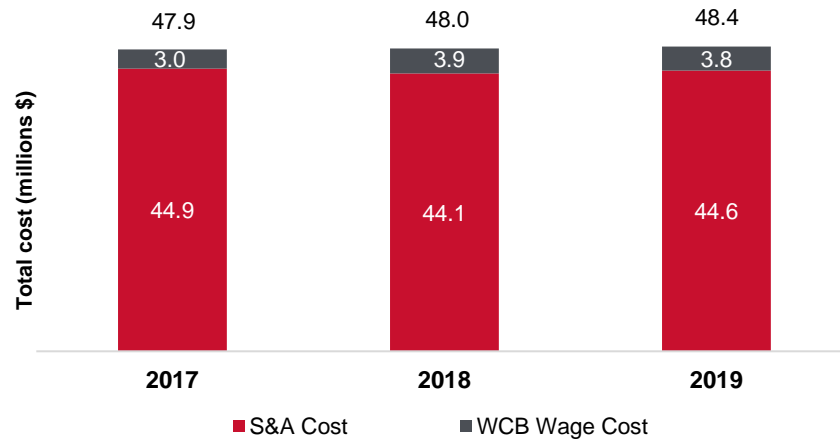
Eligibility is defined as:

- All active employees at The City are eligible for WCB benefits.
- To be eligible for S&A, employees must be actively employed and complete the waiting period as specified in the Municipal Employees Benefit Association of Calgary (MEBAC) agreement; some employee types (e.g., TESA, on-call, and non-established part-time) are not eligible for S&A benefits.

**Story behind the numbers:** The average number of days lost due to S&A decreased in 2019 after four years of increase. Some of the increase to WCB numbers could be a result of legislative changes that increased the volume of psychological claims for bullying and harassment, which may previously have been attributed to S&A.

We have also seen targeted efforts in larger departments where S&A and WCB days and costs are highest, such as Transportation, to reduce absenteeism due to illness and injury (see departmental safety overviews in this section below).

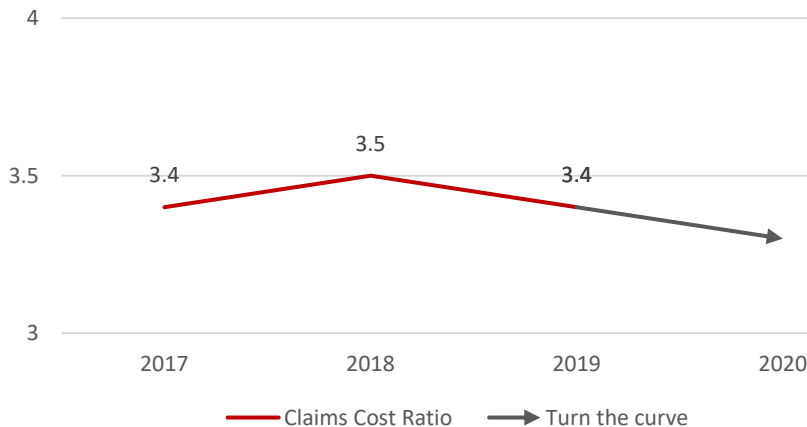
## S&A and WCB Claims Costs



**Metric:** The cost attributed to time off for sickness or injury. S&A costs are included from the first day off work up to 119 days for any non-occupational absence. WCB Claims Cost (Wage Cost) includes the cost paid out by the WCB that is attributed to wage replacement due to an accepted work-related injury or illness.

**Story behind the numbers:** In 2018, WCB adjusted the cap on claims payments from \$98,700 to 90% of net salary. For business units such as Calgary Fire Department and Calgary Police Services, where salaries are higher than the previous cap, this resulted in a cost increase, which is reflected in the increased WCB Wage Cost from 2017 to 2018. Despite this increase to WCB costs, reduced S&A costs have resulted in overall claims costs remaining stable, demonstrating a corporate commitment to programs and services aimed at reducing illness and injury, as detailed in section (4) Key initiatives and accomplishments.

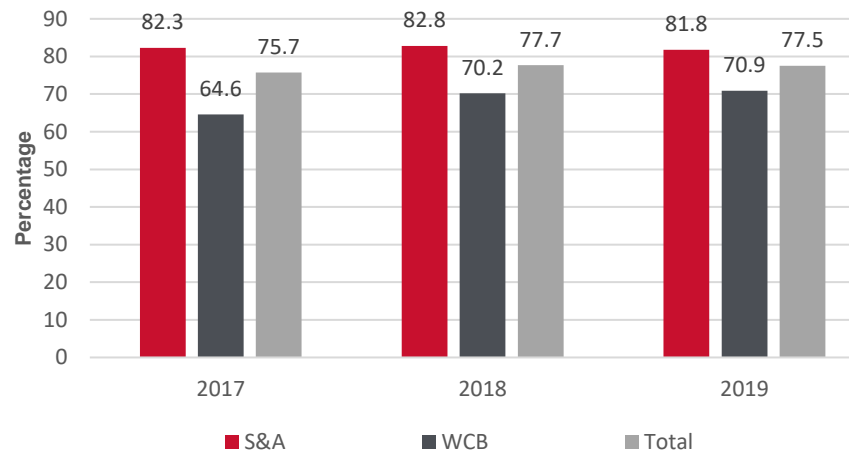
## Claims Cost Ratio



**Metric:** Claims cost ratio is the ratio of S&A and WCB compensation costs to gross salary and wages.

**Story behind the numbers:** The ratio of claims costs to total salary and wages decreased by 0.1 in 2019. Taken together with the previous graph on claims costs, this graph helps us understand to what extent increased claims costs is accounted for simply by an increase in wages. As the ratio decreased (despite an increase in wages for most employees), we can conclude that increased claims costs can only partially be accounted for by higher salaries. On average S&A has accounted for 92 per cent of combined S&A and WCB compensation costs, trending down since 2017 from 93 per cent to 90 per cent in 2019.

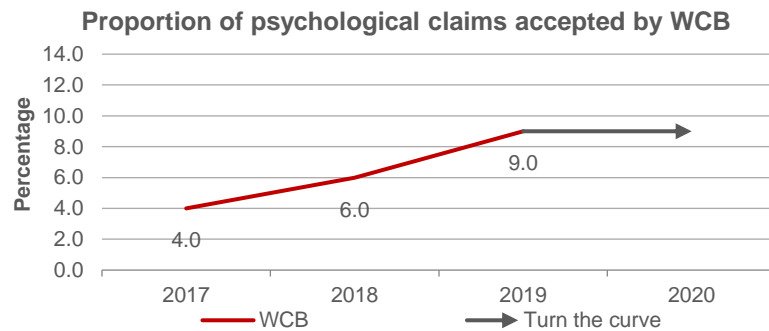
## Claims Accommodated



**Metric:** Percentage of claims accommodated each year, including occupational and non-occupational disability claims, where the employee was deemed fit for work and was accommodated in the reporting year. These are the claims that have fitness for work effective dates within the reporting year and the year prior.

**Story behind the numbers:** In Q2 2019, as part of the Healthy Workplace Measures report initiative, management teams identified and began to implement targeted actions within their business units to improve access to timely accommodations for employees returning to work after illness or injury, who were unable to immediately return to full duties or their base position. Funding recommendations implemented through the Accommodation Strategy in the second half of 2019 will further support improvements to timely accommodations.

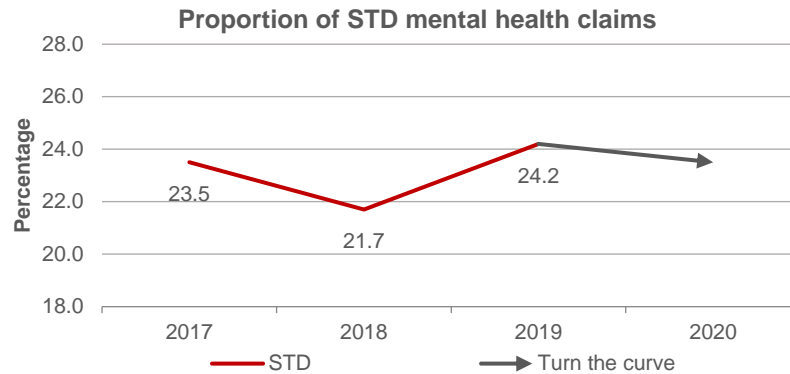
## Psychological Safety and Mental Health



**Metric:** Percentage of accepted Workers' Compensation Board (WCB) claims attributed to psychological injury. This includes occupational claims only.

### Story behind the numbers:

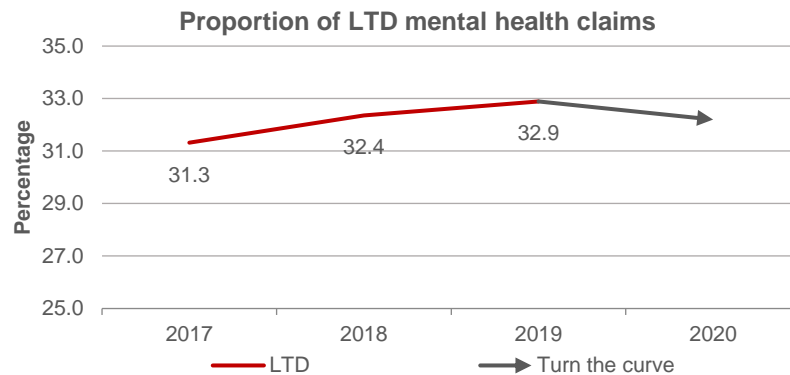
The City has seen an increasing trend in the proportion of psychological WCB accepted claims since 2017. This is influenced by legislative changes in 2018, which resulted in increased WCB acceptance of psychological claims. Additionally, increased awareness, education and accountability for leaders to report all incidents and injuries, including psychological, means that psychological incidents and injuries previously submitted through S&A are now accurately being captured through WCB.



**Metric:** Percentage of Sickness & Accident (S&A) claims accepted for short-term disability (STD) where mental health is the primary diagnosis category. Data provided by third-party vendor, Homewood Health.

**Story behind the numbers:**

The percentage of STD mental health claims is lower for The City compared to research that indicates that mental illness-related claims account for one-third of disability claims in Canada. The City has robust mental health programs, services and resources that are regularly promoted and highlighted to employees, such as the Employee and Family Assistance Program (EFAP), which has seen a steady increase in utilization since 2017, and Green Shield extended benefits, which increased available funds for psychological services as of January 2019.



**Metric:** Percentage of Sickness & Accident (S&A) claims accepted for long-term disability (LTD) where mental disorders is the primary diagnosis category. Data provided by third-party vendor, Canada Life.

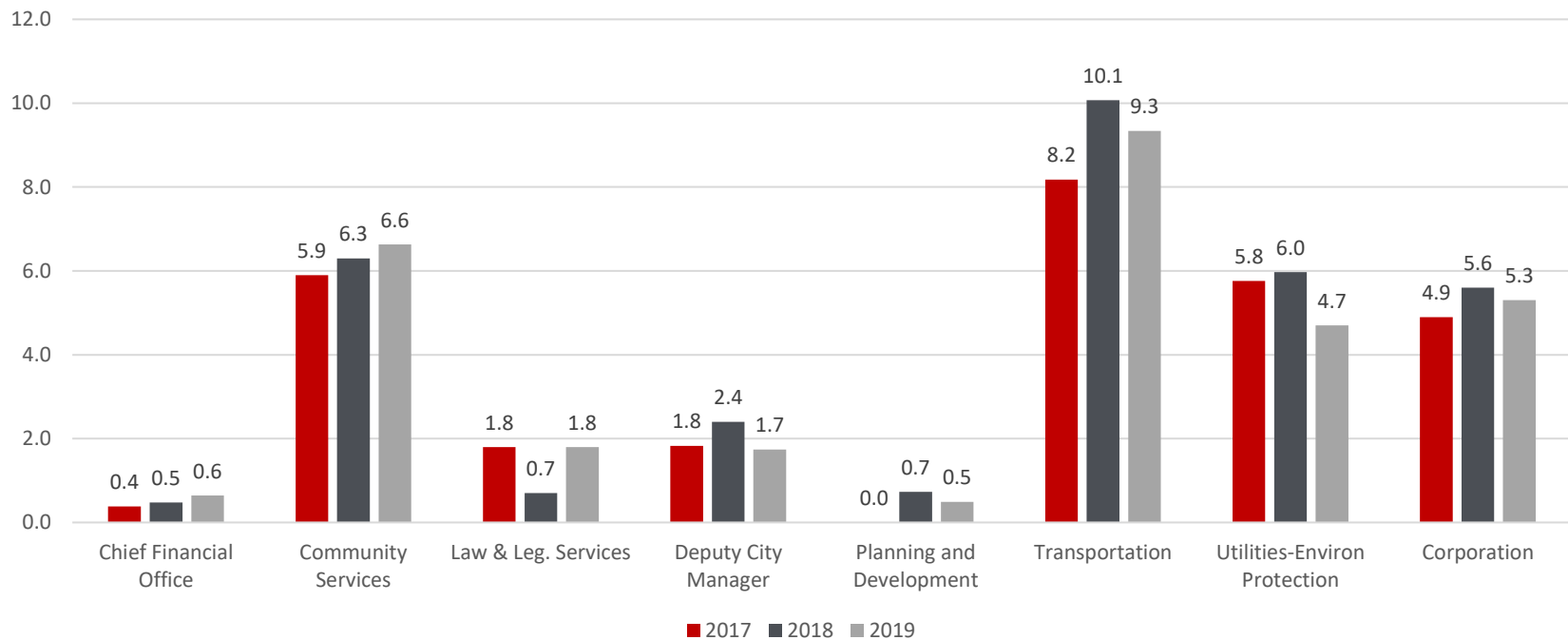
**Story behind the numbers:**

The proportion of S&A claims with a primary diagnosis of mental health/mental disorder has remained fairly consistent since 2017. The proportion of LTD claims with mental disorder as the primary diagnosis is lower for The City compared to the vendor's municipal industry benchmark of 38.2%. The City continues to implement strategies to reduce the number and duration of mental health disability claims. Early intervention measures are being piloted in 2020, which will accelerate access to professional services for disability cases where mental health is the primary diagnosis.

## Departmental safety overview

OHSW's aim is to continually improve safety performance. A key measure to assess safety performance is lost time claims frequency (LTCF), which documents City employee lost time due to occupational injuries or illness. Safety performance will vary by department due to their size, complexity, and inherent risk associated with business unit operations and service delivery. In 2019, The City's overall LTCF trended favourably<sup>11</sup>.

Department LTCF (2017 - 2019)



<sup>11</sup> Corporate LTCF data is included in the following chart is for comparative purposes and does not include CPS data; this is different from the Corporate LTCF figures on page six, which does include CPS data.



**Chief Financial Office**

While the Chief Financial Officer's (CFO) Department has a relatively lower operational safety risk as compared to other departments, the CFO demonstrates a strong commitment to safety performance and is diligent in conducting site inspections within the department's work sites.

**Community Services**

LTCF has increased slightly in the Community Services (CS) Department over the past three-years. In 2019, two areas of safety focus and improvement across CS have been reviewing and updating job demands analysis (JDA), and completing Field Level Hazard Assessments (FLHA)—particularly in Recreation and Parks. Field level Hazard Assessment training has been completed for all operational work areas. Further, Parks has placed an emphasis on more proactive reporting of near misses and hazardous conditions.

**Law & Legislative Services**

Law & Legislative Services saw an increase in LTCF primarily due to four incidents occurring in the Corporate Security business unit, while the Law and City Clerks business units reduced their lost time claims in 2018 and 2019. Corrective action was implemented for each incident that occurred in Corporate Security in 2019.

**Deputy City Manager's Office**

The Deputy City Manager's (DCMO) Office Department demonstrated strong safety performance in 2019 with a 29 per cent LTCF improvement from 2018 (1.7 in 2019 from 2.4 in 2018). The Fleet Services business unit was a significant contributor to DCMO's safety performance improvement. Fleet Services' LTCF improved an impressive 59 per cent from 2018 to 2019 (2.7 in 2019 from 6.6 in 2018). With a strong emphasis on safety for 2019, key initiatives that drove performance improvement included a safety communication campaign, the establishment of Fleet's 12 safety rules, a new Field Level Hazard Assessment (FLHA) form, and a focus on reducing sprains and strains with the development of ergonomic training sessions for Fleet staff.

Other improvements and safety innovations within the DCMO included: a strong emphasis on near miss and hazardous condition reporting in Supply (64 per cent increase from 2018); the introduction of the Survey123 app for survey crews in Corporate Analytics and Innovation to complete required FLHAs as required, which eliminated the need for paper forms that could be

required to be completed multiple times a day; all position-based hazard assessment were reviewed and updated; and a mandatory safety re-orientation was conducted for all employees in the Facilities Management business unit.

### ***Planning and Development***

As evidenced by a low LTCF of 0.5 (an improvement from 0.7 in 2018), the Planning and Development Department (P&D) continues to maintain a favourable safety performance record. P&D places a strong emphasis on orientation and training for its employees, is consistent and diligent with regular site inspections and tracking, and demonstrates an effective and well-organized hazard assessment process that includes all the positions and tasks. Further, all business units in P&D have regular scheduled safety meetings that provide staff an opportunity to bring forward safety questions and concerns.

### ***Transportation***

Safety performance in the Transportation Department improved in 2019 over 2018, achieving an 8 per cent decrease in LTCF. Of note was Calgary Transit's LTCF decrease of 13 per cent (10.7 in 2019 from 12.3 in 2018). Transportation reduced WCB lost time claims costs by \$990,000 in 2019. Of these savings, \$940,000 was realized in Calgary Transit (CT).

The activities and initiatives that brought about the 2019 improvements include:

- An overall increased focus on safety within the department. Safety is a top commitment within the department and closely tied to overall business goals: *Deliver our Services. Be Safe. Be Respectful. Make a Difference.*
- Increased focus on reporting, as evidenced in Calgary Transit, Roads, and Transportation Infrastructure with 406 per cent, 144 per cent, and 116 per cent increases respectively in near miss and hazardous condition reporting.
- The Transportation Health & Safety Systems audit identified gaps within the department, business units and divisions, resulting in the development of specific action plans based on audit recommendations, an improved accountability framework, and increased clarity regarding roles and responsibilities.
- Workshops and education for leaders to develop skills and strategies to communicate, model, and improve safety behaviours.
- Enhancements to utilization of Occupational Injury Services (OIS) clinics through the delivery of the pilot in Calgary Transit. The pilot creates an increase in employee awareness of the service and simplifies the process for supervisors and staff. It's expected that the increased use of OIS will help prevent lost time claims and contribute to getting employees back to work faster.
- The development of an Immediate Accommodation Program to provide sedentary, non-driving accommodated work for CT employees during their recovery from injury.

- A weekly review of both leading and lagging performance metrics on a new safety dashboard, as well as a safety scrum with the director and managers in CT.
- Roads established a process through 311 to report near misses and hazardous conditions for field staff, which includes incentives for reporting. This has helped overcome limitations for field staff to report near misses and/or hazardous conditions.
- Implementation of Safety Cafés in Roads, which provide a ‘safe’ venue to listen to the safety related concerns of employees and communicate back the follow-up actions applied to address concerns.
- An increased focus on inspections across the department.

### ***Utilities and Environmental Protection (UEP)***

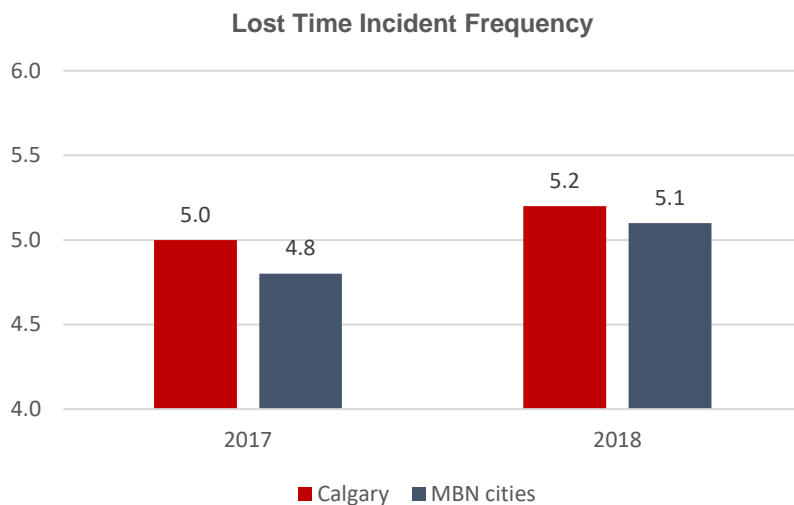
Safety performance in UEP improved in 2019 over 2018, as indicated by an LTCF decrease of 22 per cent (4.7 in 2019 from 6.0 in 2018). The Waste and Recycling Services business unit made an impressive 43 per cent reduction in LTCF from 2018.

The activities and initiatives that brought about the 2019 improvements include:

- Creation of a Departmental (UEP) Safety Oversight Team, which provides oversight, direction and coordination efforts to strengthen and maintain UEP’s safety culture.
- Safety culture assessment completed in Water Services, Water Resources and Waste & Recycling Services, including over 300 safety interviews and the completion of 1,000 safety surveys.
- The Creation of a UEP Safety Framework which includes focus areas of Governance, Leadership, Procedures, Safety leadership, Development & learning, Recruitment and on-boarding, Safety recognition, evaluation & measurement, and Safety communication.
- An overall increased focus on safety within the department, emphasized through enhanced leadership commitment and engagement;
- The UEP Safety Project and UEP safety communication strategy (program to be launched in 2020) will focus on shifting from a “reactive” to a “proactive” safety environment;
- Increased awareness on reporting. Near miss and hazardous condition reporting improved by 12 per cent in 2019 over 2018;
- Continued operational focus and an emphasis on the importance of tailgate meetings and increased site inspection frequency at all levels.
- Mandatory safety accountability awareness sessions for all supervisory staff in UEP (~400) with a focus on changes to provincial legislation, as it pertains to supervisory staff.

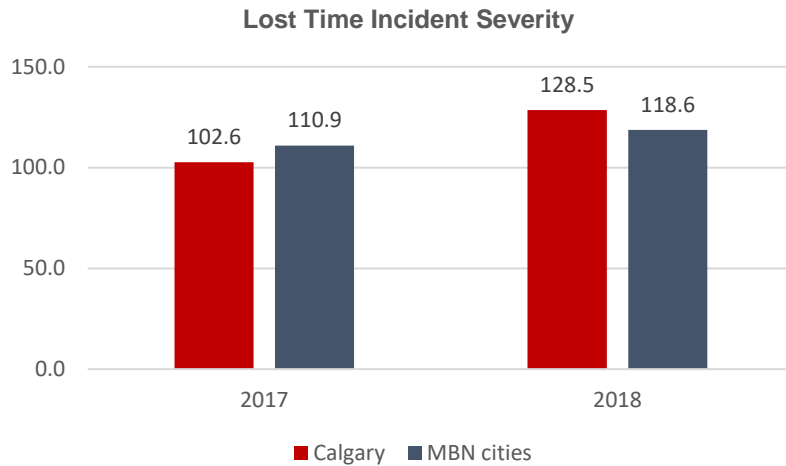
## Benchmarking

The City participates in Municipal Benchmarking Network Canada, a partnership between Canadian municipalities that collects and shares standardized data for the purposes of service improvement. Through this network, The City is able to benchmark lost time incident frequency and lost time incident severity<sup>12</sup>. Eight cities with populations greater than 500,000 contribute data for these measures. There are restrictions on how the data can be presented because municipalities contribute data on a confidential basis; however, aggregate data from similar sized municipalities can be utilized as a starting point for benchmarking purposes in this report. The charts below show that Calgary's safety performance is comparatively positive given The City's delivery of police, fire operations, water treatment/supply and transit greatly increase risk exposure. Of the eight included municipalities, none deliver all the aforementioned services, thereby lowering their overall operational safety risk.



**Benchmarking notes:** Lost time incident frequency refers to incidents that result in a disability or an employee missing work due to an injury. Given the scope of The City's operational service delivery, Calgary safety performance is comparatively positive.

<sup>12</sup> Municipal Benchmarking Network Canada. 2020 April 23. Data Tables Report – Human Resources.



**Benchmarking notes:** Lost time incident severity provides the average number of lost hours per recordable incident. It should be noted that hours lost is affected by more than 'incident severity'. Other factors include how long it takes to submit the WCB claim, and how timely accommodation is provided. Given the scope of The City's operational service delivery, Calgary safety performance is comparatively positive.

## 4. Key initiatives and accomplishments

With a continued operational focus on organizational health, safety, and wellness management, 2019 involved the delivery of key corporate-wide initiatives, including: the Certificate of Recognition (COR) Certification Audit; implementation of joint worksite health and safety committees; development of a refreshed corporate safety dashboard; completion of the Health Systems Review; approval of the Healthy Workplace Strategy; completion of the UEP Safety Delivery Model Project; advancement of the contractor safety management program; and several departmental initiatives including the Transportation Safety Project, Healthy Workplace Measures reports and action planning, and external health and safety audit in Transportation.

### Certificate of Recognition (COR) Certification Audit

Partnerships in Injury Reduction (PIR) is a joint program of Alberta Labour, WCB Alberta, and municipal employers represented by Alberta Municipal Health and Safety Association (AMHSA) as the certifying partner for the sector. A meaningful and well-implemented Organizational Health and Safety Management System (OHSMS) will lead to a reduction in workplace losses, injuries, and illness. The PIR program helps municipalities earn financial incentives (rebates) to encourage implementation of

effective health and safety management systems. All Alberta municipalities are eligible to participate in this voluntary program. Municipalities must receive a COR to qualify for a WCB rebate.

In late 2019, The City underwent a COR Certification Audit, which occurs every three years. The City's Organizational Health and Safety Division (OHS) engaged with 36 business units across all eight City departments to prepare for the Certification Audit. External auditors reviewed The City's OHS corporate and business unit-specific documentation, visited and observed 58 City sites and conducted 381 interviews with employees across the Corporation and at differing levels. In early 2020, AMHSA issued a COR which recognizes that The City's OHSMS has been evaluated by a certified auditor and meets PIR standards. Being awarded a COR demonstrates that The City's OHSMS is able to identify, assess, and control day-to-day risks to City employees in accordance to standards set by AMHSA. The 2019 WCB rebate will be processed by WCB in mid-2020 (approximately \$900,000).

OHS will work to maintain The City's yearly COR, and to receive annual WCB rebates, for the next two calendar years (2020 and 2021). The three-year COR process cycle will restart with a COR Certification Audit in 2022.

### **Joint Worksite Health and Safety Committees (JWHSC)**

Legislative changes in June 2018 required The City establish a health and safety committee at every worksite location. With The City having over 300 worksites and over 15,000 employees, and following consultation with other large employers (e.g. University of Calgary, Alberta Health Services), a risk-based approach to JWHSC establishment was applied. Over the course of 2019, 59 JWHSCs were established based on criteria that included operational risk, number of employees, and complexity of operations. While the Alberta government revised the legislation on December 13, 2019 to require only one health and safety committee per organization, The City made the decision to maintain its current structure and approach to JWHSCs to sustain committee effectiveness given the size and complexity of our organization.

JWHSCs improve The City's ability to respond to health and safety concerns of its employees, inform the development of health and safety policies and safe work procedures, and enable both management and employees to participate in health and safety recommendations and solutions. Further, JWHSCs promote education and training programs, enhance participation in site inspections and investigations, enable the investigation of worker concerns of dangerous work and refusal to work, and support health and safety orientations for new employees.

With the JWHSC structure now in place, the next step will be to evaluate the effectiveness of the committees. An evaluation will be conducted in the second half of 2020, and adjustments to JWHSC structure and implementation will be implemented based on the results of that assessment.

### **Safety dashboard**

In December 2019, a refreshed Corporate Safety Dashboard was developed and launched through partnership between OHS and Corporate Analytics and Innovation (CAI). The refreshed Safety Dashboard has numerous new features, including an improved intuitive design, expandable viewing of metrics, and mobile-friendly functionality. Also, users are now able to view yearly and monthly safety performance trends, as well as distinguish between physical versus psychological incidents.

The Safety Dashboard provides a snapshot of safety performance to the business unit level. It allows leaders and key stakeholders to review and compare their department's or business unit's metrics to previous years and to other departments or business units, and enables analysis of detailed safety data to improve safety performance. Enhanced understanding and monitoring of key performance measures is important to drive continual performance improvements.

### **Safety resource risk allocation**

In 2019, the OHS Division completed the Safety Delivery Model Project, which was an innovative approach to optimize safety staff allocation to improve safety performance, meet customer needs, and protect employees and The City. Improved alignment of safety advisors to better support higher-risk business units was achieved through risk-based analysis of each business unit's safety performance, customer-centric engagement to understand safety support needs and services valued by each business unit, and analysis of services and activities performed by OHS.

Implementation of the project's recommendations has contributed to a decrease in LTCF for higher-risk operations business units, a reduction of \$360,000 in direct costs, and an estimated \$1.1 million in indirect costs over the past year. These improvements have been achieved without an increase in budget. Customers, stakeholders, and employees from all departments and from all levels in the organization were involved in implementing recommendations, demonstrating that when it comes to safety, we are all responsible. The Safety Model Project was showcased in the recent update to Council's Priorities and Finance Committee as an example of achieving productivity gains and service outcomes.

## Contractor Safety Management

Advancements were made to the contractor safety management (CSM) program in 2019. These included: the development a CSM standard that provides expectations, roles, and responsibilities for all parties involved in contractor management on City work sites; outlined due diligence activities to meet Occupational Health and Safety legislative requirements; and established mechanisms for contractor safety performance evaluation and monitoring. In partnership with AMHSA, a CSM training course was developed for project managers and will be piloted in 2020.

## Safety and Health Month

OHSW, in partnership with departmental representatives, delivered Safety and Health Month programming in May 2019. The timing is aligned with the North American Occupational Safety and Health (NAOSH) Week and the Canadian Mental Health Association's Mental Health Week, and provides City employees the opportunity to reflect on how important working safely is all year long. The 2019 themes focused on mental health in the workplace, bullying and harassment, and having safety conversations.

Objectives of Safety and Health Month included improving attitudes toward mental health in the workplace, raising awareness of unique safety, health and wellness issues, and improving our ability to communicate on safety and health matters. It also targeted safety best practices for operational specific work at The City.

Over 2,500 City attendees participated in more than 60 planned sessions. Post-event survey feedback demonstrated that the topics and content were relevant, that participants learned new information during the sessions, and the keynote session for leaders, *Mental Health, Stress, Resilience and Coping Skills in the Workplace* delivered by Dr. Bill Howatt, was extremely well received. The session was recorded and is available at <https://mycity.calgary.ca/tools/safety/resourcelibrary/safety-month-2019.html>.

## Senior Safety Committee (SSC)

Improving corporate safety governance is a strategic focus and the SSC is engaged each quarter to provide strategic and tactical guidance on health and safety direction and priorities, and to promote a positive safety culture. Committee members, comprised of



directors from a variety of business units, provide direction and recommendations, share best practices, and communicate decisions and information back to their business units.

Examples of direction and input provided by the Senior Safety Committee in 2019 include:

- Approved moving forward with the risk-based approach to corporate-wide JWHSC implementation;
- Endorsed implementation recommendations for risk-based safety resource allocation provided through the Safety Model Delivery Project;
- Represented City senior management during the COR Certification Audit;
- Provided input and endorsement on corporate-wide initiatives (e.g., Safety Dashboard refresh); and
- Provided departmental updates and identified specific issues where collaborative solutions can be pursued (e.g., fueling site concerns).

### **Quarterly Unions Safety Discussions**

In 2019, Quarterly Unions Safety discussions were held with executives from all unions involved at The City to share health and safety information, provide an opportunity for roundtable discussions, and identify insights that will support a positive safety culture. Key agenda items discussed in 2019 included: The City's 2019 COR Certification Audit process; an overview of the structure of Joint Worksite Health and Safety Committee; Safety Dashboard updates implementation; and an overview of OHS safety priorities and initiatives for 2020.

The meetings have been very well received, and included open and challenging conversations regarding the overall direction of safety for the Corporation. As a result of these meetings, corporate safety leadership has created awareness with the unions on challenges faced by front line staff, representatives from unions and The City have an opportunity to transparently discuss what is working and areas for improvement, and unions are including safety messages provided by The City in their newsletters.

### **Healthy Workplace Strategy**

The Healthy Workplace Strategy was approved by ALT in 2019 to address areas of opportunity identified by the Health Systems Review and aligns health and safety priorities and builds capacity in leadership to focus on the wellbeing of employees. The

strategy is an important step to integrate formerly disparate strategies (e.g., safety, mental health) under one service line strategy for a healthy workplace.

The strategy identifies three areas of focus in which to direct our activities over the current business cycle:

1. Improve health and safety outcomes through targeted risk management and shared accountability;
2. Improve the employee experience within the health and safety system; and
3. Measure performance and report outcomes to support continuous improvement and long-term sustainability.

The three areas of focus and related actions are not mutually exclusive and work together to reinforce a culture of safety and wellbeing, produce positive health outcomes, and create financially sustainable practices.

### **Accommodation Strategy**

It is vitally important to support employees to return to work as soon as they are able, as it improves their health outcomes and productivity. The accommodation process is complex and sometimes hampered by issues of union jurisdiction, funding, stigma, accountability, and manual processes. In addition, new legislation was introduced early in 2018 that requires the employer, once they have been notified of a fit-for-full work date, to provide an offer of work to their employee within a one-day period. If the employee is unable to perform their own job, the employer is expected to offer suitable, alternate work within a three-day timeframe. In 2019, most City departments saw an improvement to the percentage of occupational and non-occupational claims that require accommodation being offered within three days of receiving a fit-for-work date; however, as a Corporation we are not yet fully compliant.

The Accommodation Strategy offers a comprehensive approach to addressing accommodations issues and gaps for both non-occupational and occupational injuries and illness. The Accommodation Strategy team was comprised of partners from HR, ESM, and Finance.

Recommendations that were implemented in 2019 include:

- Council approved \$10M from the Budget Savings Account (BSA) to support accommodated work arrangements for temporary alternate accommodations where there is no operational budget available;

- Introduced a process step for Directors to sign off when accommodation is not possible at the business unit level to mitigate risk and reinforce accountability;
- Base pay continuation for temporary accommodations up to 30 days in duration to expedite return to work without need for job rating;
- Financial support for ergonomic assessments and providing job devices, aids and modifications with access to funding through the Health, Safety and Wellness Reserve;
- Increased return to work with restrictions reimbursement forms from \$15 to \$100. These costs are covered through the HSW Reserve as part of a trial in partnership with WCB; and
- Moved the oversight of the Job Demands Analysis (JDA) from ESM to HR to standardize the process, and will focus on updating priority jobs (safety sensitive & workplace injury) throughout this planning cycle.

In addition, work began on further recommendations to be implemented in the 2020-2022 planning and budget cycle:

- Develop technology to collect and track short-term temporary job options (i.e., bundled or alternate work) and a searchable database for job demands and employee abilities. Establish a central job library to which business units contribute current available work that can be considered for accommodations. This work will be piloted in Q2 2020.

## 5. Looking ahead

Our City Manager, David Duckworth, has identified health, physical and psychological safety, and wellness as priorities. Further, elevated health and safety risk, rising costs, and external pressures such as legislative changes are factors increasing organizational expectations pertaining to the promotion and advancement of physical, psychological, and social well-being of employees. The following initiatives were identified through the 2020 work planning process in support of managing health and safety risk and improving performance.

### Inclusion of Safety and Health in Performance Development

The Individual Performance Development (IPD) initiative is being rolled out in four stages in 2020. Stage 1 and Stage 2 include software implementation and launch, basic training design and delivery, and senior and business unit leader engagement. Stage 3 is scheduled for Q2/Q3 and involves delivery of advanced training, continued engagement and supporting IPD adoption and

utilization. Stage 4 is scheduled for Q4 2020 and Q1 2021 and goals include system maintenance and upgrades as required, ongoing training, and sustained leader and employee participation.

To demonstrate the corporate commitment to a physically and psychologically safe workplace that promotes health and wellness, diversity and inclusion, employee engagement, and resilience, IPD plans will include the following behavioural expectations for all employees:

- Upholds safety standards; identifies and takes actions that affect physical employee safety;
- Demonstrates commitment to a healthy workplace by contributing to each other's wellbeing; and
- Understands how physical and psychological health and safety impacts their work e.g. engagement, balance.

### **Certificate of Recognition (COR) Action Plan**

To maintain The City's COR for 2020 and to receive the 2020 WCB rebate, The City has the option to complete a COR Maintenance Audit, or an Action Plan in lieu of COR Maintenance Audit. OHS has chosen to complete a 2020 COR Action Plan since this approach promotes continuous improvement by setting corrective actions for 2020 based on the 2019 COR Certification Audit results. OHS also believes that an Action Plan will deliver more improvement benefits than conducting a COR Maintenance audit, which primarily ensures The City's health and safety management system is functioning well.

OHS will lead preparation of the 2020 COR Action Plan Application which includes key projects and activities, responsibilities, and target dates to be completed in the 2020 COR Action Plan. OHS will continue to lead and engage with City business units to complete the projects and activities in 2020 COR Action Plan. The City's 2020 COR Action Plan submission will be submitted to AMHSA for a quality assurance audit to ensure The City adheres to the PIR standards.

AMHSA will evaluate The City's 2020 COR Action Plan deliverables and is expected to provide initial quality assurance results in January 2021. The 2020 COR Action Plan demonstrates that The City is committed to improving our health and safety management system. By successfully maintaining COR for 2020, The City will be eligible to receive the annual WCB rebate.

### **Mental health and psychological safety**

As an organization, The City is increasing its focus on mental health and psychological safety as key contributors to a strong and resilient workforce. A psychologically healthy and safe workplace is one that promotes employee well-being and actively works to prevent psychological workplace injuries. The OHSW Service Line is building awareness and providing education to the

corporation, and integrating psychological safety into the way we deliver services every day. Psychological safety will be a focal topic for the OHSW Service Line in 2020.

Research indicates that leaders and immediate supervisors are in the best position to impact a psychologically safe day-to-day experience for their employees. Continued work between OHS and HR partners has ensured psychological safety is consistently integrated in other corporate initiatives rolling out in 2020, including:

- Psychological safety governance;
- Code of Conduct;
- Respectful Workplace Policy and training; and
- Performance development competencies.

Improvements to the health system structure have provided the opportunity for HR to support business units and leaders to navigate complex situations where barriers related to a healthy workplace are preventing employees from performing their work duties or successfully returning to work after medical leave. This work began in Q4 2019 and will be continued through 2020.

### **OHSW leader training**

A recommendation approved through the Health Systems Review was the development of mandatory online OHSW leader training to educate leaders on their roles and responsibilities to support a healthy and safe workplace. While in-person training opportunities for leaders on health, safety, and wellness have existed for many years, the modality, cost, and time commitment required created barriers for leaders to attend these courses.

Mandatory online OHSW training will be required for all leaders with supervisory responsibilities, at all levels of the organization. Aligned with a management system approach of *Plan, Do, Check, Act*, this training supports the Healthy Workplace Strategy and builds leaders capacity to:

- Describe how health, safety, and wellness integrates to support a healthy workplace;
- Fulfill their roles and responsibilities as a leader to contribute to the health, safety, and wellness of employees;
- Prioritize health, safety, and wellness of employees to mitigate risks; and
- Further their knowledge and abilities to drive health, safety, wellness conversations, actions, and business outcomes.

This training will educate leaders on the specific occupational health, safety and wellness responsibilities that are expected of them at The City, and provide tools and resources they will need to create an environment where everyone feels safe, stays safe, and can do their best work for the citizens of Calgary. The training is expected to roll-out corporately in Q3 2020.

### **Healthy Workplace websites for employees and leaders**

New Healthy Workplace websites will connect information, tools and resources to help employees and leaders navigate the health cycle via a single site, from programs, services and resources to occupational and non-occupational absence to successful return to work. The websites will integrate health and wellness content to mimic the integrative approach of the Total Rewards and Healthy Workplace division of HR.

Separate websites for leaders and employees that align with the health cycle provide efficient and user-friendly navigation. By consolidating the health and wellness content, the websites clarify the roles and responsibilities of the different audiences and provide clear direction and expectation to ensure that all City employees are aware of how they contribute to and participate in a healthy workplace. The employee website was completed in Q1 2020, with the leader site to follow in Q2 2020.

### **End-to-end health navigation and early intervention**

When an employee enters the short-term or long-term disability claims process, their primary contact is their case manager through The City's third-party providers. While The City has an internal disability team, the Ability Advisors (formerly Return to Work Coordinators) do not typically engage with an employee in the disability cycle until they are cleared to return to work. Therefore, as an employee moves through the disability process, they may have contact with their leader, a case manager at Homewood Health, staff from Pay, a case manager from our long-term disability provider and ability advisors. When employees are ill, this can be an especially confusing, inconsistent and disjointed experience. With all of these 'hand-offs', there is the potential for employees to fall through the cracks.

Connecting with employees as they enter the disability cycle, rather than waiting for fitness for work clearance, will allow the Ability Advisor to proactively support an employee throughout the full health and wellness cycle by providing end to end case management, including proactive support on interpretation of policies, processes, procedures, day to day vendor management, and requirements to assist in resolving issues that may arise for employees.

There is ample research that shows early intervention with the employee through regular contact, ensuring they are connected with the treatment they need, and supporting them as they continue to strengthen their functional abilities leads to positive health outcomes and an earlier return to work. In 2020 The City will be piloting a program that offers early access to mental health medical professionals for those who fall ill with a mental health diagnosis.

### **Data driven decisions**

Continuously improving health and safety performance requires measuring health and safety data to make informed business decisions to create a safer and healthier work environment. The OHSW line of service continues to review, revise, and integrate existing health and safety measurement tools, such as the Safety Dashboard, Healthy Workplace Measures and Corporate Employee Survey, to create holistic reports of employee health, safety, and wellness.

Creating visibility of health and safety as a corporate value and identifying the challenges, recognizing successes, and reinforcing accountability will help to encourage employees and leaders alike to create a safer and healthier work environment. Key measures will be monitored and reported to ALT to inform the future direction, including financial sustainability, of our health and safety system.

City leaders play an essential role in improving workplace performance. This includes collecting, documenting and inputting quality data into health, safety, and wellness tools (e.g., Safety Data Management System (SDMS), Human Capital Management (HCM), and Corporate Employee Survey (CES)). Leaders can then use the available reports and data to identify priorities and inform strategic decision-making to achieve safe and healthy workplace goals. The final step is to implement actions to sustain and improve health, safety, wellness outcomes with support from OHSW partners, and assess if the intended results have been achieved.

### **WCB claims cost reduction initiative**

WCB premiums are affected by legislative changes, lost time claim costs, industry rate increases, and employee earnings. To support WCB cost mitigation in future years, increased resourcing capacity has been applied to increase the focus on ensuring claims are adjudicated properly, claims costs are transferred appropriately, and cost relief is obtained. This initiative is expected to provide a significant return on investment.

### Corporate OHS governance and functional structure

An opportunity to improve safety performance and strengthen safety culture is through enhancements to corporate safety governance. The expected benefits of improved safety governance and enhanced functional capacity include better role clarity for safety across the organization, improved WCB cost management, increased responsiveness when dealing with provincial investigations, improved ability to respond to legislative changes, and a shift to a more proactive approach to health and safety management.

A corporate OHS proposed governance and functional structure review along with identifying improvement options has commenced and an update is planned to be provided to ALT in Q2 2020.

## 6. Summary

The City's investments in the health, safety, and wellbeing of our employees and workplace creates employee engagement, drives productivity, and improves financial performance. OHSW performance measures help inform management actions to improve workplace health and safety across the Corporation. The City's 2019 performance on LTCF has been improving (despite a slight increase in 2019 over 2018, largely influenced by Calgary Police Services). This trending suggests that the tactical and strategic actions implemented corporately and across business units over the course of 2018 and 2019 are having a favourable impact on performance as The City is turning the curve on LTCF. Actions taken in higher risk departments resulted in notable LTCF improvements, including: UEP's 22 per cent decrease from 6.0 in 2018 to 4.7 in 2019; Transportation's LTCF decrease from 10.1 in 2018 to 9.3 in 2019, and DCMO's 29 per cent decrease from 2.4 in 2018 to 1.7 in 2019.

Compared to eight Canadian cities with populations greater than 500,000, Calgary's comparative lost time incident frequency and lost time incident severity safety performance is positive given The City's delivery of police, fire operations, water treatment/supply and transit, which increases our relative risk exposure. Of the eight included municipalities, none deliver all the afore mentioned services, thereby lowering their overall operational safety risk. Further, based on confidential aggregate LTCF data obtained for the past three years from a comparable municipality with a population over 700,000 residents and similar services provided<sup>13</sup> had similar safety performance to The City in 2019.

In 2019, the optimization of safety staff allocation, the launch of an improved safety dashboard, and a campaign to promote safety, health and wellness awareness were implemented to improve safety performance, meet customer needs, and protect employees.

---

<sup>13</sup> The comparable municipality has fewer employees, and a larger safety department.



Operational actions implemented by business units across The City contributed to positive safety performance. In addition, several departments and BUs strengthened leadership commitment, and increased their focus on health and safety. This commitment drove tactical actions that contributed to improved performance such as an increase near miss and hazardous condition reporting, as well as increases in the number of site inspections and task observations.

Strategic and tactical actions implemented across The City to improve safety performance include achieving COR by successfully passing the external certification audit which recognizes that The City's health and safety management system meets provincial standards and results in The City receiving the refund on its Workers' Compensation Board premiums. The establishment of 59 joint worksite health and safety committees (JWHSC's) improves The City's ability to address health safety and wellness concerns by providing a regular forum for management and employees to collectively develop solutions and continually inform safe work procedures.

The formation of the OHSW line of service has provided ESM and HR the opportunity to further integrate knowledge and enhance the linkage of services to maximize employee wellbeing. ESM and HR have been strong collaborators working toward common goals and objectives in support of employee health, safety and wellness and effective management of risks and key issues such as physical safety, psychological safety, wellness, and Workers' Compensation Board (WCB) costs. The Healthy Workplace Strategy aligns health and safety priorities to build capacity in leadership to focus on the wellbeing of employees. The Accommodation Strategy addresses issues and gaps for both non-occupational and occupational injuries and illness. Continued focus on this work is expected to contribute to continued improvements in the number of days lost and total lost time claim costs due to work-related incidents due to reduced performance on lost time incidents, accommodation, and on-time reporting to the Workers' Compensation Board.

Looking ahead to 2020, planned service line initiatives include an increased focus on mental health and psychological safety, completion of the 2020 COR Action Plan, an increased focus on measuring health and safety data to improve decisions, the development of a mandatory OHSW leader online training course, and a WCB claims cost reduction initiative. These and several other efforts are planned to progress The City's health, wellness and safety culture and achieve desired performance.

Calgary



# Organizational Health, Safety and Wellness (OHSW) 2019 Annual Report

UCS2020-0446

ISC: Unrestricted

Utilities and Corporate Service (UCS)

2020 July 22



## RECOMMENDATION

That the Standing Policy Committee on Utilities and Corporate Services recommend that Council:

1. Direct the OHSW Service Line to report back in Q4 2020 with a summary of the OHSW service line impacts and response to the COVID-19 pandemic.



## 2019 Overview

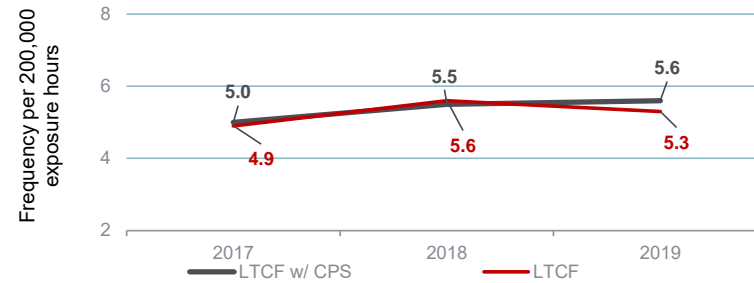
In 2019:

- Improved Lost Time Claims Frequency (LTCF) by 5.4% (excluding CPS).
  - Stable percentage of claims accommodated at 77%
  - Reduced Sickness and Accident and stable Worker's Compensation Board (WCB) costs.
  - Increased proportion of WCB claims attributed to psychological injury.
  - Increased near miss and hazardous condition reporting.
- 
- Calgary's LCTF and lost time incident severity is comparable to other Canadian cities.
- 
- Mental health and psychological safety have an increasing profile. OHSW continues to guide awareness, strategy, education efforts, and to inform service and resource requirements.

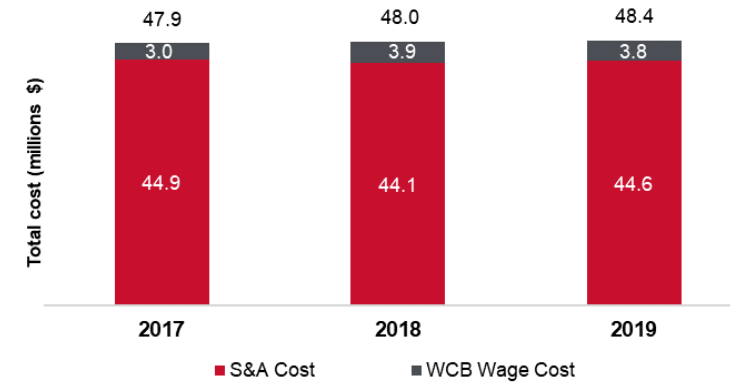


## OHSW performance (key measures)

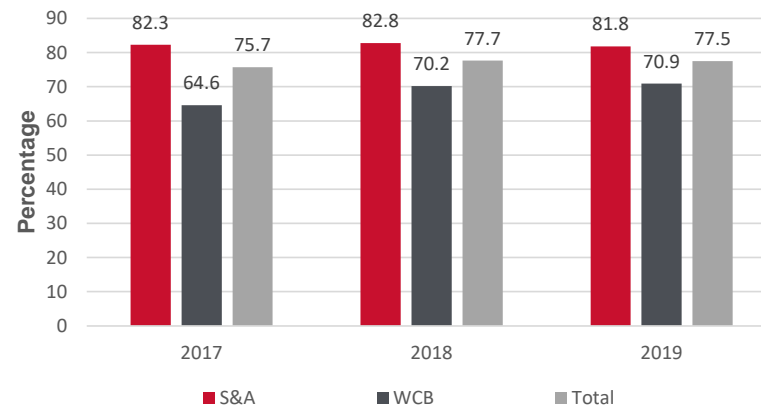
Lost Time Claims Frequency (LTCF)



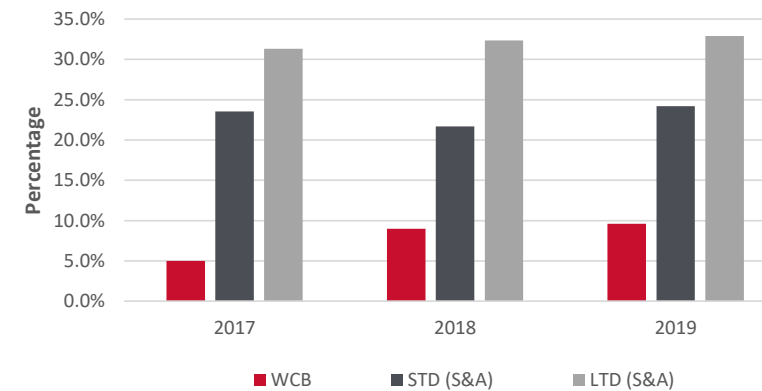
S&A and WCB Claims Costs



Claims Accommodated



Psychological Claims





## 2019 OHSW Performance Highlights

- Department LTCF improvements:
  - DCMO - Improvement of 58% over 2018 (Fleet BU improvement of 64%)
  - Transportation - Improvement of 8% over 2018
  - UEP - Improvement of 23% over 2018
- Achieved Certificate of Recognition (COR) Certification Audit. WCB rebate of \$993,445 received.
- Established 59 Joint Worksite Health and Safety Committees.
- Healthy Workplace Strategy approved by ALT.
- Safety Delivery Model Project completed.
- Delivered Safety and Health Month programming across the organization.
- Implemented recommendations from the Accommodation Strategy.
- Collaborated with Union executives on safety.
- Total direct and indirect Safety Cost Reduction 2019 = \$1.4 Million (compared to 2018).



## Looking Ahead

### Key initiatives for 2020:

- An increased focus on mental health and psychological safety.
- Completion of the 2020 COR Action Plan for COR recertification.
- Improvements on measuring health and safety data to better support decisions.
- The development of a mandatory OHSW leader online training course.
- WCB claims cost reduction initiative.

### Continue with:

- Site inspection frequency.
- Field level hazard assessments.
- Reporting (quality and quantity).
- Incident investigations.
- Targeted safety strategies/actions.
- Leadership commitment.



## RECOMMENDATION

That the Standing Policy Committee on Utilities and Corporate Services recommend that Council:

1. Direct the OHSW Service Line to report back in Q4 2020 with a summary of the OHSW service line impacts and response to the COVID-19 pandemic.





Deputy City Manager's Office Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0833

**Selling Prices for Road Rights of Way in Greenfield Areas (File No. 2020 Sector Rates)**

---

**EXECUTIVE SUMMARY**

The purpose of this report is to provide information concerning current land prices typical of those in greenfield areas. The land prices identified in this report will be used to negotiate the sale of road rights of way and where possible, the acquisition of land required for municipal purposes in greenfield areas.

**ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Utilities and Corporate Services recommends that Council receive the Report and Attachments for the Corporate Record.

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON UTILITIES AND CORPORATE SERVICES, 2020 JULY 22:**

That Council adopt the Administration Recommendation contained in report UCS2020-0833.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

Historically, Administration made presentations to the Land and Asset Strategy Committee and SPC on Utilities and Corporate Services on development land sales activity within the city. The purpose of these reports was to identify the current market value for raw unserviced future development lands within sections of the city. The identified values, or sector rates, would be used when negotiating transactions with various developers in greenfield areas. Typically, these negotiations involve city road rights of way that exist legally but remain undeveloped. When a developer submits an outline plan for the area, these road rights of way are identified as areas to be purchased and incorporated into the proposed development. The sector rates are also utilized, where possible, when acquiring land for municipal purposes within greenfield areas through the development process.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

It is important to note that these sector rates are target prices only. The City cannot require that a land owner negotiate at these values. If a land owner wishes to not negotiate using sector rates, Administration would then negotiate on a site specific basis and analyze comparables that are similar to the subject property.

Sector rates are not used in established communities and brownfield areas; transactions will be negotiated on a site specific basis taking into account the specifics of the subject property.

In establishing the sector rates, Real Estate & Development Services analyzed numerous sales of future development land located within the current city limits. From a development point of view, these range from lands which are near term developable to lands that are up to ten or

Deputy City Manager's Office Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0833

### **Selling Prices for Road Rights of Way in Greenfield Areas (File No. 2020 Sector Rates)**

---

more years away from development. Real Estate & Development Services compared sale prices from 2016 to 2019 for the various sectors in establishing the sector rates.

In 2019, sector rates were not established due to a very limited number of new sales transactions as well as limited resources being available to complete the analysis.

The ranges found within the various sectors are as follows and are expressed on a per acre basis:

North	\$53,807 - \$564,579
Northeast	\$161,088 - \$568,556
East	\$12,500 - \$278,607
Southeast	\$62,907 - \$250,000
South	\$53,420 - \$264,496
West	\$231,750 - \$949,367

Typically, sites located in the west sector are much smaller holdings of land, usually around five (5) acres, and are closer to development which is why they sell at a much higher per acre rate. During the past few years there has been little or no sales activity in the Northwest sector. Therefore, the Northwest area was analyzed in conjunction with the north sector.

The range in most instances is quite large and this is directly attributable to the location of the parcel, development timing, and the parcel size.

Based on the analysis, with more weight given to the more recent sales and to those sales representing near to medium term development timelines, the current per acre sector rates are recommended to be as follows.

North	\$175,000
Northeast	\$250,000
East	\$150,000
Southeast	\$175,000
South	\$200,000
West	\$550,000

Establishing sector rates enables Administration to negotiate with developers in a fair and transparent manner while transacting quickly and efficiently.

#### **Valuation**

The sector rates were based on an internal valuation which has been endorsed by Administration's Valuation Review Committee. The comparable sales analysed are included in Attachment 2.

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

The majority of developers in Calgary are members of BILD Calgary, with whom Administration has negotiated the terms of the Master Development Agreement (MDA). The proposed sector rates have been provided to BILD Calgary for their review and feedback.

Deputy City Manager's Office Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0833

## **Selling Prices for Road Rights of Way in Greenfield Areas (File No. 2020 Sector Rates)**

---

### **Strategic Alignment**

The establishment of sector rates aligns to the Citizen Priorities and Council Directives described in the One Calgary 2019-2022 Service Plans and Budgets. Specifically, the establishment of sector rates supports A Well-Run City – As per Part 17.02 (2) of the MDA, the annual sector rates will form the basis for negotiations when The City acquires unserviced lands. Sector rates can also be used for the sale of unserviced lands in various greenfield sectors of the city.

By establishing and disclosing the sector rates, The City is fair and transparent when acquiring and selling land. Without establishing sector rates, it would be necessary for repetitive research to be conducted, by The City and the developer, for each transaction and thereby increasing time spent by both parties to determine values. Therefore, sector rates support and improve the process and procedures when negotiating land in greenfield areas of the city.

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

#### **Social**

With establishing and disclosing the sector rates, this process demonstrates greater transparency with the private development sector which can improve Administration's relationship with the industry and Calgarians as a whole.

#### **Environmental**

No concerns were identified.

#### **Economic**

Sector rates provide benchmark values for Administration and Calgary's development industry when transacting on greenfield properties. With having an established sector rate, it allows for these transactions to be completed with greater efficiency. This provides an economic benefit to both parties as less time is required when negotiating and closing the transaction.

### **Financial Capacity**

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

Not applicable.

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

Not applicable.

### **Risk Assessment**

None identified with this report.

Deputy City Manager's Office Report to  
SPC on Utilities and Corporate Services  
2020 July 22

ISC: UNRESTRICTED  
UCS2020-0833

**Selling Prices for Road Rights of Way in Greenfield Areas (File No. 2020 Sector Rates)**

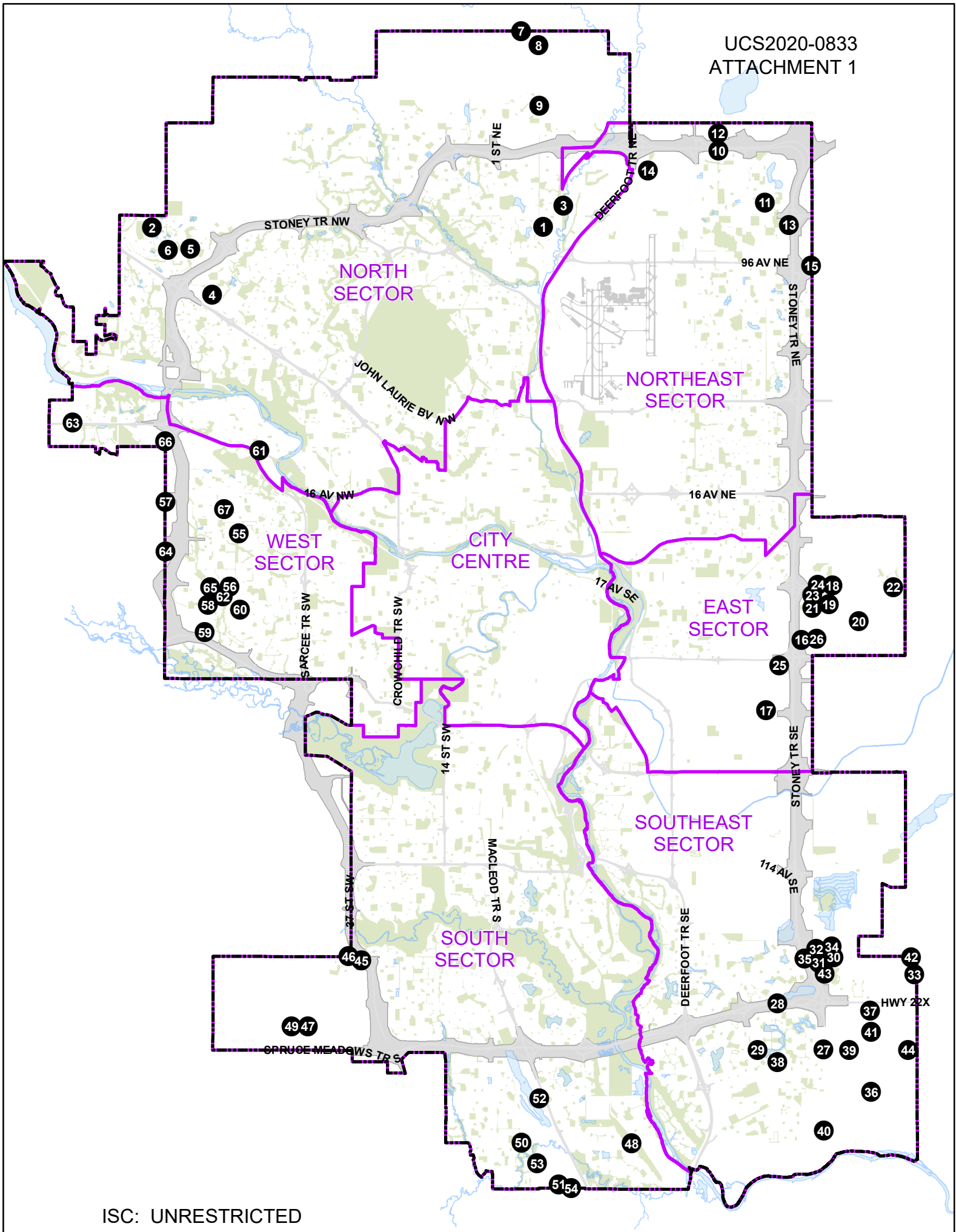
---

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

Report for information.

**ATTACHMENT(S)**

1. Attachment 1 – Location Map of Sales
2. Attachment 2 – Land Sales Chart
3. Attachment 3 – Historic Sector Rates Graph





# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## North

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
1	N	1450 HARVEST HILLS DR NE	S-R	26-Jan-16	64.87	\$9,050,000	\$139,510	HARVEST HILLS GOLF COURSE LTD	1939487 ALBERTA LTD	Purchased by Cedarglen Homes and sold by the Windmill Golf Group.
2	N	5 ROCKCLIFF HT NW	S-FUD	5-Apr-16	4.25	\$2,250,000	\$529,412	MERTON & GAIL COLE	HAFIZ TARIQ MAHMOOD ALI & NAVEEN TARIQ	This sale is for land value only. At the time of sale the property also included a 2,500 SF bungalow.
3	N	1350 COUNTRY HILLS BV NE	S-FUD	11-Jan-17	52.90	\$2,846,400	\$53,807	STOCK FEED & SEED CORPORATION LTD.	MELCOR (COUNTRY HILLS COMMUNITIES INC.)	At the time of sale the property was vacant and unimproved.
4	N	8321 85 ST NW	S-FUD	7-Jun-17	43.11	\$24,339,000	\$564,579	HAWKWOOD FAMILY	HOPEWELL ARBOUR LAKE LAND CORP	Large parcel of vacant land is located in NW community of Arbour Lake. There are some older buildings on the site. Purchased by Hopewell.
5	N	39R ROYAL BIRCH GR NW	R-C1/S-CRI	13-Jul-17	5.56	\$1,950,000	\$350,719	GRANITE LAND CORP	VWR CAPITAL CORP	Located in the heart of the NW district of Royal Oak this property consists of 5.66 Acres of undeveloped land. The net developable area is 2.08 acres. There are two zoning designations effecting the site.
6	N	10110 ROCKY RIDGE RD NW	Various	24-Nov-17	13.12	\$4,900,000	\$373,475	GRANITE LAND CORP	RAVINES OF ROYAL OAK GP LTD	This is a Court Ordered Sale of 10110-Rocky Ridge Road, where a walkout bungalow now stands. (2.03 acres)zoned R-2A. East of the pond is (5.98 acres) of RM-4,possible developable land. Residential medium density multi-dwelling district of bylaw 2p80. Both portions are designated as DC29Z99.
7	N	17505 4 ST NE	S-FUD	13-Sep-18	38.97	\$10,000,000	\$256,608	STAMPEDE CITY RV AND BOAT STORAGE INC.	2135729 AB LTD	Located on the outskirts of calgary in the NE RV and Boat storage facility.
8	N	17171 6 ST NE	S-FUD	17-Dec-18	120.00	\$7,200,000	\$60,000	864503 ALBERTA INC	CITY OF CALGARY	Sale involves an almost quarter section of land located south of 176 AV NE.
9	N	14900 6 ST NE & 800 144 AV NE	S-FUD	27-Sep-19	160.00	23,725,000	\$148,450	BROOKFIELD RESIDENTIAL (CARMA LTD.)	GENESIS KEYSTONE LTD.	Sale includes 800 144 AV NE (80 Acres) it is just east of the new community of Livingston.

Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

Date

FEB 12 2020



Sector Rates 2020



# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## Northeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price	Price (\$)/ Acre	Vendor/Purchaser	Purchaser	Remarks
10	NE	78 REDSTONE PA NE	Various	12-Jan-16	4.63	\$1,019,339	\$220,000	THE CITY OF CALGARY	REDSTONE SOUTH PROPERTIES	City sale (road closure)
11	NE	6804 COUNTRY HILLS BV NE	S-FUD	12-Dec-16	11.24	\$2,769,200	\$246,370	THE CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	6802, 6803 & 6804 COUNTRY HILLS BV NE Sale involves a road allowance (68th St SE), located in a future subdivision known as Cornerstone
12	NE	14119 52 ST NE	S-FUD	16-Nov-17	20.02	\$3,225,000	\$161,088	MICHAEL HETH	JAGMOHAN AND AMARJIT DHALIWAL	Judicial Sale, Prime location on 20 acres backing on to Metis Trail just north of Stony Trail.
13	NE	7909R COUNTRY HILLS BV NE	S-FUD	11-Sep-18	5.54	\$1,412,700	\$255,000	CITY OF CALGARY	WALTON NORTHPOINT EAST DEVELOPMENT	At the time of sale the property was vacant and unimproved.
14	NE	12863 BARLOW TR NE	S-FUD	15-May-19	7.29	\$1,950,075	\$267,500	AIMCO (ALBARI HOLDINGS LTD.)	CITY OF CALGARY	At the time of sale the property was vacant and unimproved.
15	NE	9669 84 ST NE	S-FUD	9-Jul-19	15.17	\$8,625,000	\$568,556	1613124 ALBERTA INC	SAMRA AND PARTNERS LTD	Vacant Parcel of land located just south of Country Hills Blvd. along 84 ST. Full services just west of the property by the new ring road

Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

FEB 12 2020

Date

Sector Rates 2020

# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## East

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
16	E	4111 84 ST SE	S-FUD	24-Feb-16	27.23	\$2,859,150	\$105,000	PROVINCE OF ALBERTA	ABACUS PROPERTY MANAGEMENT LTD	Large parcel of vacant land located at Stoney Trail and Peigan Trail along 84th Street in the SE. Zoned S-FUD.
17	E	6120 68 ST SE	S-FUD	4-Oct-16	12.92	\$2,000,000	\$154,799	THE PROVINCE OF ALBERTA	THE CITY OF CALGARY	This parcel of vacant land is located just east of Stoney Trail in the SE.
18	E	8775 17 AV SE	S-FUD	25-Nov-16	19.45	\$1,300,000	\$66,838	RYAN WILLIAM STODDART	ING DEVELOPMENTS 2009 LTD	Current sale brokered by Walsh Manna with Avson Young. Property known as Belvedere Development Land
19	E	9075 23 AV SE	S-FUD	5-Dec-16	2.01	\$560,000	\$278,607	STANLEY WILLIAM ANDROSOFF	LIEN THI KIM HOANG	At the time of sale the property was vacant and unimproved.
20	E	3000 100 ST SE	S-FUD	10-Jun-17	160.00	\$2,000,000	\$12,500	W MILTON PILLOW & IRENE PILLOW	SYNAC3 HOLDINGS LTD.	At the time of sale the property was vacant and unimproved.
21	E	8500 23 AV SE	S-FUD	20-Jun-17	7.27	\$1,600,000	\$220,083	MURIEL EIMER	JAGROOP DHALIWAL	South of Stoney and 17 Avenue Intersection small bungalow on property
22	E	10555 17 AV SE	S-FUD	13-Sep-17	312.60	\$11,000,000	\$35,188	JAMES WILLIAM SURBEY	2057027 ALBERTA LTD / 1697368 ALBERTA LTD	Sale involves 2 parcels on 2 Transfers for \$5,500,000 each. The second parcel transferred under document #171 204 307 for \$5,500,000 was purchased by Intervening Transferee 2057207 AB LTD (Truman Developments) AND MOVED TO 1697368 who is Us Homes owned by Tom & Bonnie Ftchar.
23	E	1880 84 ST SE	S-FUD	1-Dec-17	26.00	\$6,000,000	\$230,769	JAMES MCDONALD	MINTO COMMUNITIES INC	26 Acres Gross with a Pre-existing residential subdivision of 96 titled (25' x 125') lots. 15.77 acres of agricultural land. Belvedere ASP designates this site as Community Retail 2 Centre.
24	E	8536-8660 18 AV SE	S-FUD	1-Dec-17	22.67	\$6,000,000	\$264,667	JAMES MCDONALD	MINTO HOMES (MINTO COMMUNITIES INC.)	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
25	E	4920R 68 ST SE	S-FUD	14-Sep-18	5.76	\$604,800	\$105,000	PROVINCE OF ALBERTA	THE CITY OF CALGARY	Located on the west side of Stoney Trail, south of Peigan Trail
26	E	4001 84 ST SE	S-FUD	15-Oct-19	39.41	\$4,532,150	\$115,000	ROSALINDA ANN SINGER	ABACUS PROPERTY MANAGEMENT LTD	Vacant parcel of land located just north of the Fulton Industrial Park and Peigan Trail

Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

Date FEB 12 2020

*[Signature]*

Sector Rates 2020



# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## Southeast

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
27	SE	7300 178 AV SE	Various	28-Jan-16	7.99	\$1,598,000	\$200,000	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORPORATION, HJA MAHOGANY GP LTD.	City sale (road closure)
28	SE	7298 Marquis of Lome TR SE	R-1	19-Jan-16	1.61	\$375,000	\$232,919	THE CITY OF CALGARY	VESTA PROPERTIES (COPPERFIELD) LTD	Sale includes 16098 72 Street SE . Property appears to be a narrow strip of the former 72nd Street located in the new area of Copperfield in the SE.
29	SE	5700 178 AV SE	M-2	19-Feb-16	4.41	\$880,000	\$199,546	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORP	This parcel of land appears to be part of a former roadway.
30	SE	11 MARQUIS MEADOWS PL SE	DC/S-FUD	26-Feb-16	3.95	\$900,000	\$227,848	GIESELA KUDILEK	MOHIT SETH	Frontage on Marquis Meadows PL SE. At the time of sale the property was improved with one single family detached dwelling.
31	SE	8879 146 AV SE	S-FUD	21-Mar-16	4.42	\$600,000	\$135,747	THE PROVINCE OF ALBERTA	L & K TIRE INC	Expected to become residential, and within the Shepard ASP.
32	SE	8687 146 AV SE	S-FUD	22-Mar-16	4.40	\$520,000	\$118,182	THE PROVINCE OF ALBERTA	LI XIE & SHIFEN CHEN	Expected to become residential, and within the Shepard ASP.
33	SE	11977 154 AV SE	S-FUD	22-Mar-16	19.65	\$2,200,000	\$111,959	LLOYD KING/ET AL	SFUD DEVELOPMENTS INC	The property includes an unused RV storage lot that is fenced and a separate access road is in place. A at the time of sale a 1367 sq. ft. house was on the site.
34	SE	23 MARQUIS MEADOWS PL SE	S-FUD	29-Jul-16	4.00	\$970,000	242,500	MERVIANA KEATING & SHANE KEATING	KRZYSZTOF HAMRYSZCZAK	Private Sale -assessment's list
35	SE	8585 146 AV SE	S-FUD	8-Aug-16	4.00	\$540,000	\$135,000	THE PROVINCE OF ALBERTA	PENTECOSTAL ASSEMBLIES OF CANADA (PAOC)	expected to become residential, and within the Shepard ASP
36	SE	19200 104 ST SE	S-FUD	16-Aug-16	9.95	\$700,000	\$70,352	ALTALINK MANAGEMENT LTD	KALER VENTURES LTD	This sale is for land value only. At the time of sale there was a 1,600 sq ft bungalow requiring repairs on the property.
37	SE	16505 104 ST SE	S-FUD	5-Oct-16	4.00	\$755,000	188,750	DARSHAN SINGH BRAR PROFESSIONAL CORP.	SUKHJINDER SINGH GORAYA, BALWINDER KAUR GORAYA & SURJIT KAUR GORAY	PRIVATE SALE - ASSESSMENT S-FUD ANALYSIS
38	SE	18010 72 ST SE	R-2M	23-Nov-16	4.00	\$800,000	\$200,000	THE CITY OF CALGARY	HOPEWELL MAHOGANY LAND CORP	Sale of City ROW. (Road Closure)
39	SE	9717 178 AV SE	S-FUD	9-Mar-18	19.95	\$1,255,000	\$62,907	ALTALINK MANAGEMENT LTD	2058934 ALBERTA LTD	Vacant land located just south of the new community of Mahogany in the SE. Zoned S-FUD. DP2017-0096: Temporary Use: Vehicle Storage - Recreational (5 years) There are some buildings on the site. Sold previously in 2013 for \$2,000,000
40	SE	20405 88 ST SE	S-FUD	31-Jul-18	160.00	\$24,375,000	\$152,344	IRENE GHICA DENIAU	RANGE WEST DEVELOPMENTS	Large parcel of land located south and east of the SE Community of Seton
41	SE	17100 104 ST SE	S-FUD	16-Oct-18	10.24	\$1,100,000	\$107,527	MENNONITE BRETHREN CHURCH OF NORTH AMERICA	LINCOLN RV AND STORAGE LTD.	10.23 Acres in Calgary City limits DP approved for RV Storage . East on 22x to 104 st south to sign on property
42	SE	11809 146 AV SE	S-FUD	17-Jan-19	3.99	\$794,000	\$198,997	CHARLES W. GRAHAM & GWENDOLYN ARNETTA GRAHAM	ION IONEL ARITON & LOREDANA ARITON	PRIVATE SALE - ASSESSMENT S-FUD ANALYSIS
43	SE	15000 88 ST SE	S-FUD	27-Mar-19	23.50	\$5,875,000	\$250,000	1803742 ALBERTA LTD	HOPEWELL HOTCHKISS LAND CORP	Located on on 88 Street SE just north of Hwy 22X
44	SE	11625 178 AV SE	S-FUD	21-Oct-19	7.60	\$1,057,000	\$139,079	RICK SCHMOLD AND SHIRLEY E. SCHMOLD	DAVID TOMBLIN AND AMANDA TOMBLIN	Frontage on 178th AV SE and West of 120th ST SE

Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

Sector Rates 2020

- 8 -

Date FEB 12 2020





# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## South

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Puchaser	Remarks
45	S	3711 146 AV SW	S-FUD	5-Jan-16	8.51	\$1,574,350	\$185,000	CIDEX (PROVIDENCE) DEVELOPMENT CORP.	PROVINCE OF ALBERTA	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings operating as an entertainment facility. It is our understanding that the Province of Alberta acquired this land for the construction of the Calgary ring road.
46	S	3320 146 AV SW	S-FUD	7-Jan-16	32.98	\$8,245,000	\$250,000	FISHCREEK LAND CORP	PROVINCE OF ALBERTA	Purchased by the Province of Alberta for the future ring road construction
47	S	5510 170 AV SW	S-FUD	10-Feb-16	20.03	\$1,070,000	\$53,420	THE TRUSTEE BOARD OF THE PRESBYTERIAN	PROVIDENCE SQUARE CORP	This sale is for land value only. At the time of sale there was an older house constructed in 1961 on the property.
48	S	2501 210 AV SE	S-UN	20-Apr-16	5.33	\$1,008,900	\$189,287	THE CITY OF CALGARY	WEST PINE CREEK DEVELOPMENTS LTD	City sale, road closure.
49	S	5930 170 AV SW	S-FUD	3-Aug-16	20.02	\$2,875,000	\$143,606	STEPHEN AND CAROLYN SOULES	DALE AND KATE BERKAN	At the time of sale the property was improved with one single family detached dwelling.
50	S	400 210 AV SE	S-FUD	28-Nov-16	119.00	\$31,475,000	\$264,496	GLOBAL VIEW FOUNDATION LTD	1981042 ALBERTA LTD	This is one of 3 sales (on 3 Transfers - all attached) between these 2 parties and includes 18440 Sheriff King Street SE & 3909 162 Ave SW. Legal subdivisions 2 & 7 Section 15, Twp 22, Range 1, Median 5.
51	S	910 226 AV SE	S-FUD	20-Dec-16	3.81	\$425,000	\$111,549	376101 ALBERTA LTD	ROSS INVESTMENTS	This tree farm is just inside the city limits on the west side of Mcleod TR at 226 AV And approx 9 ST SE all services are to the property line and has a well for irrigation.
52	S	19500 & 19570 6 ST SE	UR	24-Feb-17	21.29	\$4,843,000	\$227,478	PROVINCE OF ALBERTA	THE CITY OF CALGARY	At the time of sale the property was utilized by the City of Calgary for gravel storage.
53	S	21605 6 ST SE	S-FUD	14-Jun-17	6.00	\$640,000	\$106,684	TRIMAX INC.	XIN MIN ZHAO & FU LANG	Assessment's List S-FUD Sales At the time of sale the property was improved with one single family detached dwelling.
54	S	1200 226 AV SE	S-FUD	1-May-18	14.94	\$1,355,000	\$90,696	CANADIAN CONFERENCE OF MENNONITE BRETHREN CHURCH	ROMAN CATHOLIC BISHOP OF THE DIOCESE OF CALGARY	Located on the north side of 226th AV , west of Macleod TR SE

Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

FEB 12 2020

Date



Sector Rates 2020

# CITY OF CALGARY VALUATION REPORT

ISC: UNRESTRICTED

## West

Sale #	Sector	Address	Land Use	Sale Date	Size	Sale Price (\$)	Price (\$)/ Acre	Vendor	Purchaser	Remarks
55	W	7666 11 AV SW	R-1S	6-Jan-16	4.27	\$3,200,000	\$750,000	JENNIE ZACHARUK	1810133 ALBERTA LTD	Purchaser (Bri-mor Developments) has acquired other parcels on this block (7458 & 7456-11 Ave SW). The site along with 4 adjacent parcels will be developed with a large multi family project.
56	W	7955 17 AV SW	DC	28-Jan-16	9.48	\$9,000,000	\$949,367	JUDY ANN COLPITTS	WILLOWHURST MARKET LTD	This redevelopment site is located on busy 17th Avenue SW in the community of Springbank Hill near Aspen Landing. No pending applications.
57	W	756 101 ST SW	S-FUD	24-Mar-16	16.00	\$7,300,000	\$456,250	CURB SIDE INVESTMENTS INC.	1945150 ALBERTA LTD.	This sale involves the All Shots Golf Driving Range located on 101 Street at Old Banff Coach Road in the SW. There are 46 tees (10 covered), a putting green, chipping/pitching & a trap practice area.
58	W	2232 85 ST SW	DC	13-Apr-16	4.75	\$2,300,000	\$484,211	DAVID & KATHARINE HAGER	WENZEL DEVELOPMENTS INC	At the time of sale the property included a 2200 sq ft bungalow.
59	W	8775 34 AV SW	DC	28-Jun-16	2.07	\$875,000	\$422,705	ALAN AND JEANETTE HOLT	REALCANA HOLDINGS LTD.	At the time of sale the property was improved with one single family detached dwelling and other farm related buildings.
60	W	8484 28 AV SW	DC	2-Nov-16	4.62	\$3,561,000	\$770,779	1156514 ALBERTA LTD	CALERON PROPERTIES LTD	At the time of sale the property was improved with a bungalow constructed in 1975.
61	W	7757 16 AV NW	S-CRI	22-Dec-16	15.86	\$4,978,000	\$313,871	THE CITY OF CALGARY	TRINITY DEVELOPMENT GROUP (PLATEAU VILLAGE PROPERTIES INC.)	Trinity Hills, a mixed-use development containing medium density residential, office and retail space.
62	W	2209 81 ST SW	DC	4-Jan-17	7.01	\$5,150,000	\$734,665	CALERON PROPERTIES LTD / RONALD SLATER	CARECOM DEVELOPMENTS LTD	The sale includes 2219 & 2217 81 ST SW. At the time of sale the 2209 was improved with a bungalow constructed in 1957, and 2217 was improved with a bungalow constructed in 1961.
63	W	3610 133 ST NW	S-FUD	12-Apr-17	14.00	\$3,244,500	\$231,750	MELCOR DEVELOPMENT	PROVINCE OF ALBERTA	Private Sale - Assessment's List S-FUD Sales
64	W	1280 101 ST SW	S-FUD	1-Nov-17	4.10	\$1,680,000	\$409,756	NORMAN LEWIS AND MELBA JANETH LEWIS	DEAN DURI & LEANNE DURI	Located on the east side of 101 ST North of 17th Ave SW
65	W	2188 85 ST SW	DC	14-Nov-17	23.99	\$13,500,000	\$562,734	STRATEGIC EQUITY CORP	ASPEN SPRINGS GP LTD	Sale includes 5 parcels of land located along 17th Avenue at 85th Street in the East Springbank area. Sale includes 2188 85 St SW, 1880 85 St SE, 8473 17 Ave SW, 8361 17 Ave SW & 2027 81 St SW.
66	W	221 101 ST SW	S-FUD	14-May-19	48.46	\$19,000,000	\$392,076	BVX DEVELOPMENT CORP.	HOMES BY AVI	At the time of sale the property was occupied by Calgary West Campground.
67	W	840 81 ST SW	DC DC12296	14-Aug-19	4.24	\$2,100,000	\$495,868	LISE DESBIENS	TRICO DEVELOPMENT CORP.	Vacant land located in West Springs Community SW.

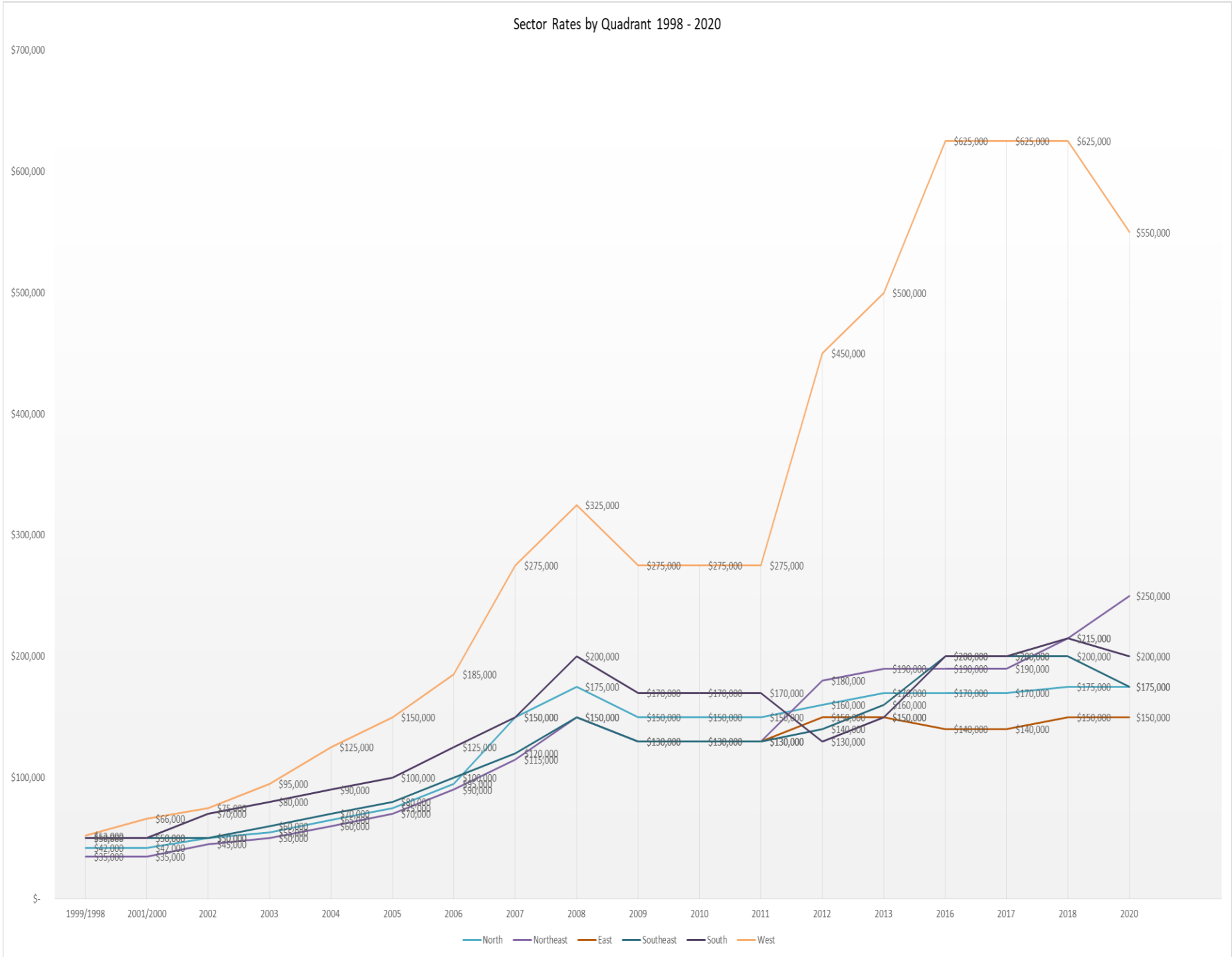
Endorsed by the  
Valuation Review Committee  
Real Estate & Development Services

FEB 12 2020

Date 

Sector Rates 2020

- 10 -







## **Integrated Risk Management Mid-Year Update (Including Information Technology)**

### **EXECUTIVE SUMMARY**

As a result of the COVID-19 pandemic and global economic disruptions, The City is operating in a heightened risk environment. This 2020 mid-year risk report provides the Audit Committee with The City's Risk Profile, information on risk appetite and an update on progressing risk management. In addition, the report includes an update on the technology-related risks within The City and the measures being taken to manage their likelihood and/or impact.

#### **ADMINISTRATION RECOMMENDATION:**

That the Audit Committee:

1. Receive Report AC2020-0711 and the Presentation for the Corporate Record pursuant to Bylaw 48M2012, Schedule A, Section 5;
2. Forward this Report to Council for the Corporate Record, and
3. Direct that Attachment 5 be held confidential pursuant to Sections 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act; to be reviewed in 2025 July 30.

#### **RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:**

That Council:

1. Receive Report AC2020-0711 for the Corporate Record; and
2. Direct that Attachment 5 be held confidential pursuant to Sections 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*; to be reviewed by 2025 July 30.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

As directed at the 2011 January 20 meeting of Audit Committee (AC2011-03), and in accordance with the Audit Committee Terms of Reference, Information Technology (IT) is to provide an annual update on information technology risk management and controls.

### **BACKGROUND**

Understanding, assessing and managing risk is critical to achieving Calgary's vision – a great place to make a living, a great place to make a life. The most strategic risk information is provided to the Audit Committee and to Council at least twice per year. IT's reporting outlines how their risk management strategies have been embedded into daily operations.

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

Principal Corporate Risks are the most strategic risks that could impact The City's ability to achieve its results and deliver services to citizens. Attachment 1 outlines The City's 17 Principal Corporate Risks (PCRs) with the most recent definitions.

Attachment 2 provides an overview of the findings from the 2020 mid-year cross-corporate risk review, including a summary of the eight risks that have increased risk ratings and the updated



## **Integrated Risk Management Mid-Year Update (Including Information Technology)**

five priority Principal Corporate Risks: Economic, Financial, Health, Safety and Wellness, Infrastructure Management, and Reputation.

As outlined in the updated Integrated Risk Management (IRM) Council Policy (CC011), Council and senior management are responsible for setting risk appetite and risk tolerance for the organization. Attachment 3 provides an update on corporate risk appetite.

Attachment 4 is an update on progressing risk management at The City, including advancing risk maturity and culture, including fostering risk awareness rather than risk avoidance. This shift in thinking is important for advancing nimble and innovative service delivery and to support Administration's Rethink to Thrive Strategy (C2020-0699).

Managing technology-related risks to protect The City's reputation and maintain the public's trust is critical. IT reviews and manages risks to ensure that systems supporting City services remain functional, secure, and resilient. Attachment 5 is the IT Risk Register (Confidential) which includes the mitigation techniques for strategic and operational risks integrated into IT methodologies, work plans, and budgets.

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

Stakeholder engagement, including the annual IRM risk maturity survey, informs the advancement of risk management at The City and the three goals of the IRM Program: develop a robust risk culture, mature The City's IRM Program and improve risk communication and coordination.

IT also utilizes the results of the Client Satisfaction Survey, Municipal Benchmarking Network Canada, and an external benchmarking service to identify where The City is performing favourably and where there are opportunities to improve service delivery and cost efficiency.

### **Strategic Alignment**

IRM is one component of The City's Performance Management System. IRM advancements align with Council's Directive to embrace appropriate levels of risk under the Citizen Priority A Well-Run City (C2018-0115, C2018-0201) and Administration's Rethink to Thrive Strategy (C2020-0699). To manage the risks associated with City technology, IT uses the Integrated Risk Management Framework as mandated by the Integrated Risk Management Policy (CC011).

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

Effective risk management of The City's top risks helps ensure The City's ongoing resilience and ability to serve citizens in accordance with its strategic goals. Management of information technology risks, ensures systems supporting City services remain functional, secure, and resilient.

### **Financial Capacity**

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

Integrated Risk Management activities are undertaken within approved budgets.

**Integrated Risk Management Mid-Year Update (Including Information Technology)**

***Current and Future Capital Budget:***

None related to this report.

**Risk Assessment**

Overall, The City is exposed to more risk related to the Principal Corporate Risks as a result of the heightened and changing risk environment. The IRM team is working with service owners and risk owners to continue to manage and monitor these risks appropriately with a focus on the five priority risks in 2020. This includes being innovative, tech savvy and future focused, as well as leveraging technology and data to make faster and better decisions. For example, IT is nimble and flexible while practicing effective risk management to reduce technology disruption which could impact the achievement of Council Priorities.

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

This report is provided to Audit Committee to support in its role to oversee risk management for the organization by providing information on the most significant risks to the organization as well as the efficiency and effectiveness of Administration's risk management work.

**ATTACHMENT(S)**

1. The City of Calgary's Principal Corporate Risks
2. The City's Risk Profile at Mid-year 2020
3. Corporate Risk Appetite
4. Progressing Risk at The City
5. CONFIDENTIAL Information Technology Risk Register



## The City of Calgary's Principal Corporate Risks

The most strategic risks that could impact The City's ability to achieve its results and deliver services to citizens (i.e. the Principal Corporate Risks (PCRs)) are reviewed and discussed at least twice per year by the Administrative Leadership Team (ALT).

The Principal Corporate Risks (PCRs) have been updated and were approved by the Administrative Leadership Team (ALT) on 2020 June 25. Since the 2019 Year-end Risk Report to the Audit Committee (AC-2020-0011), the total number of risks (17) remains the same although the five priority risks have changed.

The five priority risks are a subset of the 17 PCRs that the ALT identified as a focus for The City. Attachment 2 provides details on the five priority risks including the criteria for determining that a Principal Corporate Risk is a priority. On 2020 June 25, the ALT approved five priority risks for 2020: Financial Risk, Health and Safety Risk, Infrastructure Management Risk, Economic Risk and Reputation Risk. Since last reporting to the Audit Committee in 2020 January, Economic Risk has been added to the list of priority risks with Political Risk being removed.

In addition, there has been one PCR title change and one risk owner change. The PCR changes and rationale are provided below:

- The Health and Safety Risk title changed to Health, Safety and Wellness to reflect the physical and psychological aspects that can impact employees at work.
- The Security risk owner changed from the City Solicitor to the City Manager.

The 17 Principal Corporate Risks are shown below in alphabetical order along with the respective risk owner. The five priority risks are identified by an asterisk.

***Business Continuity Risk*** *Owner: General Manager, Community Services*

An interruption to an essential service provided to Calgarians as a result of a vulnerability being exposed to a natural, technological or human-induced hazard.

***Capacity for Change Risk*** *Owner: City Manager*

Increasing velocity, pace and quantity of change in the natural, social, economic and political environment, combined with limited flexibility in the organization to respond contributes to reduced capacity, preparation and experience required to implement new initiatives and adapt to changing priorities.

***Economic Risk\**** *Owner: City Manager*

Citizens and the business community face ongoing pressure due to the volatility of local and regional economies. This risk can impact demands for municipal services (including social supports), municipal revenue and The City's priorities.

***Environmental Risk*** *Owner: General Manager, Utilities & Environmental Protection*

Climatic changes may cause disruptions to operations and service delivery as well as impacts to infrastructure, the environment and Calgary's citizens. The Climate Resilience Strategy aims to maximize Calgary's resilience in the context of a changing climate.

**Financial Risk\*** *Owner: Chief Financial Officer*

Funding constraints (lower general revenues, franchise fees and/or higher expenses) and over-reliance on debt financing may lead to an inappropriate financing structure and negatively impact service delivery and the ability to maintain critical infrastructure and adapt to growth.

**Growth Risk** *Owner: General Manager, Planning & Development*

While growth carries a number of economic and social benefits, it is also a significant risk for The City because infrastructure and services need to be in place timed with demand. This means The City must anticipate both the level and spatial pattern of growth. The risks of ineffective growth planning are financial and reputational which can impact The City's capacity to deliver and provide infrastructure and services that meet city-wide demands.

**Health, Safety and Wellness Risk\*** *Owner: General Manager, Utilities & Environmental Protection*

Workforce culture, organizational resilience, and employee health, safety and well-being are affected by internal factors such as the pace/amount of organizational change, as well as external factors such as Calgary's economic environment and population health.

**Infrastructure Management Risk\*** *Owner: General Manager, Transportation*

The City owns and operates public infrastructure systems such as water service, storm and sanitary sewers, roads, sidewalks, pathways, bridges, and other structures and buildings. The City is exposed to the risk of these assets failing as they age, particularly if lifecycle maintenance is not prioritized appropriately.

**Legal & Compliance Risk** *Owner: City Solicitor and General Counsel*

Law provides Legal Counsel and Advocacy (LCA) services to the Mayor and Council, City Manager, General Managers, Directors and employees of every business unit at The City. Advice is not always sought in sufficient time to allow a strategy to be developed or action to be taken on a proactive basis, resulting in the corporation having to react to issues or lawsuits. This can impair the Corporation's ability to complete projects and conclude transactions on time, on budget and within scope, and may result in financial losses or unnecessary business, legal, financial or reputational risk for The City.

**Operations, Process Risk** *Owner: Chief Financial Officer*

Failure to ensure appropriate processes are in place to manage the complexity of operations.

**Partnership Risk** *Owner: General Manager, Community Services*

Counterparty risk arising from City partners unable to deliver services. This analysis focuses on Civic Partners, and Community Associations and Social Recreation Organizations with a Lease or License of Occupation. The health and sustainability of these partners impacts delivery of services and programs to Calgarians and the management and operation of City-owned assets.

**Political Risk** *Owner: City Manager*

Changing priorities or actions of municipal, regional, or other orders of government paired with rapid changes in the natural, social or economic environment could result in funding challenges that may adversely impact The City's ability to deliver on citizen expectations.

**Reputation Risk\*** *Owner: Director, Customer Service & Communications*

Reputation risk is damage to the image of The City or negative perceptions by citizens or stakeholders as a result of actions of elected officials or City employees. This risk can threaten The City's ability to maintain positive and productive relationships with citizens, businesses, partners and the ability to achieve its corporate objectives.

**Security Risk** *Owner: City Manager*

A violent attack on or in City space could result in loss of life, serious injury, as well as halting critical service delivery.

**Social Impact Risk** *Owner: General Manager, Community Services*

Changing social conditions, and the model of shared responsibility between government and community for social outcomes puts pressure on The City's capacity to respond to the diverse needs of Calgarians with preventive programs and services. This risk can have negative impacts on the social wellbeing of citizens and result in The City investing in more costly downstream interventions.

**Talent Management & Workforce Planning Vulnerability Risk** *Owner: Chief Human Resources Officer*

Inability to attract, develop, engage and retain key talent and knowledge to meet current and future business needs.

**Technology Risk** *Owner: Chief Information Technology Officer*

Vulnerabilities are any weaknesses identified in The City's information technology environment that may leave information and technology assets exposed to a potential threat through malicious emails, websites, viruses, data breaches and information disclosures. These threats can put The City at risk for disruption to services, information theft or loss, malicious programs being uploaded, or identity theft.



## The City's Risk Profile at Mid-year 2020

The City's Risk Profile shows the effects of operating within a heightened risk environment. This Attachment updates The City's Risk Profile following the 2020 mid-year cross-corporate risk review.

The update consists of six parts:

1. An overview of risk management's role in responding to COVID-19.
2. A visual representation of The City's Principal Corporate Risk (PCR) ratings resulting from the mid-year corporate review, including key points and changes since the last update to the Audit Committee on 2020 January 24 (AC2020-0011).
3. An update on the five priority risks for 2020.
4. A summary of capital risks to the organization.
5. Critical uncertainties that can inform risk-based decision making.
6. Appendix: The City of Calgary's Risk Matrix.

### **Part 1: COVID-19, Risk and The City's Response**

Risk management's role in responding to COVID-19 is paramount in Calgary's Municipal Emergency Plan and two of its annexes – the Infectious Disease Management Plan and Corporate Business Continuity Plan. These plans lay out actions that should be taken during any pandemic event and outline the associated governance of decisions. Additionally, specific supply risk is managed by the pandemic stockpile capital program, which ensures ample supplies of facial PPE is available for our essential services. COVID-19 taskforces have been convened to manage our response to the event and maintain service delivery. The structure of the COVID-19 task forces are being reviewed to ensure The City remains responsive in our changing environment.

The City is advancing through the response phase of COVID-19 and into a prolonged recovery. This will require the organization to adapt our risk management priorities to the new normal of this dynamic environment.

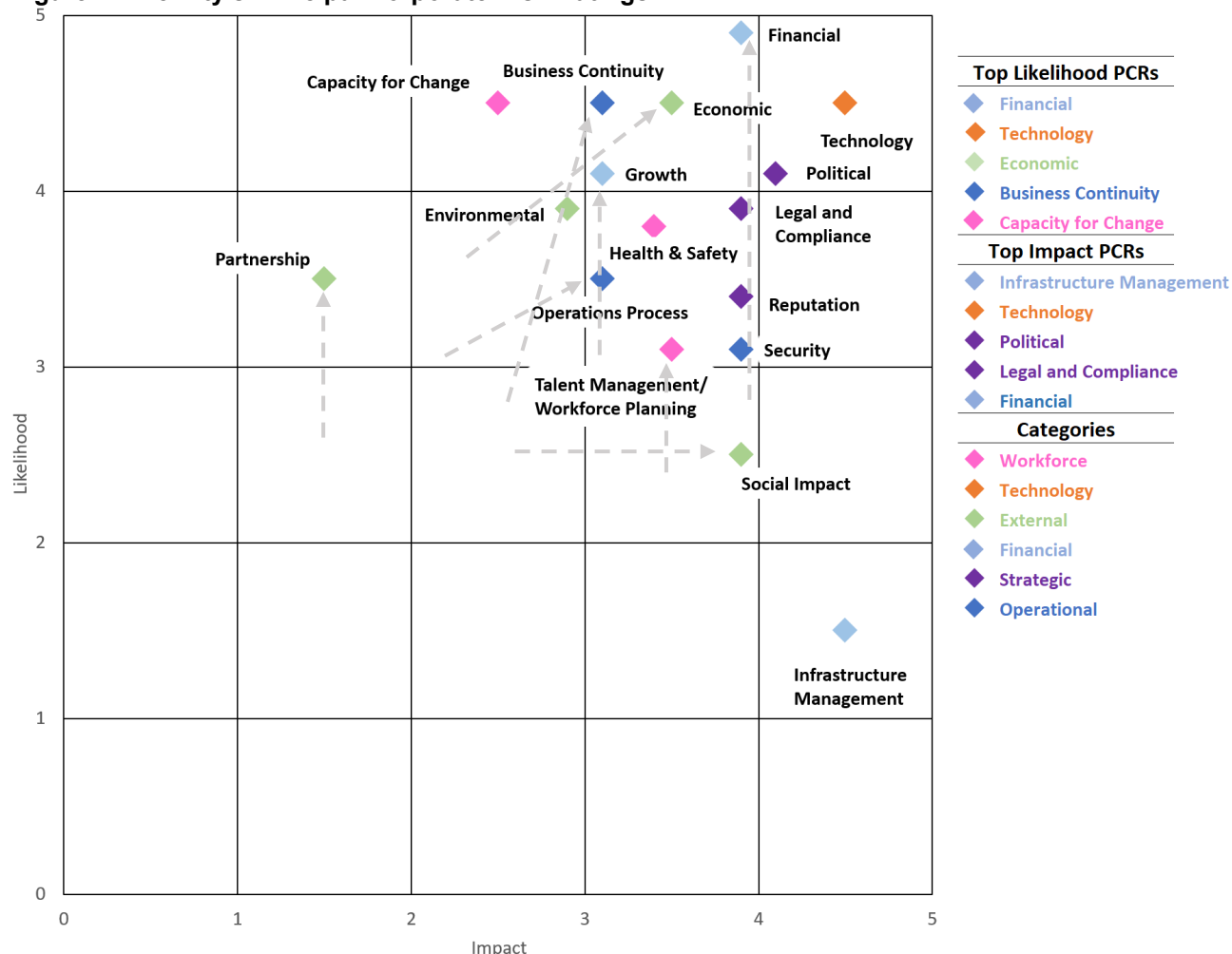
CEMA has established two phases of risk response and prioritization to lead The City's COVID-19 actions. CEMA's initial focus was on containing the spread of the virus by prioritizing: the health and safety of employees and citizens, the continuity of essential services, and supporting public health interventions. For the recovery phase, CEMA's focus for risk management is on sustaining the risk mitigation gains we've achieved and on maintaining the capacity of our critical systems. Current priorities include: supporting the continuity of critical infrastructure, protection of public health, situational awareness and communication, and resilience and recovery planning. As The City transitions into recovery, we will continue to monitor and prepare for a possible second wave of COVID-19 cases in the community.



## Part 2: Principal Corporate Risk Ratings

Figure 1 below illustrates The City's PCR risk ratings as of 2020 mid-year. The grey arrows demonstrate risks that have moved from their 2019 year-end risk ratings.

**Figure 1: The City's Principal Corporate Risk Ratings**



Note: The categories in Figure 1 (i.e. workforce, technology, external, financial, strategic, operational) indicate which PCRs are related and connected to each other. Risks within a common category can have a compounding impact.

Since the 2019 year-end Principal Corporate Risk report to the Audit Committee, eight PCRs have changed their risk rating as shown in the table below. The updates reflect information provided by subject matter experts, as well as new sources of risk information made available to the Integrated Risk Management team such as brief questionnaires, reviewing key risk indicators and measures, as well as scenario planning submissions related to COVID-19 and The City's response strategies.

PCR	Rating Change	Justification
<b>Business Continuity Risk</b>	From Medium to Extensive	The City is expecting business continuity disruptions to continue at least throughout 2020. Every service line has been impacted by COVID-19 as well as The City's ability to

PCR	Rating Change	Justification
		meet its strategic goals as resources are redirected to addressing response and relaunch efforts.
<b>Economic Risk</b>	From High to Extensive	The combination of the COVID-19 pandemic and the collapse of crude oil prices have caused three principle shocks to Calgary's economy: structural change, supply shock and a demand shock. The culmination of the three shocks has had a significant impact on our economy.
<b>Financial Risk</b>	From High to Extensive	Administration has forecasted a budget gap for 2020 due to a decrease in revenue, increase in expenditures, and delayed or deferred billing – and has taken steps to close this gap. The longer the pandemic and economic downturn lasts, the greater financial impact we are anticipating.
<b>Growth Risk</b>	From High to Extensive	With the emergence of COVID-19 and the fall in world oil prices the likelihood of deviation of growth from projections has increased. This can impact our ability to achieve policy goals and overall vision. This has cost implications for the level of service as well as the area over which that service is provided.
<b>Operations, Process Risk</b>	From Medium to High	The City's operations and processes are experiencing an increase in risk due to strategy and service reductions throughout COVID-19 response. Multiple services have noted they do not have the resources and capacity to update policies and processes, as efforts are diverted to addressing the pandemic.
<b>Partnership Risk</b>	From Low to Medium	For many of The City's partners, the impact of public health orders on their revenue generating activities is affecting their ability to meet operating and capital expenses in the short and longer term, impacting their sustainability. This is particularly significant for those with lower reserve levels.
<b>Social Impact Risk</b>	From Medium to High	New pockets of poverty are emerging as some populations have been more adversely impacted than others. This is likely to result in a significant increase in Fair Entry applications. Non-profit preventive social service organizations that assist Calgarians experiencing vulnerabilities are facing significant challenges including increased demand for their services, increased complexity in client need, revenue generation and unforeseen costs associated with the COVID-19 pandemic response.
<b>Talent Management and Workforce Planning Vulnerability Risk</b>	From Likelihood of 'Possible' to 'Likely'	The COVID-19 situation has a direct impact on our workforce, which has required a modification throughout the organization (for example, layoffs and hiring freeze). While work continues, such as organizational development and diversity and inclusion, some delays are inevitable. *The overall rating did not change, the likelihood of negative impact for this risk has increased while the impact remains stable.

### Part 3: Five Priority Risks

On 2019 December 10, the ALT approved the 2020 Five Priority Risks: Financial Risk, Health, Safety and Wellness Risk, Infrastructure Management Risk, Political Risk, and Reputation Risk.

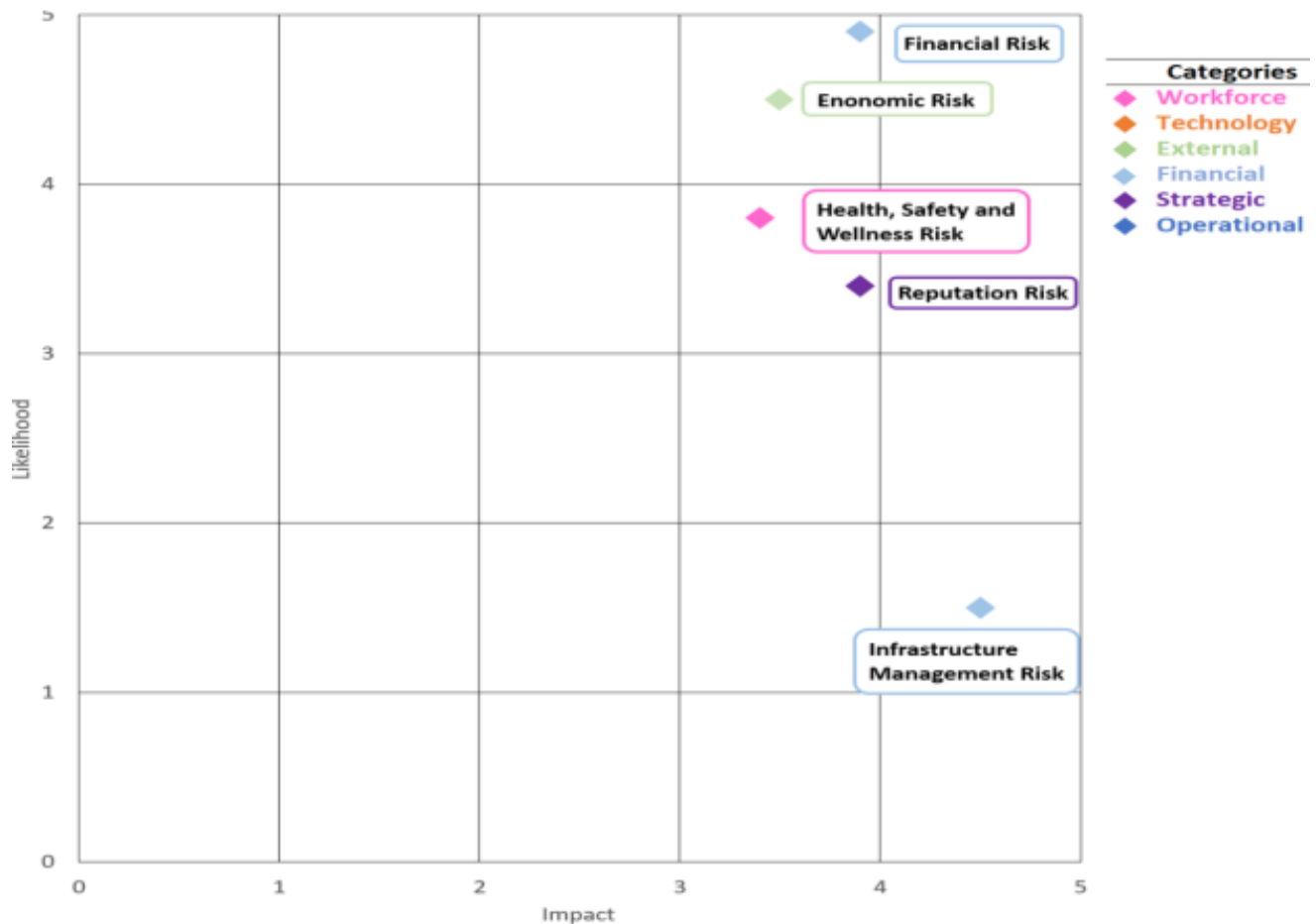
To reflect the changing circumstances and strategic direction of the organization, on 2020 June 25, the ALT updated the Five Priority Risks to replace the Political Risk with the Economic Risk.

The Five Priority risks are determined based on the following criteria:

- Expected increase in pressure on this risk.
- Requires focus and attention on risk controls or responses.
- Requires cross-corporate effort to effectively manage.

The City continues to experience significant exposure in these five risks. The Integrated Risk Management team held sessions with subject matter experts on each of these risks to discuss current indicators and response strategies and will continue to work with stakeholders throughout the organization to support proactive risk management practices. Figure 2 illustrates the 2020 Five Priority Risks. Detailed information on each of the Five Priority Risks follows.

**Figure 2:** Five Priority Risks (rating at mid-year 2020)



***Economic Risk: responding to multiple shocks***

The city of Calgary is experiencing a lot of change and uncertainty when it comes to economic risk. It is a small open economy and is exposed to global events. The global lockdown to contain the COVID-19 pandemic and the collapse of crude oil prices have caused three principal shocks to Calgary's economy: structural change, supply shock and a demand shock. This is particularly disruptive to Calgary because its growth in terms of local economy is driven by its participation in international trade, especially the exports of Alberta's crude oil and other commodities to the outside markets.

***In response***

The Economic Resilience Task Force exists to recommend short-term strategies specifically related to the COVID-19 shock. Meanwhile, medium and long-term recommendations are being developed to address the city's resilience to all three shocks. The economic risk is being managed by a coordinated response to these shocks, an emphasis on economic recovery in decision making, and resilience-building activities.

***Financial Risk: managing finances while exposure increases***

While Calgary faces the combination of the COVID-19 pandemic, economic disruption, and the collapse of crude oil prices this has resulted in considerable financial pressures for the organization. As impacts on Calgary's economy accumulate, The City is experiencing an increase in expenditures, revenue loss, and delayed or deferred tax and fee collections.

The City's financial controls have allowed us to respond to these shocks and blunt the impacts to the organization; however, a continued, sustained pressure on this risk could hinder The City from achieving its objectives.

***In response***

There are three overall responses to this risk:

1. Taking on additional financial risk to lessen impacts on citizens by delaying or reducing expenditures and hiring or using reserves and using corporate liquidity to offer relief.
2. Increasing reporting to Council to closely monitor the situation and develop a framework for economic recovery.
3. Focusing on closing the financial gap. Administration is continuing to identify and develop more sophisticated scenarios to inform tactics to close the revenue gap and understanding service and financial impacts of the unpredictable recovery impact.

***Health, Safety, and Wellness Risk: focusing on people in the organization***

While the pandemic and our response to it has significantly impacted the organization's workforce, maintaining a safe and healthy place for people to work remains a top priority for The City.

Employee safety and wellness indicators have improved in recent months, yet the risks to employee well-being remain high due to internal factors such as the pace/amount of organizational change and workforce demographics, as well as external factors such as Calgary's economic environment and population health.

Increased pressure and stress on employees due to various internal and external factors may negatively affect employee mental health and resilience over time. Psychological safety continues to be an important issue for The City.

**In response**

Several important strategies and tactics are being implemented to protect employee physical and psychological safety.

A psychological safety governance working group has been formed to coordinate support to employees and The City regarding accountability and responsibilities pertaining to psychological safety.

Lost Time Claim Frequency is The City's key measure to track safety performance. For this measure, a lower score indicates better performance. Overall, safety performance in 2019 improved over the previous year. However, it may take time to achieve sustained, long-term positive results on health, safety and wellness performance.

***Infrastructure Management Risk: measuring the conditions of City assets***

Currently, this risk faces a high degree of uncertainty. There is the potential for further reductions in capital funding (either through City budget adjustments or funding from other orders of government) which could put further pressure on the infrastructure systems.

There is a continued risk that the condition of The City's infrastructure will degrade. In order to maintain a high level of asset conditions to suit the business needs of the organization, regular inspections, assessments, funding, and prioritization of work are required. Delayed maintenance can impact the conditions of the City's facility assets that already are under pressure.

**In response**

The City has implemented additional monitoring for any potential stimulus packages that may come from other orders of government that would directly impact this risk.

In areas experiencing lowered demand, some maintenance activities have been accelerated to take advantage of the lessened impact of disruptions.

***Reputation Risk: watching citizen trust and confidence in The City***

In times of crisis, citizens interact differently with local, provincial, and federal governments. Citizens look to The City for trustworthy information and evidence of data-driven actions in response to the pandemic.

There is a great deal of scrutiny and attention on The City as the heightened financial risk and related decisions can increase the risk exposure for the organization's reputation.

As the pandemic continues, increasingly services have noted reputation risk as their top risk. This is due to sustained cancellations and service reductions which may negatively impact citizens' perceptions. The City is currently seeing an increase in satisfaction which is consistent with the pattern typically experienced in times of crisis.

While the risk remains high for the organization, it is too early to predict how the COVID-19 crisis will impact The City's reputation in the long term.

## In response

The City of Calgary is providing focused communication and engagement for employees, citizens and businesses to promote safety and well-being during the COVID-19 crisis. Examples of these efforts include a monthly citizen survey on The City's COVID-19 response as well as ongoing employee engagement via livestreams and regular email updates. These targeted initiatives are a response to the ongoing crisis and serve to uphold The City's reputation. It is anticipated that these efforts will result in a temporary increase in citizen satisfaction, trust and confidence, resulting in overall strengthened reputation during the crisis.

## **Part 4: Capital Risks**

Related to The City's capital projects, The City is facing a volatile situation. While the COVID-19 pandemic is a disruptive event, The City remains optimistic about its ability to deliver its capital portfolio approved in the One Calgary Service Plans and Budgets. While some challenges remain (i.e. contractual, access to human capital, access to materials), The City is working to address these to maintain minimal impact on project delivery.

Infrastructure Calgary is monitoring the risks, issues, impacts and status of capital investments as a result of the COVID-19 pandemic and is working with services that deliver capital investments to support risk mitigation and advance projects where possible. The City continues to work with industry partners to maintain construction as an essential service and keep Calgarians working safely through the pandemic.

## **Part 5: Critical Uncertainties**

To complete The City's risk profile at mid-year 2020, a new section on critical uncertainties facing the community and our organization is included below. The critical uncertainties are realities that are unstable or unpredictable and are important to understand to plan ahead and inform decision-making in the short, medium and longer term. An initial listing of critical uncertainties facing Calgary and the community is organized below.

### ***Community and social uncertainties – How do we continue to be a city of safe and inspiring neighbourhoods?***

The fear of a second wave of the pandemic and its potential impact on public health is a concern for our city and neighbourhoods. The impacts from COVID-19, the precautions and the lockdowns are having a lasting effect on mental health and social cohesion. The following uncertainties will challenge to us to continue to be a safe and inclusive city:

- Social unrest and citizen protests
- Less physical togetherness and fewer community gatherings
- Current and future mental health impacts
- Social inequalities, impacts on vulnerable populations
- The role of partnerships: including Civic Partners, other governments, post-secondary, The City and the private sector.

### ***Health and wellness and environmental uncertainties – How do we continue to lead in environmental policies and practices to support healthy, active citizens? The following uncertainties will challenge us to be a healthy and green city:***

- Increased demand for open spaces

- Change in philosophy about health and how we recreate
- Personal hygiene norms and expectations
- Health and science-based decision making
- Continued support for climate change strategies

***Mobility uncertainties - How do we continue to be a city that moves?***

Changing commuter patterns and consumer behavior is impacting planning for our City's transportation network and transportation hubs. The following will challenge us to offer convenient, affordable, accessible and efficient transportation choices keeping Calgarians moving and connected.

- Transit ridership, the way we move and interact
- Transportation hubs and measures to promote public health, screening, and proximity
- Protecting essential workers and those working outside of the home who use transit
- Increased cycling and pedestrian traffic

***Economic, financial and business uncertainties - How do we continue to be a prosperous city?***

The fallout from the COVID-19 pandemic, global economic disruptions and the impact from lower than expected oil prices will have a lasting effect on Calgary. The following critical uncertainties will challenge us to attract talent, provide opportunities and be the best place in Canada to do business:

- Changing business models
- Vacancies in downtown buildings
- Future development investment
- Changing commuter habits and consumer behaviours

***Municipal governance uncertainties - How do we have a modern and efficient municipal government that makes citizens' lives better every day?***

- Employer responsibilities and employee rights
- Property tax system stability and changing revenue sources
- Working from home
- User fee levels required for services
- More technology – online services

The critical uncertainties are important to understand to plan ahead and inform decision-making in the short, medium and longer term. As a next step, further conversations are planned to focus and support a nimble and agile organization that is capable of emerging stronger and thriving into the future.

## Appendix: The City of Calgary's Risk Matrix

		Risk Matrix				
		Level	Probability*			
Likelihood	5 Almost Certain	90% and greater	Medium	High	High	Extensive
	4 Likely	65-89%	Low	Medium	High	Extensive
	3 Possible	35-64%	Low	Low	Medium	High
	2 Unlikely	11-34%	Slight	Low	Low	Medium
	1 Rare	10% and less	Slight	Slight	Low	Low
		Impact				
		1 Negligible	2 Minor	3 Moderate	4 Significant	5 Severe
		Minimal impact. Still able to achieve objectives without disruption.	Coping strategies required - able to be addressed with existing plans and resources.	Challenges to achieve objectives. Some delay, aspects of objectives only met in part.	Difficulties to achieve objectives. Delays or notable aspects of objectives not completed.	Unable to meet objectives due to serious, extended disruption.



		1 Negligible	2 Minor	3 Moderate	4 Significant	5 Severe
Impact Category	Workforce	<ul style="list-style-type: none"> <li>• Minor injury or first aid treatment.</li> <li>• Low turnover; easy to hire people with required skills in a timely fashion.</li> </ul>	<ul style="list-style-type: none"> <li>• Injury requiring treatment by medical practitioner and/or lost time from workplace.</li> <li>• Minor psychological impact.</li> <li>• Some turnover; some difficulty in hiring people with required skills in a timely fashion.</li> </ul>	<ul style="list-style-type: none"> <li>• Major injury or psychological illness/hospitalization.</li> <li>• High turnover; small delays in ability to hire people with required skills in some areas of the organization.</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent, or multiple major, injuries or psychological illness.</li> <li>• High turnover; notable delays in ability to hire people with required skills in some areas of the organization.</li> </ul>	<ul style="list-style-type: none"> <li>• Conditions that could result in fatality(ies).</li> <li>• Very high turnover; unable to hire for extended periods of time people with required skills in many areas of the organization.</li> </ul>
	Technology	<ul style="list-style-type: none"> <li>• Non-critical system faces minor interruption.</li> <li>• Compromise of unrestricted information otherwise available in the public domain.</li> </ul>	<ul style="list-style-type: none"> <li>• Non-critical system faces significant interruption.</li> <li>• Minor compromise of protected information sensitive to internal or sub-unit interests.</li> </ul>	<ul style="list-style-type: none"> <li>• Critical system faces minor interruption.</li> <li>• Compromise of protected information sensitive to the organization's operations.</li> </ul>	<ul style="list-style-type: none"> <li>• Critical system faces significant interruption.</li> <li>• Compromise of restricted information sensitive to organizational interests.</li> </ul>	<ul style="list-style-type: none"> <li>• Irreparable widespread damage to critical system(s).</li> <li>• Compromise of restricted information with major, ongoing impact.</li> </ul>
	External	<ul style="list-style-type: none"> <li>• Immediately reversible damage.</li> <li>• Minimal flood damage in an isolated area.</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term reversible damage.</li> <li>• Minimal flood damage in more than one area.</li> </ul>	<ul style="list-style-type: none"> <li>• Long-term reversible damage.</li> <li>• Major flood damage in an isolated area.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited irreversible damage.</li> <li>• Major flood damage in more than one area.</li> </ul>	<ul style="list-style-type: none"> <li>• Widespread irreversible damage.</li> <li>• Massive flood damage in multiple areas throughout the city.</li> </ul>
	Financial	<ul style="list-style-type: none"> <li>• Financial impact is within expected variance and pre-emptively accounted for.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial impact is expected and planned for with minor adjustments needed.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial impact is greater than planned for, some delay, reduction in scope or alternate funding is required.</li> </ul>	<ul style="list-style-type: none"> <li>• A large unplanned financial impact. Significant delays or adjustments to scope are required. Some alternate funding may be achieved.</li> </ul>	<ul style="list-style-type: none"> <li>• Unplanned financial impact that results in indefinite delays or cancellation of work. Alternate funding is not able to be acquired.</li> </ul>
	Strategic	<ul style="list-style-type: none"> <li>• A strategic goal within the organization is slightly impacted.</li> <li>• Reputation to internal stakeholders may be slightly impacted.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic goal within the organization requires some adjustment.</li> <li>• Reputation to key internal stakeholders is adversely impacted.</li> </ul>	<ul style="list-style-type: none"> <li>• An organizational-wide strategic goal is compromised.</li> <li>• Reputation to internal and some external stakeholders may result in some loss of confidence and trust in the organization.</li> </ul>	<ul style="list-style-type: none"> <li>• Unable to deliver on an organizational-wide strategic goal for a sustained period of time.</li> <li>• Reputation sustains extended, substantial damage to confidence and trust.</li> </ul>	<ul style="list-style-type: none"> <li>• Unable to deliver on an organizational-wide strategic goal indefinitely.</li> <li>• Reputation extended, substantial damage to confidence and trust which is irreparable.</li> </ul>
	Operational	<ul style="list-style-type: none"> <li>• Minimal impact on non-core operations. The impact can be dealt with by routine operations.</li> </ul>	<ul style="list-style-type: none"> <li>• Some impact on organizational capability in terms of delays, systems quality but able to be dealt with at operational level.</li> </ul>	<ul style="list-style-type: none"> <li>• Impact on the organization resulting in reduced performance such that targets are not met.</li> </ul>	<ul style="list-style-type: none"> <li>• Some unavailability of critical skills/people.</li> <li>• Breakdown of key activities leading to reduction in performance.</li> </ul>	<ul style="list-style-type: none"> <li>• Protracted unavailability of critical skills/people.</li> <li>• Critical failure(s) preventing core activities from being performed.</li> </ul>

## Corporate Risk Appetite

Establishing and developing The City’s approach to articulating and applying risk appetite supports our ability to achieve the Council Directive to “embrace appropriate levels of risk, innovation, experimentation, and embraces lessons learned as opportunities to improve.”

Risk appetite is the level of risk that the organization is willing to accept to achieve its results. The City is using a risk appetite scale to define risk levels:

Level 1 Averse: The City is not willing to accept risk under any circumstances.

Level 2 Minimalist: The City is not willing to accept risk in most circumstance.

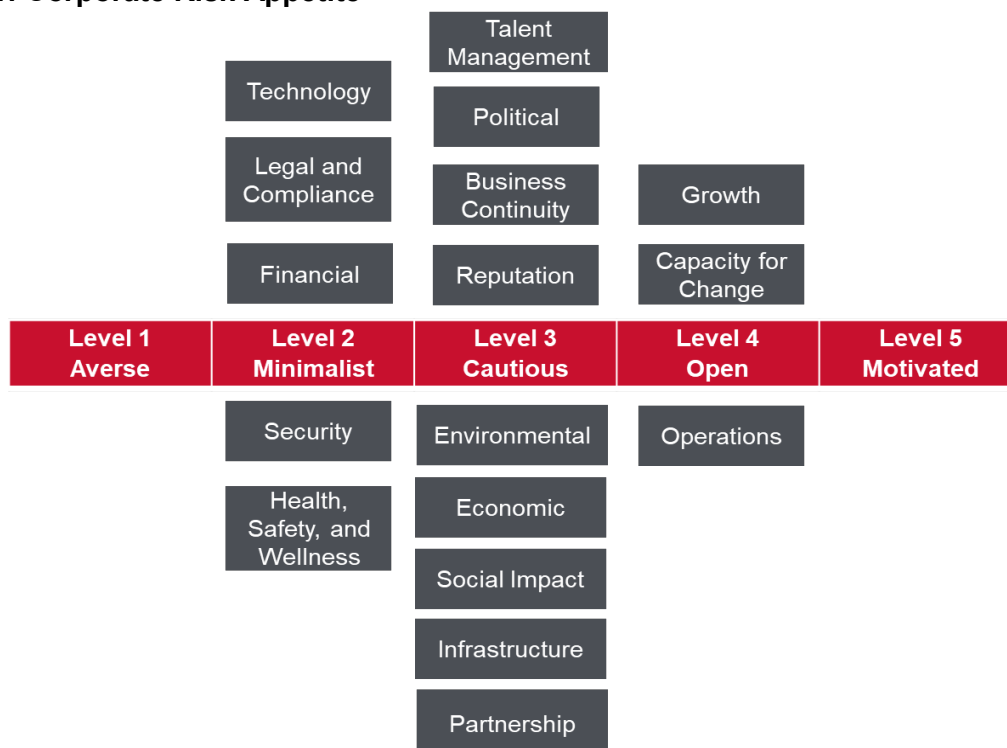
Level 3 Cautious: The City is willing to accept risk in certain circumstances.

Level 4 Open: The City is willing to accept risks.

Level 5 Motivated: The City accepts opportunities that are inherently high risk.

Risk appetite for the Principal Corporate Risks (PCRs) were discussed and confirmed by the Administrative Leadership Team (ALT) on 2020 June 25 as shown in Figure 1.

**Figure 1: Corporate Risk Appetite**



Risk appetite and tolerance work continues through communications, facilitated workshops and other engagements with services. One use of risk appetite is the current work with the Solutions for Achieving Value and Excellence (SAVE) program to apply a balance of risk taking to capitalize on opportunities while avoiding potential negative risks in our pursuit of cost savings as well as promoting an overall culture of effectiveness and efficiency.

Table 1 was also presented to the ALT on 2020 June 25, and it shows where the overall risk lies on the Risk Appetite Scale while also demonstrating how the specific, related work may differ.

	Level 1 Averse	Level 2 Minimalist	Level 3 Cautious	Level 4 Open	Level 5 Motivated
External	Partnership Risk				
	Shared service delivery with Partners				
	Quality of City drinking water	The City's GHG emissions	Environmental Risk		
	Economic Risk			Working with Partners to advance opportunities for economic growth	
	Calgarians experiencing vulnerability		Support for Partners	Opportunities for positive social impact	
Financial	Financial Risk				
	Debt		Investment volatility		
	Building related regulations		Infrastructure Risk		New building materials
	Growth Risk				
	Service levels for different communities		Support economic growth		



<b>Strategic</b>	<b>Legal and Compliance Risk</b> <div>Non-compliance with regulations</div>	
	<b>Political Risk</b> <div>Volatile funding from other orders of government</div>	<div>Proactively working with others</div>
	<b>Reputation</b> <div>Citizen satisfaction surveys</div>	
<b>Operational</b>	<b>Security Risk</b> <div>Security risks to people</div> <div>Security risks to assets</div>	
	<b>Business Continuity Risk</b> <div>Essential services</div>	<div>Non-essential services</div>
	<div>Interruptions to service</div>	<b>Operations, Process Risk</b> <div>Increase effectiveness</div>
<b>Technology</b>	<b>Technology Risk</b> <div>Reliability</div>	<div>New technological solutions</div>
<b>People</b>	<b>Health, Safety and Wellness Risk</b> <div>Failure to report</div> <div>Breach of regulation</div> <div>Accommodate back to work</div> <div>WCB claims</div>	

	<div> <div>Non-compliance with Labour Relations Code</div> <div>Collective bargaining</div> <div> <b>Talent Management and Workforce Planning Vulnerability Risk</b> </div> <div>Employee satisfaction</div> <div>Opportunities to enhance talent</div> </div>
	<div> <div>Pressure on staff</div> <div> <b>Capacity for Change</b> </div> <div>Culture of innovation</div> </div>

## Progressing Risk at The City

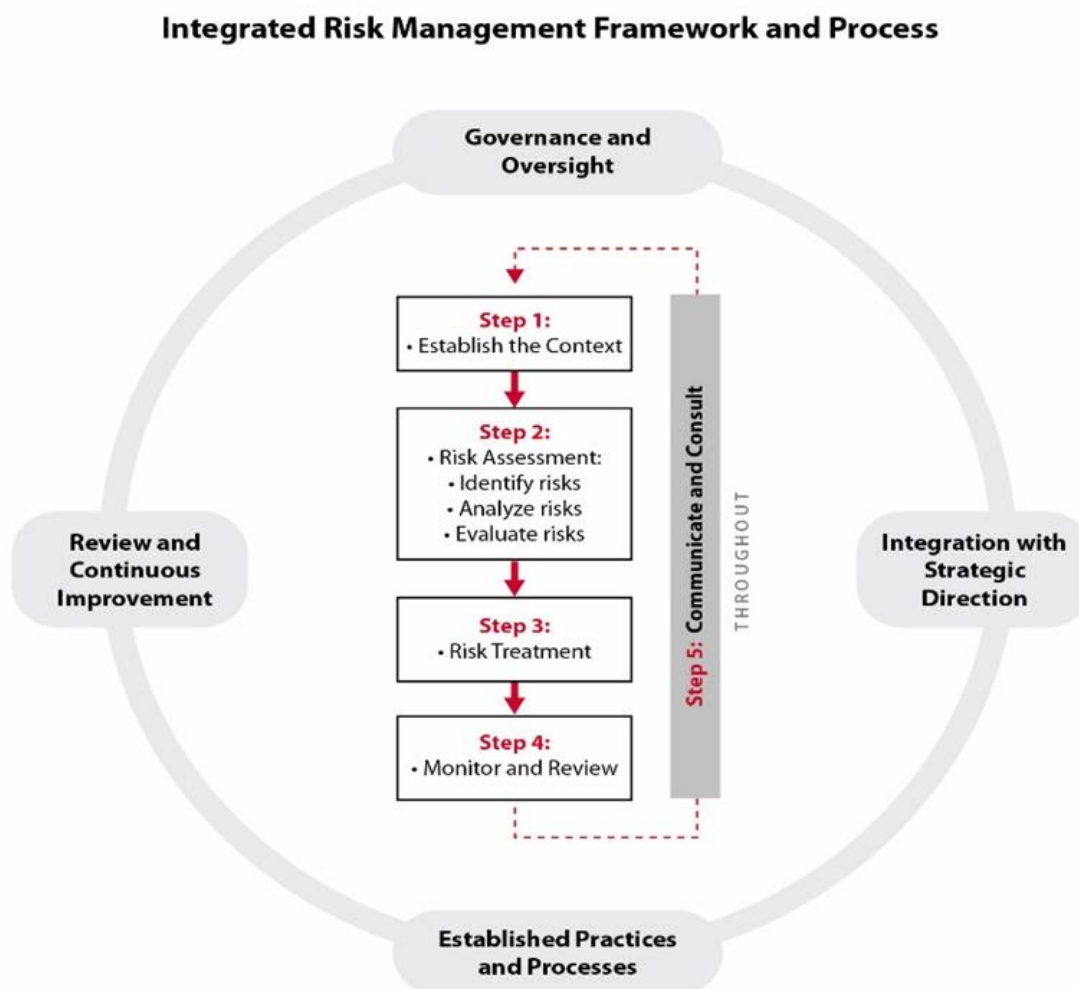
Progressing risk management and integrating risk awareness in our culture is an important part of being a well-run City and Administration's Rethink to Thrive Strategy presented to Council by the City Manager on 2020 June 29 (C2020-0699).

This Attachment provides updates on progressing risk management at The City including updates on questions raised by the Audit Committee on 2020 January 24 (AC2020-0011) about risk practices, processes and risk awareness culture at The City of Calgary.

### The City's Integrated Risk Management (IRM) Framework

The City's IRM Framework and Process guides our risk management practices to inform decision making. There are four pillars to the Framework as shown in Figure 1.

Figure 1: IRM Framework and Process



The four pillars and continuous improvement efforts associated with each are shown below:

- **Governance and Oversight:** This pillar reflects that the ALT, Audit Committee and Council have responsibilities for oversight of risk management as evidenced through the Audit Committee bylaw and through regular reporting. In 2020, the IRM Council Policy (CC011) was updated and approved by Council and now reflects the opportunity to capitalize on risk and includes additional ways to manage risk beyond mitigation.
- **Integration with Strategic Direction:** This pillar reflects that Integrated Risk Management is woven into existing business processes and informs The City's strategic direction. In 2020 May, members of the ALT engaged in a strategic discussion on critical uncertainties. This work is expected to continue with the ALT and Council.
- **Established Practices and Processes:** This pillar reflects that The City has many established practices and processes which support effective risk management. This includes tools such as a risk matrix (updated in 2019 to a 5x5 matrix, shown in Attachment 2), a risk appetite scale (shown in Attachment 3), and an e-Learning course accessible by all employees.
- **Review and Continuous Improvement:** This pillar reflects that IRM is continuously evolving. A focus of IRM in 2020 is to advance a risk aware culture, which encourages everyone to manage risks proactively, including embracing the positive side of risk, and to communicate openly about risk. This way of thinking enables nimble and innovative service delivery. The City's risk maturity and culture, connecting with risk functions and considering risk in reports, promotes the advancement of risk awareness in our culture.

### **The City's Risk Culture and Maturity**

Maturing risk awareness is a component of Administration's Rethink to Thrive Strategy. This strategy encourages innovation, experimentation and a "fail fast" mentality and a strong focus on safety (psychological and physical), respect and inclusion. In keeping with this Strategy, The IRM Program has been focusing on integrating risk awareness in our culture to embrace the positive and negative sides of risk to promote innovation. This includes encouraging open risk discussions, which require safe and respectful work environment.

The City's risk maturity is a combination of risk practices, culture, functions and processes. The IRM program contributes to risk maturity, but it is the collective responsibility of all employees based on the role outlined in the IRM Council Policy (CC011). Two important components that inform risk maturity are advancing risk practices and processes and stakeholders' perceptions of risk management.

The Risk Maturity Survey measures IRM stakeholders' perception of risk management at The City. The findings contribute to a better understanding of our IRM stakeholder's needs. The 2020 Risk Maturity Survey results are similar to the 2019 findings in that there is a desire to improve risk maturity and culture. The average desired score for risk maturity is four on a risk maturity scale of five. Even though the results support a desire for increasing risk maturity and culture, there was a slight drop in the average risk maturity to 2.4 from 2.6 in 2019. This can be attributed to:

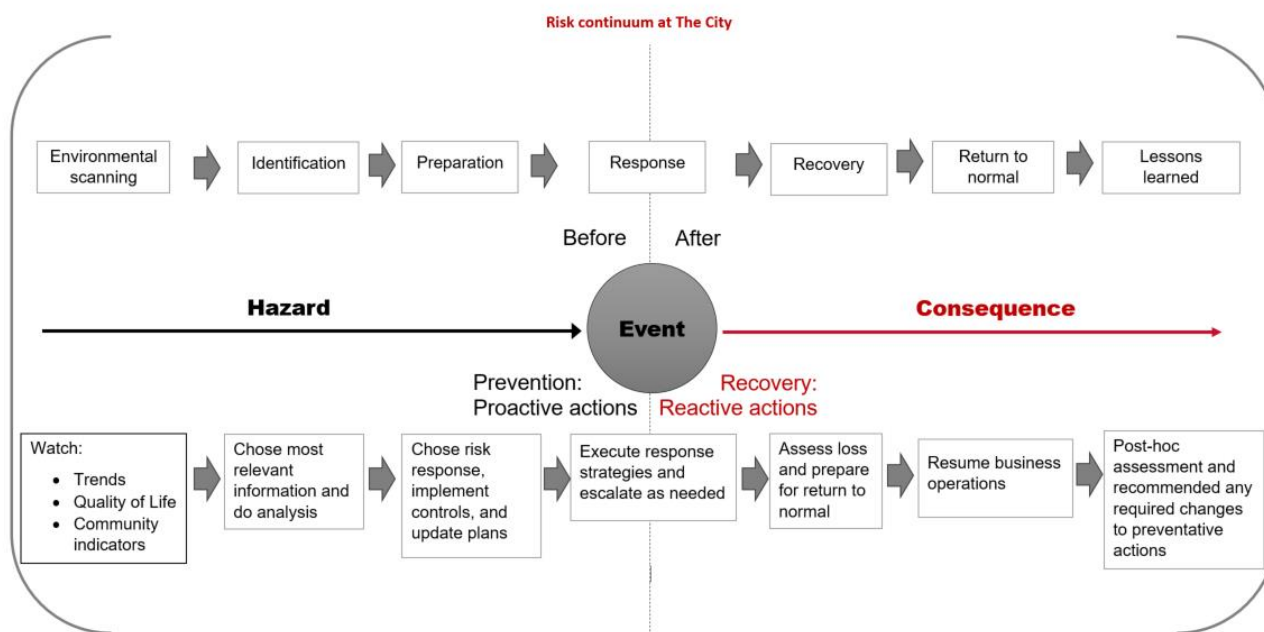
- the desire for risk communication improvements,
- the barrier identified by stakeholders of limited capacity and time for risk management,
- the need to continue to improve the integration of risk awareness in The City's culture, and
- the need to better clarify the connection between risk and everyday decision making.

In response to the Survey, the IRM Program has tactics in place to address the opportunities and challenges identified with a focus on broadening risk communications in the organization, working with risk functions to ensure alignment and establish connections, advancing risk appetite and tolerance through consultation with stakeholders, and incorporating risk into other work such as the Solutions for Achieving Value and Excellence (SAVE) program, monthly reports to Council on the service and financial impacts of COVID-19 and Mid-Cycle Adjustments to service plans and budgets.

### Aligning Risk Functions

The IRM team is working with stakeholders to align risk functions and to develop a risk continuum. Other activities to support this alignment include bi-annual risk workshops, partnering to conduct sessions with senior leaders, and referencing the connections in the IRM e-course. This risk continuum tool, based on a bow-tie analysis (an analysis to identify proactive and reactive risk management strategies for an event), will demonstrate how different groups, tools and resources work together to support risk management. It spans the continuum from early scanning and detection of risks to the response and recovery from a risk event. Below is a visual representation of the risk continuum.

Figure 2: Risk Continuum at The City





**Risk in Report Writing to Council**

As outlined in the Integrated Risk Management Council Policy (CC011),

The integration of risk management at The City must be supported by a corporate philosophy and culture that fosters risk awareness rather than risk avoidance and encourages everyone to manage risks proactively and communicate openly about risk. Significant risks should be disclosed when reporting to City management, Council or Committee.

In addition, as noted in the 2019 Year-end Principal Corporate Risk Report to the Audit Committee (AC2020-0011, Attachment 3), Audit Committee members and Council members interviewed indicated that improvements could be made to the information provided to Council on risks.

In support of improving risk reporting to Council and Committee, the IRM Program has been working with City Clerks to develop updated guidelines and tools for report writers to support them in completing the risk section of reports. The updates will provide guidance to report writers on how to provide risk information that supports Council to have open and transparent discussions about the risks, risk management strategies and the appropriate level of risk taking associated with the proposed recommendations.

These updated guidelines and tools will be available as part of the roll-out of the new Council and Committee report template that was used to present Administration's Rethink to Thrive Strategy to Council on 2020 June 29 (C2020-0699).

## Opportunity Calgary Investment Fund Administration Audit

---

### EXECUTIVE SUMMARY

The City Auditor's Office issued the Opportunity Calgary Investment Fund Administration Audit Report to Opportunity Calgary Investment Fund Ltd. (OCIF) on July 14, 2020. The audit focused on the effectiveness of fund administration processes by evaluating the design and operating effectiveness of key process controls that mitigate significant financial and reputational risks. We raised five recommendations to improve the consistency and transparency of OCIF's evolving fund administration processes. OCIF management agreed with all recommendations and committed to the implementation of action plans no later than May 31, 2020. The City Auditor's Office will track the implementation of these commitments as part of our ongoing follow-up process.

### CITY AUDITOR'S RECOMMENDATIONS

1. That Audit Committee receive this report for the Corporate Record; and
2. That Audit Committee recommend that Council receive this report for the Corporate Record.

### RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:

That Council receive this report for the Corporate Record.

### PREVIOUS COUNCIL DIRECTION / POLICY

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties and functions of the position. Under the City Auditor's Office Charter, the City Auditor presents an annual risk-based audit plan to Audit Committee for approval. The City Auditor's Office Revised 2020 Audit Plan was approved on October 24, 2019. The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 48M2012 (as amended).

### BACKGROUND

In 2017, in response to prolonged economic challenges, Council approved the establishment of a \$100M Opportunity Calgary Investment Fund (OCIF Reserve) from The City of Calgary's (The City's) reserves. The OCIF Reserve is intended to support projects that will stimulate growth in targeted sectors of Calgary's economy, and serve as a catalyst for economic growth, diversification, and increased employment. In 2018, Council approved the creation of OCIF, a wholly-owned subsidiary of The City, to administer the OCIF Reserve. OCIF's mandate, as stated in the Operating and Funding Agreement with The City, is to manage the OCIF Reserve effectively to encourage economic recovery and growth, help reduce the impact of the economic downturn on Calgary's citizens and businesses, and capitalize on new opportunities. As at December 31, 2019, OCIF received 217 ideas, granted funding for nine projects with a total value of \$23.5M, and disbursed funding of \$7.05M.

The objectives of this audit were to assess the alignment of OCIF's fund administration process to requirements established in the Operating and Funding Agreement and OCIF Reserve goals, and the effectiveness of process controls to mitigate the significant reputational and financial risk that could impact the achievement of OCIF's mandate.

**Opportunity Calgary Investment Fund Administration Audit**

---

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Based on our review across all five phases of OCIF's fund administration process, current process controls were aligned to OCIF Reserve goals. We concluded existing process controls were operating as designed within three (business case submission, contribution agreement and fund disbursement) of the five phases of the process.

Recommendations included process improvements through increased use of quantifiable scoring parameters and consistent document management of key decisions in Phase 1 (project idea submission), as well as additional governance controls to manage potential conflicts of interest.

Process controls within Phase 5 (monitoring and reporting) were designed effectively, however, given final reports had not been submitted, we could not conclude on operating effectiveness. We encouraged OCIF management to periodically assess the effectiveness of the OCIF team's process to monitor and report on the achievement of objectives and expected benefits specified in contribution agreements.

**Stakeholder Engagement, Research and Communication**

This audit was conducted with the OCIF team acting as the principal audit contact. The OCIF team includes OCIF and Calgary Economic Development (CED) staff since OCIF entered into an administrative services and fund management agreement with CED to administer the intake and review of applications.

**Strategic Alignment**

Audit reports assist Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement on value for money in City operations.

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

Not applicable.

**Financial Capacity**

**Current and Future Operating Budget**

Not applicable.

**Current and Future Capital Budget**

Not applicable.

**Risk Assessment**

The activities of the City Auditor's Office serve to promote accountability, mitigate risk, and support an effective governance structure.

This audit was undertaken as part of the City Auditor's Office Revised 2020 Annual Audit Plan to provide assurance on the effectiveness of the fund administration process to facilitate decision making regarding utilization of the \$100M OCIF Reserve.

**Opportunity Calgary Investment Fund Administration Audit**

---

**REASONS FOR RECOMMENDATIONS**

Bylaw 48M2012 (as amended) states: "Audit Committee receives directly from the City Auditor any individual audit report and forwards these to Council for information."

**ATTACHMENTS**

1. Opportunity Calgary Investment Fund Administration Audit Report
2. Opportunity Calgary Investment Fund Administration Audit Presentation Slides





**Calgary**






City Auditor's Office

# **Opportunity Calgary Investment Fund Administration Audit**

**July 14, 2020**

**THIS PAGE LEFT INTENTIONALLY BLANK**

## Table of Contents

<b>Executive Summary .....</b>	<b>5</b>
<b>1.0 Background .....</b>	<b>7</b>
<b>2.0 Audit Objectives, Scope and Approach .....</b>	<b>9</b>
2.1 Audit Objectives .....	9
2.2 Audit Scope.....	9
2.3 Audit Approach.....	9
<b>3.0 Results.....</b>	<b>10</b>
3.1 Fund Administration Process (Five Phases).....	10
3.1.1  Project Idea Submission (Phase I) .....	10
3.1.2  Business Case Submission (Phase II).....	12
3.1.3  Contribution Agreement (Phase III) .....	14
3.1.4  Fund Disbursement (Phase IV) .....	15
3.1.5  Monitoring and Reporting (Phase V).....	16
3.2 Governance Framework.....	16
3.2.1 Sub-committee's Advice .....	16
3.2.2 Exception Management .....	17
3.2.3 Declaration of the Conflict of Interest .....	17
<b>4.0 Observations and Recommendations .....</b>	<b>19</b>
4.1 Idea Submission Due Diligence and Assessment.....	19
4.2 Idea Scoring Criteria.....	21
4.3 Sub-committee's Review Process.....	22
4.4 Exception Management Process .....	24
4.5 Officers' Disclosure of Conflict of Interest .....	25



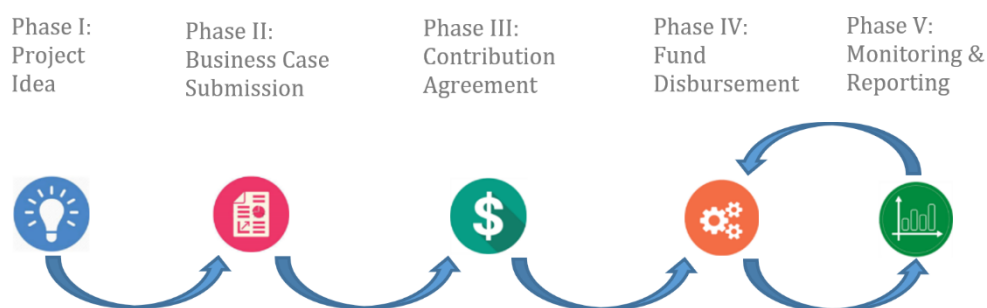
The City Auditor's Office conducted this audit in conformance with the *International Standards for the Professional Practice of Internal Auditing*.

## Executive Summary

In 2017, in response to prolonged economic challenges, Council approved the establishment of a \$100M Opportunity Calgary Investment Fund (OCIF Reserve) from The City of Calgary's (The City's) reserves. The OCIF Reserve is intended to support projects that will stimulate growth in targeted sectors of Calgary's economy, and serve as a catalyst for economic growth, diversification, and increased employment. In 2018, Council approved the creation of Opportunity Calgary Investment Fund Ltd. (OCIF), a wholly-owned subsidiary of The City to administer the OCIF Reserve. OCIF's mandate, as stated in the Operating and Funding Agreement with The City, is to manage the OCIF Reserve effectively to encourage economic recovery and growth, help reduce the impact of the economic downturn on Calgary's citizens and businesses, and capitalize on new opportunities. As at December 31, 2019, OCIF received 217 ideas, and granted funding for nine projects with a total value of \$23.5M.

The objectives for this audit were to assess the alignment of OCIF's fund administration process, to requirements established in the Operating and Funding Agreement and OCIF Reserve goals, and the effectiveness of process controls to mitigate the significant financial and reputational risks that could impact the achievement of OCIF's mandate.

The fund administration process consists of five main phases:



Based on our review across all five phases of the OCIF fund administration process we concluded current process controls are aligned to OCIF Reserve goals. Recommendations were provided to improve the consistency and transparency of OCIF's evolving fund administration processes and mitigate associated financial and reputational risk. These included process improvements through increased use of quantifiable scoring parameters and consistent document management of key decisions in Phase 1 (project idea submission), as well as additional governance controls to manage potential conflicts of interest.

Although we observed existing process controls were operating as designed to ensure milestones were met prior to fund disbursement, our testing was limited to the total population of disbursements (\$7.05M) as at December 31, 2019. Since all nine approved projects were in the early stages of fund disbursements and the final reports had not been submitted, we encourage OCIF management to periodically assess the effectiveness of the OCIF team's process to monitor and report on the achievement of the objectives and expected benefits specified in the contribution agreements.

OCIF management have agreed with our five recommendations and have set action plan implementation dates no later than May 31, 2020. The City Auditor's Office will follow-up on all commitments as part of our ongoing recommendation follow-up process.

## 1.0 Background

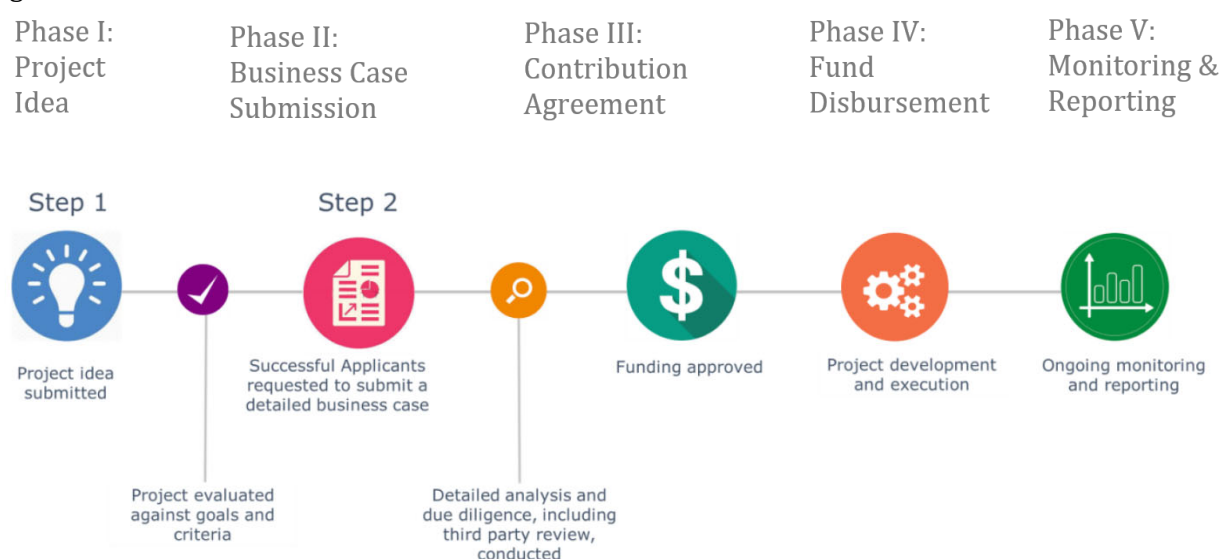
In 2017, in response to prolonged economic challenges, Council approved the establishment of a \$100M economic development fund (OCIF Reserve) from The City of Calgary's (The City's) reserves. The OCIF Reserve is an interest-bearing capital and operating reserve fund managed by The City. In 2018, Council approved the creation of Opportunity Calgary Investment Fund Ltd. (OCIF), a non-profit wholly owned subsidiary of The City. OCIF's mandate is to manage the OCIF Reserve effectively and in a manner that creates an environment within The City that encourages economic recovery and growth, helps reduce the impact of the economic downturn on Calgary's citizens and businesses, and capitalizes on new opportunities to support Calgary's economic success into the future.<sup>1</sup>

OCIF's obligations were outlined in an Operating and Funding Agreement with The City to meet Council developed OCIF Reserve goals (i.e. Terms of Reference):

- Help create the right conditions for growth;
- Diversify the local economy;
- Leverage municipal funds for additional private and public sector investments;
- Create and stimulate employment;
- Create a return on investment (both direct and indirect);
- Support the City's downtown vacancy challenges; and
- Increase the City's tax assessment base.

Under the terms of the Operating and Funding Agreement, OCIF entered into an administrative services and fund management agreement with Calgary Economic Development (CED) effective April 19, 2018 to administer the intake and review of applications. OCIF's fund administration process includes five phases in a two-step process as outlined in Figure 1.

Figure 1 - Fund Administration Process<sup>2</sup>



<sup>1</sup> Recital B of Operating and Funding Agreement between The City of Calgary and Opportunity Calgary Investment Fund Ltd. effective as of the 11<sup>th</sup> day of May 2018.

<sup>2</sup> The Opportunity Calgary Investment Fund Program Guide with additional description of the five phases.

The OCIF team began accepting applications on April 25, 2018. OCIF received 217 ideas as at December 31, 2019. Of these 10 were in-progress/on hold, 163 were declined, and 44 were approved for business case submission, including those that received funding approval. The OCIF Board and/or Senior Management Team (SMT) approved nine projects for funding totaling \$23.5M and approved the disbursement release of \$7.05M in project payments<sup>3</sup>.

Per established processes, the OCIF team evaluates each application independently based on eligibility requirements and expected benefits. To meet eligibility requirements, applicants must be registered to conduct business in Canada and the project must be located in Calgary. Project benefits must also be realized in Calgary. Applicants must also demonstrate that proposed projects are financially sound and sustainable without ongoing funding from OCIF.

The OCIF team evaluates ideas and business cases based on the following criteria:

1. Economic benefits;
2. Job creation;
3. Alignment with key industry and emerging sectors;
4. Innovation and sector benefits;
5. Alignment with strategic initiatives; and
6. Social benefits.

The OCIF administration process includes funding approval by either the OCIF Board (up to \$10M) or Council (more than \$10M) and ongoing monitoring and reporting of approved projects. OCIF's Board of Directors currently consists of eleven members.

An operational audit of OCIF's fund administration was included in the City Auditor's 2020 Audit Plan to provide assurance on the effectiveness of the fund administration process to facilitate decision making regarding utilization of the \$100M OCIF Reserve.

---

<sup>3</sup> OCIF Q4 2019 Quarterly Report.

## **2.0 Audit Objectives, Scope and Approach**

### **2.1 Audit Objectives**

The objectives of this audit were to assess:

- Alignment of OCIF's fund administration process to requirements established in the Operating and Funding Agreement and OCIF Reserve goals; and
- Effectiveness of key process steps and controls to mitigate the following three significant financial and reputational risks that could impact the achievement of OCIF's mandate:
  - Investments selected do not provide benefits or meet expectations of the OCIF Reserve;
  - Fund contributions disbursed exceed delivered value; and
  - Processes are not consistent and/or transparent.

### **2.2 Audit Scope**

This audit focused on fund management processes for the period from April 25, 2018 to December 31, 2019 based on applications received by October 31, 2019.

### **2.3 Audit Approach**

Our audit approach included:

- Interviews with the OCIF team and SMT; and
- Reviewing a sample of 22, which was 10% of submitted applications. The sample included all nine approved projects and a representative sample of accepted/declined idea submissions and rejected business cases.

## 3.0 Results

Results reflect testing across the five phases of the fund administration process as well as evaluation of the governance process that supports the effective delivery of the fund administration process.

Based on our review of OCIF's fund administration process and test results, process controls are aligned to OCIF Reserve goals. Specifically, existing process controls were operating as designed within three (business case submission, contribution agreement and fund disbursement) of the five phases of the process.

Process controls within the monitoring and reporting phase were designed effectively, however, given the early stage of funding disbursements, we were not able to conclude whether projects were continuously evaluated to ensure fund requirements continued to be met or would achieve objectives and expected benefits. We encourage OCIF management to periodically assess the effectiveness of the OCIF team's process to monitor and report on the achievement of objectives and expected benefits specified in contribution agreements.

Specific to the project idea submission phase, process control improvements are recommended to enhance process transparency and consistency.

In addition, we identified opportunities to enhance OCIF's governance framework to further support process transparency. Recommendations are intended to support OCIF's evolving processes and mitigate reputational and financial risk.

### 3.1 Fund Administration Process (Five Phases)

The following sections outline positive results related to the business case submission, contribution agreement, fund disbursement, and monitoring and reporting phases. We raised two recommendations to address control gaps in the project idea submission review and approval phase which focused on maintaining documentation reflecting all assessment factors to fully support the rationale for decisions (Recommendation 1) and enhancing quantifiable scoring parameters to further demonstrate the consistency and transparency of the scoring process (Recommendation 2).

#### 3.1.1 Project Idea Submission (Phase I)

The OCIF team evaluates ideas based on eligibility, initial scoring against six defined assessment criteria noted previously in 1.0 Background, and an evaluation of due diligence and overall assessment factors.

##### Idea Submission

OCIF developed a website to provide OCIF program information to applicants including an OCIF program guide, an application guide, contact information, and a link to an online submission portal. Based on our review of a sample of 22 ideas, all but one applicant submitted their application through the portal, which is discussed further under 3.2.2 Exception Management.

We tested the online application process and observed there were no barriers to complete the application and controls to obtain mandatory information were built into

the application process and were operating effectively as designed. We also noted applicants must complete an idea submission form that provides a high-level overview of the project and includes information required to assess eligibility, the six criteria and due diligence, and overall assessment factors. In addition, controls were in place to ensure all submissions were reviewed.

#### Assessment Criteria-Scoring

The OCIF team advised that they developed a scoring guide upon the launch of the OCIF program, to assist in evaluating over 100 applications received between April 25 and June 30, 2018. Based on refinements identified during this evaluation phase, the OCIF team updated and documented the scoring guide in August of 2018, while maintaining the foundational elements (i.e. six assessment criteria). The purpose of the scoring guide is to set a framework to ensure consistent scoring of assessment criteria. The scoring guide provides descriptions, definitions, and things to consider for the six criteria, including the following eight measurements:

1. Job creation: number of direct jobs;
2. Job creation: quality of the direct jobs;
3. Direct economic benefits;
4. Indirect economic benefits;
5. Innovation and sector benefits;
6. Key industries and emerging sectors;
7. Strategic initiative alignment; and
8. Social benefits.

Per our review of the scoring guide and a sample of 22 ideas, scores for direct jobs created and direct economic benefits were quantifiable and scores for key industries and emerging sectors were clearly defined and supported consistent scoring. Although scores assigned for the remaining criteria were similar, to the extent applicant information was similar, we could not assess overall consistency since quantitative scoring parameters were not clearly defined for all established measurements where applicable. Given the variety and complexity of ideas submitted, some subjectivity is expected to allow flexibility and professional judgment. The consistency of the scoring process can be further enhanced by incorporating quantifiable criteria, where possible, to manage the level of judgment applied for the remaining criteria (Recommendation 2).

#### Due Diligence and Overall Assessment:

Due diligence is an evaluation of an applicant's ability to implement the project and achieve the stated objectives and benefits. OCIF defined due diligence and overall assessment factors in the OCIF program guide and scoring guide as the following<sup>4</sup>:

- Managerial, technical and workforce capability;
- Technical feasibility;
- Financial and operational risk; and
- Applicant's track record completing projects of a similar type and scope.

The overall assessment is an evaluation of a project's probability of success or failure and the risk versus reward. If a project has a low chance of success, financial red flags,

---

<sup>4</sup> The Opportunity Calgary Investment Fund Program Guide Version 1.0



or if the project benefits are not directly flowing to Calgary, an applicant may not move forward.

Once ideas are scored, the OCIF team performs due diligence, considers overall assessment factors and makes recommendations to decline the idea or move it forward to the business case submission phase.

Our review of the idea assessment for 207 finalized ideas between April 25, 2018 and December 31, 2019 indicated that most of the idea decisions were supported by alignment with assessment criteria, while due diligence and overall assessment factors were also evaluated as part OCIF's established process per the following results:

- 163 declined ideas of which:
  - 148 (90%) were supported by lower alignment scores<sup>5</sup>; and
  - 16 (10%) had higher alignment scores<sup>6</sup> indicating additional factors were considered.
- 44 ideas approved to move forward to business case, of which:
  - 31 (70%) were supported by higher alignment scores; and
  - 13 (30%) had lower alignment scores indicating additional factors were considered.

We reviewed a sample of 22 ideas focused on declined ideas with higher alignment scores and approved ideas with lower alignment scores and noted, although decisions were documented, the evaluation of due diligence and overall assessment factors and the rationale for decisions was not retained consistently during the audit period under review. (Recommendation 1).

#### Decision Approval:

When the program commenced in April of 2018, the Board made the decision to decline an idea or move it to the business case submission phase based on SMT recommendations and support information. In April of 2019, the Board agreed to allow SMT to make idea decisions to improve the efficiency of the application process. We observed approximately 80% of idea decisions were approved by the Board per the board meeting minutes. Subsequent to April 2019, we observed in the board meeting minutes SMT brought forward the decisions for information.

#### Communication with Declined Applicants:

OCIF created a declined letter template to advise applicants of the decision, express appreciation for their ideas, and provide available services and support from other organizations that might benefit the applicant's company and project, where applicable. The OCIF team advised they communicate with declined applicants by letter, emails, phone conversations or in a meeting based on OCIF's and the applicant's preference.

### **3.1.2 Business Case Submission (Phase II)**

An applicant is required to submit a business case when their idea is accepted. OCIF has established a business case template to facilitate business case submission. In addition, OCIF implemented an internal due diligence process to analyze and review projects, including factors to consider when hiring third-party reviewers, and an internal due

---

<sup>5</sup> Lower alignment scores where less than 60% of assessment criteria were met.

<sup>6</sup> Higher alignment scores where more than 60% of assessment criteria were met.

diligence report template that is completed and presented to the Board. Per our review of a sample of 12 approved ideas, defined templates were utilized, and third-party reviews were performed for projects with funding over \$1M in accordance with OCIF factors.

Business Case Submission:

The business case template outlines required information from an applicant to enable OCIF to conduct a comprehensive analysis of the six assessment criteria and perform due diligence and an overall assessment of a project. Per our review of a sample of 12 business cases, applicants submitted support information for six assessment criteria, as well as the following required information<sup>7</sup>:

- Organization overview (e.g. overview and financial summary);
- Project overview (e.g. problem or opportunity being addressed, response or solution to the opportunity, OCIF request and project outcomes and deliverables);
- Environment scan (e.g. major demographic, economic, social and political factors, industry trends, target market and competitive environment and regulations);
- Project location (e.g. address of project site, lease agreement);
- Project budget and funding (e.g. confirmed funding, outstanding funding and current debt levels);
- Project milestones (e.g. project activities and GANTT Chart);
- Operational plan (e.g. financial plan and analysis, marketing plan);
- Assumptions, risks and constraints (e.g. key assumptions, risks and contingency plan);
- Additional organization information (e.g. organization ownership, management team, board of directors and advisors, compliance support);
- Disclosures (e.g. legal, conflict of interest and taxes);
- Appendix (e.g. current project jobs, project milestones, project activities and GANTT Chart); and
- Attachments (specified in the Appendix).

Internal Analysis:

The internal analysis has been an evolving process. When OCIF's program first initiated, the OCIF team performed analysis guided by a due diligence checklist. Subsequent to July 2018, the due diligence report template was implemented to capture the results of internal analysis. Of 12 reviewed samples, two were analyzed per the due diligence checklist, while 10 were analyzed per the due diligence report.

The OCIF team advised they verified the applicant provided information for reasonableness, for example, funding from other investors and audited financial statements. The OCIF team also conducted site visits, online research, and had discussions with industry experts to support their comprehensive analysis, which was included in a due diligence report presented to the Board.

The due diligence report provides an overview of:

- Summary;
  - Company and project description
  - Key benefits

---

<sup>7</sup> Opportunity Calgary Investment Fund Business Case Template Version 1.4

- Key risk
  - Recommendation to the Board
- 3-Year project funding and costs;
  - Sources of funding
  - Project budget details
- Assessment criteria;
- Due diligence;
- Pro-forma income statement;
- Risk ranking;
- Third-party review (where applicable); and
- Media scan.

Third-Party Review:

As part of due diligence, OCIF may hire third party reviewers taking the following factors into consideration:

- Size of project;
- Complexity of project;
- Political sensitivity; and
- Industry or their expertise not available on the OCIF team.

The OCIF team advised that the third party reviewers provide an independent evaluation of the business case and an ability to access subject matter expertise. Per our observation of all nine approved projects, five projects that had funding over \$1M were reviewed by a third party commissioned by OCIF and evaluated against defined assessment criteria. A third-party review for one project with funding over \$1M was completed by a third party commissioned by the applicant. We observed the Board was informed of the exception, and considered the third party review in their decision. However, the rationale for the exception was not documented, which is discussed further under 3.2.2 Exception Management.

### **3.1.3 💰 Contribution Agreement (Phase III)**

OCIF has developed a contribution agreement template that includes all specified requirements in Section 5.7 of the Operating and Funding Agreement, Contribution Agreements with Beneficiaries. The contribution agreement includes specified terms and conditions that ensure beneficiaries can be held accountable to project timelines and objectives, which mitigates financial risk. The following are key terms and conditions:

- Deliverables and Milestones – a payment schedule (Schedule C) includes milestone dates, description and contribution amount upon milestone completion;
- Reports – a beneficiary must provide reports (Schedule D) certified by a senior officer of the beneficiary by the submission deadline (e.g. milestone report and final report);
- Covenants of the Beneficiary – compliance requirements (e.g. federal, provincial and municipal law specifications in the contribution agreement), and commercial general liability insurance to name OCIF and The City as additional insureds; and
- Contribution Payments – events (e.g. misrepresentation or overpayment) during the period of funding that require the beneficiary to return OCIF funding.

We observed that the contribution agreement for all nine approved projects was developed per the defined template, reviewed by a designated lawyer, signed by the beneficiary's representatives, and authorized by the OCIF Board Chair and Vice Chair, for funding amounts between \$150K and \$10M, or the OCIF CEO and CFO for funding amounts under \$150K.

Prior to finalizing a contribution agreement, the OCIF team and beneficiaries work together to develop a non-binding term sheet that lays out all detailed information and requirements prior to initiating a contribution agreement. The negotiations and term sheets are directed and approved by the Board and signed by the Board Chair and CFO. The OCIF team may further review the funding amount versus project achievement and negotiate with the beneficiary to obtain a better return from the investment. OCIF's funding was between 3% and 31% of the total project costs, which met the contribution requirements of less than 50% of the proposed project's budget.

In addition to the specifications in the contribution agreement template, the term sheet also indicated when and what information was used to make the public announcement of the funding. Per our review, the announcements for nine approved projects were made between 5 and 200 days per contribution agreement execution dates. The timeline between contribution agreement execution and announcement date was dependant on a number of factors including the beneficiary requests. To increase the transparency of the program, OCIF advised they will define a timeline for public announcement and deal with exceptions required to balance beneficiary needs through the exception management process. (Recommendation 4).

#### **3.1.4 Fund Disbursement (Phase IV)**

Contribution agreement specified project deliverables and milestones, and reporting requirements facilitate fund disbursement. OCIF has established internal review and/or evaluation procedures to ensure defined milestones are met prior to authorizing the disbursement. As at December 31, 2019, five disbursements were authorized for payment in the amount of \$7.05M. Per our review of all five disbursements, the controls for disbursement were operating effectively as designed, which included the following process:

- Beneficiaries submitted a written claim form (first part of Written Claim & Officer's Certificate) along with a project milestone report with supporting information indicating the project deliverables and milestone requirements were met;
- OCIF's CFO and two OCIF team members signed the officer's certificate form (second part of Written Claim & Officer's Certificate) as acceptance of the written claim, once the OCIF team had completed a milestone progress evaluation report indicating verification of the milestone report and supporting information;
- Beneficiaries provided a commercial general liability insurance certificate that added OCIF and The City as additional insured parties; and
- The request for funds form was authorized<sup>8</sup> and submitted to The City who disbursed the funds to the beneficiary.

---

<sup>8</sup> Payments up to \$150K were authorized by the OCIF CEO and the CFO and payments of more than \$150K were authorized by the OCIF Board Chair and Vice-Chair.

### 3.1.5 Monitoring and Reporting (Phase V)

Each contribution agreement specifies requirements for submitting progress reports. Mandatory reports included milestone reports and a final report, usually six months to one year after the completion of the project to ensure specified requirements were continuously met during defined period (e.g. created jobs will exist six months after the project completion date). In addition, OCIF may request interim reports and other reports during the term of the contribution agreement and for a period of three years afterwards.

Per our review of nine approved projects, five were required to provide at least one report by December 31, 2019. We observed that required reports were submitted per dates specified in contribution agreements. One beneficiary requested an adjustment to milestone requirements, which was authorized by the OCIF Board Chair and Vice Chair and included in an amended contribution agreement. Another beneficiary requested an extension to a milestone date, which was approved by an OCIF officer and the Board Chair.

Per contribution agreement execution dates, all nine projects were initiated between September of 2018 and October of 2019. Monitoring and reporting requirements were met as at December 31, 2019 and processes were designed effectively. However, testing of operating effectiveness was limited to the first fund disbursement milestone requirements for five projects. Since all nine approved projects were in the early stage of progress, we were not able to test whether projects were continuously evaluated to ensure fund requirements continued to be met or would achieve objectives and expected benefits specified in the contribution agreement.

## 3.2 Governance Framework

Per our review of the fund administration process and sample testing, we identified opportunities to enhance OCIF's governance framework to further support process transparency in three areas:

- Maintaining documentation reflecting the sub-committee's review and SMT decisions;
- Defining an exception management process; and
- Aligning OCIF officer's conflict of interest declaration to current OCIF Board standards.

### 3.2.1 Sub-committee's Advice

OCIF established a formal review requirement by a Sub-committee, which is comprised of OCIF board members. The Sub-committee is responsible to review SMT's idea recommendations and business case analysis conducted by the OCIF team and can also be involved, as required, in discussions and negotiations with the applicant and the review and recommendation to proceed with funding a project. The Sub-committee reviews key documents including term sheets that will be brought forward to the Board for decisions on project funding. The intent of the Sub-committee is to serve as an advisory committee to provide feedback and guidance. To that end, meetings are also attended by the SMT and the OCIF team along with external subject matter experts if required.

Although sub-committee meeting agendas included idea recommendations and business case analysis, and attendees indicated the Sub-committee provided independent beneficial advice, there were no meeting minutes. We recommended OCIF

record the Sub-committee's advice and SMT's responses and actions that guide investment decisions to further support an effective governance process (Recommendation 3).

### 3.2.2 Exception Management

OCIF has established frameworks to facilitate the fund administration process as discussed above. Per our review of a sample of 22 ideas, we observed three instances that didn't follow the established process and the rationale to support the exceptions was not documented. As with any business process, exceptions to OCIF processes are expected, especially given the variety and complexity of applicants and projects. To support process consistency and mitigate reputational risk, OCIF should establish a defined exception management process that includes documentation of the rationale for exceptions and approval required (Recommendation 4).

### 3.2.3 Declaration of the Conflict of Interest

OCIF implemented processes to effectively manage director conflict of interest in accordance with the OCIF Bylaw Section 4.18 - Conflict of Interest, which states: *"A director or officer who is a party to, or who is a director or officer of or has a material interest in any person who is a party to, a material contract or material transaction or proposed material contract or proposed material transaction with the Corporation shall disclose the nature and extent of his or her interest at the time and in the manner provided by the Act."*

OCIF requires the following declarations for directors:

- Directors' consent, code of conduct and conflict of interest form declaring the director has no present conflict of interest; and
- Conflict of interest declaration including:
  - A list of current boards and committees on which the director serves; and
  - A declaration when a conflict of interest arises, which is a standing item at each board and committee meeting to dynamically identify conflict of interest.Directors shall not vote where there is a conflict of interest.

Per our review, all directors (both current and past) signed the declarations noted above.

We observed the OCIF business case template required the following disclosure from an applicant:

- Conflicts of interest: *"Does the applicant or its directors have any potential conflicts of interests with The City of Calgary or Calgary Economic Development?"*
- Material contracts: *"Is the applicant in default under any significant contract or any financing arrangement?"*

We compared the conflict of interest declarations to the applicants' disclosure for nine approved projects, and reviewed the decision making process from the board meeting minutes when conflict of interest existed and noted:

- Two applicants disclosed their board members were also OCIF board members, which agreed with OCIF board members' declarations; and
- Of these two projects, one had funding less than \$150K, which was approved by OCIF's CEO, while another was approved by the Board and the board member who

declared a conflict of interest “abstained from voting” per the board meeting minutes.

We noted officers were not required to sign conflict of interest declarations where there was no conflict of interest to declare. We recognized an opportunity to enhance controls and recommended an annual declaration by officers of any conflict of interest, including instances where an officer has no conflict of interest to declare, which is aligned to good practice (Recommendation 5).

We would like to thank OCIF and CED staff for their assistance and support throughout this audit.

## 4.0 Observations and Recommendations

### 4.1 Idea Submission Due Diligence and Assessment

Although the OCIF team performs due diligence and considers overall assessment factors when evaluating ideas, the results of the evaluation of these factors and rationale for recommendations to decline or move forward to the business case submission phase were not consistently documented during the audit period under review. OCIF should formally incorporate the results of due diligence and overall assessment evaluations into the process to evaluate ideas to support the consistency and transparency of recommendations. Decisions that are fully supported by documentation mitigate reputational and financial risk.

The OCIF team's recommendation to decline ideas or move to business case is based on scoring against six assessment criteria, and an evaluation of due diligence and overall assessment factors. Due diligence is an evaluation of an applicant's ability to implement the project and achieve the stated objectives and benefits while the overall assessment is an evaluation of a project's probability of success or failure and the risk versus reward.

The OCIF team advised that the six assessment criteria were evaluated per the scoring guide along with due diligence and overall assessment factors, and the evaluation results were discussed by the OCIF team and the SMT to determine whether ideas should move forward to the business case submission phase. However, documentation to support the decision to move forward or decline ideas based on an evaluation of due diligence and overall assessment and the assessment criteria was not consistently maintained.

We reviewed a sample of 22 ideas that included 12 that moved forward to business case submission and 10 that were declined:

- 10 declined ideas of which:
  - Five (50%) were supported by the evaluation results due to lower alignment scores; and
  - Five (50%) had higher scores indicating due diligence and overall assessment factors were taken into consideration in addition to the evaluation results:
    - One was due to ineligibility since the project would not be located in Calgary; and
    - Four did not have rationale documented that clearly aligned to due diligence and overall assessment factors.
- 12 ideas approved to move forward to business case submission, of which:
  - Nine (75%) were supported by the evaluation results due to higher alignment scores; and
  - Three (25%) had lower alignment scores indicating due diligence and overall assessment factors were taken into consideration. In addition to the evaluation results:
    - One included comments that were aligned to due diligence and overall assessment factors; and
    - Two did not have rationale documented that clearly aligned to due diligence and overall assessment factors.

When ideas meet assessment criteria but do not meet due diligence and overall assessment factors or vice versa, adequate documentation to support the decision to move forward or



decline will increase process consistency and transparency. OCIF should also consider whether additional criteria should be included based on lessons learned to date.

### Recommendation 1

The OCIF Chief Financial Officer incorporate additional rigour to ensure decisions are fully supported by documentation reflecting the due diligence and overall assessment factors in the evaluation of ideas, including documentation of results and rationale to support recommendations to decline ideas or move forward to business case submission.

### Management Response:

Agreed.

Action Plan	Responsibility
<p>1) The format of the Ideas evaluation was redesigned in 2019 to better reflect the critical items that would lead to a decision, but to also keep pace with the momentum of a perpetually open-call program. The next step in this evolution is to incorporate space within the form for documentation of SMT questions and corresponding answers that are considered action items the OCIF team must report upon that support decisions made.</p> <p>Currently, the OCIF SMT has authority to move an application to business case. Materials presented at the SMT meetings enable proper decision making and include a comprehensive but short-form application scoring evaluation, based on the six Shareholder approved OCIF criteria and an initial internal due diligence report that includes advice on total project assessment factors and the application. The forms are circulated in advance, and the discussion and decisions are made at SMT OCIF meetings.</p> <p>We have commenced minute taking for the SMT meetings to document these decisions. In rare situations where meeting in person is difficult, SMT are sent the materials by email and decisions by each member are provided to the team via reply all. This decision is then documented in the minutes and then addressed at the next SMT meeting.</p>	<p><u>Lead:</u> VP, Operations &amp; Corporate Projects</p> <p><u>Support:</u> OCIF Corporate Governance &amp; Administrative Analyst OCIF Analyst OCIF Team Assistant</p> <p><u>Commitment Date:</u> 1) April 30, 2020 - Minute-taking at both the sub-committee and SMT meeting level have already commenced (and will be ongoing) 2) May 31, 2020 - Decision date and rationale documentation</p>

Action Plan	Responsibility
2) The dates of the decisions made will not only be noted in the minutes, it will be incorporated in the internal due diligence report including any specific rationale, including any decisions that override the recommended actions as documented from one stage gate to the next.	

## 4.2 Idea Scoring Criteria

Although OCIF developed an idea scoring guide to provide guidance on scoring ideas based on six criteria, the parameters should be further defined to support effectiveness and consistency of application. OCIF should improve the scoring process by incorporating quantifiable criteria where possible to manage the level of judgement applied, facilitate new staff training, and consider applicability of existing criteria included in the ideas scoring process. Quantifiable measurement and criteria that can be easily assessed provide more objective results to support process consistency and transparency and mitigate reputational risk.

Based on our review of the six assessment criteria outlined in the idea scoring guide and a sample of 22 ideas, evaluation for the number of direct jobs created and direct economic benefits were quantifiable and consistently measured. Key industries and emerging sectors were clearly defined, which supported consistent evaluation.

Per our review, parameters to evaluate for the following criteria could be further defined:

- Job creation - quality of direct jobs: Although "low level" is defined as a job that requires little to no education and traditionally pays lower wages, the "high level" definition does not specify the years of experience or education to be considered senior level, and there is no guidance for mid-level jobs.
- Economic benefits - indirect: Shifting economics from one beneficiary to another is defined as "minimal" when for example, benefits shift from one Calgary supplier to another Calgary supplier where there are no expected volume increases and no new benefits. There is no specific guidance on parameters to measure "medium", "high" or "very high" benefits.
- Social benefits: A score is given based on the order of magnitude and number of people affected based on minimal to significant benefits and a few to a large number of people. There were no defined parameters for these magnitude and number ranges.
- Strategic initiative alignment: A score is given based on alignment with other public or private sector initiatives, which may include other government and private funding. We noted that alignment could be defined from minimal to significant and funding from some to significant, however, there were no defined parameters for these ranges.

The innovation and sector benefits criterion rates the impact or "catalytic effect" that the project will have on its sector and is a subjective rating that requires in-depth knowledge of the current state of the sector. The impact is categorized as "low", "medium" and "high" in the idea scoring guide along with guidance on parameters. There may be value in simplifying the ideas scoring for this criterion, given in-depth knowledge is required. We noted that this criterion was assessed more comprehensively by the OCIF team during the due diligence and overall evaluation of ideas once scoring is complete, and the analysis of business case stage.

One option might be to not score this criterion during initial scoring and include it in the evaluation of due diligence and overall assessment factors discussed under Observations and Recommendations 4.1.

### Recommendation 2

The OCIF Chief Financial Officer increase effectiveness and objectivity of the scoring process by:

- Incorporating quantifiable parameters where possible; and
- Evaluating whether current criteria should remain in the idea scoring process and/or moved later in the evaluation process.

### Management Response:

Agreed.

Action Plan	Responsibility
<p>As the program has evolved, it has been identified that a certain degree of qualitative interpretation is necessary, while addressing the variability of submissions. OCIF will address the diverse Applications by adding additional parameters with guidance on how to use the evaluation to maintain flexibility.</p> <p>The OCIF team will supplement the short form scoring evaluation with a quantitative checklist that will calculate the scores for each of the criteria, this will provide information to support consistency, transparency and mitigate reputational risk. To facilitate the need for judgement and flexibility for unique circumstances and the catalytic effect; the process will allow the score to be overridden with any deviations explained. This information will be provided to the SMT as part of their decision-making process to approve or decline applications.</p>	<p><u>Lead:</u> VP Operations &amp; Corporate Projects</p> <p><u>Support:</u> OCIF Analyst</p> <p><u>Commitment Date:</u> May 31, 2020</p>

### **4.3 Sub-committee's Review Process**

Although idea recommendations and business case analysis were included on sub-committee meeting agendas, there were no sub-committee minutes documenting the Sub-committee's advice or the OCIF team's responses and follow-up actions. OCIF should implement a process to ensure documentation is maintained, particularly where SMT action is different than the original recommendation. Documenting the Sub-committee's advice and SMT's responses will support appropriate segregation of duties between the Sub-committee and SMT. In addition, documentation supports an effective governance process, which mitigates reputational risk.

We reviewed 11 sub-committee meeting agendas between September 7, 2018 and November 25, 2019, and observed the following information was included in the agenda items:

- The OCIF program overview:
  - Program and application summary
  - Application approval:
    - Red: declined
    - Green: moved to business case
    - Yellow: application review
- Business case update:
  - Internal review and recommendations
  - Due diligence report
  - Draft term sheet and term sheet
  - Draft contribution agreement
  - Contribution agreement

Per our review of sub-committee meeting agendas, the OCIF Board Chair and Vice Chair attended most of the meetings, along with the SMT, internal (i.e. OCIF team) and external (i.e. guest) subject matters experts to review SMT's idea recommendations and business case analysis. OCIF sub-committee meeting attendees indicated the Sub-committee provided independent advice on idea recommendations, as well as advice related to business case analysis, including OCIF's internal due diligence reports and third-party review reports. However, there were no meeting minutes indicating the advice and SMT's responses and actions.

### Recommendation 3

The OCIF Chief Financial Officer implement a process to record the Sub-committee's advice and SMT's responses and follow-up actions.

### Management Response:

Agreed.

Action Plan	Responsibility
<p>We have commenced minute-taking at both the OCIF SMT and OCIF sub-committee meetings, which will include action items to be executed. We also now maintain an ongoing 'Bring Forward List' of Sub-committee action items that are tabled at each Sub-committee meeting to demonstrate progress and completeness of previous action items. We will also implement an OCIF SMT Bring Forward List and minutes to be tabled at the following OCIF Sub-committee meeting.</p> <p>The roles and the responsibilities of the OCIF SMT and the OCIF Sub-committee will be added to the corporate policies.</p>	<p><u>Lead:</u> VP, Operations &amp; Corporate Projects</p> <p><u>Support:</u> OCIF Corporate Governance and Administrative Analyst (Sub-committee Recording Secretary) OCIF Team Assistant (OCIF Senior Management Team Recording Secretary)</p> <p><u>Commitment Date:</u> May 31, 2020</p>

#### 4.4 Exception Management Process

OCIF has not established a formal process to manage exceptions to established fund administration processes. As with any business process, there will be exceptions to OCIF processes, especially given the variety of applicants and projects. OCIF should establish an exception management process, to ensure the exception does not provide an applicant with an unfair advantage. A defined process that includes documentation of rationale and approval required, supports consistency, transparency and mitigates reputational risk.

During fieldwork we noted three exceptions to established OCIF fund administration processes. OCIF advised they do not have an exception management process and the rationale for these exceptions was not documented.

Applicants are expected to complete an idea submission form through OCIF's online portal. Submitted information is maintained in the portal, while project information and scores are retained in a master spreadsheet. OCIF accepted one application that was not submitted through the portal. We reviewed the master spreadsheet and observed scores for that project were not included on the spreadsheet. OCIF advised these exceptions were at the request of the applicant based on confidentiality concerns.

In addition to OCIF's business case analysis and internal due diligence, OCIF may send a business case to a third-party reviewer. The decision to request a third-party review is based on the size and complexity of the project, political sensitivity, and industry or other expertise not available in CED. We reviewed nine approved projects during our audit period and observed that OCIF commissioned third-party reviews for all but one project with funding over \$1M (six in total). Although the applicant had commissioned a project review by an independent third party, which was communicated to OCIF's Board, the review did not follow OCIF's standard third party format evaluating six OCIF criteria.

When a project is approved for funding, the OCIF team works with the beneficiary to lay out all the terms and conditions including the public announcement date in the term sheet before finalizing the contribution agreement. We reviewed the execution date of the contribution agreement for all nine approved projects and observed that five of them were announced within two months (between 5 days and 38 days), two were announced within three months (62 days and 70 days, respectively), and two were announced over three months later (113 days and 200 days, respectively). OCIF's objective is to announce on a timely basis while balancing beneficiary needs and reporting requirements. However, OCIF has not specified public announcement timelines for approved projects.

#### Recommendation 4

The OCIF Chief Financial Officer establish an exception management process including:

- Documentation of rationale for the exception; and
- Level of approval required.

Management Response:

Agreed.

Action Plan	Responsibility
<p>OCIF will create a public announcement policy (within 60 days of execution of contribution agreement) and third-party review policy to support consistency and mitigate risk.</p> <p>This will be further supported by an exception policy for the entire program requiring approval by the OCIF SMT, Sub-committee or Board as appropriate.</p>	<p><u>Lead:</u> CFO, OCIF VP, Operations &amp; Corporate Projects</p> <p><u>Support:</u> OCIF Corporate Governance and Administrative Analyst OCIF Manager OCIF Analyst</p> <p><u>Commitment Date:</u> May 31, 2020</p>

#### 4.5 Officers' Disclosure of Conflict of Interest

OCIF did not maintain documentation when OCIF officers, CEO and CFO, had no conflict of interest to disclose. OCIF should require officers to explicitly declare they have no conflict of interest and retain this disclosure in their records to mitigate reputational risk.

The OCIF Bylaw Section 6.10 - Conflict of Interest states: *"An officer shall disclose his or her interest in any material contract or material transaction or proposed material contract or proposed material transaction with the Corporation in accordance with section 4.18"*. Upon our inquiry, OCIF advised there was no record of the disclosure since OCIF officers didn't have a conflict of interest as described in the bylaw. Per our review of OCIF's Board approved business plan document, all agreements up to \$150K can be signed by OCIF's CEO and CFO. Of nine approved projects, two were \$100K and signed by OCIF's officers.

It is good practice to require an annual declaration by officers of any conflict of interest, including instances where an officer has no conflict of interest to declare.

#### Recommendation 5

The OCIF Chief Financial Officer require officers to sign-off on a conflict of interest declaration annually, including instances where there is no conflict to declare.

Management Response:

Agreed.

Action Plan	Responsibility
<p>The OCIF officers as listed under the management services agreement, will annually acknowledge all policies, including a conflict of interest policy.</p> <p>At the commencement of every OCIF SMT meeting, the OCIF officers will declare any conflict of interest and it will be a standing agenda item. There will be a running report tabled at each OCIF SMT meeting, which will also be reflected in the official meeting minutes.</p>	<p><u>Lead:</u> CFO, OCIF VP, Operations &amp; Corporate Projects</p> <p><u>Support:</u> OCIF Corporate Governance &amp; Administrative Analyst OCIF Team Assistant</p> <p><u>Commitment Date:</u> April 30, 2020</p>





**Calgary**

City Auditor's Office

ISC: Unrestricted  
AC2020-0764 ATT2

# Opportunity Calgary Investment Fund Administration Audit

## Opportunity Calgary Investment Fund

**Economic Benefits**

**Innovation and Sector Benefits**

**Alignment with Strategic Initiatives**

**Job Creation**

**Alignment with Key Industries**

**Social Benefits**





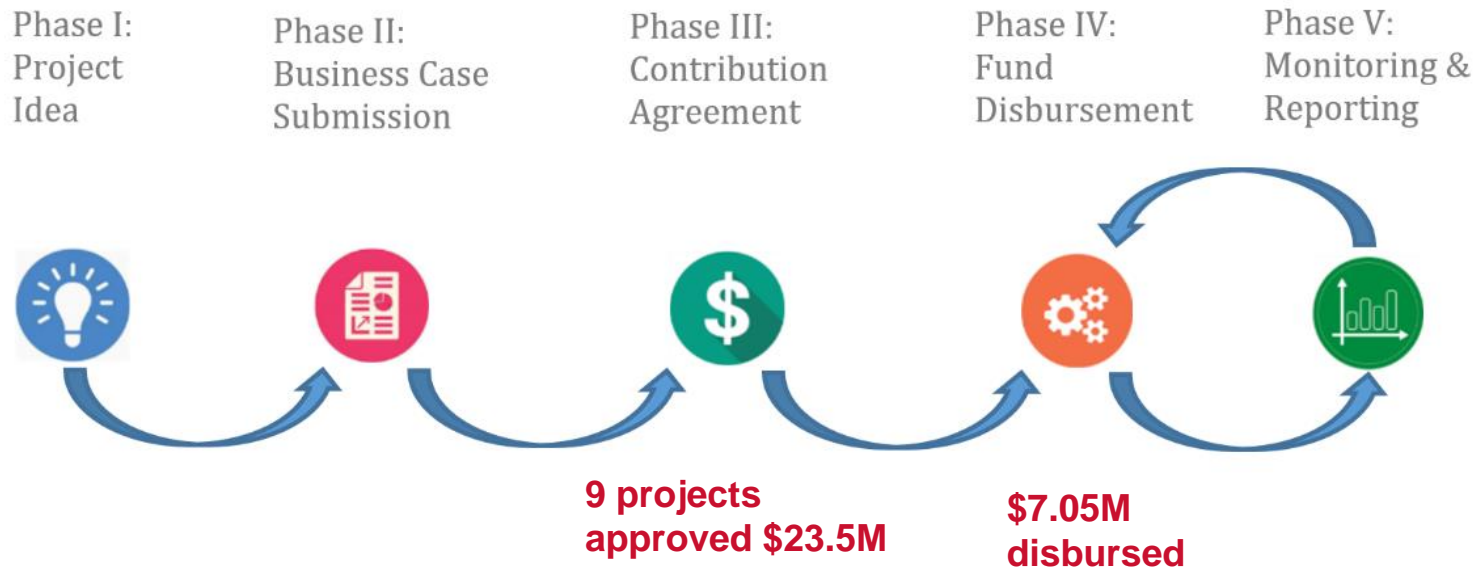
**Calgary**

City Auditor's Office

ISC: Unrestricted  
AC2020-0764 ATT2

# Opportunity Calgary Investment Fund Administration Audit

## Five Phases of the Fund Administration Process





**Calgary**

# **Opportunity Calgary Investment Fund Administration Audit**

City Auditor's Office

## **Why we did this**

- Assess the effectiveness of OCIF's fund administration process controls

## **What we concluded**

- OCIF's fund administration process is aligned to reserve goals
- Controls were designed and operating effectively in Phases 2 to 4, and designed effectively in Phase 5
- Improvements required:
  - Documentation to support decisions
  - Increase quantifiable scoring measures in Phase 1
  - Enhance the governance framework for process transparency and managing potential conflicts of interest

## **Why it matters**

- OCIF's fund administration process must be consistent and transparent to mitigate reputational and financial risks



## Calgary Fire - Inspections Audit

---

### EXECUTIVE SUMMARY

The City Auditor's Office issued the Calgary Fire Inspections Audit Report to Administration on July 14, 2020. The report includes Administration's response to seven recommendations raised by the City Auditor's Office to Calgary Fire Department's (CFD) Fire Inspections team. Administration accepted all recommendations and has committed to the implementation of action plans no later than December 31, 2021. The City Auditor's Office will track the implementation of these commitments as part of our ongoing follow-up process.

### CITY AUDITOR'S RECOMMENDATIONS

1. That Audit Committee receive this report for the Corporate Record; and
2. That Audit Committee recommend that Council receive this report for the Corporate Record.

### RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:

That Council receive this report for the Corporate Record.

### PREVIOUS COUNCIL DIRECTION / POLICY

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties and functions of the position. Under the City Auditor's Office Charter, the City Auditor presents an annual risk-based audit plan to Audit Committee for approval. The City Auditor's Office 2019/2020 Annual Audit Plan was approved on September 18, 2018. The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 48M2012 (as amended).

### BACKGROUND

This audit was undertaken as part of the approved City Auditor's Office 2019/2020 Annual Audit plan due to the importance of Fire Inspections and Enforcement in supporting Council's priority of A City of Safe & Inspiring Neighbourhoods by preventing fires and saving lives. The objective of this audit was to assess the effectiveness of the Risk-Based Inspection (RBI) Program in mitigating the fire safety risk associated with higher-risk buildings.

CFD's Fire Inspections team perform compliance inspections to ensure properties meet the requirements of the Alberta Fire Code.

CFD identified that fire risk in Calgary is increasing and communicated to Council that they would like to respond through a new model, the Risk-Based Inspection (RBI) Program and Apartment Building Compliance Program (ABCP). These were to be piloted in the 2019-2022 One Calgary Service Plans and Budgets cycle. The ABCP would have required upgrades to pre-1974 apartment buildings, which were not built to a uniform fire code, to improve fire safety. However, as the province withdrew the 1996 fire code ruling, the ABCP upgrades relied on, it did not proceed. Pre-1974 apartment buildings will continue to be part of the RBI Program.

## **Calgary Fire - Inspections Audit**

---

The RBI Program is currently in a pilot phase and proactively inspects higher-risk buildings based upon its occupancy classification. In 2020, Fire Inspections started a project to move the RBI Program to a dynamic model that will consider more factors to identify and prioritize RBI. The RBI Program is in addition to CFD's existing request and complaint-based inspection model, which is provincially accepted and documented in CFD's Quality Management Plan.

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

RBI pilot was assessed as a positive step towards mitigating the increased risks associated with high-risk occupancies for the public. The audit determined greater focus and effort are required to ensure the program effectively addresses public safety.

For all inspection types, Fire Inspections understands some code changes have restricted the ability of Safety Codes Officers to require building upgrades to mitigate fire safety risk. A formal process is not in place to assess and communicate these regulatory risk exposures. Working within these regulatory constraints, Fire Inspections successfully targeted a high-risk occupancy classification and resolved significant violations demonstrating the value of the RBI Program in improving fire safety. The audit identified a greater number of RBI could have been completed had Fire Inspections' ability to assign Safety Codes Officers to RBI not been impacted by Quality Management Plan responsibilities, position vacancies and absences. Fire Inspections also need to improve the identification and prioritization of high-risk buildings (beyond occupancy classification). Fire Inspections has already initiated a project to move to a dynamic framework, which will allow more precise determination of high-risk.

Our three highest priority recommendations, discussed in greater detail within the attached report, focus on the areas of managing regulatory risk and increasing the number of RBI completed. Two recommendations focus on cost effective controls to manage model risk, for incorporation into the project to develop the dynamic inspection model. A final two recommendations were viewed as being readily implementable in the current pilot to mitigate the risk of accidentally missing an inspection.

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

This audit was conducted with the Fire Inspections team acting as the principal audit contact within Administration.

### **Strategic Alignment**

Audit reports assist Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement on value for money in City operations.

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

Not applicable.

### **Financial Capacity**

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

Not applicable.

## **Calgary Fire - Inspections Audit**

---

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

Not applicable.

### **Risk Assessment**

The activities of the City Auditor's Office serve to promote accountability, mitigate risk, and support an effective governance structure.

This audit was included in our 2019/2020 Annual Audit Plan due to the importance of the Fire Inspections team in supporting Council's priority of A City of Safe & Inspiring Neighbourhoods by preventing fires and saving lives.

### **REASONS FOR RECOMMENDATIONS**

Bylaw 48M2012 (as amended) states: "Audit Committee receives directly from the City Auditor any individual audit report and forwards these to Council for information."

### **ATTACHMENT**

1. Calgary Fire - Inspections Audit Report
2. Calgary Fire - Inspections Audit Presentation Slides





City Auditor's Office

# Calgary Fire – Inspections Audit

July 14, 2020



**THIS PAGE LEFT INTENTIONALLY BLANK**

## Table of Contents

<b>Executive Summary .....</b>	<b>5</b>
<b>1.0 Background .....</b>	<b>6</b>
<b>2.0 Audit Objective, Scope and Approach .....</b>	<b>8</b>
2.1 Audit Objective .....	8
2.2 Audit Scope .....	8
2.3 Audit Approach .....	8
<b>3.0 Results.....</b>	<b>9</b>
3.1 Managing Regulatory Risk .....	9
3.2 Current Occupancy Based Pilot.....	9
3.3 Future State .....	12
<b>4.0 Observations and Recommendations .....</b>	<b>13</b>
4.1 Regulatory Risk Communication and Response.....	13
4.2 Risk-based Inspection Program - Objectives.....	14
4.3 Dynamic Model Development - Model Risk .....	16
4.4 Communication of Model Risk Exposure .....	18
4.5 ArcGIS Layer Access Review .....	19

The City Auditor's Office conducted this audit in conformance with the *International Standards for the Professional Practice of Internal Auditing*.

## Executive Summary

Calgary Fire Department's (CFD) Fire Inspections team perform compliance inspections to ensure properties meet the requirements of the Alberta Fire Code. The City's inspection model, documented in its Quality Management Plan (QMP) and accepted by the province, is based upon responding to requests or complaints. CFD identified that fire risk in Calgary is increasing and communicated to Council that they would like to respond through a new model, the Risk-Based Inspection (RBI) Program and Apartment Building Compliance Program (ABCP) to be piloted in the 2019-2022 One Calgary Service Plans and Budgets cycle.

Our audit objective was to assess the effectiveness of the RBI Program in mitigating the fire safety risk associated with higher-risk buildings.

RBI proactively inspects higher risk buildings. Currently, RBI is in a pilot phase where a property's fire risk is based upon its occupancy classification. In 2020 Fire Inspections started a project to move the RBI Program to a dynamic model that will consider more factors to identify and prioritize RBI. The ABCP would have required upgrades to pre-1974 apartment buildings, which were not built to a uniform fire code, to improve fire safety. Although the ABCP will no longer continue as the province withdrew the 1996 fire code ruling this program relied on, pre-1974 apartment buildings are included in the RBI Program.

For all inspection types, Fire Inspections understands some code changes have restricted the ability of Safety Codes Officers (SCO) to require building upgrades to mitigate fire safety risk. A formal process is not in place to assess and communicate these regulatory risk exposures. Working within these regulatory constraints, RBI successfully targeted a high-risk occupancy and resolved significant violations demonstrating the value of the program in improving fire safety. A greater number of RBI could have been completed had Fire Inspections' ability to assign SCO to RBI not been impacted by QMP responsibilities and position vacancies and absences. Fire Inspections also need to improve the identification and prioritization of high-risk buildings. Fire Inspections has already started to address risk prioritization through their project to move to a dynamic framework, which will allow more precise determination of high-risk.

In summary, although the RBI pilot is a positive step towards mitigating the increased risks associated with high-risk occupancies for the public, greater focus and effort is required to ensure the program effectively addresses public safety. Our three highest priority recommendations, discussed in greater detail within this report, focus on managing regulatory risk and increasing the number of RBI given their value. We also made two recommendations for cost effective controls to manage model risk, for incorporation into the project to develop the dynamic inspection model. Finally, we made two recommendations readily implementable in the current pilot to avoid the risk of accidentally missing an inspection.

We believe management actions currently underway combined with our recommendations provided in this report will result in an effective program to mitigate public fire safety risk. Fire Inspections has agreed to all seven recommendations and has committed to action plan implementation dates no later than December 31, 2021. The City Auditor's Office will follow-up on all commitments as part of our ongoing recommendation follow-up process.

## 1.0 Background

Calgary Fire Department's (CFD's) Fire Inspections & Enforcement service line provides fire inspections of multi-residential, commercial, industrial and assembly structures, fire code consultation and related technical services to:

- Enhance public safety;
- Ensure compliance with legislation;
- Minimize fire-related risks; and
- Protect lives, property and the environment.

The City of Calgary (The City) is an accredited municipality under the Alberta Safety Codes Act, which provides CFD with enforcement authority to review and inspect buildings to ensure they meet the codes, standards and regulations for the fire discipline<sup>1</sup>. Accredited status is based upon the submission and approval of a Quality Management Plan (QMP) outlining The City's inspection model.

Under the current inspection model, Safety Codes Officers (SCO) on the Fire Inspections team complete inspections to ensure code compliance as part of the business licensing process, and to respond to concerns raised by members of the public, and CFD crews. Compliance inspections are scheduled via a 311 service request.

CFD's 2019 – 2022 One Calgary Service Plans and Budgets submission notes fire risk is increasing due to several factors including reduced maintenance on building life safety systems following the economic downturn, the increased vacancy rate, aging infrastructure, fire-prone business activities (such as paint booths), and careless behaviours that increase the risk of fires (e.g. careless cooking and smoking). Fire Inspections responded to this increased risk by introducing the Risk-Based Inspection (RBI) Program pilot in October 2018 to proactively conduct RBI.

In addition, on April 4, 2019, CFD provided Council with a briefing note that outlined an Apartment Building Compliance Program (ABCP) to address the risks specific to pre-1974 apartment buildings. Apartment buildings constructed prior to April 1974 were not constructed to a uniform building code. Enforcement authority for the ABCP was based upon a November 1996 Fire Code ruling, which provided reasonable measures for meeting minimum safety standards for residential buildings constructed prior to April 1, 1974. This was an approved guideline under the 1992 Alberta Fire Code and was published by Alberta Municipal Affairs Safety Services in the form of a STANDATA bulletin.

CFD reported its intent to evaluate pre-1974 buildings and require upgrades as part of the RBI Program in an April 4, 2019, Council Briefing. This briefing also indicated that Calgary was the last major municipality to implement an ABCP. CFD advised that the STANDATA resulting from the 1996 fire code ruling had been withdrawn in late 2019<sup>2</sup>. As a result, the ABCP would no longer proceed as intended since CFD did not have the authority to enforce the upgrades. Although pre-1974 apartment buildings would continue to be part of the RBI Program, these inspections would not require the upgrades provided for under the 1996 fire code ruling that would have resulted in

---

<sup>1</sup> Alberta Fire Code

<sup>2</sup> <https://open.alberta.ca/dataset/f756585e-2808-4544-a808-fe92b4bc6d67/resource/d7c64318-a319-4559-aca7-3aaab07e8e68/download/fcr12-1.pdf>

improved mitigation of fire safety risk exposure.

This audit was included in our 2019 audit plan due to the importance of Fire Inspections and Enforcement to support Council's priority of A City of Safe & Inspiring Neighbourhoods by preventing fires and saving lives. The audit focused on the RBI Program since inspections under the program focused on buildings that may not have been subject to an inspection for several years.

## 2.0 Audit Objective, Scope and Approach

### 2.1 Audit Objective

The objective of this audit was to assess the design and operating effectiveness of the RBI Program to mitigate the fire safety risk associated with higher-risk buildings.

### 2.2 Audit Scope

The scope of this audit included the RBI Program, since the buildings covered by the program represents the highest risk to public safety. Sample testing of individual RBI was evaluated for the period of January 1, 2019 – October 31, 2019. Completeness and accuracy of the list of high-risk buildings and forecasting completion of inspections were evaluated at the time of testing. The data analysis shown in our results section is for properties that had their first RBI in 2019.

QMP based inspections are not included in the scope of the audit.

### 2.3 Audit Approach

Our audit approach included assessing:

- The effectiveness of the design of the RBI Program against National Fire Protection Agency (NFPA) standards and good practice from other municipalities;
- Whether the model was effectively applied to develop the initial list of high-risk properties;
- The design and operating effectiveness of controls to update the list of high-risk properties and ensure accuracy and completeness;
- The design and operating effectiveness of controls to ensure deficiencies identified through inspections are addressed and escalated to ensure timely compliance;
- The status of the RBI Program and whether high-risk inspections will be completed in a timely manner based on NFPA standards; and
- The effectiveness of risk mitigation processes for residential buildings constructed prior to April 1, 1974.

### 3.0 Results

RBI, as with all other fire inspections types, operate within a provincial regulatory framework that establishes fire safety requirements that property owners need to meet. Operationally Fire Inspections understands some code changes have restricted the ability of SCO to require building upgrades to mitigate fire safety risks. However, a formal process is not in place to assess and communicate these regulatory risk exposures.

Fire Inspections initiated their RBI Program pilot in October 2018 with the intention of gathering baseline data on the number of inspections completed. By the end of 2019 they had completed inspections on 158 properties including resolving all associated violations. Fire Inspections' approach in the pilot phase was to select buildings using their occupancy classification. Individual RBI inspections were effective in mitigating safety risks in high-risk buildings to the extent achievable within the existing Alberta Fire Code. SCO visited high-risk occupancies and successfully worked with owners to resolve violations. However, a greater number of RBI could have been achieved if Fire Inspections' ability to assign SCO to RBI had not been impacted by QMP responsibilities and position vacancies and absences.

Fire Inspections will continue their occupancy-based pilot for approximately two more years after which they expect to move to a new dynamic data driven RBI model (Dynamic Model). Fire Inspections has already initiated their project to move to a dynamic framework, which will allow a more precise identification and prioritization of high-risk inspections. At present the maturity of the RBI Program requires enhancement to effectively support mitigation of the risk that high-risk buildings are unsafe for the public. We believe management actions combined with our recommendations below will help the RBI Program develop into an effective program to better mitigate fire safety risk.

Our detailed results have been organized based on priority and impact, starting with managing regulatory risk, followed by the current occupancy-based RBI Program pilot, and concluding with an evaluation of the future RBI state.

#### 3.1 Managing Regulatory Risk

SCO enforcement authority is derived from the provincial Alberta Fire Code. Changes to the provincial fire code occur on an ongoing basis through published STANDATA bulletins. During the audit we were made aware of changes related to pre-1974 apartment buildings and residential dwellings for persons with developmental disabilities that have restricted the ability of SCO to require upgrades to mitigate safety risks.

Fire Inspections indicated they captured the risk associated with the pre-1974 apartment buildings in their service line risk register and operationally are aware of the impact of STANDATA changes. However, there is no formal process in place to assess and, where appropriate, communicate these types of risk exposures to the Administrative Leadership Team and/or Council. We made a recommendation to implement such a process (see section 4.1).

#### 3.2 Current Occupancy Based Pilot

We conducted data analysis using 2019 data to evaluate the contribution the RBI Program made to mitigating fire risk and protecting public safety. Our infographic, figure 1, is based upon the 107 properties that had their first inspection in 2019.



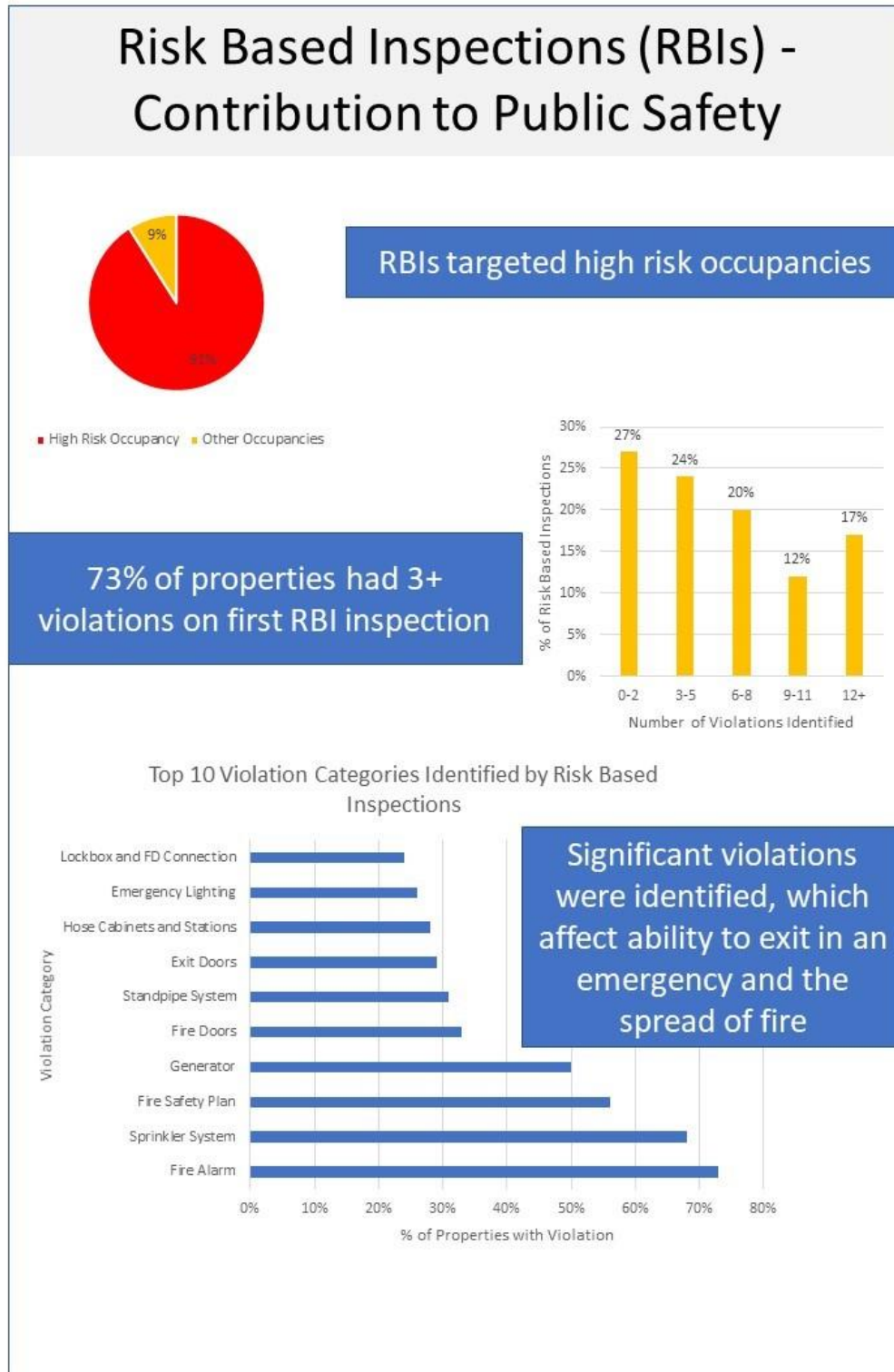


Figure 1: Risk Based Inspections - Contribution to Public Safety

We conducted testing on twelve properties that required three or more inspections to resolve violations identified. We confirmed that Fire Inspections was successful at working with owners using their enforcement powers to resolve outstanding violations. This confirms the value of the program, shown through our data analysis previously, since violations identified are remediated.

The initial listing of high-risk properties developed for the RBI pilot provided a reasonable basis to start the program and is sufficient until Fire Inspections moves to their future state Dynamic Model in 2022. We reviewed this listing and confirmed it captured properties within the high-risk occupancies that Fire Inspections initially identified for inclusion. Longer term the listing is not a sustainable solution as there are no processes to update it and those not directly involved in its initial creation do not have complete understanding of its contents. We expect Fire Inspections' upcoming move to a dynamic model will address the sustainability of the listing. For this interim phase we made an additional recommendation (see section 4.5) to reduce the risk that a high-risk property is not inspected due to accidental changes in this list.

The key area for improvement for the current occupancy-based pilot is increasing the number of inspections that are performed (see section 4.2). The focus during the initial phase of the pilot was inspecting high rise apartment buildings that are over six stories tall. We analyzed data available at the time of testing (October 2018 - November 2019) to forecast the time to complete the remainder of apartment buildings over six stories tall on the list. Management estimated approximately 1.75 resources were applied to these inspections and going forward expects it to increase to 2.75 resources. Based upon these resourcing levels we estimate it will take approximately 12 months to complete the remaining buildings bringing the total time to 26 months, a time span which falls below annual best practice expectations<sup>3</sup>.

Part of the reason for limited resources was the assignment of SCO to work on inspections under other inspections required under the QMP and position vacancies. Our recommendation (see section 4.2) for setting objectives for the RBI Program is designed to give the program greater visibility and increase accountability for completion, which supports effective resource allocation. There is a potential opportunity to redeploy additional resources to the program given less resources are expected to be required to support occupancy inspections due to 2020 changes in procedures with Calgary Building Services. Longer term, Fire Inspections may consider revisions to the QMP and to the RBI program to allow greater flexibility in resource allocation.

Finally, we tested controls to ensure Fire Inspections was collecting reinspection fees. In our testing of 20 re-inspections we noted revenue leakage of \$8,000, which was a result of a manual process for billing reinspection fees. We provided a low-cost value add opportunity to improve controls in this area. Fire Inspections advised they will be introducing a reconciliation between the FireHub system, used to record inspections, and the Corporate Billing & Accounts Receivable system to address this opportunity.

---

<sup>3</sup> National Fire Protection Association guidance, which are considered best practice by Fire Inspections, recommends high-risk classifications are inspected annually. Although Fire Inspections want to meet or exceed NFPA Standards, the standards are not part of their mandate.

### 3.3 Future State

In early 2020, Fire Inspections initiated a project to transition from their current RBI model to a Dynamic Model that will consider factors beyond occupancy classification. This approach aligns with leading models such as FireBird (Atlanta Fire Department), Metro21 Fire Risk Prediction Model (Pittsburgh) and Fire Cast (New York Fire Department). These other factors include items such as fire history, age and construction material. A successful transition to this approach would enhance Fire Inspections' ability to prioritize limited resources than their current occupancy-based model allows.

As advantageous as this Dynamic Model may be it does increase model risk which is the potential for adverse consequences from decisions based on incorrect or misused model outputs and reports. Analyzing more factors increases the model's complexity and requires a greater number of data sources. We have raised recommendations to implement appropriate control measures at the early stages of this project, which is more cost effective (see section 4.3 and 4.4) in the long run.

We would like to thank staff from Fire Inspections for their assistance and support throughout this audit.

## 4.0 Observations and Recommendations

### 4.1 Regulatory Risk Communication and Response

The withdrawal of the STANDATA bulletin related to pre-1974 apartment buildings, which resulted in CFD cancelling the previously announced ABCP, was not reported to Council. CFD operate within a provincial regulatory framework, which includes the Alberta Fire Code. Changes to the Alberta Fire Code occur on an ongoing basis through published STANDATA bulletins. Some code changes have restricted the ability of SCO to require building upgrades to mitigate fire safety risks, which prevents loss of life. Although operationally CFD is aware of these impacts and indicated they recorded the risk associated with the apartment buildings in their service line risk register, a formal process is not in place to assess and, where appropriate, communicate these types of regulatory risk exposure to the Administrative Leadership Team and/or Council.

#### Pre-1974 Apartment Buildings and Apartment Building Compliance Program

As noted in the Background section, the ABCP is no longer proceeding as intended since CFD does not have the authority to enforce upgrades. Although pre-1974 apartment buildings will continue to be part of the RBI Program, these inspections will not require the upgrades provided for under the 1996 Fire Code Ruling that would have resulted in improved mitigation of fire safety risk exposure.

We noted the list of 322 high-rise apartment buildings on the RBI list includes 89 high-rise apartment buildings classified as pre-1974. SCO completed RBI on 44 of these buildings bringing their existing building systems into compliance. However, these inspections did not require the upgrades noted above.

#### Other STANDATA Changes: Residential Dwellings for Persons with Developmental Disabilities

During the audit, we also were made aware of the December 2016 decision by Alberta Municipal Affairs to withdraw the August 2015 STANDATA guidelines to improve fire and life safety in existing dwellings that have undergone a “change of use” to a residential support dwelling or a residential care dwelling under the Government of Alberta’s Persons with Developmental Disabilities program<sup>4</sup>. Some of the buildings are being used as “Residential Detention Dwellings” where individuals with developmental disabilities are confined or secured in spaces or bedrooms from which they cannot leave of their own volition. The 2015 guideline was developed because of the fatality of an Edmonton woman<sup>5</sup>. Discussions with CFD indicated that they had received direction from the province not to inspect group homes.

#### Recommendation 1

The Deputy Fire Chief:

- Implement a process to assess the impact of STANDATA bulletins (including their withdrawal) on Fire Inspections’ ability to mitigate fire safety risk through the RBI Program and/or other programs.

---

<sup>4</sup> <https://open.alberta.ca/dataset/eaf11cf0-b5b5-4175-a69d-db1c46f77c51/resource/1226174c-9d48-4850-8957-2afdc7c662de/download/2015-08-pdd-safety-standards-withdrawn.pdf>

<sup>5</sup> <https://open.alberta.ca/dataset/6481eec4-b44d-43dc-958c-7e8bd1f7de1a/resource/609aed3e-58c8-4c74-9793-aa07849818f1/download/01207-report-to-minister-into-death-of-marilyn-may-lane.pdf>

- Communicate risk exposure through The City's Integrated Risk Management program and directly to the General Manager of Community Services. Risk exposure that cannot be adequately mitigated through the existing regulatory framework and the cancellation of a previously reported program should be reported to the Administrative Leadership Team and/or Council.

#### Management Response

Agreed.

Action Plan	Responsibility
The Deputy Chief, Risk Management will implement a process to assess and communicate any risks arising from Provincial STANDATA's or other regulatory changes that will impact Fire Inspections and Enforcement. Any regulatory change impacts will be captured in a briefing note that will be discussed with the GM, Community Services who will determine the best way to communicate to ALT and/or Council.	<u>Lead:</u> Deputy Chief, Risk Management <u>Support:</u> Manager, Strategic Services <u>Commitment Date:</u> December 31, 2020

#### **4.2 Risk-based Inspection Program - Objectives**

Fire Inspections' ability to assign SCO to RBI in the pilot phase was limited due to QMP responsibilities and position vacancies. Although SCO inspected 135 buildings in a high-risk occupancy classification in the first 14 months<sup>6</sup> of the pilot phase, more inspections could have been completed with additional resources. Fire Inspections should evaluate the RBI Program pilot and develop objectives for the next phase of the program considering further prioritization of high-risk properties based on defined criteria, available resources, and expected level of coverage. The next phase will cover an interim period of approximately two years until the planned Dynamic Model can be implemented. Setting objectives for the next phase supports prioritization of resources on the properties that represent the greatest safety risk.

Fire Inspections created an initial list of risk-based properties based on occupancy classification and tracked progress using a dashboard. In the first 14 months of the RBI Program, the focus of the program was on the high rise building over six stories occupancy classification. Fire Inspections completed 135 inspections in that classification using 1.75 SCO. Management estimated the resources dedicated to the pilot phase taking into account the assignment of RBI to three SCO, staff vacancies and long-term absences, and responsibilities to complete QMP inspections. Assuming an increased complement to 2.75<sup>7</sup> SCO, it will take 12 months to complete the 187 remaining buildings in the occupancy classification for a total

<sup>6</sup> CFD's 2019 – 2022 One Calgary Service Plans and Budgets submission included an increase of one SCO to RBI in each year.

inspection time of 26 months. NFPA Standard 1730 (6.7) recommends an annual inspection of a high-risk classification. Management advised NFPA Standards are best practices Fire Inspections want to meet or exceed. However, the standards are not part of Fire Inspections' mandate.

Going forward, Fire Inspections should further prioritize high-risk inspections based on defined criteria such as occupancy classification and NFPA Standards. As required by NFPA Standard 1300, CFD conducts a Community Risk Assessment to evaluate fire risk in Calgary and guide risk reduction activities. This process assigns a risk rating to each structure based upon the consequence and probability of an incident. This assessment may represent an additional useful data point to consider when prioritizing within an occupancy class.

Fire Inspections is responsible for inspection obligations under the QMP, which includes attending occupancy inspections upon request. There is a potential opportunity to redeploy additional resources to the RBI Program given less resources are expected to be required to support occupancy inspections due to 2020 changes in procedures with Calgary Building Services.

Based on prioritization and available resources, Fire Inspections should determine the expected level of coverage for the next phase of the program. The level of coverage could be incorporated into SMART (Specific, Measurable, Attainable, Relevant and Timebound) objectives to allow Fire Inspections to measure the success of the next phase. Fire Inspections should collect information on the number of hours to complete an RBI to support the determination of the level of coverage that can be achieved based on available resources and timebound objectives.

#### Additional Considerations

SCO indicated current prioritization of RBI within a given occupancy classification (e.g. high-rise residential) is based upon their personal judgement. This may include knowledge from their time as a front-line firefighter, information received from CFD crews regarding buildings with a high number of incidents and occupancy levels. In the interim, there is value in ensuring individual SCO prioritization aligns with the objectives of the next phase of the program.

#### Recommendation 2

The Fire Marshal set objectives for the interim phase of the RBI Program (expected to be 2020 and 2021) that cover:

1. The number of properties to be inspected within each occupancy classification within each calendar year; and
2. Expected coverage of high-risk properties to be achieved.

In setting these objectives consider hours of effort required to complete inspections, available resources and risk prioritization including appropriate results of the Community Risk Assessment.

Management Response

Agreed.

Action Plan	Responsibility
<p>The Fire Marshal will establish goals and objectives for the Risk-Based Inspection pilot program based upon the SMART model in order to better assess the long-term sustainability of the model. The performance measures will include but not limited to</p> <ol style="list-style-type: none"> <li>1. The number of properties to be inspected within the High classification according to the risk matrix within each calendar year.</li> <li>2. Expected coverage of high-risk properties to be achieved.</li> </ol>	<p><u>Lead</u>: Fire Marshal</p> <p><u>Support</u>: Manager, Strategic Services</p> <p><u>Commitment Date</u>: September 30, 2020</p>

Recommendation 3

The Fire Marshal implement a process to collect information on hours of effort required to complete an RBI to inform objective setting both for the interim RBI approach and future Dynamic Model.

Management Response

Agreed.

Action Plan	Responsibility
<p>The Fire Marshal will implement a tracking system to identify the approximate expected timeframe required to complete the various types of inspection services offered. Due to the intricacies related to building, occupancy, and specific inspection type; this will only be an estimated timeframe and cannot be used as an absolute measure. These expectations will be used in future goal and objective setting initiatives.</p>	<p><u>Lead</u>: Fire Marshal</p> <p><u>Support</u>: Fire Inspections Coordinators</p> <p><u>Commitment Date</u>: July 30, 2020</p>

**4.3 Dynamic Model Development - Model Risk**

Fire Inspections has initiated a project to create a Dynamic Model that will be used to identify and prioritize RBI. Implementing a Dynamic Model introduces model risk, which is the potential for adverse consequences from decisions based on incorrect or misused model

outputs and reports. Fire Inspections should build in controls to address model risk as part of the initial phase of the project. Building in controls at this early project phase will be a more cost-effective approach.

Consistent with dynamic models, used in cities such as Atlanta and Pittsburgh, the Dynamic Model is expected to use algorithms and a number of data sources on an ongoing basis to identify high-risk properties for potential inspection. This increased complexity results in model risk, which can originate from:

- Inappropriate, improper or unintended usage;
- Flawed assumptions; and
- Inaccurate, inappropriate or incomplete data.

Model risk should be managed throughout each stage of the model's life cycle. These stages are:

1. Model development and implementation - This step involves the design and creation of the model. Risks at this stage include the model design not aligning with its intended use, the developed model not functioning as designed, relevant parties not understanding the model and loss of knowledge as personnel change over time.
2. Ongoing monitoring – This stage addresses the risk that the model is no longer fit for purpose. This could be due to outdated assumptions or data quality issues.
3. Modifications – This stage involves both significant modifications and routine maintenance. CFD should monitor changes to ensure the model continues to function as intended to mitigate the risk that properties are not identified appropriately.

To determine appropriate controls to manage model risk, we reviewed supervisory guidance from the financial services industry and material related to the implementation of the Atlanta and Pittsburgh models mentioned previously. We only selected controls that are proportionate for Fire Inspections to apply.

#### Recommendation 4

The Manager, Strategic Services, integrate the following controls within the scope of the Dynamic Model project to address model risk at each stage of the model's life:

##### Model Development and Implementation

- Document statement of purpose to ensure the model is aligned with its intended use.
- Document evidence in support of all model choices including theoretical construction, key assumptions, data and specific mathematical calculations.
- Test to determine if the model is performing as intended, which includes checking the model's accuracy, assessing limitations, testing behaviour over a range of input values, and documenting test plans and results.
- Assign model ownership responsibility to an individual within Fire Inspections, who will be responsible for approving the implementation and subsequent modifications.

##### Ongoing Monitoring

- Periodically verify data inputs to ensure they remain accurate, complete and consistent with model purpose.



- Implement a process for SCO and other front-line personnel to be able to effectively challenge the results of the model when model results do not align with their experience.
- Annually verify to ensure that the model performs as expected. This could include:
  - Outcome analysis - mapping the model to actual outcomes. For example, the model used in Atlanta correctly predicted fires 71% of the time.
  - Benchmarking the model to alternative models.

#### Modifications

- Implement change control processes to ensure that the model can only be altered by approved parties. All changes should be logged and approved by the model owner.
- Test the model based on the significance of the change.

#### Management Response

Agreed.

Action Plan	Responsibility
Strategic Services will develop, implement, monitor and modify the dynamic risk model. The implementation requires the hiring of a limited term subject matter expert and the model is anticipated in late 2021. Recommendation above to be included in the model design for change management and data verification.	<u>Lead</u> : Manager, Strategic Services <u>Support</u> : Deputy Chief, Risk Management <u>Commitment Date</u> : December 31, 2021

#### **4.4 Communication of Model Risk Exposure**

The Dynamic Model will be used to identify and prioritize RBI. Fire Inspections will establish a cut-off score, based upon resources, below which properties would not be included in the future RBI Program. As this score would be in the context of the Dynamic Model, Fire Inspections senior management not closely involved in the program may not be aware of the risk exposure related to properties not included in the planned RBI Program. Fire Inspections should develop reporting to communicate fire safety risk addressed through RBI and unmitigated risk exposure to assist in strategic planning and decision making.

As noted in observation 4.3, Fire Inspections is moving to a dynamic RBI approach that will use a variety of data sources and algorithms to score properties to determine inspection priorities. A cut-off score will need to be established to determine the properties that can be inspected based on available resources. Reporting that explains the impact of this cut-off score should be developed to ensure Fire Inspections senior management is aware of the implications to fire safety risk.

### Recommendation 5

The Manager Strategic Services include, within the scope of the Dynamic Model project, reporting to Fire Inspections senior management to communicate the level of fire safety risk addressed through the planned RBI Program and unmitigated risk exposure.

### Management Response

Agreed.

Action Plan	Responsibility
<p>Strategic Services will provide updates on the unmitigated risks across the City and by First Due Fire District. Implementation will coincide with recommendation 4.</p> <p>Project reporting and summary of identified risks compared to the change in risk over the standard timeframes to be reported annually as part of the annual program appraisals.</p>	<p><u>Lead</u>: Manager, Strategic Services</p> <p><u>Support</u>: Deputy Chief, Risk Management</p> <p><u>Commitment Date</u>: December 31, 2021</p>

## **4.5 ArcGIS Layer Access Review**

User access to the risk-based inspection layer within ArcGIS was not restricted to staff with a valid business need, and update access for SCO went beyond what was required for them to perform their inspection role. Restricting access helps prevent accidental changes, such as deletions, that could result in Fire Inspections not inspecting a high-risk property.

Fire Inspections created an initial list of risk-based properties based on occupancy classification, which was included in the ArcGIS risk-based inspection layer. SCO access the layer to assign RBI and update details when an inspection is complete.

We inspected a listing of 23 users that have access to the risk-based inspection layer. Management confirmed that five users no longer required the access that they were assigned based on current roles. SCO had the ability to delete and add structures (known as features in ArcGIS) from the layer. This access is beyond what is required for their role as they would be expected to update attributes associated with each structure based upon the results of the inspections but not change which structures are in the scope of the program.

Since SCO also update risk-based inspection information in FireHub, Fire Inspections may want to consider a similar access review process for the FireHub system.

### Recommendation 6

The Fire Marshal ensure Fire Inspection Coordinators:

- Annually review user access to the ArcGIS risk-based inspection layer, including the type of access, to ensure access remains appropriate;
- Request removal of access that is no longer required; and

- Consider implementing a similar access review process for the FireHub system.

Management Response

Agreed.

Action Plan	Responsibility
<p>Fire Inspections have already removed the access for the five individuals identified above.</p> <p>Going forward the Fire Inspections Coordinators will conduct an annual audit of the users requiring and those having access to the ArcGIS risk-based inspection layer. They will work with GIS Analytics &amp; Planning to review and amend access as appropriate.</p> <p>The Fire Inspections Coordinators will conduct a similar audit process for the FireHub system specific to the Properties module.</p>	<p><u>Lead</u>: Fire Marshal</p> <p><u>Support</u>: Fire Inspection Coordinators, Leader, GIS Analytics &amp; Planning, FireHub MSA</p> <p><u>Commitment Date</u>: December 31, 2020</p>

Recommendation 7

The Fire Marshal ensure Fire Inspection coordinators work with the GIS Analyst to change edit access for SCO from "add, update and delete features" to "update attributes only".

Management Response

Agreed.

Action Plan	Responsibility
<p>Leader, GIS Analytics &amp; Planning and the Fire Marshal will ensure that access changes are completed to amend Safety Codes Officer access in the ArcGIS system to "Update attributes only".</p>	<p><u>Lead</u>: Fire Marshal</p> <p><u>Support</u>: Leader, GIS Analytics &amp; Planning, Fire Inspection Coordinators</p> <p><u>Commitment Date</u>: April 30, 2020</p>



**Calgary**

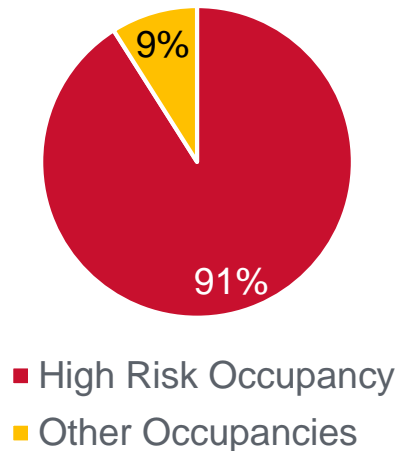
City Auditor's Office

ISC: Unrestricted  
AC2020-0621 ATT2

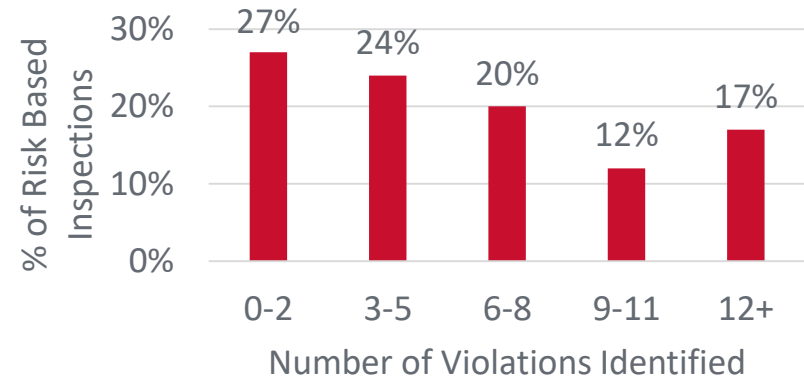
# Calgary Fire - Inspections Audit

## Risk-based Inspections (RBI) - 2019 Contribution to Public Safety

1. RBI targeted high risk occupancies:



2. 73% of properties had more than three violations at first inspection:



3. Top five violations:

- Fire alarm (73%)
- Sprinkler system (68%)
- Fire safety plans (56%)
- Generator (50%)
- Fire doors (33%)



**Calgary**

City Auditor's Office

# Calgary Fire - Inspections Audit

## Why we did this

- Assess the effectiveness of the RBI program
- Includes current occupancy based pilot and future state dynamic model

## What we concluded

- RBI pilot is a positive step
- Greater focus needed to improve RBI coverage and risk prioritization
- Regulatory risks need to be assessed and communicated

## Why it matters

- Improves the RBI program and future dynamic model
- Supports Fire Inspections mandate of preventing fires and saving lives

## City Auditor's Office 2nd Quarter 2020 Report

---

### EXECUTIVE SUMMARY

This report presents a summary of the activity of the City Auditor's Office during the period April 1, 2020 to June 30, 2020.

#### CITY AUDITOR'S RECOMMENDATIONS:

That with respect to the Report AC2020-0824, the following be approved:

1. That the Audit Committee receive this Report for the Corporate Record; and
2. That the Audit Committee recommend that Council receive this Report for the Corporate Record.

#### RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:

That Council receive this Report for the Corporate Record.

### PREVIOUS COUNCIL DIRECTION / POLICY

Bylaw 30M2004 (as amended) established the position of City Auditor and the powers, duties and functions of the position. The City Auditor is accountable to Council and subject to the oversight of Audit Committee under Bylaw 48M2012 (as amended). Schedule C of Bylaw 48M2012 (as amended) states that Audit Committee "reviews and forwards to Council for information, the City Auditor's Office quarterly and annual status reports".

Under the City Auditor's Office Charter (AC2016-0247 Attachment 2), the City Auditor presents quarterly reports to Audit Committee summarizing the status of deliverables against the approved Audit Plan. The City Auditor's Office 2019-2020 Audit Plan was approved on September 18, 2018.

### BACKGROUND

Quarterly reports are intended to support Audit Committee's oversight of the City Auditor's Office. To support this oversight, the 2<sup>nd</sup> Quarter report is divided into four sections:

- Summary of performance measures and budget spend during the past quarter;
- Topical briefing on the Whistle-blower Program;
- Summary of our current audit progress status against the approved Audit Plan; and
- Details on outstanding audit recommendations from the quarterly follow-up process.

During 2nd Quarter 2020, the City Auditor's Office:

- Finalized one audit, initiated two audits, completed the planning stage on two audits, and completed the fieldwork on two audits.
- Reviewed 12 recommendations and closed five, four of which were implemented as originally planned. Seven recommendations required additional time and are in-progress.
- City Auditor's Office services continue to be delivered via remote working. Minor adjustments to the 2020 Audit Plan occurred during Q2 either due to specific audit test

## City Auditor's Office 2nd Quarter 2020 Report

---

requirements, front line service resource limitations, or to address increasing risk concerns.

- Provided advisory support to the Infrastructure Calgary Steering Committee.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

N/A

### Stakeholder Engagement, Research and Communication

N/A

### Strategic Alignment

The City Auditor's Office quarterly reports provide Audit Committee and Council with information to support their oversight responsibility of the City Auditor's Office. The activities of the City Auditor's Office assist Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement on value for money in City operations.

### Social, Environmental, Economic (External)

N/A

### Financial Capacity

#### Current and Future Operating Budget:

N/A

#### Current and Future Capital Budget:

N/A

### Risk Assessment

The activities of the City Auditor's Office, including the Whistle-blower Program, serve to promote accountability, mitigate risk, and support an effective governance structure.

#### REASON FOR RECOMMENDATIONS:

To comply with Bylaw 48M2012 (as amended) which states: Audit Committee reviews the City Auditor's Office quarterly and annual status reports and forwards these to Council for information.

### ATTACHMENT

1. City Auditor's Office 2<sup>nd</sup> Quarter 2020 Report



**Calgary**

City Auditor's Office

# **2nd Quarter 2020 Report April 1, 2020 – June 30, 2020**

**July 23, 2020**

**Katharine Palmer  
City Auditor**



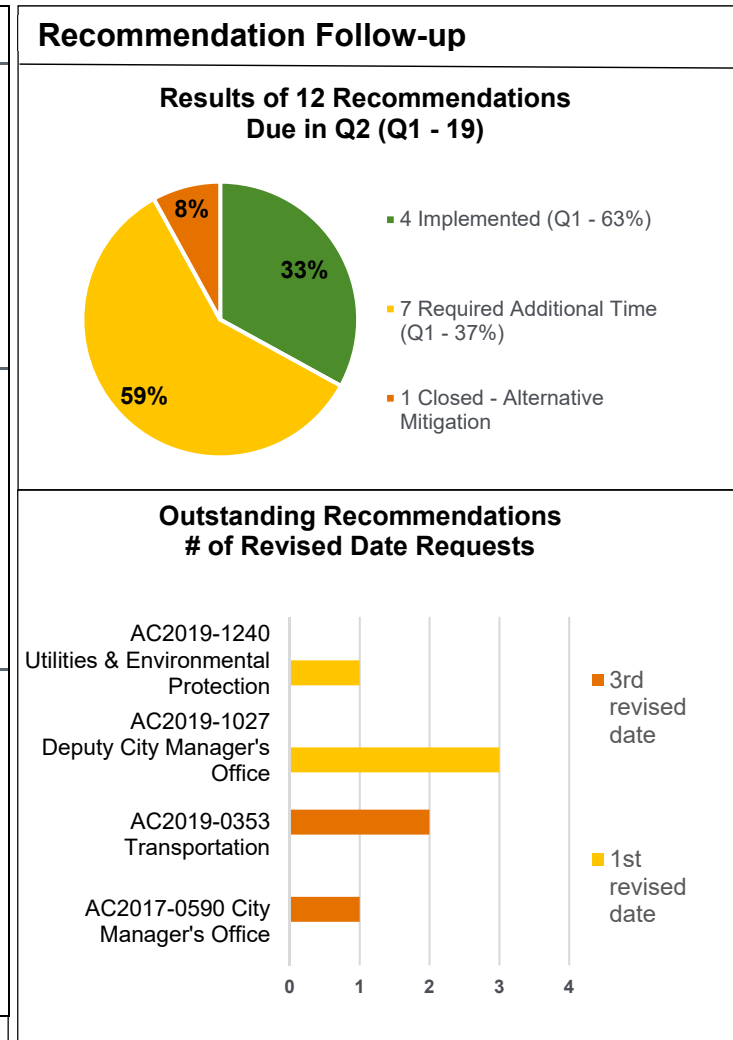
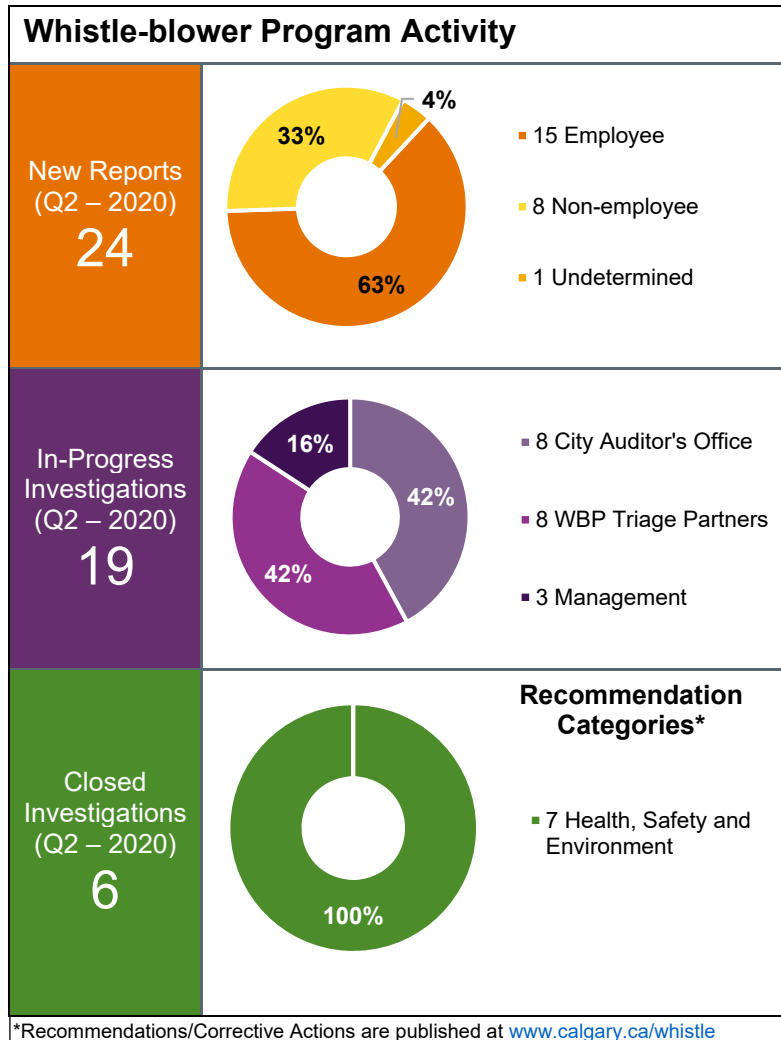
This page intentionally blank

## 1. Status Update

Key Performance Indicators				
Measure Area	Performance Indicator	Target	Q1 2020	Q2 2020
Efficiency	On Track to Annual Plan	Q1-26% Q2-59%	26%	46%
Effectiveness	Timely Implementation of Audit Rec.	65%	60%	29%
Quality	Client Satisfaction	85%	100%	N/A*
Staff	Training Plan Achieved	90%	75%	73%

\*No survey responses received in this quarter.

Budget (\$'000's)				
Category	2020 Annual Budget	Q2 Cumulative Budget	Actual to Date	Variance
Salary	2,764	1,353	1,194	(159)
Tools & Technology	130	89	116	27
Training	56	28	13	(15)
Professional Memberships	18	9	7	(2)
Contracted Services	4	4	0	(4)
Employee Recognition	3	2	0	(2)
Office Operating Costs	49	32	28	(4)
Total	3,024	1,517	1,358	(159)

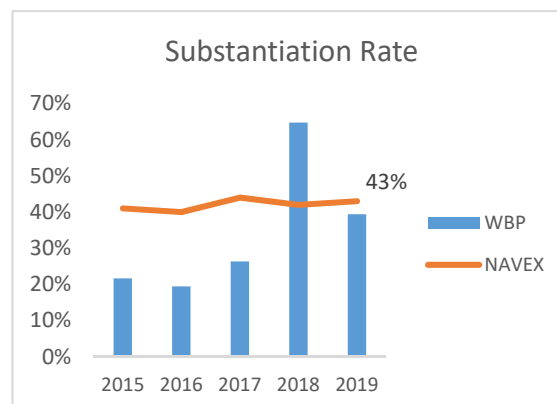


\*Recommendations/Corrective Actions are published at [www.calgary.ca/whistle](http://www.calgary.ca/whistle)

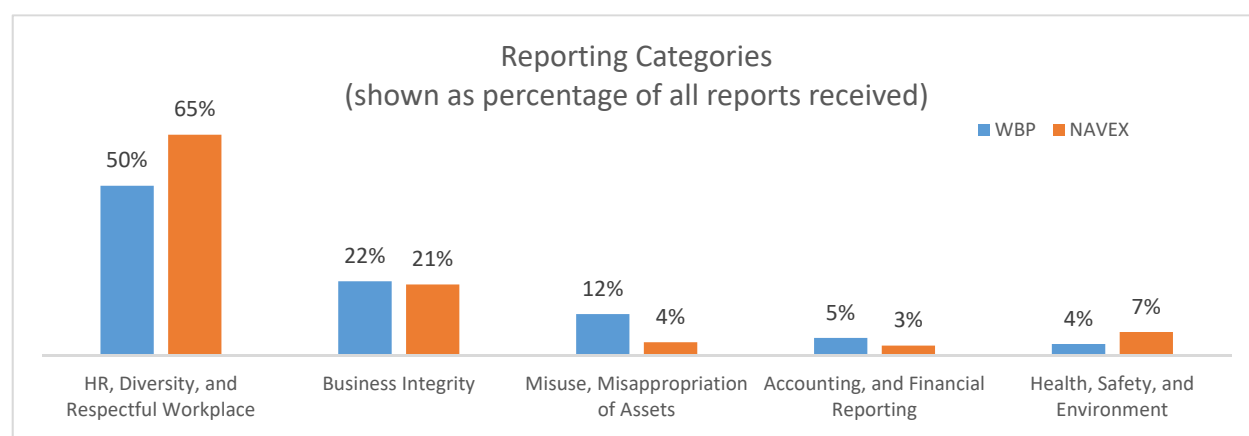
## 2. Initiative Briefing:

Whistle-blower Program (WBP) data is regularly analyzed and compared annually to external hotline data compiled by NAVEX Global<sup>1</sup> to better gauge the program's performance, effectiveness, and value, and to identify areas for improvement.

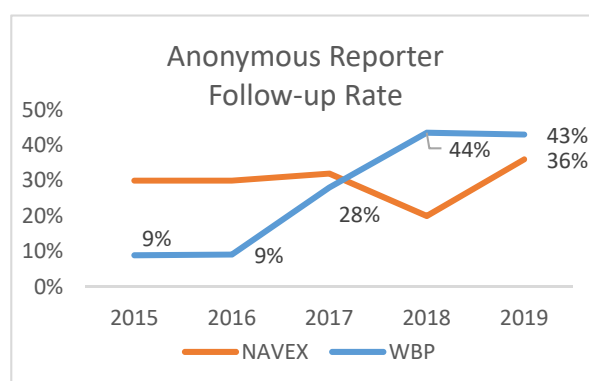
**Substantiation rate remains high** - In 2019, the WBP substantiated at least one allegation in 39% of all investigations concluded, above the 5-year WBP average (34%) and slightly below the NAVEX average for 2020 (43%). A high substantiation rate reflects a positive combination of awareness of City policies, timely reporting of concerns, and effective investigation practices.



**Concerns align with other organizations** - The categorization of allegations received can provide insight and potential 'hot spots' revealed are shared with Administration. In 2019, the nature and frequency of reports submitted to the WBP remained consistent with prior years as well as with concerns raised within other organizations.



**Anonymous reporters are engaged** - Facilitating a reporting process supporting anonymity and encouraging individuals to remain involved is essential to supporting the investigation process. Seventy-three percent of reports received in 2019 were from anonymous sources, 43% of whom remained engaged through the investigation process and followed up on the status of their report, or responded to requests by investigators for additional information, surpassing the NAVEX average (36%).



Utilization and operational data suggests that the WBP is operating in general alignment with hotlines from other organizations.

<sup>1</sup> The NAVEX Global 2020 Risk & Compliance Hotline Benchmark Report comprises data from over 1.4 million individual reports disclosed by 3,255 organizations with more than 10 reports, representing over 50 million employees globally.

## 2020 Audit Plan – Status as at June 30, 2020

\*Indicates adjustment to Plan during Q2

2020 Audit Plan				
#	Title	Description	Report Target	Status
2019 Carry Forward				
1	Elections Follow-up	A follow-up audit to review action plans implemented in response to the 2017 Municipal Election Review (AC2018-0852).  Citizen Priority – A Well-Run City	Q1, 2020	Complete Reported 2/13/2020
2	Budget Management	An operational audit of processes and reporting tools available to DeptID owners to support effective management of their operating budget.  Citizen Priority – A Well-Run City	Q1, 2020	Complete Reported 3/12/2020
3	Corporate Issue Management Program	An operational audit on the maturity of The City's Corporate Issue Management Program.  Citizen Priority – A Well-Run City	Q1, 2020	Complete Reported 3/12/2020
4	Calgary Fire - Inspections	An operational audit of the efficiency and effectiveness of Calgary Fire's inspection activities.  Citizen Priority – A City of Safe and Inspiring Neighbourhoods	Q2, 2020	Reporting
5	Roads – Pothole Remediation	An operational audit of the efficiency and effectiveness of pothole remediation.  Citizen Priority – A City that Moves	Q2, 2020	Completed Reported 6/11/2020
2020 Audit Plan				
1	Opportunity Calgary Investment Fund	An operational audit of Opportunity Calgary Investment Fund's grant administration.  Citizen Priority – A Prosperous City	Q2, 2020	Reporting

2020 Audit Plan				
#	Title	Description	Report Target	Status
2	Green Line Project Governance Follow-up	A follow-up audit to review action plans implemented in response to the 2019 Green Line – Governance Audit (AC2019-0353)  Citizen Priority – A City that Moves	Deferred	Will be considered for inclusion in the 2021 Audit Plan
3	Assessment Complaints	An operational audit of the processes utilized by The City to efficiently prepare for, and improvement incorporated in response to, the assessment complaints process.  Citizen Priority – A Prosperous City	Q3	Reporting
4	IT SCADA System Security	An IT security audit of the complex supervisory control and data acquisition (SCADA) systems that support critical City infrastructure.  Citizen Priority – A Well-Run City	Deferred*	Fieldwork on hold until Q1 2020*
5	Integrated Risk Management	A follow-up audit on Integrated Risk Management (AC2014-0295).  Citizen Priority – A Well-Run City	Moved from Q4 2020 to Q1 2021*	Planning
6	Safety Management	An operational audit of the effectiveness of the Environmental & Safety Management Business Unit's monitoring and mitigation of safety incidents.  Citizen Priority – A Well-Run City	Deferred*	Will be considered for inclusion in the 2021 Audit Plan*

2020 Audit Plan				
#	Title	Description	Report Target	Status
7	311 Response	A City-wide operational audit of the service area responses to citizen concerns received through 311.  Citizen Priority – A Well-Run City	Q1 2021	Planning
8	Councillor Expenses	An audit of Councillor expenses at the request of Council in response to Notice of Motion C2020-0263.  Citizen Priority – A Well-Run City	Q3	Reporting
9	Cyber Security Incident Response Follow-up Audit	A follow-up audit to review action plans implemented in response to the Cyber Security Incident Response Audit (AC2018-0410).  Citizen Priority – A Well-Run City	Q1 2021*	Addition to Plan: To Initiate in Q3*

## Q2 2020 Recommendation Follow-up– In-Progress Action Plans

Q2 2020 ACTION PLANS REQUIRING ADDITIONAL TIME TO IMPLEMENT			
Report # & Title	# of Revisions	New Revised Date	Recommendation
AC2017-0590- IT Follow-up	3	December 31, 2021	#3d)- The Chief Security Officer to, as a result of the Threat Risk Assessment, implement a central repository with a list of applications containing confidential and highly restricted data.
AC2019-0353- Green Line Governance	3	December 31, 2020	#1- The Acting Managing Director of Green Line implement an updated Project governance framework, including defined and communicated roles, responsibilities and accountabilities, accompanying project organization structure, documented decision-making framework, and defined risk and issues management framework that supports achievement of Project objectives.
AC2019-0353- Green Line Governance	3	December 31, 2020	#2- Post project governance framework implementation, Acting Managing Director of Green Line lead a reassessment of Project risk to identify underlying or previously unknown risks, and incorporate into on-going risk management.
AC2019-1027 Supply Management Warehouse and Inventory Control	1	June 30, 2020	#1b)- Manager, Warehouse and Inventory, to work with IT to investigate and resolve the operation of the FSCM embedded approval process to ensure that write-offs greater than tolerance levels are validated and approved by an authorized employee who did not complete the inventory count.
AC2019-1027 Supply Management Warehouse and Inventory Control	1	June 30, 2020	#2- Manager, Warehouse and Inventory, to redesign the inventory count process by incorporating blind inventory counts to support the early identification of inventory record discrepancies.
AC2019-1027 Supply Management Warehouse and Inventory Control	1	June 30, 2020	#3- Manager, Warehouse and Inventory, to develop a process to monitor and verify that inventory counts for type A inventory items are completed within the required cycle count intervals.
AC2019-1240- Waste and Recycling- Blue Cart Contamination Prevention	1	December 31, 2020	#1- The Manager of Infrastructure and Program Management: i. Using a risk-based approach, determine the appropriate target levels for overall blue cart contamination and HHW contamination and establish associated SMART goals and metrics. As part of this process consider if residual contamination is an appropriate measure. ii. Establish and implement the target mix of contamination prevention activities to achieve SMART goals, considering the results of the Customer Service Project and Cart Spot Check Program. iii. Implement a process to evaluate and report on progress towards SMART goals on a defined frequency. The process must include Director level reporting on HHW contamination, both on a periodic basis and when levels exceed predefined thresholds that indicate an elevated safety risk.

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0733**

**External Auditor 2020 Audit Service Plan and Fees**

---

**EXECUTIVE SUMMARY**

This report seeks the Audit Committee's approval with respect to External Auditor, Deloitte LLP's proposed 2020 Audit Service Plan and Fees for the audit of the consolidated financial statements of The City of Calgary.

**ADMINISTRATION RECOMMENDATION:**

That the Audit Committee:

1. Reviews and approves the Deloitte 2020 Audit Service Plan (Attachment); and
2. Recommends that Council receive this Report and the Attachment for the Corporate Record.

**RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:**

That Council receive this Report and the Attachment for the Corporate Record.

**PREVIOUS COUNCIL DIRECTION / POLICY**

The Audit Committee Bylaw 48M2012 states the Audit Committee will:

Schedule B, Regarding the External Auditor

"1(b) pre-approves all audit and non-audit services performed by the External Auditor. However, the Audit Committee Chair can pre-approve additional audit or non-audit services, performed by the External Auditor, up to \$25,000 total annually. Any approvals by the Chair will be reported to the Audit Committee as part of the Audit Committee Annual Status Report."

"1(d) prior to the commencement of the annual external financial audit, review the financial audit plan with *the External Auditor*."

**BACKGROUND**

Prior to beginning the annual audit, the External Auditor submits an Audit Service Plan to the Audit Committee for approval. Deloitte LLP, The City's external auditor for the 2020 fiscal year, has prepared an Audit Service Plan and the estimated fees for Audit Committee to review (Attachment).

The Audit Service Plan includes an overview of the audit scope and approach, related parties and other audits, planned communications, audit engagement team, key considerations affecting the 2020 Audit and an estimate of the fees. The audit is designed to enable Deloitte to express an opinion on the 2020 December 31 consolidated financial statements of the City of Calgary.



**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0733**

**External Auditor 2020 Audit Service Plan and Fees**

---

Certain areas of the 2020 audit will be directly impacted due to Covid-19 and are identified in the Service Plan; however, the full impact of Covid-19 on the operations and financial results of The City cannot be determined as of 2020 July 23 and the list will continue to evolve. Once the full extent of Covid-19 on the 2020 Audit is determined a fee estimate for additional time will be provided.

The Audit Service Plan indicates an audit completion date of 2021 April, including a meeting with Audit Committee and the issuance of the management letter in 2021 June. This will enable the City to meet the 2021 May 01 Municipal Government Act deadline with the Province of Alberta, for filing its audited annual financial statements.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Not applicable

**Stakeholder Engagement, Research and Communication**

Not applicable.

**Strategic Alignment**

Council Priority: A Well-Run City. Calgary has a modern and efficient municipal government that is focused on resilience and continuous improvement to make life better every day for Calgarians by learning from citizens, partners, and others.

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

Not applicable

**Financial Capacity**

**Current and Future Operating Budget:**

The Audit Committee budget contains a line item with respect to External Auditor services.

**Current and Future Capital Budget:**

There are no capital budget implications for this report.

**Risk Assessment**

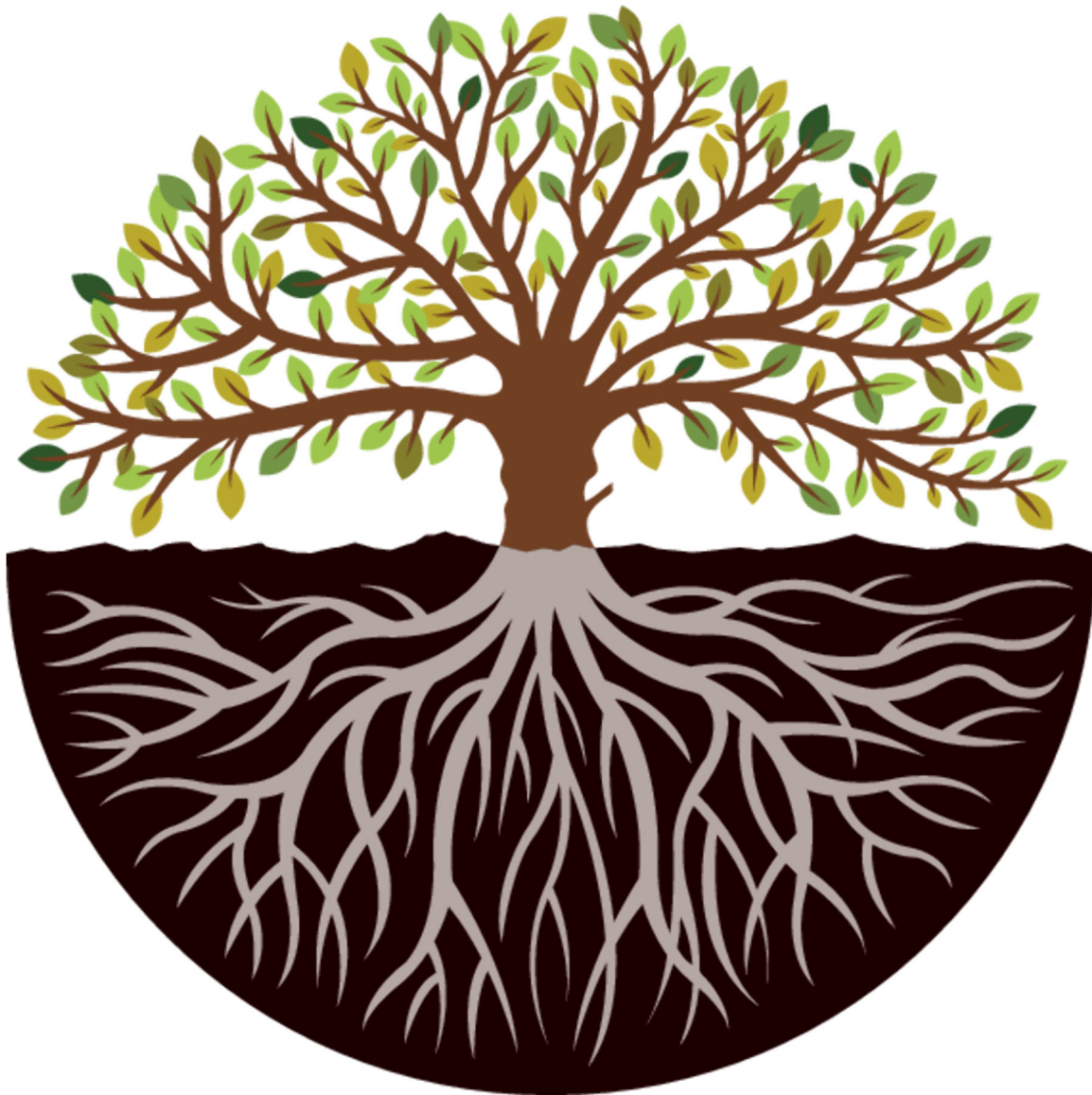
Not applicable

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

Audit Committee Bylaw 48M2012 requires the Audit Committee to review the External Auditor's Audit Service Plan and forward it to Council prior to commencement of their audit.

**ATTACHMENT(S)**

1. Deloitte – The City of Calgary 2020 Audit Service Plan



## **The City of Calgary** 2020 Audit service plan

For the year ending December 31, 2020  
Presented to the Audit Committee  
July 23, 2020

July 15, 2020

To the Members of the Audit Committee of  
The City Council of The City of Calgary

## 2020 Audit service plan

Dear Audit Committee Members:

We are pleased to provide you with our audit service plan for The City of Calgary ("The City") for the year ending December 31, 2020. This document describes the key features of our plan including our audit scope and approach, our planned communications with you, our team and an estimate of our fees.

Our engagement will include audits of the following:

- The City's consolidated financial statements as at and for the year ending December 31, 2020
- The Municipal Information Return for the year ending December 31, 2020
- The Funds Held in Trust by The City for the year ending December 31, 2020
- The City newspaper insert for the year ending December 31, 2020 (summarization of The City's 2020 financial information)

(Collectively, the "financial statements").

We are proud of our relationship with The City. Our objective at Deloitte is to set the standard of excellence and our team is committed to providing an efficient, high-quality audit. Our commitment to you is straightforward: we will provide you with outstanding professional services delivered by an experienced and dedicated team of specialists. Our professionals will continue providing you with best practices and insights to face the increasingly complex array of issues and challenges encountered by entities like The City. At Deloitte, we are committed to helping The City grow and successfully achieve its business objectives in today's ever-changing economy.

We are providing this audit service plan to the Audit Committee on a confidential basis. It is intended solely for the use of the Audit Committee to assist in discharging its responsibilities with respect to the financial statements for the year ending December 31, 2020 and is not intended for any other purpose. Accordingly, we disclaim any responsibility to any other party who may rely on it.

We look forward to discussing our audit service plan with you and answering any questions you may have.

Yours truly,



Chartered Professional Accountants

# Table of contents

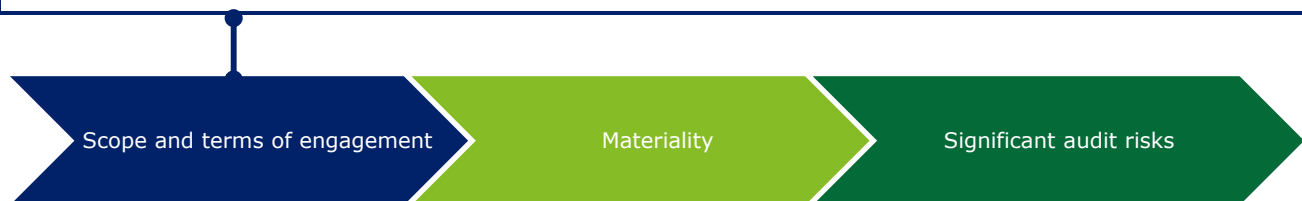
Our audit explained	1
Significant audit risks	3
Other key areas for 2020	5
COVID-19 impact on the 2020 audit	8
Appendix 1 – Audit approach	9
Appendix 2 – Audit fees	14
Appendix 3 – Related parties and other audits	15
Appendix 4 – Communication requirements	17
Appendix 5 – Audit team	19
Appendix 6 – 2020 Summary audit timeline	20
Appendix 7 – Upcoming financial reporting standards	21
Appendix 8 – Revised CAS 540, <i>Auditing Accounting Estimates and Related Disclosures</i>	22
Appendix 9 – Draft confirmation of changes letter	24

# Our audit explained

## Audit scope and terms of engagement

We have been asked to perform an audit of The City's financial statements prepared in accordance with Canadian public sector accounting standards ("PSAS") as at and for the year ending December 31, 2020. Our audit will be conducted in accordance with Canadian generally accepted auditing standards ("Canadian GAAS").

The terms and conditions of our engagement are described in the master services agreement ("MSA") dated July 25, 2018, signed by the Audit Committee and Administration, and the draft confirmation of changes letter included in Appendix 9. Our confirmation of changes letter should be signed on behalf of City Council and Administration.



## Materiality

We are responsible for providing reasonable assurance that your financial statements as a whole are free from material misstatement.

Materiality levels are determined on the basis of consolidated budgeted operating expenses and other qualitative factors. Our preliminary estimate of materiality for the year ending December 31, 2020 has been set at \$65,000,000 (2019, \$65,000,000).

In discussion with Administration, as the full impact of COVID-19 on the financial results of The City cannot be determined as at the audit plan stage (specifically budgeted and/or actual operating expense), we have set preliminary materiality at the same level as the prior year. As part of our year-end audit procedures, we will revise materiality, if required.

We will inform the Audit Committee of all uncorrected misstatements greater than a clearly trivial amount of 5% of materiality and any misstatements that are, in our judgment, qualitatively material. In accordance with Canadian GAAS, we will ask that any misstatements be corrected.

## Significant audit risks

Through our preliminary risk assessment process, we have identified significant audit risks. These risks of material misstatement and related audit responses are discussed in the significant audit risks section of this report.

### Fraud risk

We will develop our audit strategy to address the assessed risks of material misstatement due to fraud. Determining this strategy will involve:

1. Asking people involved in the financial reporting process about inappropriate or unusual activity.
2. Testing material consolidation entries and adjustments at the end of the reporting period.
3. Identifying and obtaining an understanding of the business rationale for significant or unusual transactions that are outside the normal course of business.
4. Evaluating whether your accounting policies may be indicative of fraudulent financial reporting resulting from Administration's effort to manage earnings.
5. Evaluating whether the judgements and decisions related to Administration estimates indicate a possible bias.
6. Incorporating an element of unpredictability in selecting our audit procedures.

We will also ask the Audit Committee for their views about the risk of fraud, whether they know of any actual or suspected fraud affecting The City and their role in the oversight of Administration's antifraud programs.

If we suspect fraud involving Administration, we will immediately inform the Audit Committee of our suspicions and discuss the nature, timing and extent of audit procedures necessary to complete the audit.

### Complete engagement reporting

#### Audit reporting

Under Canadian GAAS, we are required to communicate certain matters to the Audit Committee. The primary reports and formal communications through which we will address these matters are:

- This audit service plan.
- Year end communication.
- Our auditor's report on the financial statements.

#### Business Insights

We will provide you with insights into the condition of your operations and controls, and offer meaningful suggestions for improvement following the completion of the fiscal 2020 audit.



### Audit fees

Please refer to Appendix 2 for fees relating to The City and Appendix 3 for fees for the related parties and other audits.

# Significant audit risks

During our risk assessment, we identified some significant audit risks that will require special audit consideration. These risks, together with our planned responses, are described below.

## Administration override of controls

### Audit risk

Under Canadian Auditing Standards, it is the responsibility of Administration, with the oversight of those charged with governance to place a strong emphasis on fraud prevention and detection. Oversight by those charged with governance includes considering the potential for override of controls or other inappropriate influence over the financial reporting process.

Administration override of controls is present in all entities. It is a risk of material misstatement resulting from fraud and therefore is considered as a significant risk.

This represents a fraud risk for the 2020 audit.

### Our proposed audit response

- We will engage in periodic fraud discussions with certain members of senior Administration and others, including The City Auditor, City Manager and the Audit Committee.
- We will consider the potential for bias in judgments and estimates, including performing retrospective analysis of significant accounting estimates.
- We will evaluate the business rationale for any significant unusual transactions.
- We will evaluate The City's fraud risk assessment and consider entity-level internal controls and internal controls over the closing and reporting process.
- We will test manual, consolidation entries that exhibit characteristics of possible Administration override of controls identified.

## Capital deposits – revenue recognition

### Audit risk

Capital revenue relating to government funding and private contributions is not recognized in the correct period, as expenditures are incurred.

### Our proposed audit response

- We will assess the design and implementation of relevant controls.
- We will apply audit procedures to revenue recognition of capital deposits relating to both government funding and private contributions. Our testing will include, on a sample basis, reviewing amounts included in the current year transactions to ensure only amounts that meet the revenue recognition criteria under PSAS are recognized as revenue.
- We will obtain capital deposit contracts to ensure that the revenue recorded aligns with the stipulations in the contract.
- We will apply audit procedures to test the completeness of revenue by reviewing the carry-forward forms for financing deficits as at December 31 to determine if grant funding has been applied in the appropriate period.
- We will apply audit procedures to off-site levies, on a sample basis, on the following areas:
  - Signed agreements in the year
  - Debt acquired for off-site levy projects
  - Amounts recognized into revenue in the year
  - Deferred revenue recognized into revenue in the year

## Tangible Capital Assets

### Audit risk

Completeness, existence and valuation of Tangible Capital Assets ("TCA") work in progress ("WIP") and fund 40 expenditures.

### Our proposed audit response

- We will assess the design and implementation of relevant controls.
- On a sampling basis, we will test TCA WIP additions to ensure these WIP additions were appropriately capitalized and accounted for as WIP.
- On a sampling basis, we will test TCA WIP transfers to ensure these WIP projects were appropriately transferred out of WIP and into the correct asset class at project completion.
- On a sampling basis, we will test fund 40 expenditures to ensure these costs were appropriately expensed or capitalized to TCA.

The above noted significant risks have been identified as of the date of issuance of this report. As we perform our audit procedures, we will inform you of any significant changes to the significant risks discussed above and the reasons for those changes.



# Other key areas for 2020

## Related parties (authorities/subsidiaries/civic partners)

### Audit risk

Completeness and disclosure of the accounting for organizations included in the government reporting entity (related authorities or subsidiaries).

### Our proposed audit response

- We will review The City's accounting policies and any changes therein related to its related parties.
- We will verify that the related parties have been accounted for and disclosed in accordance with The City's accounting policies and PSAS and perform separate audits of significant related parties.
- We will audit all material balances relating to the related parties.
- We will apply audit procedures to entities identified by Administration in 2020 as possibly meeting the criteria for consolidation under PSAS guidance, if any.

## Litigation accruals and contingencies

### Audit risk

Completeness and accuracy of claims and litigation matters of The City and its related authorities.

### Our proposed audit response

- We will enquire with The City's legal department and The City Solicitor to determine the status of outstanding legal matters.
- We will review legal correspondence from The City Solicitor and external legal counsel (if applicable) and discuss the status of outstanding legal matters with Administration and others, as necessary.
- We will assess the appropriateness of any contingent liabilities and financial statement disclosures.

## Property tax revenue

### Audit risk

Completeness and accuracy of the accounting for property tax revenue.

### Our proposed audit response

- We will perform reasonability tests on property tax revenue balances.
- We will review and test the property tax revenue business cycle process controls.
- We will complete data analytical testing on the property tax revenues for the year ending December 31, 2020.

## Government grants and transfers

### Audit risk

Accounting and disclosure of government grants and transfers.

### Our proposed audit response

- We will test a sample of funding agreements to determine if the contract requires financial statement disclosure.
- We will test a sample of federal and provincial transfer payments received during the year to fund specific projects.
- We will review the related funding agreements to ensure funds are used for their intended purpose and that revenue is recognized in the appropriate period, including the deferred revenue.
- We will review deferred revenue for compliance with the applicable PSAS guidance.
- We will test expenditures and ensure that the corresponding revenue has been recognized.

## Reserves

### Audit risk

Completeness and accuracy of the recording and presentation of reserves.

### Our proposed audit response

- We will test expenditures charged to each reserve and vouch a sample of expenditures to invoices to verify that the transaction was within the terms and conditions approved by City Council.
- We will test a sample of transfers between reserves, if any, to verify that the transfer was approved by City Council.
- We will also review the completeness and accuracy of the financial statement disclosures relating to reserves.

## Commitments and contractual obligations

### Audit risk

Disclosure and completeness of commitments and contractual obligations.

### Our proposed audit response

- We will review the completeness and accuracy of the financial statement disclosures relating to The City's commitments and contractual obligations.
- We will ensure that these disclosures are in accordance with PSAS guidance.

## Allowance for property taxes receivable\*

### Audit risk

The allowance for property taxes receivable is a significant estimate determined by Administration. Due to expected significant impacts of COVID-19, there is a risk that the allowance has not been appropriately adjusted for the impacts of COVID-19.

### Our proposed audit response

- We will review Administration's methodology and assessment of uncollectible property taxes receivable balances.
- We will also test a sample of property tax payments received during the year and after year end to assess collectability.

**Valuation of registered defined benefit pension plans' pension assets and obligation\*****Audit risk**

The pension asset is based on actual market values as at October 31, projected to December 31, based on expected contributions, benefits payments and return on assets.

The pension obligation is determined based on various inputs and assumptions (including discount rates, inflation rates, mortality rates, termination rates, retirement rates, salary increases, etc).

Due to the significant impact of COVID-19, there is a risk that the valuation of the defined benefit pension plan's pension asset and obligation are inaccurate as they have not been appropriately updated for significant changes in the underlying inputs and assumptions.

**Our proposed audit response**

- We will assess the reasonability of the projected pension asset.
- We will review the various inputs and assumptions used in the calculation of the pension obligation and assess their reasonableness.
- We may consult internal Deloitte experts on the input and assumptions utilized by The City if the changes are significant.
- We will review and test the pension asset and obligation business cycle process controls to ensure the controls surrounding the review of the inputs and assumptions are designed and implemented properly.

**Valuation of land inventory\*****Audit risk**

Land inventories are measured at the lower of cost and net realizable value. There is a risk that certain land inventories may be carried at a cost that is higher than net realizable value due to poor market conditions resulting from COVID-19.

**Our proposed audit response**

- We will review Administration's assessment of net realizable value of land inventories.
- We will also test a sample of land inventories to determine if the net realizable value is less than cost and a write-down is required.

**Allowance for off-site levy receivables \*****Audit risk**

Due to the significant impact of COVID-19, there is a risk of off-site levy receivable balances being uncollectible due to entities being unable to pay.

**Our proposed audit response**

- We will review Administration's assessment of uncollectible off-site levy receivable balances.
- We will also test a sample of off-site levy payments received during the year and after year end to assess collectability.

**Valuation of investments\*****Audit risk**

Investments are measured at the lower of cost and fair value. Fair values have fluctuated significantly due to COVID-19, and therefore, there is a risk that the fair value of investments is less than the cost and write-offs are required.

**Our proposed audit response**

- We will assess the design and implementation of relevant controls.
- We will review The City's assessment of the fair value of investments, including the valuation techniques and inputs used.
- We will assess if any write-downs are required on the investments.

\*During our risk assessment, we identified these audit risks due to the expected impact of COVID-19 on the financial results of The City.

The above noted other key areas have been identified as of the date of issuance of this report. As we perform our audit procedures, we will inform you of any significant changes to the other key areas discussed above and the reasons for those changes.

# COVID-19 impact on the 2020 audit

Due to COVID-19, we have identified certain areas of our 2020 audit that will be directly impacted in comparison to previous years. These changes will have an impact to our audit in terms of nature, timing and extent of audit procedures that we will be required to perform. We have outlined below the significant changes identified to date; however, as the full impact of COVID-19 on the operations and financial results of The City cannot be determined as at July 23, 2020, this list is not all inclusive and will continue to evolve as we progress through the 2020 audit.

- Identify audit risks specific to COVID-19 and plan audit procedures to address these risks.
- Increase communication with City Administration throughout the year to understand COVID-19 impacts and implications.
- Understand and apply audit procedures to any changes in processes and controls at The City.
- Consider alternative methods to obtain audit evidence (scanned copies, electronic versions, video calls to walk through controls, analyses and questions) due to remote work arrangements.
- Increase communication with related authorities/subsidiaries throughout the year to understand COVID-19 impacts and implications.
- In the event that the governments continue to require social distancing, consider and plan to perform audit testing remotely, as required.

Throughout the year, we will work with Administration and continue to monitor for emerging risks as they occur and incorporate newly identified risks into our risk assessment process, if required. We will also monitor audit scope and timelines and adjust accordingly to ensure we meet reporting deadlines. We will inform the Audit Committee of any significant changes to our risk assessment.

# Appendix 1 – Audit approach

Deloitte's audit approach is a systematic methodology that enables us to tailor our audit scope and plan to address the unique issues facing The City.

The following steps are not necessarily sequential nor are they mutually exclusive. For example, once we have developed our audit plan and the audit is being performed, we may become aware of a risk that was not identified during the planning phase. Based on that new information, we would reassess our planning activities and adjust the audit plan accordingly.

## 1. Initial planning

The Deloitte audit approach begins with an extensive planning process that includes:

- Assessing your current business and operating conditions.
- Understanding the composition and structure of your business and organization.
- Understanding your accounting processes and internal controls.
- Understanding your information technology systems.
- Identifying potential engagement risks.
- Planning the scope and timing of internal control and substantive testing that take into account the specific identified engagement risks.

## 2. Assessing and responding to engagement risk

Our audit approach combines an ongoing identification of risks with the flexibility to adjust our approach when additional risks are identified. Since these risks may impact our audit objectives, we consider materiality in our planning to focus on those risks that could be significant to your financial reporting.

### Consideration of the risk of fraud

When we identify a misstatement or control deficiency, we consider whether it may be indicative of fraud and what the implications of fraud and significant error are in relation to other aspects of the audit, particularly the reliability of Administration representations.

In determining our audit strategy to address the assessed risks of material misstatement due to fraud, we will:

- Assign and supervise personnel, taking into account the knowledge, skill and ability of individuals with significant engagement responsibilities and our assessment of the risks of material misstatement due to fraud for the engagement.
- Evaluate whether The City's selection and application of accounting policies, particularly those related to subjective measurements and complex transactions, may be indicative of fraudulent financial reporting resulting from Administration's effort to manage earnings.
- Incorporate an element of unpredictability when selecting the nature, timing and extent of our audit procedures.

We will inquire directly of the Audit Committee regarding:

- Its views about the risk of fraud.
- Whether it has knowledge of any actual or suspected fraud affecting The City.
- The role it exercises in the oversight of fraud risk assessment and the establishment of mitigating controls.

We will also inquire if the Audit Committee is aware of tips or complaints regarding The City's financial reporting (including those received through The City's internal whistleblower program, if such a program exists) and, if so, the Audit Committee's responses to such tips and complaints and whether it is aware of matters relevant to the audit, including, but not limited to, violations or possible violations of laws or regulations.

If we suspect fraud involving Administration, we will communicate these suspicions to the Audit Committee and discuss the nature, timing, and extent of audit procedures necessary to complete the audit.

### **Information technology**

An important part of our audit planning process involves gaining an understanding of:

1. The importance of the computer environment relative to the risks to financial reporting;
2. The way in which that environment supports the control procedures we intend to rely on when conducting our audit; and
3. The computer-based information that supports our substantive procedures.

The objective of our review of computer controls is to identify potential areas of risk and assess the relevance, reliability, accuracy and completeness of the data produced by the systems. We also assess the operating effectiveness of the computer environment and determine the reliability of the financial information used to generate the financial statements. To accomplish this, we gain an up-to-date understanding of your organization's computer processing environment and our understanding of the relevant general computer controls. We then conduct tests to support our conclusion on the operating effectiveness of controls considered relevant to the audit.

### **3. Developing and executing the audit plan**

The performance of an audit includes evaluating the design and determining the implementation of internal controls relevant to the audit, testing the operational effectiveness of the controls we intend to rely on, and performing substantive audit procedures.

### **Audit procedures**

The timing of our audit procedures is dependent upon a number of factors including the need to coordinate with Administration for the provision of supporting analysis and other documentation. Generally, we perform our audit procedures to allow us sufficient time to identify significant issues early, thereby allowing more time for analysis and resolution.

### **Tests of controls**

As part of our audit, we will review and evaluate certain aspects of the systems of internal control over financial reporting to the extent we consider necessary in accordance with Canadian GAAS. The main objective of our review is to enable us to determine the nature, extent and timing of our audit tests and establish the degree of reliance that we can place on selected controls. An audit of the financial statements is not designed to determine whether internal controls were adequate for Administration's purposes or to provide assurance on the design or operational effectiveness of internal control over financial reporting.

The extent to which deficiencies in internal control may be identified through an audit of financial statements is influenced by a variety of factors including our assessment of materiality, our preliminary assessment of the risks of material misstatement, our audit approach, and the nature, timing and extent of the auditing procedures that we conduct. Accordingly, we gain only a limited understanding of controls as a result of the procedures that we conduct during an audit of financial statements.

We will inform the Audit Committee and Administration of any significant deficiencies that are identified in the course of conducting the audit.

### **Substantive audit procedures**

Our substantive audit procedures consist of a tailored combination of analytical procedures and detailed tests of transactions and balances. These procedures take into account the results of our controls tests and are designed to enable us to obtain reasonable assurance that the financial statements are free from material misstatements. To obtain this assurance, misstatements that we identify while performing substantive auditing procedures will be considered in relation to the financial statements as a whole. Any misstatements that we identify, other than those that are clearly trivial (the clearly trivial threshold has been set at 5% of materiality), will be reported to Administration and the Audit Committee. In accordance with Canadian GAAS, we will request that misstatements be corrected.

## **4. Reporting and assessing performance**

### **Perform post-engagement activities**

We will analyze the results of the audit procedures performed throughout the year and, prior to rendering our report, we will conclude whether:

- The scope of the audit was sufficient to support our opinion.
- The misstatements identified during the audit do not result in the financial statements being materially misstated.

### **Independence**

We have developed important safeguards and procedures to protect our independence and objectivity. If, during the year, we identify a breach of independence, we will communicate it to you in writing. Our communication will describe the significance of the breach, including its nature and duration, the action taken or proposed to be taken, and our conclusion as to whether or not the action will satisfactorily address the consequences of the breach and have any impact on our ability to serve as independent auditor to The City.

We are independent of The City and we will reconfirm our independence in our final report to the Audit Committee.

## **5. Leveraging technology**

Our audit approach utilizes fully automated, paperless audit software where information and supporting schedules are prepared and exchanged electronically. Our audit software facilitates leveraging what The City already prepares as part of account analysis and financial closings and allows us to share files and work papers with our engagement team members. We use other web-based connectivity tools and file interrogation software to quickly and comprehensively analyze data. Our audit software supports the full lifecycle of an audit engagement. The proprietary software we use is globally connected and allows for real-time tracking, ultimately providing better status reporting to our clients. Our software leverages industry guidance and knowledge so that we tailor our approach in a meaningful way to reflect the nuances of our clients' businesses. Our ability to customize our software to each client's specific situation enables us to have more engaging business conversations. In addition, our software allows us to track findings and observations noted throughout the course of our audit, enabling us to provide our clients with more meaningful insights and discuss any issues as they arise with fewer surprises.

The tools described in the following table help us determine our audit scope, prepare consistent audit work papers and files, conduct analytical procedures, select data for testing, accumulate audit results and monitor progress to provide for the timely completion of tasks. In addition, we intend to make full use of The City's own technologies to gain further efficiencies.

Technology	Description	Benefits
<b>Deloitte Audit System</b>	Deloitte's audit software, incorporating audit-specific templates, reference materials, support documents and Administration insights.	<ul style="list-style-type: none"> <li>• Rapid and effective electronic transfer of information among the audit team members.</li> </ul>
<b>Deloitte Spotlight</b>	An integrated analytics application that leverages analytical data techniques to more effectively test large volumes of journal entry data, in order to uncover unusual trends, patterns, or anomalies in The City's journal entries.	<ul style="list-style-type: none"> <li>• Enables easy extraction from your systems and other applications in a consistent and repeatable format that requires minimal effort from you.</li> <li>• Allows for the customization of characteristics of fraudulent journal entries, which are specific to particular circumstances.</li> <li>• Analyzes the entire journal entry data set and returns results in a matter of minutes.</li> <li>• This tool further enhances the data analytics &amp; visualization tools above for testing of journal entries.</li> </ul>
<b>Data Analytics &amp; Visualization</b>	The City will get an enhanced access to leading practices in data mining and insightful analytics reports. Our Data Visualization Toolset can also help more clearly, and effectively, interpret and understand complex data sets.	<ul style="list-style-type: none"> <li>• Pinpoints risks more effectively, allowing us to focus on outliers and reduces efforts spent on tedious detail testing that provides less insight.</li> <li>• Allows for the visualization of the group audit scope and strategy to very quickly assess the sufficiency of coverage.</li> <li>• This tool is currently utilized on The City audit engagement through testing of property and business tax revenue.</li> </ul>
<b>Deloitte Technical Library</b>	A comprehensive online compilation of accounting and financial disclosure literature that allows Deloitte to research specific accounting issues and functions through access to authoritative literature from pertinent regulatory bodies, as well as our own interpretations and guidance.	<ul style="list-style-type: none"> <li>• The extensive accounting and reporting guidance helps support the quick and efficient research of complex accounting matters.</li> </ul>

## 6. Audit scope uncertainty

Our audit service plan is based on several assumptions. Circumstances may arise during the engagement that could significantly affect the scope, extent and timing of our audit procedures. These circumstances may include, but are not limited to:

- A deterioration in the quality of The City's accounting records during the current year engagement compared to the prior year engagement.
- The identification of significant deficiencies in The City's internal control that result in the expansion of our audit procedures.
- The identification, during our audit, of a significant level of proposed audit adjustments.



- The occurrence of significant new issues or changes, such as:
  - New accounting issues
  - Changes in accounting policies or practices from those used in prior years
  - Events or transactions not contemplated in our budget
  - Changes in The City’s financial reporting process or IT systems
  - Changes in The City’s accounting personnel, their responsibilities, or their availability
  - Changes in auditing standards
  - Significant adjustments to accounts and balances
  - Changes in The City’s use of experts or specialists and/or their work product does not meet the qualifications that Canadian GAAS require for us to be able to use their work
  - Changes in the audit scope caused by events that are beyond our control
  - Additional COVID-19 impact on operations and/or financial results

If any of these or similar such circumstances arise during the course of our audit, we will discuss them on a timely basis with Administration and provide the Audit Committee with a report regarding the impact on our audit at its next scheduled meeting. Matters that we consider to be significant and that may be sensitive from a reporting timing perspective will be communicated immediately to the Chair of the Audit Committee.

# Appendix 2 – Audit fees

We focus our activities and make every effort to optimize the efficiency of our audit.

We recognize and are sensitive to your concerns about managing costs. Therefore, we will maximize the efficiency of our audit by focusing on risk areas and coordinating our activities with Administration. Furthermore, our current audit plan builds upon the successes achieved in the 2019 year-end audit.

The following fee estimate is preliminary and may be adjusted based on the final scope of our audit and our final determination of the audit procedures that we consider necessary to enable us to express an opinion on the financial statements. Our anticipated level of work and the associated fee estimate do not include the effect of any regulatory or other changes to existing auditing and accounting standards yet to be issued. We will seek the Audit Committee's pre-approval before commencing the additional procedures arising from these unexpected changes.

The 2020 estimated audit fees are as follows:		2020*	2019*
The City of Calgary consolidated financial statement audit		\$293,400**	\$290,500**
Municipal Information Return		\$4,600	\$4,600
Funds Held in Trust Audit		\$1,800	\$1,800
Newspaper insert (summarization of The City's financial information)	Included in the City of Calgary Audit fee		Included in the City of Calgary Audit fee
PS 3260, <i>Liability for contaminated sites</i> ***		-	\$5,000
Audit procedures on accounting transactions and related to financial statement disclosure of P3 Agreement – Stoney Transit Facility dated September 13, 2016***		-	\$5,000
Additional audits as requested by Administration and the Audit Committee up to approval limit		\$25,000	\$25,000
Adoption of new accounting standard for December 31, 2019		-	\$7,500
Additional audit procedures due to the impact of COVID-19****		\$TBD	-
<b>Total</b>		<b>\$324,800</b>	<b>\$339,400</b>

\* These fees are subject to a 7% administrative charge and applicable GST.

\*\* The category previously listed as "audit procedures on related authorities for consolidation purposes" has been re-grouped into the category "The City of Calgary consolidated financial statement audit".

\*\*\* The review of all high risk sites in PS 3260 was substantially completed in 2019. The P3 Agreement was substantially completed in 2019.

\*\*\*\* Based on discussions with Administration and as discussed on page 8 of our report, the full impact of COVID-19 on The City's operations and financial results cannot be determined as at the date of issuance of this report. As such, once we have determined the full extent of the impact of COVID-19 on the 2020 audit, we will provide a fee estimate for the additional time incurred.

# Appendix 3 – Related parties and other audits

Summary of engagement timing and estimated fees for the year ending December 31, 2020. These fees include only the base audit fee for each entity. As the 2020 audit planning for related party and other audits will be completed at later date, these fees are subject to change based on the impact of COVID-19 and any other operational changes at each entity.

Entity	Reporting entity relationship	Estimated audit completion	Estimated 2020 base audit fee**	2019 base audit fee
The City of Calgary consolidated	City of Calgary Audit Committee	April 2021	\$293,400	\$290,500
Calgary Municipal Land Corporation	Calgary Municipal Land Corporation Audit Committee	April 2021	\$52,700	\$52,200
Calgary Parking Authority	Calgary Parking Authority Audit Committee	March 2021	\$91,100	\$90,200
Calgary Public Library	Calgary Public Library Finance and Audit Committee	March 2021	\$40,500	\$40,100
Calhome Properties Ltd.	Calhome Properties Ltd. Audit Committee	March 2021	\$80,000	\$79,200
Calgary Police Service	Calgary Police Commission	May 2021*	\$50,600	\$50,100
TELUS Convention Centre	TELUS Convention Centre Audit Committee	May 2021*	\$42,800	\$42,400
ENMAX Corporation	ENMAX Audit Committee	March 2021	\$324,700	\$321,500
Elected Officials Pension Plan	Pension Governance Committee	April 2021	\$7,500	\$7,400
Supplementary Pension Plan	Pension Governance Committee	April 2021	\$14,100	\$14,000
Municipal Employees Benefits Association of Calgary	Executive Committee of Municipal Employees Benefits Association of Calgary	April 2021	\$25,900	\$25,700
Family & Community Support Services	City of Calgary Administration	April 2021	\$20,300	\$20,100
Municipal Information Return	City of Calgary Administration	April 2021	\$4,600	\$4,600
Funds Held in Trust	City of Calgary Administration	April 2021	\$1,800	\$1,800
Core Benefit Plan	Audit to be completed every four years - the next audit will be fiscal 2021	-	-	-
<b>Total</b>			<b>\$1,050,000</b>	<b>\$1,039,800</b>

\*Fieldwork will be completed by March 2021.

\*\*The fee estimate is per the agreed upon rates in the 2018 Request for Proposal and external audit contract, which is a 1% increase over the prior year amount for base audit fees. This is a preliminary estimate and these fees are subject to review for changes in accounting and/or auditing standards, operational changes and impact of COVID 19 on financial results which may impact the audit effort and final fees. The fees are subject to 7% Administrative charge and GST.

**Consolidation**

For the purposes of The City's consolidated financial statements, each reporting entity is required to provide their final internal financial statements to Administration prior to completion of the consolidated audit. The timing of our audit procedures is planned for completion prior to the anticipated final auditor's report for The City. Our final auditor's reports are presented to each reporting entity at their respective Audit Committee meetings.

**Group audit**

The audit of The City is considered to be a group audit and therefore, we are also required to determine the scope of work required for each related authority. We are auditors of all related authorities and issue an audit opinion on the standalone financial statements of each entity, with the exception of Attainable Homes Calgary Corporation, Calgary Economic Development Ltd. and Calgary Arts Development Authority Ltd. For the three entities not audited by Deloitte LLP, we apply audit procedures based on The City's consolidated materiality.

# Appendix 4 – Communication requirements

The table below summarizes our communication requirements under Canadian GAAS.

<b>Required communication</b>
<b>Audit Service Plan</b>
1. Our responsibilities under Canadian GAAS, including forming and expressing an opinion on the financial statements
2. An overview of the overall audit strategy, addressing: <ul style="list-style-type: none"> <li>a. Timing of the audit</li> <li>b. Significant risks, including fraud risks</li> <li>c. Nature and extent of specialized skill or knowledge needed to perform the planned audit procedures related to significant risk</li> </ul>
3. Significant transactions outside of the normal course of business, including related party transactions
<b>Enquiries of those charged with governance</b>
4. How those charged with governance exercise oversight over Administration's process for identifying and responding to the risk of fraud and the internal control that Administration has established to mitigate these risks
5. Any known suspected or alleged fraud affecting The City
6. Whether The City is in compliance with laws and regulations
<b>Year-end communication</b>
7. Modification to our audit plan and strategy
8. Fraud or possible fraud identified through the audit process
9. Significant accounting policies, practices, unusual transactions, and our related conclusions
10. Alternative treatments for accounting policies and practices that have been discussed with Administration during the current audit period
11. Matters related to going concern
12. Administration judgments and accounting estimates
13. Significant difficulties, if any, encountered during the audit
14. Material written communications between Administration and us, including Administration representation letters
15. Circumstances that affect the form and the content of the auditor's report
16. Modifications to our opinion(s)
17. Our views of significant accounting or auditing matters for which Administration consulted with other accountants and about which we have concerns
18. Significant matters discussed with Administration
19. Matters involving non-compliance with laws and regulations that come to our attention, unless prohibited by law or regulation, including Illegal or possibly illegal acts that come to our attention

---

**Required communication**

---

- |  |
|--|
| 20. Significant deficiencies in internal control, if any, identified by us in the conduct of the audit of the financial statements |
| 21. Uncorrected misstatements and disclosure items   |
| 22. Any significant matters arising during the audit in connection with The City's related parties                                 |
| 23. Key Audit Matters  |
| 24. Other Information  |

# Appendix 5 – Audit team

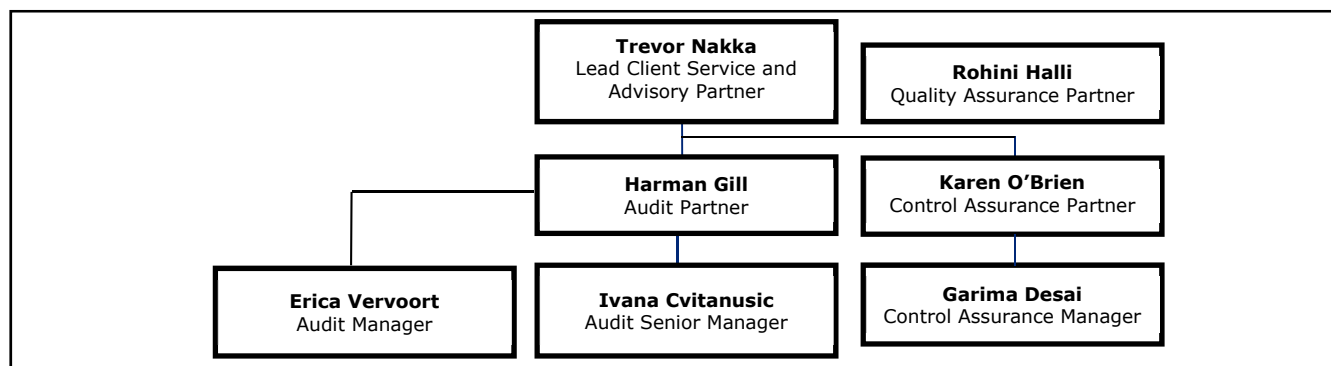
We are led by Trevor Nakka, lead client service partner. As a team we are committed to delivering on Deloitte's client service principles to:

- **make** and meet our commitments to our clients.
- **understand** our clients' business and what is important to them.
- **provide** value and build The City through technical competence and consistent results.
- **demonstrate** professionalism through effective interaction and communications.
- provide a **no surprises** experience.

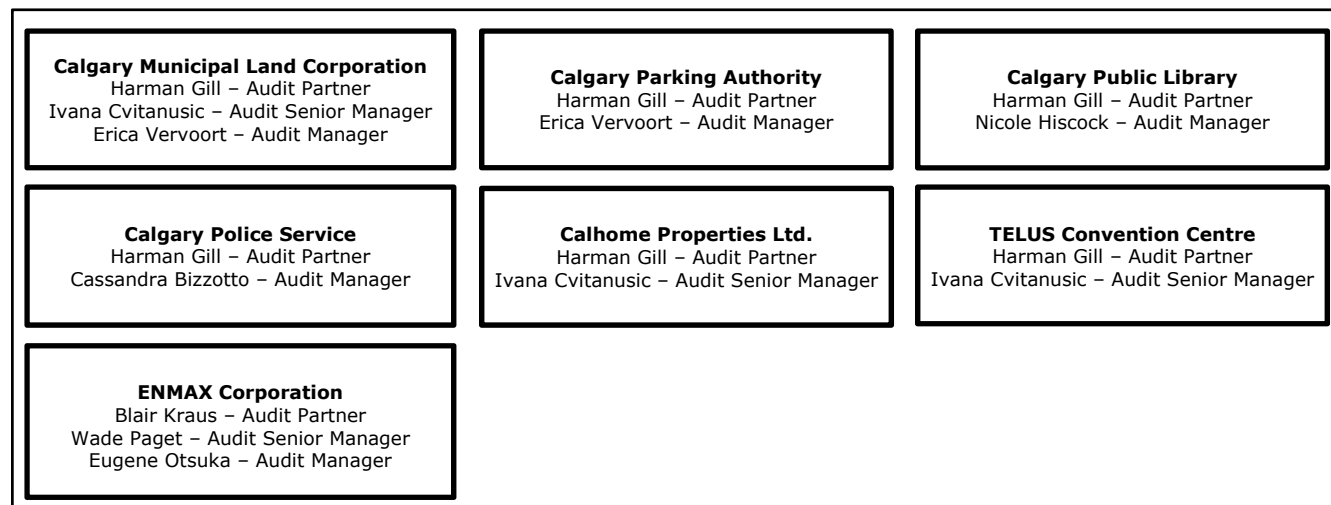
Our audit team members have been chosen for their experience and expertise. Trevor Nakka and/or Harman Gill will attend all Audit Committee meetings and will be accompanied by one or more additional engagement team member, depending on the meeting agenda.

The key members of the core audit engagement of The City and related parties are listed below:

## The City of Calgary



## Related Authorities



# Appendix 6 – 2020 Summary audit timeline

This calendar indicates our various procedures and meetings as planned throughout the year:

	July	August	September	October	November	December	January	February	March	April	May	June
<b>Procedures:</b>												
Audit planning including scope, risks of fraud and fees	•	•										
Audit procedures performed on areas of risks, areas of focus and significant and complex transactions		•			•				•			
August 2020: First interim visit. We will perform the following procedure during our first interim: <ul style="list-style-type: none"> <li>• Audit planning</li> <li>• Design, implementation and operating effectiveness testing of internal controls</li> </ul>		•										
November 2020: Second interim visit. We will perform the following procedures during our second interim: <ul style="list-style-type: none"> <li>• Substantive testing of expenditures, payroll and TCA additions</li> <li>• Design, implementation and operating effectiveness testing of internal controls</li> </ul>					•							
Final audit procedures related to the financial statements									•	•		
Communicate the status of our audit against our plan and any major difficulties encountered										•		
Review the results of our audit and provide audit report										•		
Review of the annual report to citizens										•		
Release of audit report										•		
Update to External Auditor 2019 Management Letter							•					
Present External Auditor 2020 Management Letter												•



# Appendix 7 – Upcoming financial reporting standards

Significant upcoming financial reporting standards and other regulatory requirements that are likely to impact The City's financial reporting for the current and future audits are listed below.

Standards	Effective Date
Section PS 2601, <i>Foreign Currency Translation</i>	Fiscal years beginning on or after April 1, 2021 except for government organizations that applied the CPA Canada Handbook – Accounting prior to adopting the CPA Canada Public Sector Accounting Handbook. Earlier adoption is permitted when adopting Sections PS 1201 and PS 3450.
Section PS 3450, <i>Financial Instruments</i>	Fiscal years beginning on or after April 1, 2021 except for government organizations that applied the CPA Canada Handbook – Accounting prior to adopting the CPA Canada Public Sector Accounting Handbook. Earlier adoption is permitted when adopting Sections PS 1201 and PS 2601.
Section PS 1201, <i>Financial Statement Presentation</i>	When Sections PS 2601 and PS 3450 are adopted.
Section PS 3041, <i>Portfolio Investments</i>	When Sections PS 1201, PS 2601 and PS 3450 are adopted.
Section PS 3280, <i>Asset Retirement Obligations</i>	Fiscal years beginning on or after April 1, 2021. Earlier adoption is permitted.
Section PS 3400, <i>Revenue</i>	Fiscal years beginning on or after April 1, 2022. Earlier adoption is permitted.

These future accounting standards are required to be adopted by The City in the near future. Many of these standards are highly complex, require significant planning and resource allocation and impact a number of business units. There is a risk that the adoption of the new standards is not compliant with guidance within the standards or is not completed to meet the required adoption deadline.

As part of our audit procedures, we will review the workplan developed by Administration to ensure the following are included in the workplan:

- Roles and responsibilities of business units and Corporate Finance Reporting personnel
- Deliverables and key internal reporting deadlines
- Implementation and delivery of training sessions for those business units and finance personnel responsible for the implementation of the accounting standards.

We will also assess the progress to date of the workplan and if the timelines outlined by Administration are being met.

# Appendix 8 – Revised CAS 540, *Auditing Accounting Estimates and Related Disclosures*

## Drivers for the Revised Standard

- Changes in financial reporting frameworks and standards include a greater focus on complex accounting estimates, which highlights the importance of fostering professional skepticism.
- Need to improve communication and transparency between auditors and those charged with governance on complex accounting estimates.



## What can you expect from your auditor?

### Administration

- Greater focus in assessing how Administration understands the nature, extent, risks, and controls associated with accounting estimates.
- Varying audit procedures to drive work efforts based on assessed risk levels including consideration to adopt a control reliance approach to auditing accounting estimates.
- More interaction with Administration's experts.
- Specific written Administration representations.

### Communication with the Audit Committee

- The Audit Committee can expect to have enhanced dialogue on accounting estimates. This may include the auditor's views and assessment of:
  - Significant qualitative aspects of the entity's accounting practices relating to accounting estimates and related disclosures
  - Indicators of Administration bias
  - Appropriateness of Administration's methods, assumptions and data used
  - Significant deficiencies in internal controls around accounting estimates

# Appendix 9 – Draft confirmation of changes letter

July 23, 2020

## **Private and confidential**

The Audit Committee of The City of Calgary  
Councillor Evan Wooley, Audit Committee Chair  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Ms. Carla Male, Chief Financial Officer  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

## **Re: Confirmation of Changes to Fees and Updates to the General Business Terms**

Dear Sir/Madam:

This letter is issued to you further to the master services agreement ("MSA") between The City of Calgary ("The City") and Deloitte LLP ("Deloitte") dated July 25, 2018. This letter is subject to the terms of the MSA, the appendices to the MSA, the general business terms that form part of the MSA, any previous confirmation letters issued pursuant to the MSA, all as may be updated or amended from time to time.

The purpose of this letter is to confirm our mutual understanding of the changes to the fees and updates to the general business terms.

### **Changes to fees**

The MSA, and any confirmation letters subsequently issued under the MSA, set out the entities we will serve and the nature of the services and our fees.

For the current year, the chart below sets out the entities and the services we will provide to them in respect of their year ends. The chart also sets out an estimate of our professional fees. In addition to the professional fees, you will reimburse us for reasonable expenses and pay an administrative charge of 7% of professional fees, and applicable taxes.

<b>The City of Calgary</b>	<b>Fee</b>
<i>Year ending December 31, 2020</i>	
Consolidated Financial Statement Audit	\$293,400
Funds Held in Trust	\$1,800
Municipal Information Return	\$4,600
Newspaper Insert	Included in the consolidated financial statement audit fee
Additional audits as requested by Administration and the Audit Committee up to approval limit	\$25,000
Additional audit procedures due to the impacts of COVID-19	\$TBD
<b>Total</b>	<b>\$324,400</b>

### Update of General Business Terms

The City and Deloitte agree to the following new or modified general business terms being added to the general business terms of the Agreement.

**10. Limitation on liability** – The Client and Deloitte agree to the following with respect to Deloitte’s liability to the Client:

- a. The Client agrees that Deloitte shall not be liable to the Client for any claims, liabilities, or expenses relating to this Agreement and any Services for an aggregate amount in excess of three times the fees paid by the Client to Deloitte in the twelve months preceding the incident giving rise to the claim.
- b. In no event shall Deloitte be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, or expense relating to this Agreement or any Services for any loss of revenue or profit, loss of opportunity, loss of data, or any other commercial or economic loss or failure to realize expected savings.
- c. In any action, claim, loss or damage arising out of this Agreement and any Services, the Client agrees that Deloitte’s liability will be several and not joint and several and the Client may only claim payment from Deloitte of Deloitte’s proportionate share of the total liability based on the degree of fault of Deloitte.

The provisions of this section shall apply to the fullest extent of the law, whether in contract, statute, tort (such as negligence), or otherwise. This section shall survive termination or expiry of the Agreement. The provisions of this section and any other limitations of liability contained in this Agreement shall not apply to any liability which by the governing law of the Agreement is unlawful to limit or exclude. In furtherance of the foregoing, from time to time, Deloitte may have individual partners and employees performing the Services within the Province of Quebec who are members of the Ordre des comptables professionnels agréés du Québec. The limitations outlined in this section as well any limitations of liability contained in this Agreement shall not apply to limit the personal civil liability of members of the Ordre des comptables professionnels agréés du Québec performing professional Services hereunder (and with respect to such members, such limitations shall be deemed not to be included in this Agreement). For purposes of this section, “Deloitte” shall mean Deloitte LLP and its directors, officers, partners, professional corporations, employees, subsidiaries and affiliates and to the extent providing Services, any Deloitte Entities and all of their partners, principals, members, owners, directors, staff and agents; and in all cases any successor or assignee. The Client agrees that any claims that may arise out of this

Agreement or any Services will be brought solely against Deloitte as the contracting party and not against any other Deloitte Entities.

When Deloitte is performing audit, review or attest/assurance services that are subject to the US Public Company Accounting Oversight Board ("PCAOB") and/or US Securities and Exchange Commission ("SEC") rules or professional standards, any clauses that result in a limitation of Deloitte's liability do not apply.

21. **Force Majeure** – No party shall be deemed to be in breach of the engagement as a result of any delays or non-performance directly or indirectly resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire, epidemic or other casualty, act of God, strike or labor dispute, war or other violence, any law, order or requirement of any governmental agency or authority, or pandemics (including, without limitation, COVID-19 and any such restrictions or conditions on working practices in response to such a threat).

For greater certainty, Deloitte shall have no liability for any failure or delay to perform its obligations related to the Services, to the extent caused and/or contributed to by the spread of COVID-19 and its associated impacts.

This confirmation letter (including any appendices and documents incorporated by reference) will continue in force for future services provided by us to you unless amended.

Please sign and return the attached copy of this letter to indicate your acknowledgement that it is in accordance with your understanding of the arrangements for our engagement for fiscal year 2020.

Yours truly,

Chartered Professional Accountants

Enclosure

The services and terms set forth in and incorporated into this letter are acknowledged and approved by the Audit Committee of The City of Calgary:

---

Signature

---

Title

The services and terms set forth in and incorporated into this letter are accepted and agreed to by The City of Calgary Administration:

---

Signature

---

Title

## **Building Maintenance Bylaw Monitoring Report**

### **RECOMMENDATION(S):**

That the Standing Policy Committee on Planning and Urban Development recommends that Council receive this report for the Corporate Record.

### **RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, 2020 SEPTEMBER 02:**

That Council receive this report for the Corporate Record.

## **HIGHLIGHTS**

- The purpose of this monitoring report is to provide an update on the progress of the Building Maintenance Bylaw.
- What this means for Calgarians is increased public safety near tall buildings.
- This matters to Calgarians because the public should not have to fear objects falling from buildings.
- Administration is confident that the Building Maintenance Bylaw is effective and that buildings are safer as evidenced by corrective actions taken by building owners resulting from Building Exterior Visual Assessments.
- Building owners and management companies have demonstrated a high compliance rate with the Building Maintenance Bylaw and have provided Administration with ongoing support.
- Stakeholder engagement will continue for future refinements of the Building Maintenance Bylaw as needed.
- The most recent Council direction was for Administration to provide a monitoring report to Council through the Standing Policy Committee on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the Standing Policy Committee on Planning and Urban Development no later than Q1 2022.
- Strategic Alignment to Council's Citizen Priorities: **A city of safe and inspiring neighbourhoods**
- Previous Council direction and background are included as Attachment 1.

## **DISCUSSION**

Administration is in its third year of evaluating Building Exterior Visual Assessments. As of 2020 May 31, Administration has reviewed 497 out of 540 requested Building Exterior Visual Assessments. It was found that many buildings reviewed did not require a building permit for follow-up because either no deficiencies were identified, or the deficiencies were minor and rectified without a building permit required. Please see Attachment 2 for details of the Building Exterior Visual Assessment statistics.

Administration to date has experienced great support from building owners in submitting their Building Exterior Visual Assessments. As of 2020 May 31, there are forty



## **Building Maintenance Bylaw Monitoring Report**

outstanding assessments to be collected, and three buildings that needed to move into enforcement because the owners were unresponsive to the request. Administration is actively following-up and working with the owners towards compliance.

The Building Exterior Visual Assessment continues to be a helpful tool to ensure the safety of communities surrounding these buildings by identifying issues prior to an incident occurring, and as a result, reducing the risk of objects falling from buildings. From the monitoring and engagement with industry stakeholders thus far, the following successes have been observed:

- The bylaw is functioning as intended, demonstrated through high compliance rates, and most common deficiencies identified and corrected (such as exterior repair work and cladding replacement).
- Highest risk buildings are performing well, demonstrated by the decrease in reported incidents and the low number of deficiencies noted on the Building Exterior Visual Assessments.
- Stakeholders have indicated that proactive repair work is being done as a result of completing the Building Exterior Visual Assessment.
- Education and awareness has helped owners understand the problems they could encounter and the consequences of not fixing them.

### Next steps from now until the final evaluation report for Q1 2022

Now that there is a baseline understanding of the building risks, the information can be used to continue the discussions with industry stakeholders, such as:

- Continue to actively identify public hazards related to building envelope.
- Complete an analysis to see if other building types, such as assembly buildings (arenas/aquatic centres, churches, schools, etc.) should be added to the scope of the bylaw.
- Provide additional materials, such as a user's guide, to educate owners and industry on the goals, tools, and benefits of completing a Building Exterior Visual Assessment.
- Explore alternative methods of viewing envelope integrity as it pertains to safety.
- Refinements of the Building Maintenance Bylaw as needed.

## **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

In June 2020, Administration held two information / discussion sessions for the original stakeholders to share findings on the results from the Building Exterior

## **Building Maintenance Bylaw Monitoring Report**

Visual Assessments collected to date, and to obtain feedback. These sessions were conducted virtually via Microsoft Teams due to COVID-19 restrictions. Discussions were informative and very supportive. Of particular interest to Administration was the fact that a number of owners conducted preliminary Building Exterior Visual Assessments to identify potential risks and corrected those items proactively rather than wait for Administration to audit. This was a prime indicator of the value and initial success of the bylaw. Please see Attachment 3 for the letter of support from BOMA Calgary.

### **IMPLICATIONS**

#### **Social**

Safe buildings make the public space around the building safer for social activities of the community.

#### **Environmental**

Maintaining longevity of buildings contributes to protection of the environment by reducing the need to demolish buildings prematurely due to the lack of proper maintenance, thereby making wise use of existing resources.

#### **Economic**

Safe buildings support businesses and keep the economy moving. Ensuring that buildings are safe means that they must be maintained. The Building Maintenance Bylaw also helps to build resiliency, advance business continuity, and increases capacity to prepare for and respond to natural disasters and emergency situations.

#### **Service and Financial Implications**

The Building Maintenance Bylaw helps to address the citizen priority of a safe and inspiring neighbourhood by reducing a risk to public safety. Many citizens don't consider walking along a downtown sidewalk as being hazardous, yet an item falling from height poses a considerable risk to public health and safety. Improving exterior building condition enhances public safety and public trust.

### **Self-supported funding**

Calgary Building Services has dedicated \$200,000.00 per year from its self-funded operating budget, which includes 1.0 Full-time equivalent and all associated costs, to support ongoing communication, administration, and enforcement of the Building Maintenance Bylaw. Public education will be a collaborative effort amongst City partners and external stakeholders.

## **Building Maintenance Bylaw Monitoring Report**

### **RISK**

There are no significant risks to the corporation to continue to undertake the Building Maintenance Bylaw. Working in collaboration with building owners and industry stakeholders has identified the benefits of requiring regular exterior visual assessments to identify potential problems early. Both the Safety Codes Act and the Municipal Government Act verify the owner of a building as responsible for maintenance, repairs, and risk posed by the property and any structures or activities on those properties. The City does not carry that risk other than on its own properties.

The Building Exterior Visual Assessment is not a comprehensive or exhaustive review involving destructive testing. The intent is to identify those items reasonably expected to pose a risk to public safety if visible and if not corrected. Risks to the public ranges from injury to fatality. Risks to property ranges from mild to severe.

Risk management remains the responsibility of the property owner to properly maintain the building components. The City's role is to work collaboratively with stakeholders to inform and educate building owners and operators. Where those actions have not been effective, Administration will move to enforcement measures.

### **ATTACHMENT(S)**

1. Previous Council Direction and Background
2. Building Exterior Visual Assessment Stats to 2020 May 31
3. Letter of Support from BOMA Calgary

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve

## **Previous Council Direction and Background**

### **Previous Council Direction**

On 2018 March 19, a Notice of Motion was moved by Councillor Farrell (seconded by Councillor Carra). That with respect to Notice of Motion C2018-0300, the following be adopted:

NOW THEREFORE BE IT RESOLVED That City Council directs City Administration, through consultation with industry representatives and advocacy organizations, to evaluate expanding the scope of the Building Maintenance Bylaw to include maintenance of building structures; AND FURTHER BE IT RESOLVED that City Administration returns to City Council through the Standing Policy Committee on Planning and Urban Development, with a scoping report and risk matrix, no later than the end of Q4 2018.

PUD2018-1369 report was prepared and the 2018 December 3 SPC on Planning and Urban Development minutes state:

Moved by Councillor Farrell

That with respect to Report PUD2018-1369, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council:

Allow sufficient time for Administration to review the effectiveness of the Building Maintenance Bylaw and direct Administration to provide a monitoring report to Council through the SPC on Planning and Urban Development no later than Q3 2020 and a final evaluation report with a scoping report, risk matrix and amendments if required through the SPC on Planning and Urban Development no later than Q1 2022.

This report was then on the consent agenda of the 2018 December 17 Regular Meeting of Council and the motion was carried.

### **Background**

The purpose of this monitoring report is to provide an update on the implementation progress of the Building Maintenance Bylaw. The bylaw came into effect on 2017 January 1. The intent is to establish an acceptable minimum level of safety which can be applied to all tall buildings. The bylaw needed to be something building owners could comply with and show value in protecting the public by avoiding high consequence events related to material falling off of buildings.

The bylaw applies to buildings that are five storeys or greater and over 10 years old. These buildings require visual assessments on exterior walls and roofs for necessary repairs every five years. A phased approach was used to implement the bylaw, where the oldest buildings must complete their visual assessments first, since these are typically a higher risk:

<b>Program Year</b>	<b>Due date of completed assessments</b>	<b>Building age as of 2016 January 1</b>	<b>Number of buildings in this category</b>
1	2018 January 1	> 45 years old	289
2	2019 January 1	> 25 years old and up to 45 years old	215
3	2020 January 1	> 15 year old and up to 25 years old	36
4	2021 January 1	> 10 years old and up to 15 years old	46
5	Starting 2022 January 1 on the 10 <sup>th</sup> anniversary of the occupancy permit issuance	Up to 10 years old	88
<b>Total:</b>			<b>674</b>

## Building Exterior Visual Assessment Stats to 2020 May 31

All information as of 2020 May 31	# of Buildings Requiring a BEVA	BEVA's Requested	BEVA's Received (No Deficiencies Identified)	BEVA's Received (Deficiencies Identified & BP Required)	BEVA Received (Minor Deficiencies Identified & BP Not Required)	BEVA Forms Not Received	Enforcement Required for Ongoing Non- Compliance
Greater than 45 years *	289	289	258	3	14	11	3
25 - 45 year old	215	215	158	0	29	28	0
15 - 25 year old **	36	36	31	0	4	1	0
10 - 15 year old	46						
Less than 10 year old	88						
TOTALS	674	540	447	3	47	40	3
Files for first 3 years completed and without deficiencies			83%			Forms not received are actively being followed up by CBS staff	
BEVA = Building Exterior Visual Assessment							
	Buildings to have assessments completed and BEVAs available on request						
	Notification to be sent by end of 2020						
	Notification to be sent by end of 2021						
Common issues found across all BEVAs received							
		Description					
Glazing	27	Windows and patio doors					
Brick	24	Loose brick, cracked brick, re-pointing mortar					
Balconies	18	Cracked/spalled concrete, waterproof membrane replacement					
Guards	13	Loose, repair/replacement of guards					
Cladding	43	Stucco, siding,					
Stone	5	Loose, cracked					
Roof	49	Includes loose flashings, unsecured materials, window cleaning devices					



August 21, 2020

Planning & Urban Development Committee  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Re: *Letter of Support for Planning & Development's Building Maintenance Bylaw Monitoring Report*

Members of the Planning & Urban Development Committee,

On behalf of BOMA Calgary we would like to provide this letter of support for administration's work on the Building Maintenance Bylaw Monitoring Report, to be presented on September 2, 2020. We agree with administration's assessment that the current bylaw is effective and the accompanied Building Exterior Visual Assessments (BEVAs) have proven to be a valuable part in ensuring building owners and managers take proper corrective action in safeguarding public safety.

We believe that the BEVAs and the current bylaw achieves the right balance between mandating proper building maintenance and remains non-onerous for compliance. This is evident by the 92% compliance rate as of May 31, 2020 for BEVAs requested and received by the City, furthermore there were only 3 buildings (0.5%) that required enforcement for non-compliance. This high compliance rate proves to us that the bylaw has been largely successful, to which well maintained buildings have been inherently compliant while raising the standard for others. Visual Assessments have also provided our members an opportunity to identify and address issues proactively as a direct result of complying with the bylaw.

In 2013, BOMA Calgary worked with the City of Calgary to develop the 2013 Recommended Practices in Health + Safety: A guide for Building Owners & Managers - Building Envelope Safety Supplement. This document outlined industry best practice on a range of issues, including many addressed in the Building Maintenance Bylaw. As education and awareness have helped our members understand problems they may encounter, we are willing to work with the City and impacted stakeholders to update this guide in order to improve education and awareness and further promote the goals of the bylaw.

We would like to thank administration for the ongoing collaboration and engagement on this matter. As a bylaw that impacts nearly all our members, we welcome the opportunity to provide relevant industry feedback and remain committed to collaborating with the City to ensure this and upcoming bylaws remain applicable, contributing to their success.

Sincerely,



Lloyd Suchet  
Executive Director  
BOMA Calgary

CC: Art Skow, Vice President, Property Management Alberta, Real Estate Services -  
BentallGreenOak, BOMA Calgary Board Member & Government Affairs Committee Member





**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0968**

**Amendments to the Airport Vicinity Protection Area (AVPA)**

---

**EXECUTIVE SUMMARY**

The Calgary International Airport Vicinity Protection Area Regulation (AVPA) identifies uses that are prohibited within certain parts of Calgary based on the Noise Exposure Forecast (NEF) contour areas included in the regulation. The NEF contour areas describe forecasted noise impacts from aircraft flying over communities as they arrive or depart the Calgary International Airport. The AVPA's purpose is to ensure development within the NEF contours is compatible with respect to noise from overflying aircraft and airport operations.

On 2020 February 24 and 25 Council provided Administration direction to continue discussions with the Calgary Airport Authority (CAA) and return with proposed amendments, based on updated NEF contour areas, to the AVPA Regulation that modernize the regulation. The proposed amendment introduces the updated NEF contour areas and AVPA boundary that reflect the reduced noise of modern aircraft and innovations in airport operational protocols such as management of runway usage and new landing procedures.

The proposed amendments to the AVPA Regulation balance the interests of both The City of Calgary and the Calgary Airport Authority. They reflect and maintain commitment to the benefits of the AVPA Regulation in protecting airport operations, while recognizing the benefits modernized NEF contour areas will have in supporting the continued development in Calgary through appropriate regulation that is not unnecessarily restrictive. The mechanism by which these amendments may occur is through a Resolution of Council to request the Province of Alberta to update the Calgary AVPA Regulation.

**ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Planning & Urban Development recommend that Council:

1. Approve by resolution the proposed Calgary International Airport Vicinity Protection Area Regulation changes outlined in Attachment 5, directing Administration to submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs; and
2. Disband the working group formed through Council resolution 2018 December 17 (PUD2018-1400), known as the Airport Vicinity Protection Area Committee, and acknowledge the completion of its mandate.

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0968**

**Amendments to the Airport Vicinity Protection Area (AVPA)**

---

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND  
URBAN DEVELOPMENT, 2020 SEPTEMBER 02:**

That Council:

1. Approve by resolution the proposed Calgary International Airport Vicinity Projection Area Regulation changes outlined in attachment 5, include with this report proceeding to Council the results of the Airport Vicinity Protection Area Regulation boundary third party review being undertaken by the Calgary Airport Authority, and direct Administration to submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs; and
2. Direct the Airport Vicinity Protection Area committee to work with the Calgary Airport Authority (CAA) to discuss a plan and timing, subject to CAA executive and board review, to consider and explore the removal, from the Airport Vicinity Protection Area Regulation, of development restrictions on Places of Worship and Halls & Auditoriums in the NEF35 contour.

Excerpt from the Minutes of the 2020 September 02 Regular Meeting of the Standing Policy Committee on Planning and Urban Development:

---

“By General Consent, Committee received the distributed late public submissions for the Corporate Record and directed that they be included with the report to Council with respect to Report PUD2020-0968”.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2020 February 24 and 25, Council approved the following relating to Verbal Report IGA2020-0219:

That Council:

1. Direct that Administration respond to the Government of Alberta as per the discussion at the 2020 February 20 Intergovernmental Relations Committee Closed Meeting; and
2. Direct Administration to bring forward the item discussed to the SPC on Planning and Urban Development as soon as possible; and
3. Direct that Closed Meeting discussions and presentation remain confidential pursuant to Section 21 (Disclosure harmful to intergovernmental relations) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2021 December 31.

Additional previous Council direction is in Attachment 1.

**BACKGROUND**

The Provincial government introduced the AVPA regulation in 1979 to guide development decisions around airports. The AVPA regulation utilizes NEF areas to support airport operations with consideration to the noise impacts to sensitive uses developing around it. The purpose of

### **Amendments to the Airport Vicinity Protection Area (AVPA)**

the regulation is to ensure land use compatibility between the airport and development on surrounding lands.

The City and the CAA have worked collaboratively since 2016 to consider changes to the AVPA Regulation that facilitate Calgary's ongoing development (and redevelopment) and recognize the importance of the Calgary International Airport in Calgary's position as Canada's premier inland port. To this end, a working group (known as the AVPA Committee) was established in 2018 December 18 (PUD2018-1400) to work towards modernizing the AVPA Regulation, with a focus on areas of shared interest. At formation, the AVPA Committee included Stuart Dalgleish, General Manager of Planning & Development, Councillor Gondek, Chair of the Standing Policy Committee on Planning & Urban Development, Councillor Chahal, Ward 5 Councillor, Councillor Carra, Ward 9 Councillor, and senior members of the CAA administration. On 2019 July 29 Council approved a change to the composition of the committee appointing Councillor Carra as the designate of the Chair of the Standing Policy Committee on Planning & Urban Development.

In February 2019, The City and the CAA requested that the Government of Alberta amend the AVPA Regulation to no longer limit small scale residential intensification within certain areas of the NEF 30-35 contour area. On 2019 October 9, the Government of Alberta adopted updates to the AVPA Regulation, thereby lifting restrictions on secondary suites, backyard suites and low density residential (2 units mid-block and up to 4 units on corners) for the communities of Inglewood, Mayland Heights and Vista Heights within the 30-35 NEF contour.

Beginning in 2019, the Government of Alberta's Department of Municipal Affairs has been reviewing provincial legislation with the goal of reducing *red-tape*, this review includes the AVPA Regulation. While the Department of Municipal Affairs has recently confirmed the continued use of the AVPA Regulation, in communicating that decision the Minister acknowledged the importance of continued discussion to modernize the AVPA, including updates to NEF contours. These efforts were identified as important to ensure the AVPA is efficient and does not impede appropriate development within each of the NEF contours.

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

In response to Council direction on 2020 February 24-25, Administration and the CAA, through the AVPA Committee, undertook a series of collaborative discussions to establish the content of the current proposal for updates to the AVPA. The discussions focussed on shared objectives and raised key issues in support of modernization of the AVPA Regulation through the introduction of updated NEF contour areas. At the time of this report, a total of five meetings have been held with the CAA since 2020 February 25.

#### ***Updating the NEF Contour Areas***

A natural first step to modernizing the AVPA Regulation was to utilize current measurement techniques to establish whether changes in regulations and technologies of the aviation industry made it necessary to update the existing NEF contours. The CAA engaged a third-party aviation consultant, AirBiz, to conduct this review and analysis. The analysis applied a consistent methodology to consider aircraft type as an indicator of noise expectations and considered airport operational protocols such as management of runway usage and new landing procedures.

### **Amendments to the Airport Vicinity Protection Area (AVPA)**

---

The report containing results of the review and analysis is provided as Attachment 2. The results provide new contour boundaries that reflect current aircraft noise impacts while balancing the need to protect operations of an international airport in an urban context, and consequently can be used to support changes to the NEF contour areas. Protecting airport operations can be challenging if incompatible uses can proliferate in its vicinity. Additionally, as the NEF contours have been reduced spatially, it is fitting that the AVPA boundary is redrawn to reflect the new NEF contours. This re-delineation of the AVPA boundary is recommended and initiated by Administration as a housekeeping measure for the AVPA Regulation. Current and proposed new NEF contour mapping and AVPA boundaries are found in Attachment 3.

The AVPA Regulation is structured to propose restrictions on sensitive uses (e.g., schools or medical care centers) by identifying NEF contour areas. The least restrictive NEF contour area is represented as NEF 25, and the areas step up to the most restrictive at NEF 40. If approved, the proposed changes will not change the types of restricted uses in the AVPA boundary but will adjust where the restricted uses apply. Land use restrictions will be reduced accordingly in areas where the new mapping prescribes a less restrictive NEF contour area than exists in the current mapping. A summary of the changes is contained in Attachment 4.

Highlights of the updated NEF areas include:

- A total of 22,921 parcels (approximately 3,058 hectares) spanning 19 communities and five wards that are affected by the current NEF contours, would not be touched by the proposed NEF contours and would no longer be subject to restrictions of uses associated with the NEF contour areas.
- A total of 7,473 parcels (approximately 4,230 hectares) would be unaffected by the NEF changes.
- A total of 2,752 parcels (approximately 3,320 hectares) would move to a less-restrictive NEF contour area.
- A total of 2,084 parcels (approximately 227 hectares) would move to a more-restrictive NEF contour area. Of these 2,084 parcels, 2,029 (97 per cent) would move from currently unrestricted by any NEF contour to the NEF 25 contour, where the only restricted use is for campgrounds.
- A total of 55 parcels (approximately 49 hectares) already affected by current NEF contours would move to a more-restrictive NEF contour area (either moving from NEF 25 to NEF 30, or from NEF 30 to NEF 35). To address these parcels, it is proposed to only prohibit the uses within these parcels current NEF contour in order to not further restrict potential uses. This is reflected within the proposed AVPA Regulation (Attachment 5).

#### *Responding to the Updated NEF Contour Areas and Modernizing the AVPA Regulation*

The City of Calgary is working with the CAA on engagement of affected stakeholders because The City has an interest in enabling economic growth through development and redevelopment of lands within Calgary. If Council approves the resolution requesting an amendment of the AVPA Regulation, a package will be sent to the Government of Alberta for consideration, including the proposed amendment contained in Attachment 5. Should the Government of Alberta amend the AVPA Regulation in accordance with the proposal, the new NEF contour areas will begin to affect land use and development decisions in Calgary. Calgary will then have

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0968**

### **Amendments to the Airport Vicinity Protection Area (AVPA)**

---

an AVPA Regulation that reflects contemporary airport operations and provides clarity to regulators, residents, developers, builders and business owners.

There are no changes proposed to Part 3 Division 2 of the Land Use Bylaw, which requires that City decisions on development permits follow the AVPA Regulation.

With the completion of this work with the CAA, the AVPA Committee will have fulfilled its mandate and therefore may be disbanded. As part of continuous business improvement Administration will continue working in partnership with the CAA in the administration of the regulation. If future changes are required regarding the AVPA arising from this work, they will be brought forward for Council consideration through the Standing Policy Committee on Planning & Urban Development.

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

The [Calgary.ca/AVPA](https://calgary.ca/AVPA) webpage was updated to share the proposed changes to the AVPA Regulation. This was the main source of information for stakeholders including Community Associations, residents, developers, builders and building owners. The City of Calgary has been engaging with affected stakeholders because of the importance of changes to the AVPA to Calgary's citizens, property owners, and business community.

Administration met with the Crossroads Community Association which represents Mayland Heights and Vista Heights on 2020 July 07 and the Inglewood Community Association (ICA) on 2020 July 23. These communities have historically been involved and interested in matters related to the AVPA Regulation and its influence on development in their communities. The meetings with Community Associations were important for promoting awareness and to follow-up on a commitment made to return with updated NEF information during discussions held in 2019 when this potential change was first discussed. During the 2020 July meetings, Administration and the CAA presented the proposed changes and detailed the supporting methodology and provided the community associations the opportunity to ask questions. The ICA expressed concern regarding the short timeline for communication with residents. In response to this concern, Bold Signs were posted in the Inglewood and Crossroads communities, and in 11 other affected neighbourhoods, to increase awareness of the proposed amendments.

Community Associations representative of 71 communities and larger landowners within the AVPA Regulation boundaries were emailed information about the proposed amendments and the PUD committee date. The same information was provided to the development industry through Dispatch, the Planning & Development email newsletter.

For landowners of parcels moving into a higher NEF contour with more restrictive land use potential, letters were delivered providing notification of the revised contours. The City of Calgary, through the Council Resolution to the Province of Alberta, will recommend that these properties are frozen to only the prohibited uses in their original NEF contour to not create any further restrictions on that small portion of AVPA parcels.

On 2020 August 07, the following stakeholders received notification of the proposed changes for their review and comment: Transport Canada, NAV CAN, the City of Airdrie and Rocky View County. At time of completion of this report, no additional comments were received from these organizations.

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0968**

### **Amendments to the Airport Vicinity Protection Area (AVPA)**

---

Applicants have been advised through file managers regarding the impact to current land use and development permit applications if the proposed changes to the NEF contour areas are accepted by the Government of Alberta. Where there may be benefit to applicants of these proposed changes, Administration has been working with the affected applicants to define a customized timeline for decisions on their files that best meets customer needs.

As part of increasing awareness of the AVPA, enhancements are planned to the AVPA website to enable landowner and developers to determine if properties are impacted by the regulation. This includes information on use restrictions that may apply or acoustical considerations in planning development. Information technology systems used by front line staff and planners highlight lands subject to the regulation and support communication pre-application on the impact of the regulation.

#### **Strategic Alignment**

The collaboration between The City and the CAA to modernize the AVPA Regulation is aligned with Calgary's strategic vision for economic development and diversification, including solidifying our position as Canada's premier inland port. The proposal aligns with The City's Goods Movement Strategy, Calgary Economic Development's Transportation & Logistic pillar and the Municipal Development Plan (MDP). Policies in section 4.3.3 of the MDP regarding adherence and attention to the AVPA Regulation will not change because of this proposal.

The Interim Growth Plan identifies the airport as a Transportation and Trade – Regional Mobility Corridor. The Interim Growth Plan ensures that local area planning policies demonstrate that the proposed land-use, built form, and density optimize the proximity and adjacency to regionally significant mobility corridors. Also, the AVPA boundary is recognized in the Interim Growth Plan.

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

In terms of economic impact, the proposed AVPA Regulation amendments will remove development restrictions in some areas that shift between NEF contour areas or are removed from NEF contour areas altogether. This has an impact for greater development opportunity within the framework of existing Local Area Plans and the Land Use Bylaw. The airport itself is a strong economic actor in the Calgary context by providing employment, trade, transportation and business opportunities.

From a social perspective, updating the AVPA and NEF contours contributes to safe and healthy communities through removal of some restrictions on uses that contribute to complete communities that might not have been possible under existing restrictions.

Environmentally, with the ability to intensify existing communities, improving efficiency of land use and infrastructure, there is greater potential for re-use of brownfield sites or properties that might be underutilized or even vacant.

#### **Financial Capacity**

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

No operating budget implications are identified.

Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02

ISC: UNRESTRICTED  
PUD2020-0968

### **Amendments to the Airport Vicinity Protection Area (AVPA)**

---

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

No capital budget implications are identified.

#### **Risk Assessment**

The adoption of modernized NEF contour mapping into City of Calgary processes is needed so that effective guidance can be provided on land use decisions. Without these updates, Administration will continue to rely on out-of-date information. Maintaining the current NEF contour mapping does not accurately reflect the impacts of noise from modern airport operations or aircraft. Without consideration of the most up-to-date information, development may be impeded unnecessarily in some areas and proceed inappropriately in others.

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

The proposed amendments to the AVPA Regulation are based on current assessment, analysis and modelling of forecasted noise impacts and airport operations. The amendments introduce updated NEF contour areas and an AVPA boundary that reflect the reduced noise of modern aircraft and innovations in airport operations.

The proposed amendments to the AVPA Regulation balance the interests of both The City of Calgary and the Calgary Airport Authority. They reflect and maintain commitment to the benefits of the AVPA Regulation in protecting airport operations, while recognizing the benefits modernized NEF contour areas may have in supporting the continued development of Calgary through additional development potential and reduced regulation.

With the decision of Council on making the request to amend the AVPA Regulation, the AVPA Committee will have fulfilled its mandate and should be disbanded.

#### **ATTACHMENT(S)**

1. Attachment 1 – Previous Council Direction – PUD2020-0968
2. Attachment 2 – YYC Noise Exposure Contours Discussion Paper – PUD2020-0968
3. Attachment 3 – Proposed and Current NEF Contour and AVPA Boundary Maps – PUD2020-0968
4. Attachment 4 – Effects of Proposed NEF Contour Changes – PUD2020-0968
5. Attachment 5 -- Proposed Amendments to the Calgary International Airport Vicinity Protection Area Regulation – PUD2020-0968
6. Attachment 6 – Calgary Airport Authority Letter of Support – PUD2020-0968
7. Attachment 7 – Public Submissions to PUD
8. **Attachment 8 – Late Public Submissions**





## Previous Council Direction

- A) Combined Meeting of Council 2020 February 24-25  
IGA2020-0219

That Council:

1. Direct that Administration respond to the Government of Alberta as per the discussion at the 2020 February 20 Intergovernmental Relations Committee Closed Meeting; and
2. Direct Administration to bring forward the item discussed to the SPC on Planning and Urban Development as soon as possible; and
3. Direct that Closed Meeting discussions and presentation remain confidential pursuant to Section 21 (Disclosure harmful to intergovernmental relations) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2021 December 31.

- B) Combined Meeting of Council 29 July 2019

14.3.2 Airport Vicinity Protection Area (AVPA) Workgroup Update (Verbal),  
C2019-1009

That with respect to Report C2019-1009, the following be adopted:

That Council:

1. Receive the Verbal Update for information;
2. Direct that the Closed Meeting discussions and distributions remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of the public body) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*; and
3. Appoint Councillor Carra as the designate of the Chair of the Standing Policy Committee on Planning and Urban Development to be part of the AVPA work group.

- C) Combined Meeting of Council 04 February 2019

That with respect to Verbal Report C2019-0144, the following be adopted:

That Council:

1. By Resolution support the proposed Calgary International Airport Vicinity Protection Area (AVPA) Regulation amendment provided as part of this verbal report, and submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs; and
2. Direct that the discussions remain confidential pursuant to Sections 21(harmful to intergovernmental relations) and 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act* and that their confidential status be reviewed by Q2 2019.

- D) COMBINED MEETING OF COUNCIL 17 December 2018  
PUD2018-1400

Pursuant to consultation with the Calgary Airport Authority, it was recommended that Council file the amended recommendations from the 2018 December 3 meeting of the SPC on Planning & Urban Development and instead:

1. Endorse the following modifications to form the basis of a revised amendment request to the Airport Vicinity Protection Area (AVPA):
  - a. A five year hold on further City-initiated requests for exemptions to the AVPA regulation.
  - b. That The City and the Calgary Airport Authority, in consultation with the Inglewood Community, review potential development within the Inglewood MAX Purple station transit oriented development (TOD) area to form the basis of jointly-initiated exemption request to the AVPA regulation; and
  - c. Further consult with the Crossroads Community Association and incorporate any required amendments.
2. In recognition of the importance of Calgary being able to execute its strategic vision for economic diversification, including solidifying our position as Canada's premier inland port, appoint the General Manager Planning & Development, the chair of the SPC on Planning & Urban Development and the Ward 5 Councillor to work with the Calgary Airport Authority to:
  - a. Develop a joint guiding statement for modernization of the AVPA that focuses on areas of shared interest between the parties including but not limited to the City of Calgary's Good Movement Strategy, Calgary Economic Development's Transportation & Logistics pillar, and the Calgary Airport Authority's strategic plank of Diversify & Grow Revenue Streams; and
  - b. Jointly draft a revised amendment request to the AVPA incorporating the changes resulting from the conversations for adoption by Council resolution and a draft memorandum of understanding and report to Council, through the Intergovernmental Affairs Committee, no later than 2019 February.

E) Regular Meeting of Council 19 December 2016

APPROVE, Moved by Councillor Chabot, Seconded by Councillor Magliocca, that the SPC on Planning and Development Recommendation contained in Report PUD2016-0904 and PUD2016-0905 be approved by omnibus motion, as follows:

6.5 AIRPORT VICINITY PROTECTION AREA (AVPA) REGULATION IN THE INGLEWOOD AREA, PUD2016-0905

That Council direct Administration to:

- 1) Advocate with Municipal Affairs for amendments to the Airport Vicinity Protection Area Regulation (AVPA) Regulation to allow for a range of low-density residential redevelopment and small scale subdivision in all areas affected by the Noise Exposure Forecast (NEF) 30 contour area, including Inglewood, and for a clearer and simpler process for site-specific exemptions for higher intensity developments; and
- 2) Consult with the Calgary Airport Authority to seek its support for exemptions for higher intensity residential development in important intensification areas within the NEF 30 contour area in Inglewood.

CARRIED

6.6 AIRPORT VICINITY PROTECTION AREA (AVPA) LAND USE AMENDMENT,  
PUD2016-0904

That Council direct Administration to advocate with Municipal Affairs for amendments to the Airport Vicinity Protection Area (AVPA) Regulation to allow for a range of low density residential redevelopment including secondary suites and small scale subdivision in all areas affected by the Noise Exposure Forecast (NEF) 30 contour area.

CARRIED

F) COMBINED MEETING OF COUNCIL 31 July 2017

Item 11.1.4 "Equitable Transit Oriented Development in Inglewood (Councillor Carrah)

Both reports above were pulled from the Consent agenda with the following motion that was carried:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Magliocca, that the SPC on Planning and Development Recommendations contained in the following Reports, be adopted in an omnibus motion:

AIRPORT VICINITY PROTECTION AREA (AVPA) REGULATION IN THE INGLEWOOD AREA, PUD2016-0905

AIRPORT VICINITY PROTECTION AREA (AVPA) LAND USE AMENDMENT,  
PUD2016-0904

**NM2017-25 (a, c, d)\***

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

- a) **Reconfirm Council's previous direction to undertake a comprehensive review and planning exercise of the parcels** located at 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) that **takes into account potential for saleable lots, opportunities for affordable housing and market housing, and the potential to reconfigure and enhance the open space;**
- b) *Omitted from the minutes (see section d below)*
- c) Undertake a circulation in accordance with the Corporate Land Management Framework to determine if 1851 9 AV SE (8311674;1;5MR), 2255 15A ST SE (8311674;1;1MR), and 2230 16 ST SE (8311674;1;3) can be declared surplus to municipal requirements, **determine the technical and legislative obligations related to the disposition of reserve and the request for exemption from the Airport Vicinity Protection Area (AVPA) for 1851 9 AV SE (8311674;1;5MR) to allow for a sale and residential development to occur, and explore the potential for reallocation of reserve on portions of 2255 15A ST SE and 2230 16 ST SE in support of a more function and better distributed open space;**

**d) Report back to Council with an update report no later than end of Q2 2018.**

\*NM2017-25 (b) was not approved by Council.

Motion Arising related to a council item

Council direct Administration include Equitable Housing Ltd. in conjunction with the Community of Inglewood to explore the developability of the land referred to in NM2017-25 as a mix of market rate and affordable projects.



# Calgary International Airport

## Noise Exposure Contours Discussion Paper

07 August 2020 | Update



# TABLE OF CONTENTS

	Page
<b>Introduction</b>	<b>3</b>
<b>Purpose</b>	<b>4</b>
<b>Noise Modelling Software</b>	<b>5</b>
<b>Noise Exposure Contours</b>	<b>6</b>
<b>Noise Model Assumptions</b>	<b>7</b>
<b>Noise Exposure Contours</b>	<b>8</b>
<b>Runway Usage</b>	<b>9</b>
<b>Mix of Aircraft</b>	<b>10</b>
<b>Flight Tracks</b>	<b>11</b>
<b>Stage Length and Capacity</b>	<b>12</b>
<b>Total Daily Movements</b>	<b>13</b>
<b>Mix of Aircraft and Flight Track</b>	<b>15</b>
<b>Preliminary Contours</b>	<b>16</b>
<b>Closing Comments</b>	<b>22</b>

# NOISE EXPOSURE CONTOURS INTRODUCTION



## INTRODUCTION

# PURPOSE

The Airport Vicinity Protection Area (AVPA) is a Regulation under the Province of Alberta's Municipal Government Act. The primary purpose of the Regulation is to ensure land use compatibility between YYC Calgary International Airport and development on surrounding lands. Associated with the Regulation are a series of NEF (Noise Exposure Forecast) Contours. The AVPA and the associated NEF contours, originally created in 1979, have NOT been updated since inception. Many airports in Canada continue to use dated NEF contours, such as YVR who continue to use NEF contours created in 1994.

The Calgary Airport Authority (YYC) engaged Airbiz to run updated noise exposure contours for the purpose of assessing projected operations within the YYC Airport Vicinity Protection Area (AVPA).

This report provides assumptions and resultant noise exposure contours. This detailed document has been prepared for discussion purposes. However, a noise exposure contour is NOT intended to inform the public as to whether or not they will be impacted by aircraft noise, other metrics are more appropriate for this purpose. Noise exposure contours are developed for land use planning purposes only.

Contours and assumptions presented in this report have NOT been reviewed by Transport Canada.

## INTRODUCTION

# NOISE EXPOSURE CONTOURS

There are three types of noise exposure contours produced depending on the planning horizon and review process involved.

### NEF Contours

The Noise Exposure Forecast (NEF) is produced to encourage compatible land use planning in the vicinity of airports. NEFs are approved (official) contours and Transport Canada will support them to the level of accuracy of the input data. Traffic volume and aircraft type and mix used in calculating the noise contours are normally forecast for a period of between five and ten years into the future. NEFs are made available to provincial and local governments for use in conjunction with Transport Canada's recommended Land Use Tables which will enable planners to define compatible land use in the vicinity of airports over the short term.

### NEP Contours

It is recognized that much land use planning involves projections beyond five years into the future, when aircraft fleet mixes and runway configurations are most likely to be different from the known conditions of today. To provide provincial and municipal authorities with long range guidance in land use planning, Transport Canada introduced the Noise Exposure Projection (NEP). The NEP is based on a projection (not a forecast) of aircraft movements for more than ten years into the future, and includes aircraft types and runway configurations that may materialize within this period: NEPs are approved (official) contours and Transport Canada will support them to the level of accuracy of the input data.

### Planning Contours

The third type of noise contour is the Planning Contour which is produced to investigate planning alternates and must be labelled as such. This may be released to the public by a regional TC Aviation office without Headquarters' (Ottawa) approval. Any agency may produce these contours as they do not have any official status.

The computer-produced contour lines in this report may be mechanically smoothed to remove irregularities that arise in the plotting process and to reflect natural and manmade boundaries such as zones, districts and water streams. This should be done particularly in areas of sharp corners or tips.

*Source: Aviation Land Use in the Vicinity of Airports (Transport Canada TP1247)*

# INTRODUCTION

## NOISE MODELLING SOFTWARE

### NEF-Calc

The NEF metric was developed by the Federal Aviation Administration (FAA) in the 1960s for the purpose of modelling noise exposure contours in the vicinity of airports. The contours are linked to community noise response predictions which are in turn associated with compatible land development guidelines. A software was developed to simplify calculations and progressively evolved from a DOS to Windows platform. The current version (NEF-Calc 2.0.6.1) has not been updated since 2011 and as a result many new generation aircraft are not included in the program's noise profile database.

This program is currently the only software which Transport Canada approves for producing noise exposure contours in Canada. The noise exposure contours contained in this report were created with NEF-Calc.

### *Recent Observations by Airbiz*

In the March 2019 report "Assessing the Impact of Aircraft Noise in the Vicinity of Major Canadian Airports" by the Standing Committee on Transport, Infrastructure and Communities, a recommendation was made for Transport Canada to "support efforts to modernize outdated noise metrics. These efforts should include the review of Canada's Noise Exposure Forecast model...".

### Other software

Canada is the only country that uses the NEF-Calc program. There are several other noise modelling software programs that exist and are used around the world, all of which have been generally developed to meet specific state requirements. For example, the FAA transitioned away from using INM in May 2015, and is actively maintaining its new software, AEDT.

AEDT is a software system that models aircraft performance in space and time to estimate fuel consumption, emissions, noise, and air quality consequences. AEDT most noticeably brings enhanced capabilities that extend beyond noise modelling outputs of INM.

There may be a possibility that the AEDT model could be adopted by Transport Canada as seen in countries such as Australia rather than maintain or upgrade NEF-Calc.

# NOISE EXPOSURE CONTOURS ASSUMPTIONS

## ASSUMPTIONS

# NOISE EXPOSURE CONTOURS

There are many ways to model the impact of aircraft noise around airports. A noise exposure contour is intended for the sole purpose of land use planning. It is a noise metric that accounts for cumulative operations (representing average operations over a year) and perception of noise (accounting for tone, frequency and time of day). A noise exposure contour is NOT intended to inform the public as to whether or not they will be impacted by aircraft noise, other metrics are more appropriate for this purpose.

Noise exposure contours are determined based on an average busy day of operations. The following key inputs are required:

- Runway usage
- Mix of aircraft
- Flight tracks
- Aircraft stage length
- Total daily movements (including day/night split)

The day (7am to 10pm) and night split (10pm to 7am) is an important component as nighttime operations are weighed as 16.7 times that of daytime operations to reflect the increased disturbance associated with operations during periods of sleep and reduced ambient noise levels.

This section provides an overview of these inputs and any relevant assumptions that have been made.

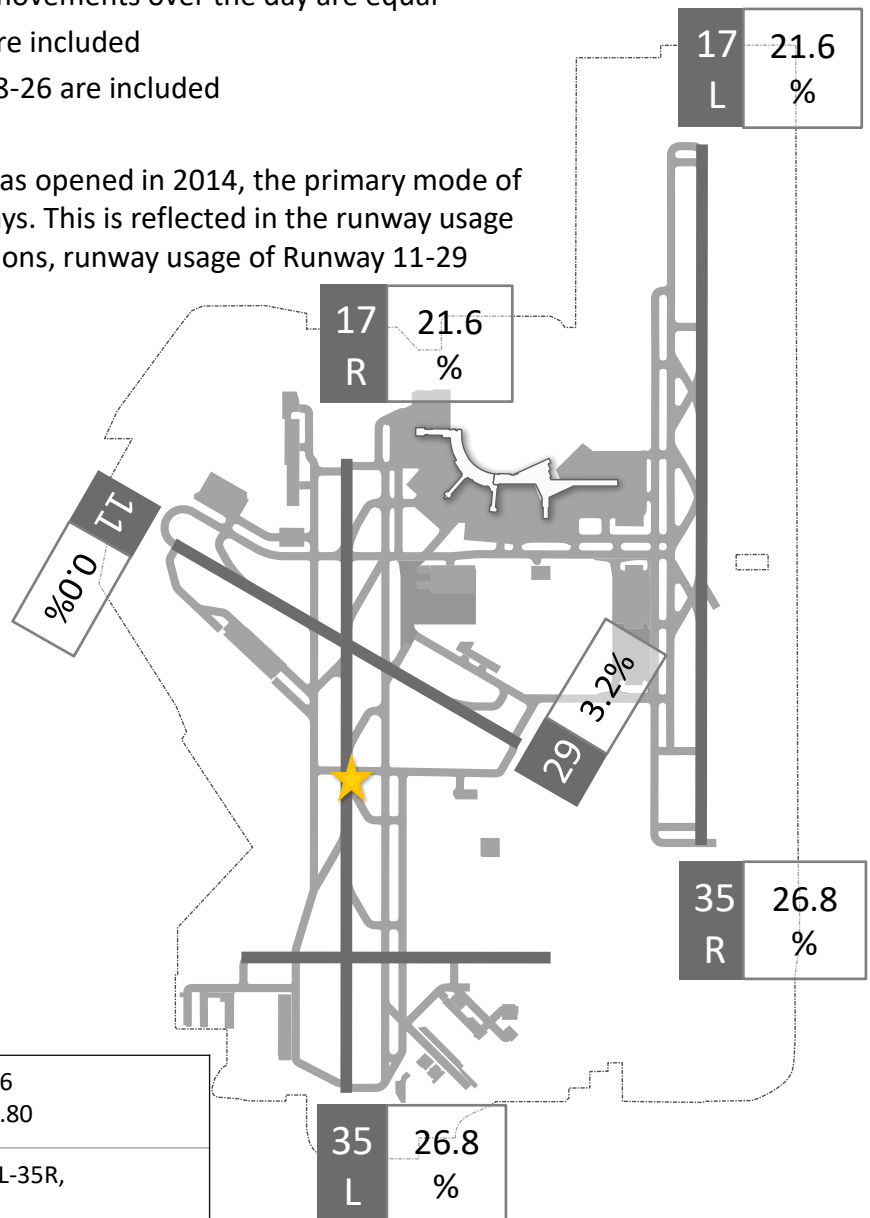
# ASSUMPTIONS


## RUNWAY USAGE

The runway system was developed using the existing layout in relation to the Aerodrome Reference Point (ARP). The graphic below illustrates the allocation of movements by runway end. Allocations were determined based on actual 2017 movement records with the following assumptions:

- Nominal usage of runways (below 1%) was ignored
- Total arrival and departure movements over the day are equal
- No helicopter movements are included
- No operations on Runway 08-26 are included

Note: Since Runway 17L-35R was opened in 2014, the primary mode of operations is for parallel runways. This is reflected in the runway usage chart. During crosswind conditions, runway usage of Runway 11-29 increases significantly.



<b>ARP</b> 	N 51 07.36 W 114 00.80
<b>Runways</b>	11-29, 17L-35R, 17R-35L
<b>Software</b>	PUD2020-0968 Attachment 2 ISC: UNRESTRICTED






## ASSUMPTIONS

# MIX OF AIRCRAFT

Each aircraft has a distinct noise profile which is dependent on its unique design features. Noise modelling software, therefore, has a database of aircraft noise profiles, which is used to customize the mix of aircraft to match an airport's operation.

The aircraft database in NEF-Calc is, however, limited in size and doesn't include all aircraft types. Therefore, broad aircraft type categories are used to represent multiple aircraft types with a similar noise profile. Transport Canada provides guidance on how to assign aircraft to these categories.

The Transport Canada NEF-Calc model also doesn't include new aircraft models (such as the Airbus A220 and the A320neo or the Boeing 737 Max series and the 787) so the most appropriate substitute must be selected from the aircraft in the database. These newer aircraft are typically quieter than older generation aircraft that they replace. Therefore, it can be expected that noise contours in NEF-Calc are a conservative representation of the actual mix of aircraft.

Description		Representative Aircraft
Widebody Jet		Airbus A310, A330, A340 Boeing 767, 747
Narrowbody Jet		Airbus A320, A220 Boeing 737 Embraer 170, 190
Turboprop + Light turboprop		Bombardier Dash 6, Dash 8 (Q series) Beechcraft 58, 1900
Regional Jet		Bombardier CRJ 700, 900 Embraer 145
General Aviation		Cessna 172, 441, 500, 525

# ASSUMPTIONS

## FLIGHT TRACKS

Noise modelling software requires the definition of arrival and departure flight tracks. However, NEF-Calc has limitations to the detail of flight tracks, these include:

- Straight-in approaches can only be modelled (i.e. flight tracks will be directly aligned with the orientation of the runway)
- Approaches can only have a fixed descent angle (typically 3 degrees)
- Departure tracks in Transport Canada's NEF-Calc can include one (1) turn either at a certain distance from the runway entry or at a certain altitude (dependent on aircraft performance)

The following table summarizes the flight track definition used for the purpose of preparing this report:

Operation	Runway	Description
Arrival	11	Straight approach @ 3° descent angle
	29	
	17L	
	35R	
	17R	
	35L	
Departures	11	Straight departure
	29	
	17L	10° LEFT turn at 400 ft above ground level from start of take-off, then straight*
	35R	10° RIGHT turn at 400 ft above ground level from start of take-off, then straight*
	17R	Straight departure
	35L	

\*Original NEF Contours currently contained in AVPA regulation did NOT include departure divergence.



## ASSUMPTIONS

# STAGE LENGTH AND CAPACITY

### Aircraft Stage Length

Aircraft carry the required amount of fuel needed to reach their destination. Therefore, the take-off weight and subsequent climb profile can vary depending on the destination. Noise modelling software is able to customize the aircraft departure stage length (or flight distance) to account for this variable climb performance. Stage lengths were determined for each aircraft type based on destinations defined in a forecast schedule produced by YYC.

### Hourly Capacity

The following hourly runway capacities were determined based on operational assumptions developed in consultation with NAV Canada. Assumptions included runway occupancy time (ROT) data, aircraft performance information (typical approach speeds) and aircraft separation standards.

Capacity has been broken down by three modes of operation:

1. RWY 17 – arrivals and departure on Runway 17L and 17R
2. RWY 35 – arrivals and departure on Runway 35L and 35R
3. RWY 29 – arrivals and departure on Runway 29

Three operational scenarios are provided to represent the dynamic nature of airport operations throughout a day:

1. Balanced operations – equal arrival and departure demand
2. Departure bias – increased departure demand
3. Arrival bias – increased arrival demand

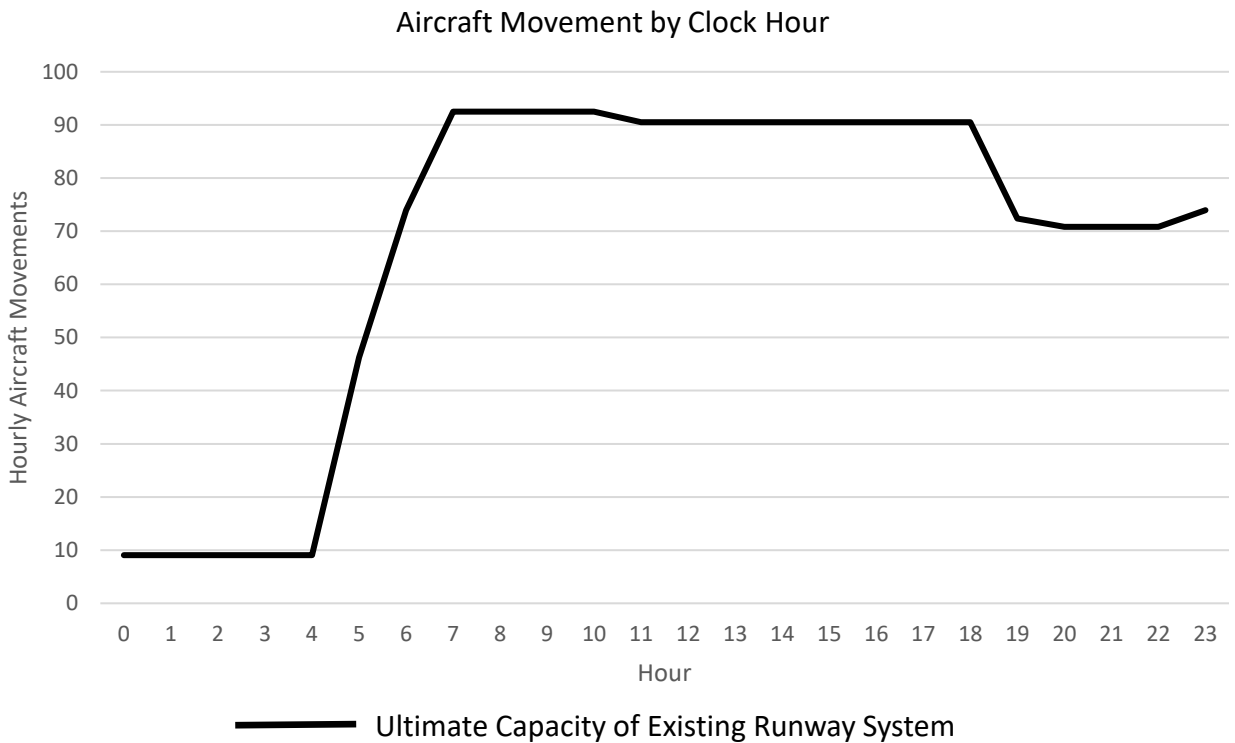
Operational Scenario	Mode of Operation		
	<i>RWY 17 (mvts/hr)</i>	<i>RWY 35 (mvts/hr)</i>	<i>RWY 29 (mvts/hr)</i>
<i>Balanced Operations</i>	92	92	46
<i>Departure Bias</i>	94	94	47
<i>Arrival Bias</i>	90	90	45

## ASSUMPTIONS

# TOTAL DAILY MOVEMENTS

A noise exposure contour is based on a busy day of operation. The total daily movements for noise exposure contours produced in this report were determined through a runway capacity assessment. Additional assumptions for the runway capacity analysis are provided in the Appendix. Note: this approach is aligned with noise exposure contours called NEP Contours or Planning Contours rather than NEF Contours (refer to page 5).

The following graph represents the demand profile by clock hour used to determine total daily movements:



# ASSUMPTIONS

## TOTAL DAILY MOVEMENTS

### Day vs. Night

In noise exposure contours, operations are weighted based on the time of operation. All movements including and between 7:00am and 9:59pm are considered daytime movements, while movements including and between 10:00pm and 6:59am are considered nighttime movements. Night movements are considered to have a greater impact than day movements and subsequently have a greater weighting in noise modelling calculations.

The following table illustrates the amount of day, night and total aircraft movements used for this modelling exercise.






	<b>Day</b> <b>7:00am – 9:59pm</b>	<b>Night</b> <b>10:00pm – 6:59am</b>	<b>Total</b>
<b>Aircraft Movements</b>	1308	310	1618

Note: Numbers rounded to nearest figure

## ASSUMPTIONS

# MIX OF AIRCRAFT AND FLIGHT TRACKS

The following table provides an overview of the mix of aircraft in terms of total movement and also a breakdown of day and night movements. The graphic demonstrates the flight tracks applied in the noise model.

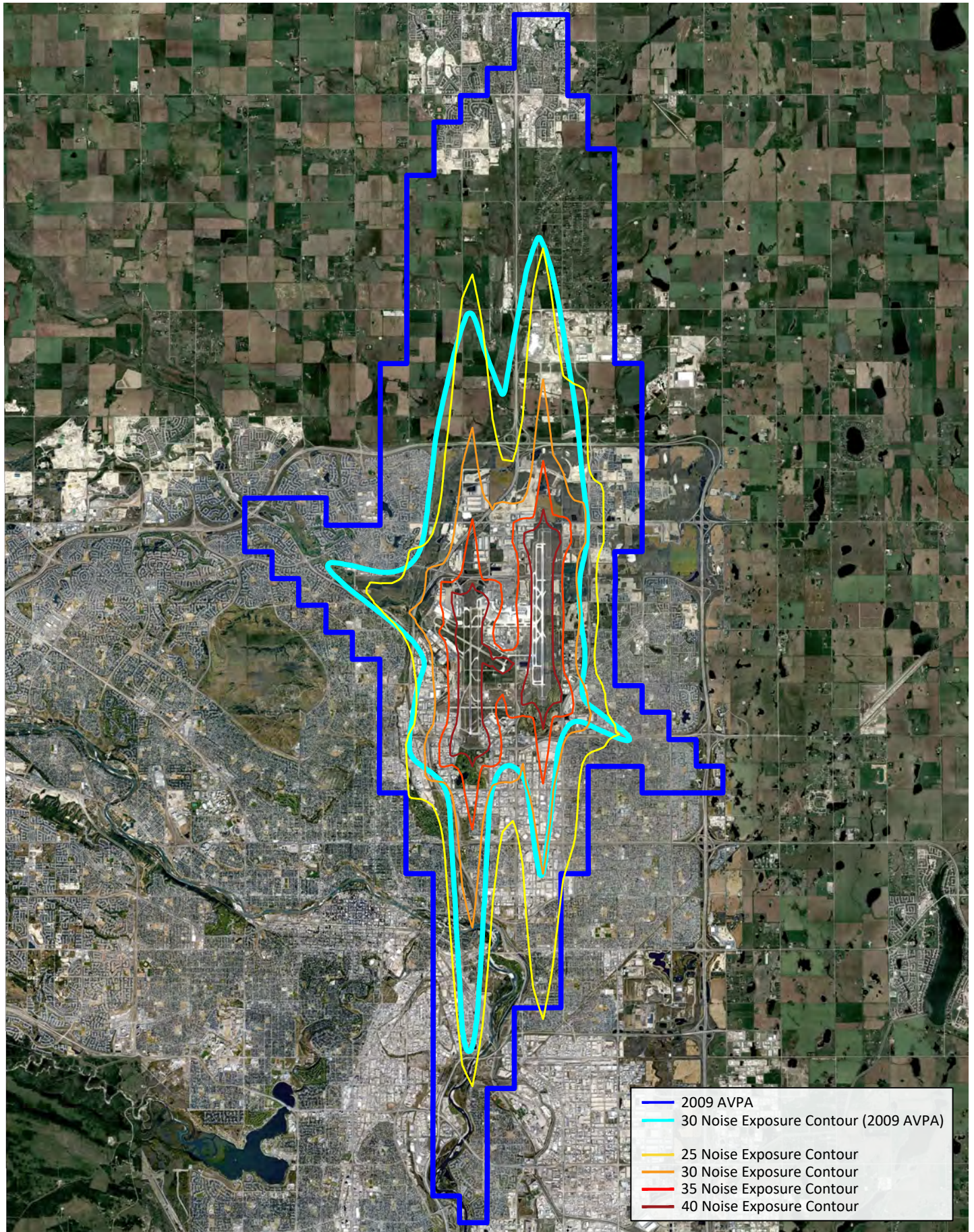
Description	Daily Mvts. Day/Night	
<b>Widebody</b>  	84.8	
	65.3	19.5
<b>Narrowbody</b>  	886.9	
	719.1	167.8
<b>Turboprop + Light turboprop</b>  	610.7	
	500.7	110.0
<b>Regional Jet</b>  	6.8	
	5.1	1.7
<b>General</b>  	29.0	
	23.9	5.1



# NOISE EXPOSURE CONTOURS PRELIMINARY CONTOURS

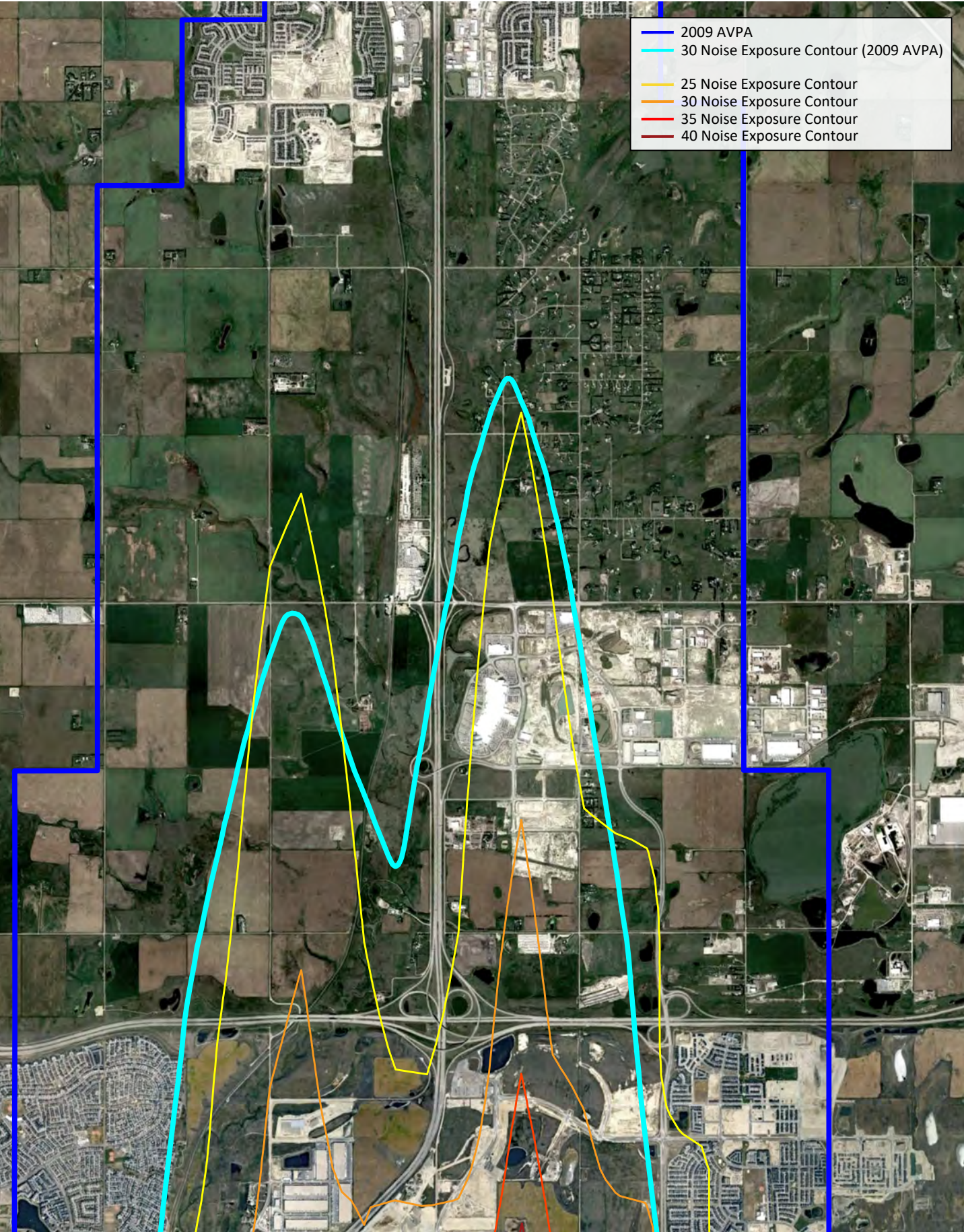


## YYC Noise Exposure Contours (NEF Calc)



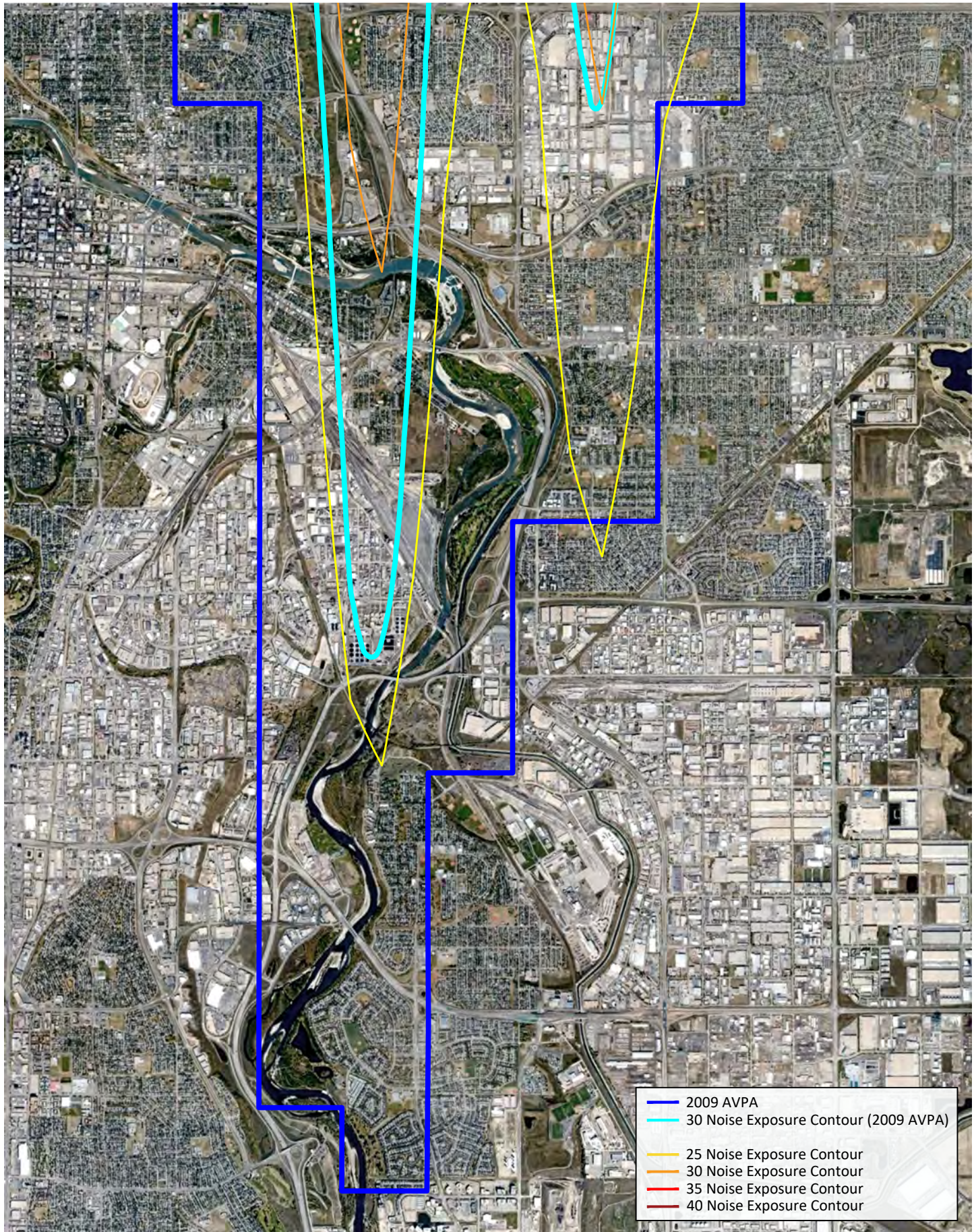


# YYC Noise Exposure Contours (NEF Calc) North



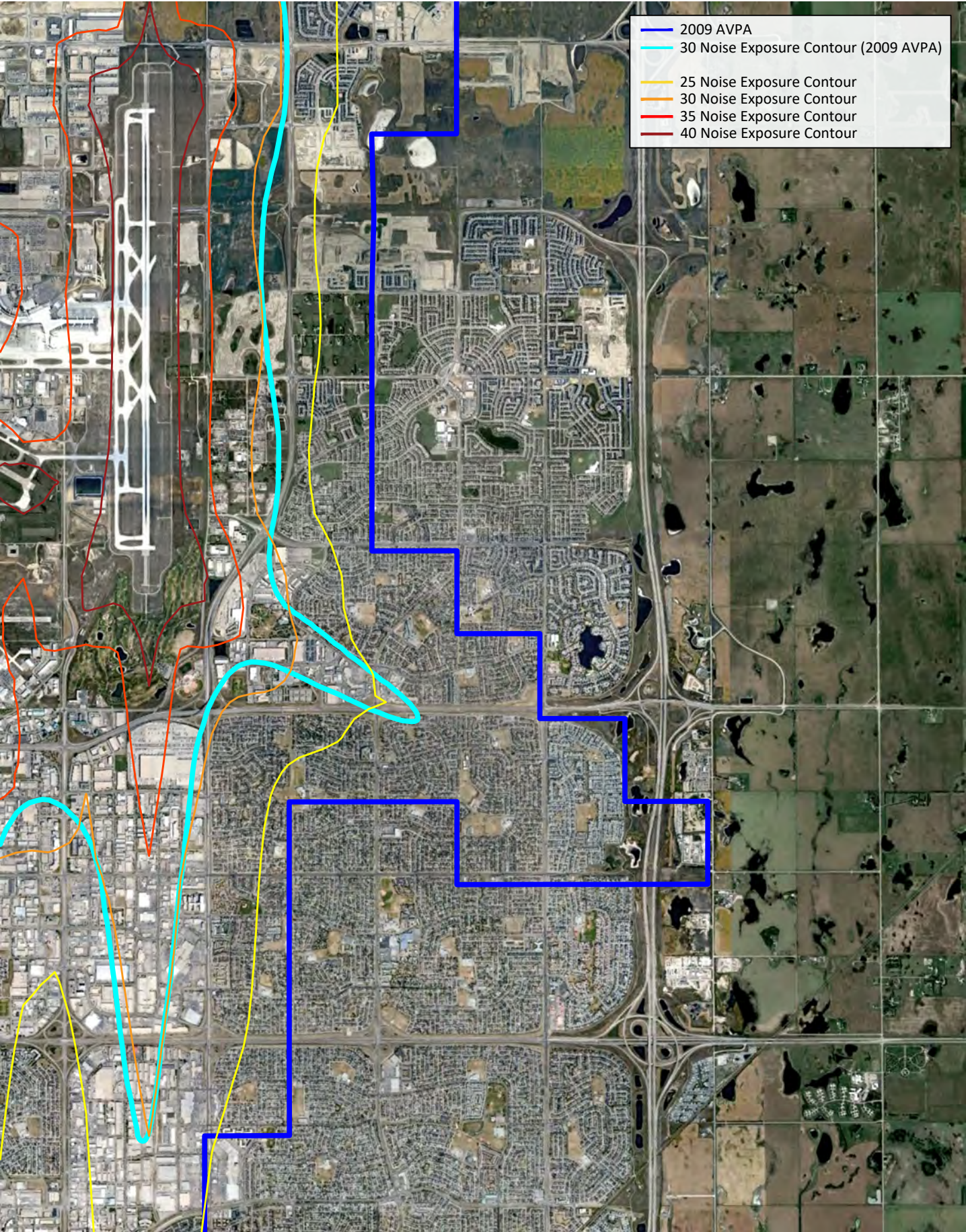


# YYC Noise Exposure Contours (NEF Calc) South



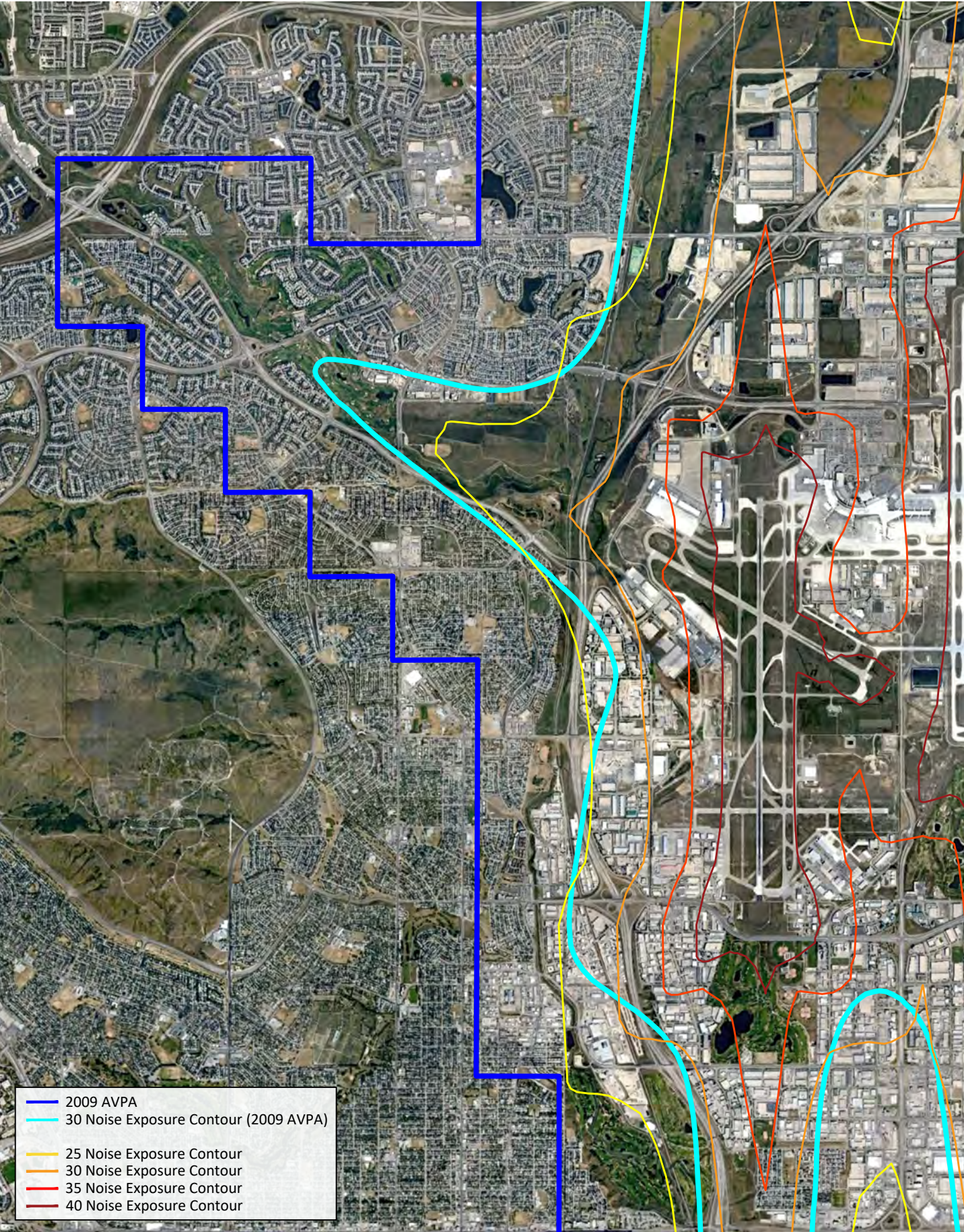


# YYC Noise Exposure Contours (NEF Calc) East





# YYC Noise Exposure Contours (NEF Calc) West





# NOISE EXPOSURE CONTOURS CLOSING COMMENTS

The noise contours generated as part of this report represent a long-term operational scenario that is based on an estimated capacity of the runway system and current operational realities of YYC since the opening of the parallel runway.

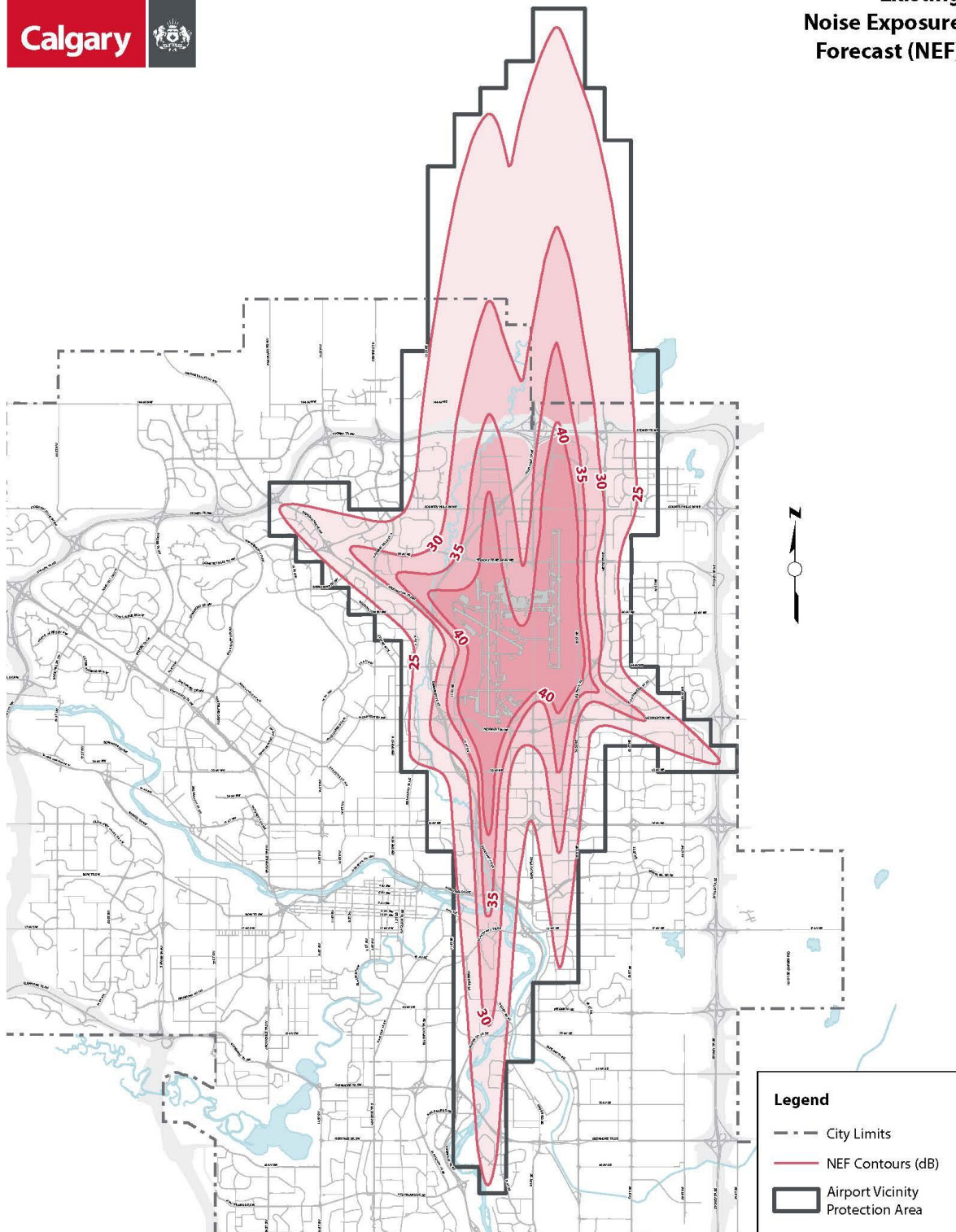
As such, the noise exposure contours contained in this report should be used **for information and discussion purposes only**.



## Proposed and Current NEF Contour and AVPA Boundary Maps

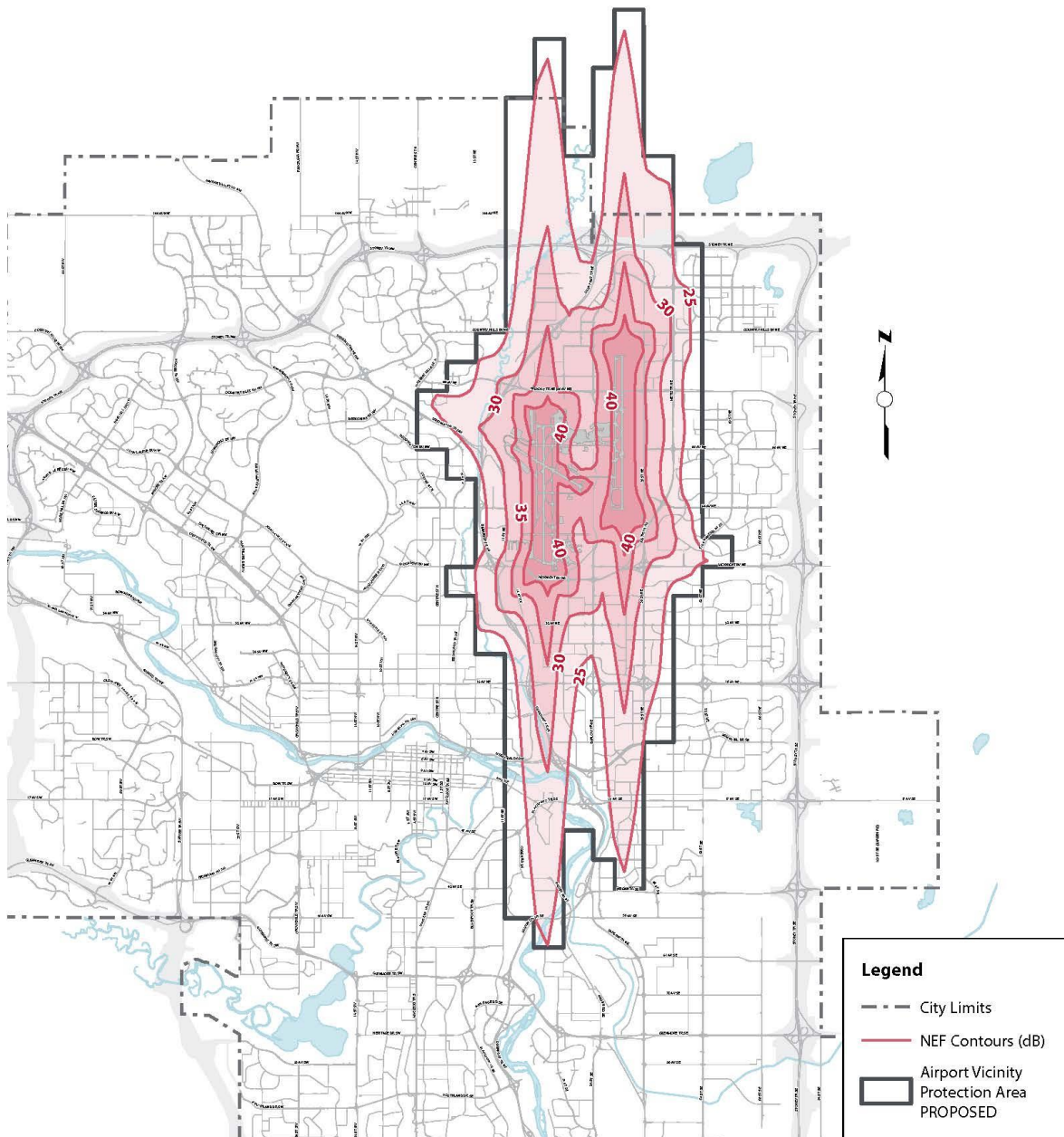


**Existing  
Noise Exposure  
Forecast (NEF)**





**Proposed  
Noise Exposure  
Forecast (NEF)**



## Effects of Proposed NEF Contour Changes

### Introduction

The Calgary International Airport Vicinity Protection Area Regulation (AVPA) identifies uses that are prohibited within certain parts of Calgary based on the Noise Exposure Forecast (NEF) contour areas included in the regulation. The NEF contour areas describe forecasted noise impacts from aircraft flying over communities as they arrive or depart the Calgary International Airport.

As the existing NEF contours impact development in Calgary via AVPA Regulation, proposed changes to the NEF contours will modify the impacts on development in Calgary. Overall, the proposed changes would reduce the number of parcels and the total land area that is impacted under the current NEF contours. The current NEF contours impact 33,201 parcels (approximately 10,656 hectares) with some degree of development restrictions. The proposed contours would impact 12,309 parcels (approximately 7,777 hectares), resulting in a 63 per cent reduction in the number of parcels, and a 27 per cent reduction in the total land area affected.

Highlights of the proposed NEF contour changes include:

- A total of 22,921 parcels (approximately 3,058 hectares) spanning 19 communities and five wards that are affected by the current NEF contours, would not be touched by the proposed NEF contours and would no longer be subject to restrictions of uses associated with the NEF contour areas.
- A total of 7,473 parcels (approximately 4,230 hectares) would be unaffected by the NEF changes.
- A total of 2,752 parcels (approximately 3,320 hectares) would move to a less-restrictive NEF contour area.
- A total of 2,084 parcels (approximately 227 hectares) would move to a more-restrictive NEF contour area. Of these 2,084 parcels, 2,029 (97 per cent) would move from currently unrestricted by any NEF contour to the NEF 25 contour, where the only restricted use is for campgrounds.
- A total of 55 parcels (approximately 49 hectares) already affected by current NEF contours would move to a more-restrictive NEF contour area (either moving from NEF 25 to NEF 30, or from NEF 30 to NEF 35). To address these parcels, it is proposed to only prohibit the uses within these parcels current NEF contour in order to not further restrict potential uses. This is reflected within the proposed AVPA Regulation (Attachment 5).

Figure 1 shows the number of parcels that will experience a change in their NEF contour area due to the proposed update. While 2,084 parcels have moved to a more restrictive contour, the vast majority of these (2,029) will move into the NEF 25, resulting only in a restriction from operating an outdoor campground.



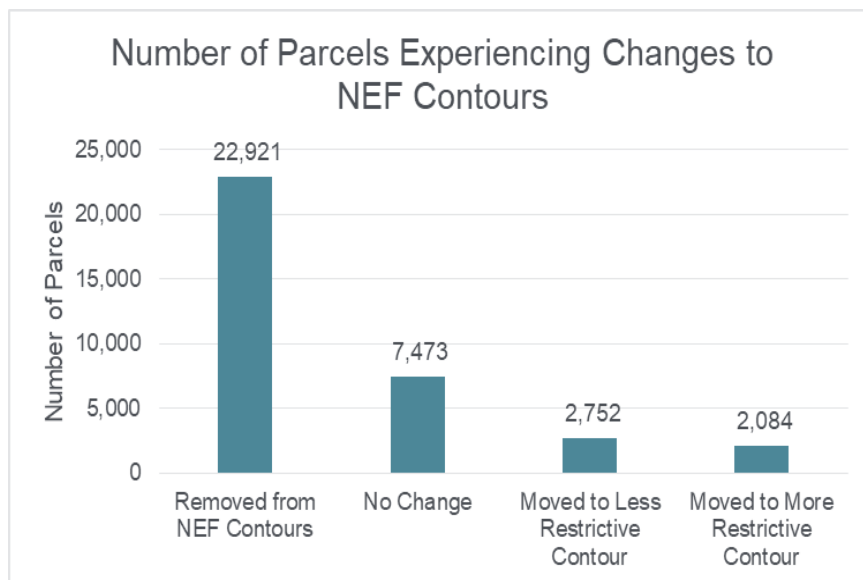


Figure 1: Summary of NEF Contour Changes, by Parcel

Figure 2 shows the same information expressed in hectares of land:

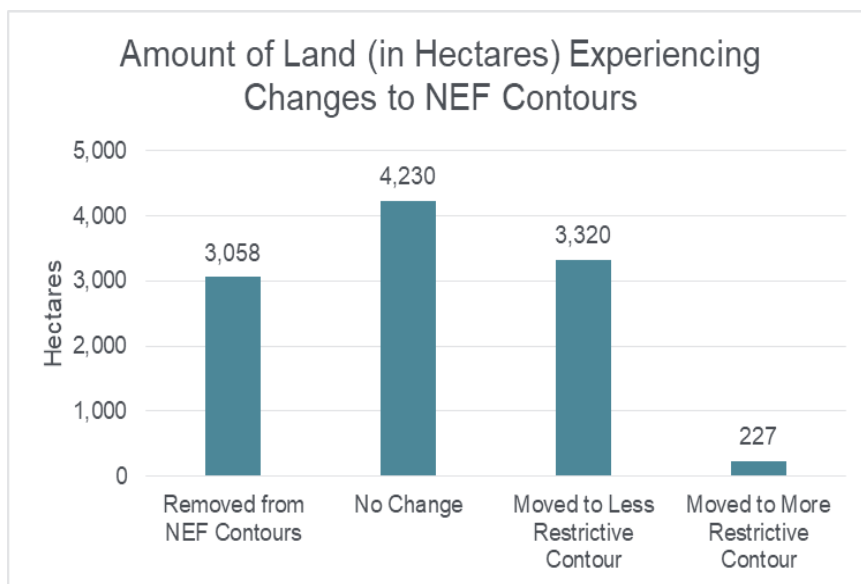


Figure 2: Summary of NEF Contour Changes, in Hectares

### Analysis: Shifting NEF Contours

The proposed changes to the NEF contours would result in a net total of 20,892 fewer parcels affected by any NEF contour. These results are shown by major land use categories Table 1 below.

Major Land Use Category	Removed from NEF contours	Added to NEF contours	Net Effect
Residential	20,934	1,975	18,959 fewer parcels
Direct Control	1,118	5	1,113 fewer parcels
Parks, Recreation and Public Education	401	25	376 fewer parcels
Industrial	263	3	260 fewer parcels
Commercial	74	10	64 fewer parcels
Future Urban Development	51	1	50 fewer parcels
Transportation and Utility Corridor	37	0	37 fewer parcels
Major Infrastructure	26	1	25 fewer parcels
Institutional	16	0	16 fewer parcels
Mixed Use	1	9	8 additional parcels
<b>TOTAL</b>	<b>22,921</b>	<b>2,029</b>	<b>20,892 fewer parcels</b>

Table 1: Summary of Parcel Removals and Additions based on Updated NEF Contours

### NEF Changes by Community and Major Land Use Category

While, in general, the proposed changes would significantly reduce the number of parcels affected by a NEF contour, there are some communities in which the proposed changes to the NEF contours would cause increased restrictions. Areas that see an increase were based on the findings of the consultant's report that considered such assumptions of the use of differing aircraft types and runway usage patterns. Table 2 below shows, by community, the number of parcels now impacted by a NEF contour that were not previously, as well as the number of parcels that would become affected by a more restrictive NEF contour.

Nearly the entirety (97 percent) of these use restrictions are occurring on parcels previously outside of a NEF contour that are being added to the 25 NEF contour. Campgrounds are the only prohibited use for parcels within the 25 NEF contour, resulting in minimal impact to these parcels.

A total of 55 parcels are moving to either the 30 or 35 NEF contour. In order to not adversely impact development on these parcels, it is being proposed to only prohibit uses that are currently prohibited on these parcels.

Overall, these proposed changes result in minimal impact to any parcel increasing in NEF contour.

Parcels Shifting into Higher NEF Contour, by Community				
COMMUNITY	25 NEF (Additions)	30 NEF	35 NEF	TOTAL
WHITEHORN	710	10	0	720
RUNDLE	502	0	0	502
DOVER	257	0	0	257
ALBERT PARK/RADISSON HEIGHTS	232	0	0	232
SOUTHVIEW	177	0	0	177
MARLBOROUGH	147	0	0	147
NORTH AIRWAYS	0	14	9	23
WESTWINDS	0	8	1	9
HORIZON	0	5	0	5
MCCALL	0	0	4	4
FRANKLIN	2	1	0	3
STONEY 3	0	0	3	3
MERIDIAN	1	0	0	1
GREENVIEW INDUSTRIAL PARK	1	0	0	1
<b>TOTAL</b>	<b>2,029</b>	<b>38</b>	<b>17</b>	<b>2,084</b>

Table 2: Parcels Shifting into Higher NEF Contour, by Community

Table 3 shows, by major land use category, the number of parcels currently unaffected by a NEF contour that would become affected, as well as the number of parcels that would become affected by a more restrictive NEF contour.

Parcels Shifting into Higher NEF Contour, by Major Land Use Category				
Major Land Use Category	25 NEF (Additions)	30 NEF	35 NEF	TOTAL
Residential - Low Density	1,850	10	0	1,860
Residential - Medium Density	125	0	0	125
Industrial	3	10	16	29
Parks, Recreation and Public Education	25	0	0	25
Commercial	10	6	0	16
Direct Control	5	8	0	13
Mixed Use	9	0	0	9
Major Infrastructure	1	4	1	6
Future Urban Development	1	0	0	1
<b>TOTAL</b>	<b>2,029</b>	<b>38</b>	<b>17</b>	<b>2,084</b>

Table 3: Parcels Shifting into Higher NEF Contour, by Major Land Use Category

# Proposed Amendments to the Calgary International Airport Vicinity Protection Area Regulation

(Consolidated up to ~~424/2019~~)

## ALBERTA REGULATION 177/2009

### Municipal Government Act

### CALGARY INTERNATIONAL AIRPORT VICINITY PROTECTION AREA REGULATION

#### *Table of Contents*

- 1 Definitions
- 2 Protection Area established
- 3 Subdivision approval and development permits  
relating to land in Protection Area
- 4 Continuation of validity of pre-existing approvals
- 5 Acoustical requirements
- 6 Duty of municipality
- 7 Amendment to Regulation
- 8 Repeal

#### Schedules

#### **Definitions**

**1** In this Regulation,

- (a) “airport lands” means lands owned by the Crown in right of Canada and managed and operated as an airport by the Airport Operator pursuant to the *Regional Airports Authorities Act*;
- (b) “Airport Operator” means The Calgary Airport Authority established as a corporation under the *Regional Airports Authorities Act*, or a successor to that corporation;
- (c) “development permit” means an authorization to develop land under one of the following:
  - (i) where the land is in The City of Calgary, The City of Calgary Land Use Bylaw No. 1P2007, as amended from time to time;
  - (ii) where land is in Rocky View County, Rocky View County Land Use Bylaw No. C-4841-97, as amended from time to time;

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Section 1

AR 177/2009

- (iii) where the land is in the City of Airdrie, the City of Airdrie Land Use Bylaw No. B-09/2005, as amended from time to time;
- (iv) where a building permit authorizes the construction or placing of a building on land in any of the municipalities referred to in subclauses (i) to (iii), or an addition to or replacement or repair of that improvement, a building permit;
- (d) “municipality” means any of the following:
  - (i) The City of Calgary;
  - (ii) Rocky View County;
  - (iii) the City of Airdrie;
- (e) “NEF Area” or “noise exposure forecast area” means the area of land that
  - (i) is enclosed by NEF contour 40, excluding the airport lands,
  - (ii) lies between NEF contours 35 and 40, excluding the airport lands,
  - (iii) lies between NEF contours 30 and 35, excluding the airport lands,
  - (iv) lies between NEF contours 25 and 30, or
  - (v) lies between NEF contour 25 and the boundary of the Protection Area as shown on the map in Schedule 2;
- (f) “NEF contour” or “noise exposure forecast contour” means a numbered line shown on the map in Schedule 2 that indicates a boundary of a NEF Area;
- (g) “noise exposure forecast” means a system comprised of a standardized format for forecasted aircraft movement inputs, a computer model and associated land use compatibility tables, which together have been approved by Transport Canada to provide an airport operator means to generate NEF contours that can be used by land use planning authorities to develop compatible land use decisions around an airport;
- (h) “prohibited use” means a use of land that is prohibited under Schedule 3;

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Section 2

AR 177/2009

- (i) “Protection Area” means the Calgary International Airport Vicinity Protection Area established under section 2.
- (j) “secondary suite” means a self-contained dwelling basement suite that is part of an existing building, meets the building code requirements of a secondary suite and has separate living, cooking, sleeping and bathroom facilities.

AR 177/2009 s1;71/2014;186/2017

**Protection Area established**

**2(1)** The lands described in Schedule 1 and shown on the map in Schedule 2 are hereby established as the Calgary International Airport Vicinity Protection Area.

**(2)** If any discrepancy exists between the description of the lands in Schedule 1 and the location of the lands on the map in Schedule 2, the description in Schedule 1 prevails.

**(3)** The Protection Area does not include the airport lands.

**Subdivision approval and development permits relating to land in Protection Area**

**3(1)** No subdivision or development of any kind may be undertaken on land in the Protection Area unless subdivision approval is given or a development permit is issued, as the case may be, by the municipality in which the land is located.

**(2)** A municipality that receives

- (a) an application for the subdivision of land in the Protection Area, or
- (b) an application for a development permit relating to land in the Protection Area

must, in addition to complying with Part 17 of the *Municipal Government Act*, comply with this Regulation.

**(3)** Subject to section 4, no subdivision approval may be given and no development permit may be issued by a municipality relating to land in the Protection Area if the proposed use of that land is a prohibited use, with the exception of a development permit for a secondary suite in an existing single family development.

**(4)** This section does not apply to a minor development of land in the Protection Area

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Section 4

AR 177/2009

- (a) that will not result in a change in the use of the land, or
- (b) that is exempt under any one of the authorities listed in section 1(c) from the requirement to obtain a development permit.

AR 177/2009 s3;186/2017

**Continuation of validity of pre-existing approvals**

**4(1)** If, before the coming into force of this Regulation, a municipality approved a subdivision or issued a development permit relating to land in the Protection Area and the use approved for the land or an improvement to the land immediately before the coming into force of this Regulation was a permitted or prohibited use, the approval of the subdivision or the development permit, as the case may be, continues to be valid after the coming into force of this Regulation.

**(2)** No extension, addition or enlargement may be made to an improvement that is prohibited under this Regulation except in accordance with subsection (3).

**(3)** An improvement used for a residence or school may be extended, added to or enlarged if the portion of the improvement so extended, added to or enlarged

- (a) is located in a NEF Area described in section 1(e)(i), (ii) or (iii),
- (b) complies with the acoustical requirements set out in the Alberta Building Code, and
- (c) is entirely located on a parcel of land that existed immediately before the coming into force of this Regulation.

**(4)** Where the use of an improvement continues to be valid after the coming into force of this Regulation under subsection (1) and the improvement is destroyed or demolished, the improvement may be replaced and may continue to be used for the prohibited use if the portion so replaced complies with the acoustical requirements set out in the Alberta Building Code.

**(5)** The replacement of a residential improvement under subsection (4)

- (a) is limited to the number of residential units destroyed or demolished, and

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Section 5

AR 177/2009

- (b) must be built on a lot in a subdivision plan registered under the *Land Titles Act* before the coming into force of this Regulation.

**Acoustical requirements**

**5(1)** All buildings constructed on land in the Protection Area after this Regulation comes into force must comply with the acoustical requirements set out in the Alberta Building Code that are in force at the time the development permit relating to the building is issued.

**(2)** For the purpose of establishing the acoustic insulation factor under the Alberta Building Code, the NEF contour for a building is

- (a) the highest numbered NEF contour for the NEF Area in which the building is located, or
- (b) if the building is located in 2 NEF Areas, the highest numbered NEF contour for the higher numbered NEF Area.

**Duty of municipality**

**6(1)** A municipality must refer to the Airport Operator any statutory plan or land use bylaw relating to land in the Protection Area, and any amendment of that plan or bylaw, before adopting the statutory plan or land use bylaw, or an amendment of either.

**(2)** A municipality must refer to the Airport Operator a copy of any application it receives for

- (a) a subdivision of land in a NEF Area described in section 1(e)(i), (ii) or (iii), or
- (b) a development permit relating to land in a NEF Area described in section 1(e)(i), (ii) or (iii)

where the use of the land will change as a result of the application being approved.

**Amendment to Regulation**

**7(1)** Where a municipality applies to the Minister for an amendment to this Regulation, the application must include a resolution of the council that the council supports the proposed amendment.

**(2)** An application under subsection (1) must not be considered by the Minister unless the Minister is satisfied that reasonable



CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Section 8

AR 177/2009

consultation in respect of the proposed amendment has taken place with any affected municipality and landowners, the Airport Operator and the general public.

AR 177/2009 s7;186/2017

**Repeal**

**8** The *Calgary International Airport Vicinity Protection Area Regulation* (AR 318/79) is repealed.

**9** Repealed AR 186/2017 s5.

**Schedule 1**

**Calgary International Airport Vicinity Protection Area**

The Calgary International Airport Vicinity Protection Area consists of the lands described in this Schedule, but does not include the airport lands.

~~In township 24, range 29, west of the 4th meridian:~~

~~Sections 9, 16 and 21;  
Northwest quarter of section 22;  
West half of section 27;  
Sections 28 and 33;  
Southwest quarter and north half of section 34;  
Southeast quarter and north half of section 35;  
Northwest quarter and south half of section 36.~~

~~In township 25, range 29, west of the 4th meridian:~~

~~Northwest quarter and south half of section 2;  
Sections 3, 4, 9 and 10;  
Sections 15, 16, 21 and 22;  
Northwest quarter of section 23;  
West half of section 26;  
Sections 27, 28, 33 and 34;  
West half of section 35.~~

~~In township 26, range 29, west of the 4th meridian:~~

~~West half of section 2;  
Sections 3 and 4;  
Sections 9, 10, 15 and 16;  
Sections 21, 22, 27 and 28;  
Section 33;  
West half of section 34.~~

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 1

AR 177/2009

In township 27, range 29, west of the 4th meridian:

~~Section 3;  
South half of section 10.~~

In township 23, range 1, west of the 5th meridian:

~~Northeast quarter of section 23;  
West half of section 24;  
West half of section 25;  
East half of section 26;  
East half of section 35;  
Southwest quarter and north half of section 36.~~

In township 24, range 1, west of the 5th meridian:

~~Section 1;  
East half of section 2;  
East half of section 11;  
Sections 12 and 13;  
East half of section 14;  
Southeast quarter and north half of section 23;  
Sections 24, 25 and 26;  
East half of section 34;  
Sections 35 and 36.~~

In township 25, range 1, west of the 5th meridian:

~~Sections 1 and 2;  
East half of section 3;  
Southeast quarter and north half of section 10;  
Sections 11, 12, 13, 14 and 15;  
Southeast quarter and north half of section 16;  
Southeast quarter and north half of section 20;  
Sections 21, 22, 23, 24, 25 and 26;  
East half of section 27;  
Southwest quarter of section 28;  
South half of section 29;  
East half of section 34;  
Sections 35 and 36.~~

In township 26, range 1, west of the 5th meridian:

~~Sections 1 and 2;  
East half of section 3;  
Sections 11, 12, 13 and 14;  
Sections 23, 24 and 25;  
Northeast quarter and south half of section 26;~~

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 1

AR 177/2009

~~Southeast quarter of section 35;  
Section 36.~~

~~In township 27, range 1, west of the 5th meridian:~~

~~Southeast quarter of section 1.~~

In township 24, range 29, west of the 4th meridian:

Northeast quarter of section 4;  
Sections 9, 16 and 21;  
West half of section 22;  
West half of section 27;  
Sections 28 and 33;  
Southwest quarter and north half of section 34;

In township 25, range 29, west of the 4th meridian:

Southwest quarter of section 2;  
Sections 3, 4, 9, 10, 15, 16, 21, 22, 27, 28 and 33;  
Southeast quarter and west half of section 34.

In township 26, range 29, west of the 4th meridian:

West half of section 3;  
Sections 4 and 9;  
Southwest quarter and east half of section 16;  
Southeast quarter of section 21.

In township 23, range 1, west of the 5th meridian:

Northwest quarter of section 36;

In township 24, range 1, west of the 5th meridian:

West half of section 1;  
East half of section 2;  
East half of section 11;  
Northeast quarter and west half of section 12;  
Section 13;  
East half of section 14;  
East half of section 23;  
Sections 24 and 25;  
Southeast quarter and north half of sections 26;  
Northeast quarter of section 34;  
Sections 35 and 36.

In township 25, range 1, west of the 5th meridian:

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 1

AR 177/2009

Sections 1 and 2;  
Northeast quarter of section 10;  
Sections 11, 12, 13, 14 and 15;  
Southeast quarter of section 22;  
Sections 23, 24 and 25;  
East half of section 26;  
East half of section 35;  
Section 36.

In township 26, range 1, west of the 5th meridian:

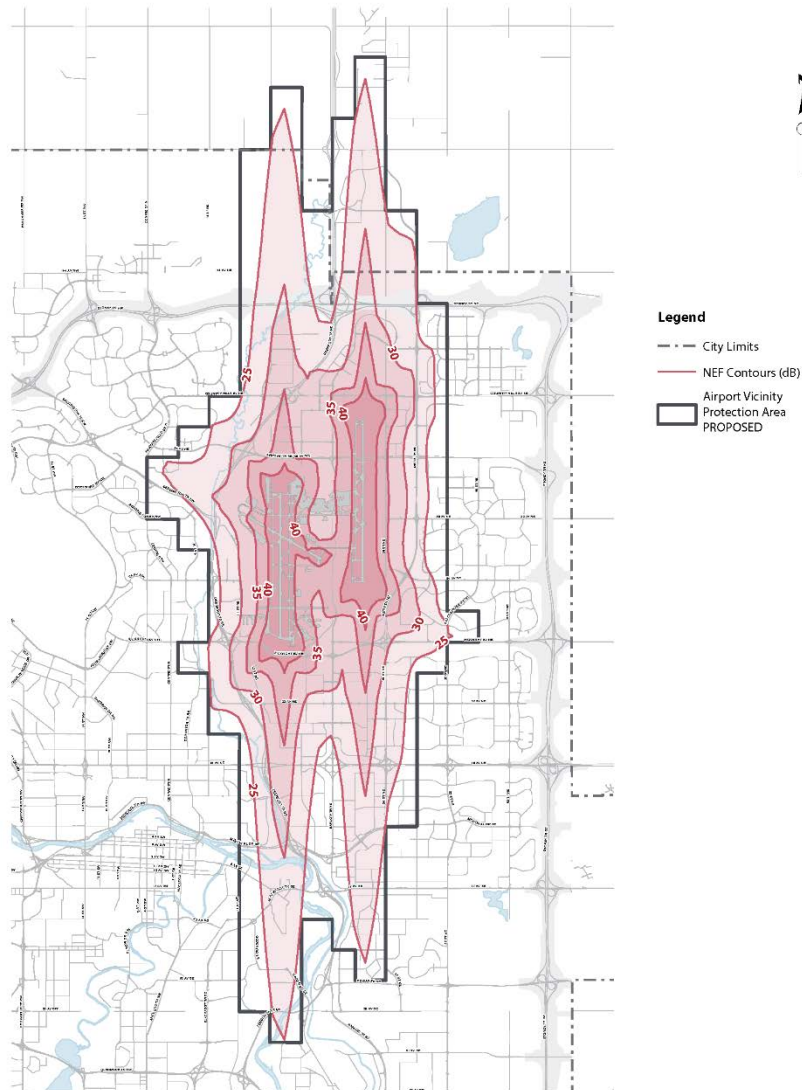
Section 1;  
East half of sections 2 and 11;  
West half of sections 12 and 13.

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 2

AR 177/2009

**Schedule 2**



AR 177/2009 Sched. 2;71/2014;186/2017

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

**Schedule 3**

**Land Use in Relation to Noise  
Exposure Forecast Areas**

**Definitions**

**1** In this Schedule,

- (a) “attached suite” means a self-contained dwelling unit that meets the building code requirements of a secondary suite, with its own living, cooking, sleeping and bathroom facilities, that is located in an existing dwelling, and includes a secondary suite;
- (a.1) “campground” means a facility where spaces are provided for temporary accommodation for recreational vehicles or tents;
- (b) “clinic” means a facility for the provision of physical services or mental health services, or both, to individuals on an outpatient basis;
- (c) “day care” means a facility for the provision of care and supervision of 7 or more children, under the age of 13 years, for periods not exceeding 24 consecutive hours, but does not include an on-site child care program that is provided by an employer or organization and is ancillary to the primary use of the site;
- (c.1) “dBA” means a measure of sound level in decibels using a reference sound pressure of 20 micropascals when measured on the A-weighting network of a sound level meter;
- (c.2) “detached suite” means a self-contained dwelling unit that meets the relevant building code requirements, with its own living, cooking, sleeping and bathroom facilities, that is
  - (i) part of or attached to an accessory building on the same parcel of land as an existing dwelling, or
  - (ii) located in a detached building on the same parcel of land as an existing dwelling;
- (d) “hall and auditorium” means a facility that is primarily used for social or cultural activities, but does not include a museum or conference centre;
- (e) “land” means land located in the Protection Area;

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

- (f) “medical care facility” means a facility that is used or intended to provide health services, medical treatment or nursing, rehabilitative or preventive care to individuals and that includes overnight stays;
- (g) “outdoor eating establishment” means a facility where food or beverages are served or offered for sale or consumption where all, or a majority, of the seating is not located within a fully enclosed building;
- (h) “outdoor exhibition and fairground” means a facility that provides for the display of commodities, where all or a majority of the activities are not located in a fully enclosed building, and includes, but is not limited to, such uses as agricultural fairs, amusement rides and outdoor rodeos;
- (i) “outdoor spectator entertainment/sports facility” means a place or structure that is primarily used or intended for outdoor spectator uses or events, but does not include a race facility for motorized vehicles;
- (j) “place of worship” means a place or building that is primarily used or intended as a place where people regularly assemble for religious worship and associated activities;
- (k) “PR”, where it appears in the table opposite a particular land use, means that the land use is prohibited in that NEF Area;
- (l) “residence” means a building that includes kitchen, sleeping and sanitary facilities and is used primarily as a home;
- (m) “school” means a place or building that is used or primarily intended for the education of students at a preschool, elementary, junior high or high school age;
- (n) “semi-detached dwelling” means a building that contains no more than 4 dwelling units located side by side and separated by a common wall extending from foundation to roof.

AR 177/2009 s1;124/2019

**Residential development a permitted use**

**2 Repealed AR** • ~~Despite any other provision of this Regulation, subdivision and development for residential use is permitted with~~

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

respect to the following land, subject to compliance with the  
acoustical requirements set out in the Alberta Building Code:

<u>Plan</u>	<u>Block</u>	<u>Lot</u>	<u>Municipal Address</u>
8211450	—1	2	2040—7 Avenue SE
4939-O	—OO		1805—14 Avenue SE
4939-O	—PP	except portion within railway	1809—14 Avenue SE
4939-O	—RR	except portion in Transfer 7829 AO	1815—14 Avenue SE
PLAN R.W.568		railway within Plan 4939-O	1806—15 Avenue SE
4939-O	—SS	north 50 feet except portion in Transfer 7829 AO	1810—15 Avenue SE
8311674	—1	2	2244—15A Street SE
8311674	—1	3	2230—16 Street SE
8311698		1 MR	1428—17 Street SE
9211174		1	1605—17 Street SE
8211712	—1	2	1726—17 Street SE
4939-O	—WW	portion of lots 1 to 4 inclusive except portion of lots 1 to 3 inclusive shown on Plan 7910523	1639—17A Street SE
493-GA	—1	portion north of roadway on Plan 5094 GV	1640—17A Street SE
4939-O	—VV	14 and 15 except railway on Plan R.W.568	1645—17A Street SE

**Residential subdivision and development  
a permitted use – Inglewood**

**2.1(1)** Repealed AR • This section applies to the following land  
within the NEF 30-35 Area:



CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
<b>Inglewood</b>		
0010072	N/A	All
0010834	N/A	All
0011768	N/A	All
0111249	N/A	UNIT 7-12, UNIT 14-37
0112151	N/A	UNIT 49-73, UNIT 78-79, UNIT 83-108
0212248	N/A	All
0212781	N/A	All
0213995	N/A	All
0310591	N/A	UNIT 3
0311079	N/A	All
0312977	1	3
0313144	N/A	All
0512507	14	46, 54
0612075	12	41-42
0810555	30	19
0810555	31	21
0810555	32	25
0810792	11	41-42
0913066	17	47
0913223	26	37-38
1196FW	13	9
1196FW	14	1-3
1311495	1	11-13
1338O	L, M	All
1593O	R	All
1894AC	13	24-30
1894AC	14	23-28, 32-40
1894AC	17	1-40
1894AC	18	1-17, 24-40
3224O	A	1-3, 6-7, 10-11, 14-15, 18-19, 22-23, 26-27
3224O	B	1-36
3577P	11	4-32
3577P	12	25-40

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3 AR 177/2009

3577P	5	1-18, 26-41
4646N	D, E	All
5247N	H, I	All
5596L	A, B	All
0210148	N/A	All
0210829	N/A	All
0211220	17	46
4939O	WW	5-20
5236R	6	13-24
5632O	N/A	E, H, K, L
6700AN	19	1-11
6700AN	30, 31, 32	All
6700AN	37	21, 22
7235AG	21, 23, 25, 26	All
7235AG	22	1-22
7235AG	24	1-5, 21-40
7235AG	27	31-40
734EQ	G	All
8211712	1	1
8670AH	N/A	All
9111517	17	39, 40
9210096	N/A	1
9311097	12	1
9311878	N/A	1-96, 101, 102, 113-143
9610289	N/A	1, 2
9610837	N/A	All
A3	14	43, 46-51
A3	17	32-36

~~(2) Despite any other provision of this Regulation, the following types of subdivision and development for residential use are permitted with respect to the land described in subsection (1), subject to compliance with any applicable statutory plan and land use bylaw and the acoustical requirements set out in the Alberta Building Code:~~

~~(a) the subdivision of a single parcel into 2 parcels, with no further subdivision permitted;~~

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

- ~~(b) the subdivision of a corner lot parcel into 4 or fewer parcels, with no further subdivision permitted;~~
  - ~~(c) the development of a single detached dwelling;~~
  - ~~(d) the development of semi detached dwellings~~
  - ~~(i) with no more than 4 dwelling units on a corner lot parcel, or~~
  - ~~(ii) with no more than 2 dwelling units on a parcel that is not a corner lot parcel;~~
  - ~~(e) subject to subsection (3), the development of an attached suite;~~
  - ~~(f) subject to subsection (3), the development of a detached suite.~~
- ~~(3) The development of both an attached suite and a detached suite is not permitted~~
- ~~(a) on the same parcel,~~
  - ~~(b) in respect of the same single detached dwelling, or~~
  - ~~(c) in respect of the same dwelling unit of a semi detached dwelling referred to in subsection (2)(d)(ii).~~

**Residential subdivision and development a permitted use –  
Mayland Heights and Vista Heights**

**2.2(1)** This section applies to the following land within the NEF 30-35 Area:

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
<b>Mayland Heights</b>		
0111254	N/A	All
0912457	N/A	All
0915637	N/A	All
1830JK	26	4
2107JK	24	1-4, 26-34
2259HL	42	1-12, 15-23
2259HL	43	1-3, 6-10
3030AM	9	48-53
3030AM	16	1-3

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3	AR 177/2009	
<del>3118JK</del>	<del>20</del>	<del>16-19</del>
<del>3118JK</del>	<del>21</del>	<del>1-4</del>
<del>3118JK</del>	<del>22</del>	<del>1-12, 14-22</del>
<del>3118JK</del>	<del>23</del>	<del>1-23</del>
<del>3857JK</del>	<del>26</del>	<del>1-2, 6</del>
<del>3857JK</del>	<del>27</del>	<del>1-7</del>
<del>4430AC</del>	<del>1</del>	<del>2-3, 6-7, 10-11, 14</del>
<del>4430AC</del>	<del>3</del>	<del>1-19</del>
<del>4430AC</del>	<del>4</del>	<del>1-20</del>
<del>4430AC</del>	<del>7</del>	<del>1, 4-5, 8-9, 12-13, 16-17, 20</del>
<del>4430AC</del>	<del>8</del>	<del>1-20</del>
<del>4430AC</del>	<del>9</del>	<del>2-3, 6-7, 10-11, 14-15, 18-19</del>
<del>4430AC</del>	<del>10</del>	<del>1-14</del>
<del>4430AC</del>	<del>11</del>	<del>1-13</del>
<del>4430AC</del>	<del>12</del>	<del>1-20</del>
<del>4430AC</del>	<del>13</del>	<del>1-20</del>
<del>4430AC</del>	<del>14</del>	<del>2-3, 6-7, 10-11, 14-15, 18-19</del>
<del>4430AC</del>	<del>19</del>	<del>13, 16-17, 20-21, 24</del>
<del>4430AC</del>	<del>20</del>	<del>1, 4-5, 8-9</del>
<del>5709JK</del>	<del>15</del>	<del>B</del>
<del>6083JK</del>	<del>21</del>	<del>5</del>
<del>6852HL</del>	<del>12</del>	<del>21-22</del>
<del>6852HL</del>	<del>19</del>	<del>25</del>
<del>7510964</del>	<del>N/A</del>	<del>All</del>
<del>7711554</del>	<del>N/A</del>	<del>All</del>
<del>8431HJ</del>	<del>4</del>	<del>21-22</del>
<del>8431HJ</del>	<del>41</del>	<del>1-22</del>
<del>9011834</del>	<del>3</del>	<del>23</del>
<del>9913437</del>	<del>N/A</del>	<del>All</del>
<b>Vista Heights</b>		
<del>0713348</del>	<del>4</del>	<del>98-99</del>
<del>1065JK</del>	<del>3</del>	<del>5-15</del>
<del>1065JK</del>	<del>4</del>	<del>61-83, 91-97</del>
<del>150JK</del>	<del>12</del>	<del>2</del>
<del>8310180</del>	<del>13</del>	<del>1-24</del>

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3 AR 177/2009

8911259	N/A	All
9111925	N/A	All

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
<b>Mayland Heights</b>		
350JK	31	16, 18
3030AM	9	50, 51
3030AM	16	3
3857JK	27	3, 4, 7
4430AC	11	3, 10, 11
4430AC	12	2, 3, 10, 15, 19
4430AC	13	1, 2, 5, 6, 9, 10, 12, 15, 19
4430AC	14	3, 6, 10, 15, 18
4430AC	15	16, 20
4430AC	19	3, 4, 9, 10, 15-18, 23, 24
4430AC	20	1, 2, 5-8
4430AC	21	1, 2, 4, 7, 8, 12
4430AC	22	3, 4, 7, 9, 10, 12, 15, 17, 22, 24
4430AC	27	1, 3, 5, 6, 9
4430AC	29	3, 4, 7, 9, 10, 15-17, 20, 22
4430AC	30	1, 5, 6, 9, 11, 12
4430AC	31	1, 5, 9, 13
4430AC	32	4, 9, 12, 13, 16, 17, 20
4430AC	33	1, 12, 16, 20
4430AC	34	5, 12, 17
5709JK	15	B
6852HL	A, B, C	
6852HL	29	27, 28
6852HL	34	21
6852HL	45	1-5, 8, 9, 11, 13, 16
6852HL	46	1, 2, 4, 6, 7
6852HL	47	2, 3, 6, 9
8431HJ	41	2, 4, 7, 15, 16

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3		AR 177/2009
0412801	21	14
0511056	29	30
0712237	29	25
0915030	26	20, 21, 24, 25, 27
1011337	34	22
1013591	21	18, 19
1014791	1	1
1014791	1	1
9811800	45	17, 18
9911922	45	17
<b>Vista Heights</b>		
0410448	A	3
0713348	4	98, 99
1065JK	3	2-17
1065JK	4	30-33, 35, 37, 39, 41, 42, 44, 46-57, 59-68, 70, 72, 74, 77-86, 88- 93, 95
1065JK	5	2, 5-10, 12-15, 18-20, 23, 24
1065JK	7	2, 5-19
1065JK	12	2
2931T	2	15, 17, 19, 23, 25, 27, 31, 32, 37, 39-41, 44, 53, 55
4347JK	11	2, 4, 6, 8, 11, 14, 16-21, 36, 39, 42, 45, 48, 51, 53, 54, 56, A
4347JK	13	5, 8, 11
4347JK	14	1, 4, 7-9, 12, 15, 17-19
8177JK	2	

(2) Despite any other provision of this Regulation, the following types of subdivision and development for residential use are permitted with respect to the land described in subsection (1), subject to compliance with any applicable statutory plan and land use bylaw and the acoustical requirements set out in the Alberta Building Code:

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

- (a) the subdivision of a single parcel into 2 parcels, with no further subdivision permitted;
  - (b) the subdivision of a corner lot parcel into 4 or fewer parcels, with no further subdivision permitted;
  - (c) the development of a single detached dwelling;
  - (d) the development of semi-detached dwellings
    - (i) with no more than 4 dwelling units on a corner lot parcel, or
    - (ii) with no more than 2 dwelling units on a parcel that is not a corner lot parcel;
  - (e) subject to subsections (3) and (4), the development of an attached suite;
  - (f) subject to subsections (3) and (4), the development of a detached suite.
- (3)** The development of both an attached suite and a detached suite is not permitted
- (a) on the same parcel,
  - (b) in respect of the same single detached dwelling, or
  - (c) in respect of the same dwelling unit of a semi-detached dwelling referred to in subsection (2)(d)(ii).
- (4)** The development of either an attached suite or a detached suite is not permitted on a parcel resulting from the subdivision of a corner lot parcel under subsection (2)(b) where there is a semi-detached dwelling with 3 or more dwelling units.

**2.3(1)** This section applies to the following land within the NEF 30-35 Area:

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
0410759	5	2
CONDOMINIUM PLAN 0611343	N/A	UNIT 1, UNIT 3 - UNIT 7, UNIT 9 - UNIT 11, UNIT 13, UNIT 14, UNIT 16, UNIT 17, UNIT 19 - UNIT 30

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

CONDOMINIUM PLAN 0611843	N/A	UNIT 1 - UNIT 3
CONDOMINIUM PLAN 0812921	N/A	UNIT 8 – UNIT 11, UNIT 14 - UNIT 18
DESCRIPTIVE PLAN 1111286	10	5
7410187	5	6, 7
7410187	6	5, 7, 9
7410187	9	1, 2, 3
7410187	10	
CONDOMINIUM PLAN 7810395	N/A	UNIT 1 – UNIT 6, UNIT 8, UNIT 10
7810796	5	7
8210278	29	44, 46 - 53
9612335	4	5PUL

(2) Despite any other provision of this Regulation, in addition to the uses permitted in the NEF 30-35 Area in this Regulation the following uses are also permitted with respect to the land described in subsection (1), subject to compliance with any applicable statutory plan and land use bylaw and the acoustical requirements set out in the Alberta Building Code:

- (a) residences;
- (b) schools; and
- (c) medical care facilities.

**2.4(1)** This section applies to the following land within the NEF 35-40 Area:

<u>Plan</u>	<u>Block</u>	<u>Lot</u>
154LK	2	4
5060AK	58	
0110618	N/A	11
0210486	1	13
CONDOMINIUM PLAN 0414236	N/A	UNIT 1 - UNIT 3, UNIT 5, UNIT 8 – UNIT 12



CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

0514233	2	7
731502	4	7
1510259	2	5
1811550	6	8
7410187	4	2, 13, 14

(2) Despite any other provision of this Regulation, in addition to the uses permitted in the NEF 35-40 Area in this Regulation the following uses are also permitted with respect to the land described in subsection (1), subject to compliance with any applicable statutory plan and land use bylaw and the acoustical requirements set out in the Alberta Building Code:

- (a) day cares;
- (b) halls and auditoriums;
- (c) places of worship;
- (d) outdoor exhibitions and fairgrounds; and

**(e) outdoor spectator entertainment/ sports facilities. Public building and open air museum a permitted use**

**3 Repealed AR** ~~● Despite any other provision of this Regulation, development for a public building and open air museum use is permitted within the NEF 35-40 Area on the following lands (subject to compliance with the exterior acoustic insulation requirements of the Alberta Building Code):~~

<del>(a)</del>			
<del>Plan</del>	<del>Block</del>	<del>Lot</del>	<del>Municipal Address</del>
<del>7911183</del>	<del>—3</del>	<del>—4</del>	<del>419—15A Street NE</del>
<del>7911183</del>	<del>—3</del>	<del>—5</del>	<del>331—15A Street NE</del>
<del>7911183</del>	<del>—3</del>	<del>—6</del>	<del>315—15A Street NE</del>
<del>7911183</del>	<del>—3</del>	<del>—7</del>	<del>239—15A Street NE</del>
<del>7911183</del>	<del>—3</del>	<del>—8</del>	<del>221—15A Street NE</del>
<del>7911183</del>	<del>—3</del>	<del>—9</del>	<del>111—15A Street NE</del>
<del>(b)</del>			
<del>Plan</del>	<del>Block</del>	<del>Lot</del>	<del>Municipal Address</del>
<del>7911183</del>	<del>—4</del>	<del>—1</del>	<del>240—15A Street NE</del>
<del>7911183</del>	<del>—4</del>	<del>—2</del>	<del>224—15A Street NE</del>
<del>7911183</del>	<del>—4</del>	<del>—3</del>	<del>112—15A Street NE</del>

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

- ~~(c) the portion of road Right of Way Plan 0812860 (15A Street NE) commencing at the south boundary, northerly to the northern boundary of Lot 4, Block 3, Plan 7911183.~~

**Cultural hall a permitted use**

**3.1** Despite any other provision of this Regulation, development for a cultural hall is permitted within the NEF 35-40 and NEF 40+ Areas on Lot 6, Block 2, Plan 7911468 (subject to compliance with the exterior acoustic insulation requirements of the Alberta Building Code).

**School and place of worship a permitted use**

**3.2(1)** Despite any other provision of this Regulation, development for a school and place of worship is permitted within the NEF 35-40 and NEF 40+ Areas on Lot 2, Block 7, Plan 0511592, subject to compliance with the following requirements in respect of the building in which the school and place of worship are located:

- (a) the design criteria for the building must be approved by a professional engineer specializing in acoustics to ensure that exterior noise in any occupied room in the building during the operating hours of the school and place of worship does not exceed
  - (i) a maximum sound level of 50 dBA, and
  - (ii) a maximum hourly equivalent continuous sound level of 35 dBA;
- (b) after construction of the building is complete but before the building is occupied, a professional engineer specializing in acoustics must confirm that the building meets the sound level requirements referred to in clause (a);
- (c) after the building is occupied, the owner of the building must ensure the building is monitored at least once in each quarter of a calendar year by a professional engineer specializing in acoustics to confirm that the building continues to meet the sound level requirements referred to in clause (a);
- (d) the owner of the building must submit to the City of Calgary in each quarter of a calendar year a report containing the monitoring data for that quarter obtained under clause (c);

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

- (e) if the building fails to meet the sound level requirements referred to in clause (a), the City of Calgary must by written order require the owner of the building to remedy the failure.

(2) An order under subsection (1)(e) may

- (a) direct the owner of the building to stop doing something, or to change the way in which the owner is doing it,
- (b) direct the owner of the building to take any action or measure necessary to remedy the failure to meet the sound level requirements in subsection (1)(a), and if necessary, prevent a reoccurrence of that failure,
- (c) state a time within which the owner of the building must comply with the directions, and
- (d) state that if the owner of the building does not comply with the directions within a specified time, the City of Calgary will take the action or measure at the expense of the owner.

(3) An order under subsection (1)(e) is considered to be an order under section 545 of the Act.

**Prohibited uses**

**4(1)** A land use shown in Column 1 of the following table is prohibited on land that is located in a NEF Area shown in Column 2, 3, 4 or 5 of the table if the expression “PR” appears in that column opposite that land use.

**TABLE**

<b>Column 1</b>	<b>Col. 2</b>	<b>Col. 3</b>	<b>Col. 4</b>	<b>Col. 5</b>
	<b>NEF</b>	<b>NEF</b>	<b>NEF</b>	<b>NEF</b>
<b>Land Uses</b>	<b>40+</b>	<b>35-40</b>	<b>30-35</b>	<b>25-30</b>
	<b>Area</b>	<b>Area</b>	<b>Area</b>	<b>Area</b>
Residences	PR	PR	PR	-
Schools	PR	PR	PR	-
Day cares	PR	PR	-	-
Clinics	PR	-	-	-
Medical care facilities	PR	PR	PR	-
Halls and auditoriums	PR	PR	-	-
Places of worship	PR	PR	-	-
Outdoor eating establishments	PR	-	-	-

CALGARY INTERNATIONAL AIRPORT VICINITY  
PROTECTION AREA REGULATION

Schedule 3

AR 177/2009

Column 1	Col. 2 NEF 40+ Area	Col. 3 NEF 35-40 Area	Col. 4 NEF 30-35 Area	Col. 5 NEF 25-30 Area
<b>Land Uses</b>				
Outdoor exhibition and fairgrounds	PR	PR	-	-
Outdoor spectator entertainment/sports facilities	PR	PR	-	-
Campgrounds	PR	PR	PR	PR

(2) A land use that is not shown in Column 1 of the table but is similar to a land use shown in Column 1 of the table, in the opinion of the affected subdivision authority or development authority, is prohibited in accordance with subsection (1).

(3) In the table,

- (a) “NEF 40+ Area” means the NEF Area described in section 1(e)(i) of this Regulation;
- (b) “NEF 35-40 Area” means the NEF Area described in section 1(e)(ii) of this Regulation;
- (c) “NEF 30-35 Area” means the NEF Area described in section 1(e)(iii) of this Regulation;
- (d) “NEF 25-30 Area” means the NEF Area described in section 1(e)(iv) of this Regulation.

**Use of land where parcel located in 2 NEF Areas****5(1) Where**

- (a) a noise exposure forecast contour divides a parcel of land that is greater than 0.2 hectares into 2 areas, and
- (b) in one area a proposed use is a prohibited use and in the other area the proposed use is not a prohibited use,

the proposed use of the parcel may be carried out only in the area in which the proposed use is not a prohibited use.

(2) Where a parcel of land that is equal to or less than 0.2 hectares is located in more than one NEF Area, the noise exposure forecast contour that runs through the parcel must be adjusted to follow the next appropriate natural or man-made boundary that is farther away from the airport lands.

AR 177/2009 Sched. 3;192/2010;177/2018;124/2019



## Calgary Airport Authority Letter of Support

August 24, 2020

Planning & Development  
Combined Meeting of Council  
2020 September 02

**Re: Amendment to the Calgary International Airport Vicinity Protection Area (AVPA) Regulation**

Since December 2018, representatives of The Calgary Airport Authority (the "Airport Authority") have participated in collaborative discussions with the City of Calgary in respect of the Calgary AVPA Regulation.

The Calgary AVPA Regulation and associated NEF contours were created in 1979. In an effort to support Calgary's ongoing development (and redevelopment) while continuing to recognize the importance of the YYC Calgary International Airport in Calgary's position as Canada's premier inland port, the City of Calgary and the Airport Authority worked collaboratively to pursue options to modernize the Calgary AVPA Regulation and review the NEF contours that had not been updated since 1979.

A known and well-established consultant, AirBiz, produced a report (the "Airbiz report") that updates the NEF contours to reflect changes from 1979 in the air transportation industry as well as traffic volumes and flight tracks at the YYC Calgary International Airport. The key inputs that were updated from 1979 to 2020 information, that were considered in the development of the updated NEF contours, are:

- Runway usage
- Mix/type of aircraft
- Flight tracks
- Aircraft stage length
- Total daily movements
- Mix of day/night volume

The Airport Authority supports the submission to the Government of Alberta, Municipal Affairs, of a request to amend and therefore modernize the Calgary AVPA Regulation by adopting the NEF contours as outlined in the Airbiz report. The Airport Authority continues to see the Calgary AVPA Regulation as an important regulation that manages development in the City of Calgary in the vicinity of the YYC Calgary International Airport.

Yours truly,

**THE CALGARY AIRPORT AUTHORITY**



Carmelle Hunka  
Vice President, People, Risk & General Counsel





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name  
Amber

\* Last name  
Sweaza

Email  
amber@connectcalgary.ca

Phone  
4038032259

\* Subject  
Airport Vicinity Amendment

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am speaking on behalf of Connect Church, a congregation that is currently looking for a permanent space to call home. We are requesting for the "Airport Vicinity Protection Area" to be amended and updated with current technology and current air traffic in mind. As we look for a permanent location we are restricted by not only zoning but also the airport vicinity protection area. The most available zoning for houses of worship would be I-G zoning and most of those buildings sit inside the airport vicinity protection area currently. As you review and consider amending this area please keep houses of worship in mind as many churches have been left homeless due to covid closures and shut downs. Connect Church continues to grow and needs a permanent place to call home. As a congregation we would never rally against airport noise to complain and change routes, but we do have an issue with houses of worship being restricted so much that it is nearly impossible to find a building to settle in. It forces churches to be portable renters forever, and those options are becoming fewer and fewer. Thank you for. your consideration.

ISC:

1/1

Unrestricted

Aug 8, 2020

3:57:24 PM





Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

#### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Bella

\* Last name Amberiadis

Email amberiadis@shaw.ca

Phone

\* Subject AVPA amendments

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live in Southview and the noise from planes is terrible! If these changes will reduce the noise then I'm all for it. If the amendments are going to allow for more noise, then I'm highly opposed. It makes our backyard a very unpleasant place to be when the planes fly so low and make such a racket. I can't even hear the person standing beside me, that's how loud it gets.



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name LARRY

\* Last name SHAW

Email

Phone

\* Subject Proposed Changes to the Calgary International Airport Vicinity Protection Area (AVPA) Regulation

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My company, Western Automotive Management Ltd., is the owner of the property located at 2421 - 39th Avenue NE in Calgary. I am responding to the letter from the City of Calgary outlining proposed changes to the AVPA in which new NEF contour mapping would see this property increase from NEF 25 to NEF 30. This potential change would increase the restrictions on permissible uses for the property and probably decrease its value. Therefore, I oppose these changes and strongly support the intention of the City of Calgary to request that the properties which would see an increase from NEF 25 to NEF 30 remain fixed at the original NEF 25.

Larry Shaw  
Western Automotive Management Ltd.



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Jeanne

\* Last name Temple

Email jedatemple@hotmail.com

Phone 403 277 4621

\* Subject Unacceptable huge increase in Air traffic over Mayland Heights!!

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In spite of much lower aircrafts flying due to Covid- the number of planes skimming our roof tops has increased dramatically . At all hours of the day or NIGHT they are buzzing our yards , rattling our windows and dishes!!! Very concerning and scary when at 1:00 AM we think that all of a sudden we are an extension of a runway.As long time Mayland Heights residents and now Seniors as well this is not only affecting our life-style , but health and property values. This trial has better be short lived or everyone will be seeking huge compensation for damages!!!



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Randi

\* Last name Motz

Email krausZR0@telus.net

Phone

\* Subject Proposed changes to Airport Vicinity Protection Area will affect Whitehorn

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I understand the planes are loud and am ok with it right now. I live in Whitehorn and when they take off to the south on the new runway many times they angle to the left immediately flying over residential instead of flying straight and over industrial. This noise level will increase immensely.

ISC:

1/1

Unrestricted

Aug 31, 2020

6:33:38 PM



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name David

\* Last name Barrett

Email vp.external@renfrewyyc.ca

Phone

\* Subject AVPA - updated NEF - Renfrew Community Association Feedback

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,

Please find feedback from the Renfrew Community Association, regarding the AVPA regulation update. This is intended for the PUD committee meeting on September 2.

In summary, we believe some of the information in the report to not be reflective of actual traffic patterns. However, the impact of adjusting the NEF will have minimal impact on the community.

Regards,  
David Barrett  
on behalf of the Renfrew Community Association



Renfrew Community Association  
811 Radford Road NE  
Calgary AB T2E 0R7

*31 August 2020*

Calgary City Council

**Re: AVPA regulation review – NEF contour mapping updates**

Hello committee members,

As requested on August 5, 2020, we are providing feedback on the proposed NEF contour mapping update and the corresponding review of the AVPA regulation.

Overall, we have no major issue with the concept of updating the Noise Exposure Contours under the Airport Vicinity Protection Area. We do however note that the NEF-Calc software used for producing the noise exposure contours was created in 1960s and has many limitations with respect to data processed. We would be more comfortable with the results were the NEF-Calc updated appropriately prior to use. Also, the runway usage statistics presented in the discussion paper, as they relate to runways 17R and 17L are not reflective of actual aircraft movements. In 2017, runway 17R had 62% of the departures between the two runways and 17L had 38%. This has increased in 2019 to 72% on 17R and 28% on 17L. As you can see Renfrew has a great deal more departing air traffic than neighborhoods along 17L. One should not assume that because we have two parallel runways that they are being used equally. Statistics used should reflect actual traffic patterns over our neighborhoods.

We do not expect these updates to have a significant impact on our community, but appreciate the opportunity to provide feedback

Sincerely,  
**David Barrett**  
VP-External

*On behalf of*

Renfrew Community Association



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Danielle

\* Last name Wenarchuk

Email DWenarchuk@hopewell.com

Phone 403-476-1830

\* Subject Airport Vicinity Protection Area (AVPA) Noise Exposure Forecast

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
For submittal to the Standing Policy Committee on Planning & Urban Development Regarding the Calgary international Airport Vicinity Protection Area (AVPA) Noise Exposure Forecast, and proposed changes to the NEF ratings impacting the property located at 4242-21 Street NE, Calgary.

ISC:

1/1

Unrestricted

Sep 1, 2020

9:58:49 AM

September 1, 2020

Shawneen Muscoby  
Calgary Growth Strategies,  
Planning & Development  
City of Calgary  
P.O. Box 2100, Stn. M  
Calgary, Alberta, T2P 2M5

Re: Submittal to Standing Policy Committee on Planning & Urban Development  
Calgary International Airport Vicinity Protection Area (AVPA) Noise Exposure Forecast  
For the property located at 4242-21 Street NE, Calgary

To Whom it May Concern,

Regarding the City of Calgary letter dated August 21, 2020, outlining proposed changes to the Calgary International Airport Vicinity Protection Area (AVPA) Regulation, Hopewell Real Estate Services as authorized agent and Property Managers for this property, hereby formally submits our objection, on behalf of the property Owner, to the proposed change to increase the Noise Exposure Forecast (NEF).

We object to the increase from NEW 30 to NEF 35, on the grounds that the NEF 35 contour will limit the permissible uses on the property and remove a number of uses from what is presently allowed.

We hereby support the City of Calgary in their request to the Province that the property located at 4242 – 21 Street NE in Calgary should remain fixed at the original NEF 30 contour.

Regards,



Danielle Wenarchuk

On Behalf of Hopewell Real Estate Services LP  
As Authorized Agents and Property Managers for  
1535992 Alberta Ltd.





## **Requested Supplemental information to PUD2020-0968**

---

3rd party review of the Airport Vicinity Protection Area (AVPA)  
Boundary will be shared at a later date.



**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0904**

**Off-site Levy and Centre City Levy 2019 Annual Report**

---

**EXECUTIVE SUMMARY**

Annual reporting on the off-site levy (OSL) and centre city levy (CCL) provides clear and transparent information to stakeholders and ensures on-going accountability and oversight of the funds to deliver necessary infrastructure to enable growth and development in Calgary. Off-site levies and the off-site levy bylaw are governed by the Municipal Government Act (MGA) and City Charter, which require the publication of annual reports that provide details on the off-site levies' opening balances, funds collected, funds spent and the closing balances. In 2019, an internal audit was conducted to determine if the off-site levy's annual reporting process is effective and ensures complete, accurate, valid and transparent reporting on the collection and use of the OSL in timely and efficient manner that meets legislative requirements. Improvements to the annual report will be introduced in 2021 once the audit recommendations are implemented and in consultation with stakeholders. Administration is continuing work to improve the governance and oversight of the levy program, and annual reporting is an important component. The purpose of this report is to provide the annual updates on the off-site levy and centre city levy programs. To further improve transparency and accountability, Administration is for the first time reporting on both the off-site levy and the centre city levy to Committee and Council under one report.

**ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee (SPC) on Planning and Urban Development (PUD) receive this report for the Corporate Record and forward to the 2020 September 14 Combined Meeting of Council.

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2020 SEPTEMBER 02:**

That Council receive this report for the Corporate Record.

**PREVIOUS COUNCIL DIRECTION / POLICY**

Off-site Levy

At the [2019 October 21 Combined Meeting of Council](#), with respect to PFC2019-1123, Council directed the following be adopted:

That council give three readings to the amending Charter Bylaw 2H2019.

Centre City Levy

At the [2019 November 18 Combined Meeting of Council](#), Council received the Centre City Levy 2018 Annual Report (PUD2019-1205) for the Corporate Record.

To see a full list of previous Council direction for the off-site and centre city bylaws please see Attachment 1.

**BACKGROUND**

The MGA authorizes municipalities to charge, through a bylaw, off-site levies that can be imposed at the time of subdivision or development permit approval. The bylaw allows the cost of infrastructure for growth to be shared between The City and developers, providing for financial

Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02

ISC: UNRESTRICTED  
PUD2020-0904

**Off-site Levy and Centre City Levy 2019 Annual Report**

---

certainty and reduced risk to The City and the development industry. The MGA also requires the publication of annual reports that provide full and open disclosure of all off-site levy payments received and used, with details on the type of infrastructure and costs within each benefiting area.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The [off-site levy bylaw \(2M2016\)](#) and centre city levy bylaw (28M2009) funds paid by the development industry represent a significant funding stream to build growth infrastructure. The levies collected are used to pay for all or part of the eligible capital costs of new or expanded infrastructure and facilities, required land and any interest charges to finance the capital costs.

**2019 Off-site Levy Updates**

In 2019, a total of \$123.0 million (off-site levy collection of \$122.5 million and Established Area Density Incentive of \$0.5 million) was collected and \$176.8 million was spent on infrastructure projects through the off-site levy program. A Density Incentive Program was included in the off-site levy bylaw 2M2016 to help incentivize redevelopment by providing a capped levy amount when development reaches a density at or above 285 equivalent persons per hectare in the Established Area.

As of 2019 December 31, the off-site levy fund balance across all service lines was \$330.6 million. A large portion of off-site levy balance was allocated to ongoing and future infrastructure projects in the 2019-2022 budget cycle. The off-site levy annual report (Attachment 2) includes details on: Off-site levies collected and spent, hectares of land under development agreements per year, levy expenditures by service line, off-site levy financial summaries for each department that collects levy funds and appendices with project specific details.

The following table shows a summary of the 2019 off-site levy balance:

<b>Opening Balance, Off-site Levies on 2019 January 01</b>	<b>\$375,078,817</b>
Total Off-site Levies Collected	122,591,251
Established Area Density Incentive Program Transfer	480,684
Investment Income Received	9,233,253
Off-site Levies Spent	(176,755,404)
<b>Closing Balance, Off-site Levies on December 31, 2019</b>	<b>\$330,628,601</b>

**2019 Off-site Levy Funded Key Activities by Department**

Transportation delivered the following priority growth projects in 2019:

- SW & W Ring Road Connections (\$9.3 million spent in 2019)
- Airport Trail NE Phase 2 (\$6.6 million spent in 2019)
- Future Land (various Bus Rapid Transit, Banff Trail) (\$5.8 million spent in 2019)
- 212 Ave/Deerfoot Trail Ramps/Interchange (\$4.6 million spent in 2019)
- Development Infrastructure (\$1.9 million spent in 2019)
- Trans Canada Highway/Bowfort Rd Interchange (\$1.8 million spent in 2019)
- Stoney Trail Improvements (\$1.4 million spent in 2019)

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0904**

**Off-site Levy and Centre City Levy 2019 Annual Report**

- Crowchild Trail Improvements (\$1.0 million spent in 2019)

For more details on Transportation capital projects, see Attachment 2, Schedule A. For more details on Transit bus projects see Attachment 2, Schedule D.

**Water Resources delivered the following priority growth projects in 2019:**

- Northridge Feedermain (\$28 million spent in 2019): Through development, the area of Keystone Hills continues to grow and there is a need to deliver water to homes and businesses in the area. The project used micro-tunnelling (connecting pipes underground rather than digging large trenches) to reduce traffic impacts when crossing Stoney Trail.
- Bonnybrook Plant D Expansion (\$124 million spent in 2019): The City is investing over \$1 billion to upgrade and expand the Bonnybrook Wastewater Treatment Plant to protect the environment, increase energy efficiency, and accommodate our city's future growth to the mid-2030s.

For more details on Water Resources capital projects, see Attachment 2, Schedule B.

**Community Services delivered the following priority growth projects in 2019:**

- East Macleod Fire Station (\$2.2 million spent in 2019): Purchase of land for the future permanent East Macleod Fire Station
- Varsity Multi-Service Station (\$0.8 million spent in 2019): \$0.8 million in levy funds were utilized for the Fire Station component of this multi-use project.
- Calgary Police Customer Service Centre (\$3.5 million spent in 2019): \$3.5 million was spent on the new Arrest Processing Centre by Spy Hill Correctional Facility.

For more details on Community Services capital projects, see Attachment 2, Schedule C, and E.

**2019 Centre City Levy Updates**

The centre city levy program collects levies for infrastructure that reflects requirements generally placed on a specific development. The rates are calculated on a linear basis using the length of the parcel's frontage. In 2019, a total of \$2.1 million was collected through the centre city levy program, and \$2.6 million was spent on infrastructure projects in the Centre City Plan Area. As of 2019 December 31, the centre city levy fund balance across all service lines was \$7.4 million. This balance will continue to be utilized for ongoing and future infrastructure projects in the Centre City Plan Area. The centre city levy annual report (Attachment 3) includes: Current centre city levy rates by infrastructure category, total centre city levies collected and spent, summary of centre city levies by department and business units, and appendices with project specific details.

The following table shows a summary of the 2019 centre city levy balance:

<b>Opening Balance, Centre City Levies on January 1, 2019</b>	<b>\$7,799,087</b>
Total Centre City Levies Collected	2,080,914
Investment Income Received	174,839
Centre City Levies Spent	(2,611,979)
<b>Closing Balance, Centre City Levies on December 31, 2019</b>	<b>\$7,442,861</b>

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0904**

**Off-site Levy and Centre City Levy 2019 Annual Report**

---

Centre city levy funds are used to support growth and complement several city initiatives and policies.

In 2019, centre city levy funds were used to support the following infrastructure programs:

- Partial funding to purchase buses and community shuttles;
- 13 Avenue S water main upgrades;
- Public realm improvements on 17 Avenue S.W.;
- 8 Street S.W. master plan design and construction of pedestrian underpass enhancements;
- Improvements to 4 Street S.W. (underpass, prominent crosswalks, additional bike rack, increased street parking and new trees);
- Public realm improvements in West Eau Claire Park and in Beltline Park.

For more details on center city levy capital projects, see Attachment 3, Schedule A, B and C.

**Off-site Levy Bylaw Review, Audit implementation and Off-site Levy Payment Relief Program**

There is a significant focus on off-site levies in the 2020 Calgary Growth Strategies workplan and a cross-corporate commitment to continue to improve the off-site levy bylaw. This year (2020), Administration initiated a review of the off-site levy and centre city levy programs with the focus to fully implement the recommendations from the Off-Site Levy Annual Reporting Audit (AC2019-1241) in next year's annual report. Administration also recently developed and implemented the off-site levy payment relief program in response to the COVID-19 pandemic (C2020-0775). It is expected that the off-site levy bylaw review will be brought to Council through the Priorities and Finance Committee in 2021 Q1.

**Stakeholder Engagement, Research and Communication**

The attached annual reports were prepared with the assistance of Finance, Transportation, Water Resources and Community Services. Drafts of Attachments 2 and 3 were provided to and reviewed by industry members from BILD and NAIOP as part of the Off-site Levy Bylaw Review Governance Committee (see letters of support in Attachment 6). The Off-Site Levy and Centre City Levy annual reports will be posted on [Calgary.ca/offsitelevy](https://calgary.ca/offsitelevy).

Through the internal Audit that was presented to the Audit Committee on 2019 October, it was determined that the reporting process for the Off-site Levy Bylaw (also applicable to the Centre City Levy Bylaw) could be more effective and efficient. City and Industry are committing significant time and resources to address the Audit findings and are committed to ongoing improvements in line with the recommendations.

**Strategic Alignment**

The levy funds facilitate development and enable city growth and competitiveness by aligning funds with required infrastructure projects to support subdivision and development. The off-site levy aligns with: The Municipal Development Plan, Centre City Plan (including the Downtown Strategy), Calgary Transportation Plan (including the Regional Transportation Plans), Water Infrastructure Investment Plan, Community Services Plan, Next Generation Planning Program, Infrastructure Calgary Plan, and city-wide growth strategy work (New Community, Established Areas, and Industrial Strategies).

## **Off-site Levy and Centre City Levy 2019 Annual Report**

---

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

The off-site levy and centre city levy funds support long-term economic growth of Calgary through infrastructure investment and job creation. At the same time, the program leverages private investment in redevelopment, while supporting intensification and population growth in Calgary. The program also supports the attraction and resiliency of Calgary by responding to the needs of a diversifying and growing workforce and population; and, facilitates access to services such as recreational and library amenities that enhance quality of life for Calgarians. Part of levy funded infrastructure includes active mobility options, transit options to support Calgary's climate strategy promoting health and wellness of citizens.

### **Financial Capacity**

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

There are no current or future operating budget impacts as a result of the recommendation.

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

There are no current or future capital budget impacts as a result of the recommendation. Off-site levy and centre city levy program balances are allocated to capital investments in this budget cycle and beyond.

### **Risk Assessment**

This report provides information on program details from the previous year (2019) therefore, there are no specific risks associated with receiving this report for the Corporate Record.

The recent economic downturn caused by the COVID-19 pandemic and world oil and gas markets has had significant impacts on the local economy, and the development industry. Slower development is expected for the next couple of years and will result in lower annual collections. For the committed capital projects, funding from other sources or capital deferrals may be required to closely match timing of investment and development activity. Administration will continue to monitor these trends and identify service and funding requirements through the annual service plan and budget process. For further details on Risk Assessment, see Attachment 5.

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

This report provides annual updates of the levies collected and spent through the Off-site Levy and Centre City Levy programs in 2019. Annual reporting is aligned with the MGA and demonstrates on-going accountability and transparency of fund management.

### **ATTACHMENT(S)**

1. Attachment 1 – Previous Council Direction - PUD 2020-0904
2. Attachment 2 – Off-site Levy 2019 Annual Report - PUD 2020-0904
3. Attachment 3 – Centre City Levy 2019 Annual Report - PUD 2020-0904
4. Attachment 4 – Centre City Plan Area - PUD 2020-0904
5. Attachment 5 – Risk Assessment - PUD 2020-0904
6. Attachment 6 – Letters of Support - PUD 2020-0904





## **Previous Council Direction / Policy**

### **Off-site Levy**

On 2019 October 21, through report [PFC2019-1123](#), Council directed the following be adopted:

That council give three readings to the amending Charter Bylaw 2H2019.

On 2018 November 12, through report [PFC2018-0973](#), Council approved the proposed bylaw amendment to the Off-site Levy Bylaw 2M2016 in Attachment 1, to enable Council's direction on the New Community Growth Strategy 2018.

On 2016 January 11, through report [C2016-0023](#), Council adopted the Administration Recommendations to:

1. Give three readings to Bylaw 2M2016;
2. Adopt by resolution, the Community Services Charges;
3. Direct Administration to implement the key deliverables of the 2016 work plan to address issues that arose through this process; and
4. Direct Administration to create an Established Area Redevelopment Incentive Budget (EARIB) to offset reduced revenue resulting from the proposed density incentive program.

On 2011 May 16 through report LPT2011-35, Council gave three readings to the Off-site Levy Bylaw 34M2011. There was an agreement between Industry and Administration to revisit the levy calculations by 2015 December 31.

### **Centre City Levy**

Council has received the following Centre City Levy Annual Reports for information or for the Corporate Record:

- On 2019 November 18, report [PUD2019-1205](#) which provided a program summary for 2018;
- On 2018 June 25, report PUD2018-0389 which provided a program summary for 2017;
- On 2017 June 26, report PUD2017-0516 which provided a program summary for 2016;
- On 2016 September 26, report PUD2016-0706 which provided a program summary for 2014 and 2015;
- On 2014 October 06, report PFC2014-0662 which provided a program summary for 2013;
- On 2013 April 08, report PUD2013-0177 which provided a program summary for 2012;
- On 2011 February 16, LPT2011-09 which provided a program summary for 2010;
- On 2010 February 08, report LPT2010-03 which provided a program summary on the Centre City Levy program and the rates were adjusted to the current rates.

On 2009 June 01, through report C2009-41, Council adopted the Centre City Levy Bylaw 28M2009.

On 2007 May 7, through report LPT2007-18, Council directed: "Administration to:

3. Provide an annual report to the SPC on Land Use, Planning and Transportation on the status of the Centre City Levy funds, including the City's corresponding commitment to infrastructure upgrades."

On 2007 February 5, through report LPT2007-02, Council adopted the Centre City Levy Bylaw 9M2007





# Off-site Levy

## 2019 Annual Report





**Publishing Information**

Title: 2019 Off-site Levy Report

Author: The City of Calgary

Contact: 311

ISC: Unrestricted

SR: 20-0007321

© The City of Calgary

# Contents

Introduction.....	2	Table 1: Off-site Levies Balance Collected and Spent .....	3	Table 15: Water Resources – Water Projects .....	23
Overview.....	3	Table 2: Off-site Levies Balance as per Financial Statement as at 2019 December 31 .....	3	Table 16: Community Services Projects.....	46
Total Levies Collected and Spent .....	4	Figure 1: Total Levies Collected (by department).....	4	Table 17: Transit Bus Projects.....	48
Hectares of Development under Development Agreements .....	5	Figure 2: Total Levies Spent (by department) .....	4	Table 18: Calgary Police Service Projects.....	49
Levy Expenditures by Service Line .....	8	Table 3: Hectares of Development by Type .....	5		
Transportation Summary .....	9	Table 4: Development Agreements by Location .....	6		
Water Resources Summary.....	11	Table 5: Development Permits in Established Area.....	7		
Community Services Summary.....	12	Table 6: Off-site Levy Information by Service Line.....	8		
Appendices .....	13	Table 7: Transportation Balance.....	9		
Appendix 1 – Map of Established Area and Greenfield Areas (by Watershed).....	14	Table 8: Transit Balance (Buses) .....	9		
Appendix 2 – Example - How to read Detailed Project Schedule.....	15	Table 9: Transportation and Transit.....	9		
Schedule A – Transportation Details.....	16	Table 10: Levies Reconciliation – Water Resources and Water Services	11		
Schedule B – Water Resources Details .....	23	Table 11: 2019 Collection – Water Resources and Water Services.....	11		
Schedule C – Community Services Details (Emergency Response Facilities, Calgary Public Library and Recreation Facilities).....	46	Table 12: Levies Balance - Community Services (Emergency Response Facilities, Calgary Public Library and Recreation Facilities Levy) .....	12		
Schedule D – Community Services Details (Transit Buses) .....	48	Table 13: Levies Balance - Community Services (Police) .....	12		
Schedule E – Community Services Details (Calgary Police Service).....	49	Table 14: Transportation Projects.....	16		

# Introduction

According to The Economist Intelligence Unit Survey (2019)<sup>1</sup>, Calgary was ranked as the fifth most livable city in the world. Calgary is known as an entrepreneurial city and net migration registered an increase of welcoming 10,000 new residents in 2019. Due to a combination of employment, housing and quality-of-life factors, Calgary's population continues to grow. Off-site levy funds are one tool for The City of Calgary (The City) to invest in infrastructure to support the growth of new and existing communities, and to support economic resilience and competitiveness.

The Municipal Government Act<sup>2</sup> permits municipalities, through a bylaw, to charge off-site levies. The **Off-site Levy Bylaw (2M2016)** was approved by Council in 2016. It has been amended twice- once in 2018 to include additional infrastructure to support growth and again in 2019 to align with City Charter<sup>3</sup> direction. The bylaw allows the cost of infrastructure for development to be shared, providing for financial certainty and reduced risk to the development industry.

As part of The City's commitment to transparent reporting on the collection and use of off-site levy funds, an Annual Off-site Levy Report (Report) is published. It outlines the opening balance, collection, spending, earned interest and closing balance for each infrastructure type. The 2019 Annual Off-site Levy Report provides full and open disclosure of all off-site levy costs and payments with details of all off-site levies received and utilized for each type of infrastructure within each benefitting area.

The levies collected are used to pay for all or part of the capital cost of new or expanded infrastructure and facilities including required land and associated interest costs to finance the capital projects. The closing balances of each infrastructure type will be used to fund future capital infrastructure investment projects that align with Council priorities, and are allocated through The City's budget process.

The capital infrastructure included in the off-site levy bylaw are:

- Water distribution and wastewater collection infrastructure, drainage systems, and treatment plants required for or impacted by a proposed subdivision or development
- Transportation (interchanges, structures over major geographic barriers, skeleton roads, transportation utility road connections etc.)
- Community or Recreation infrastructure (transit, fire, police, recreational, and library facilities)

This Report was compiled by The City's finance department and was reviewed by a joint governance committee of Land Development industry representatives and City Administration. This report is also presented to the Standing Policy Committee on Planning and Urban Development (PUD) and is part of The City's public record.

The City is currently conducting a review of the Off-site Levy (OSL) and Centre City Levy (CCL) Bylaws which is anticipated to be completed in 2021 Q1. The City is also in the process of implementing recommendations contained in the **Off-site Levy Audit (AC2019-1241)** that are expected to be completed by 2020 Q4. The internal audit report, was received for information by Council in 2019 November. The 11 recommendations provided by the Auditor outline a road map toward improved stewardship that could be applied to both levy programs. The implementation of the action plan is in progress and will be fully applied to the 2021 off-site levy and center city levy annual report.



<sup>1</sup>The Economist Intelligence Unit is the research and analysis division of Economist Group, the sister company to The Economist newspaper. (<https://www.eiu.com>)

<sup>2</sup>Section 648 of the Alberta Municipal Government Act; section 4(35.1) of the City of Calgary Charter.

<sup>3</sup>Section 4(35.1) of the City of Calgary Charter, 2018 Regulation (Alta Reg 187/2019) required Calgary council to amend Bylaw 2M2016 to include the Community Services Charges as an off-site levy before December 31, 2019. The City of Calgary Charter, 2018 Regulation grants the City of Calgary unique legislative authority to address its specific needs.

<https://www.calgary.ca/cs/city-charter/the-city-charter.html>

# Overview

The off-site levy funds paid by developers represent a significant funding stream to support growth infrastructure for new and existing communities. This report includes summary pages for each of the departments and appendices with project specific details.

Table 1, shows the off-site levies collected and spent in 2019, and the year-end closing balance in the off-site levy account. This closing balance of \$330,628,601 is the amount available to fund ongoing and future levy-eligible capital projects. Table 2 shows the reconciliation of the off-site levy balance to The City’s Annual Report ("the financial statements"). "The adjustments" are levies paid through internal City of Calgary transfers, levies held in reserves, and the non-off-site levy deposits.

Levies are collected as land development proceeds. It can take The City many years to build up enough resources to support a capital infrastructure project. To move ahead with projects in a timely manner to support development, infrastructure identified in the off-site levy program may be funded using a combination of levy funds and other funding sources. This often results in a positive balance in the levy accounts at the end of the year. This balance will be spent to support new and ongoing infrastructure projects in future years.

**Table 1:** Off-site Levies Balance Collected and Spent

Opening Balance on January 1, 2019	375,081,533
Adjustments to 2018 Report and 2019 Opening Balance <sup>1</sup>	(2,716)
Restated Opening Balance, Off-site Levies on 2019 January 01	<b>\$375,078,817</b>
Total Off-site Levies Collected	122,591,251
Established Area Density Incentive Program Transfer	480,684
Investment Income Received	9,233,253
Off-site Levies Spent	(176,755,404)
<b>Closing Balance, Off-site Levies on December 31, 2019</b>	<b>\$330,628,601</b>

<sup>1</sup> 2017 Receipt correction from Transportation. A centre city levy deposit of \$2,716.02 was incorrectly included in the 2018 off-site levy annual report.

**Table 2:** Off-site Levies Balance as per Financial Statement as at 2019 December 31

Off-site Levy Year-End Balance as per Financial Statements (2019 Dec 31) <sup>1</sup>	293,381,001
Off-site Levies paid by The City of Calgary <sup>2</sup>	15,861,577
Off-site Levy Held in Reserves (Water)	27,923,752
Non-Off-site Levy Deposits <sup>3</sup>	(6,537,729)
<b>Closing Balance, Off-site Levies on December 31, 2019</b>	<b>\$330,628,601</b>

<sup>1</sup> The City of Calgary 2019 Annual Report can be found on Calgary.ca. Refer to Notes to Financial Statements, Section 11 Capital Deposits.

<sup>2</sup> City of Calgary Off-site Levies (internal transactions) are eliminated during the financial statement consolidation. For the purposes of the Off-site Levy Annual Report, these adjustments are included. These levies represent charges incurred through development by The City of Calgary.

<sup>3</sup> These include funds for the Centre City Levy and Redevelopment and Local Improvement Levy





# Total Levies Collected and Spent

In 2019, a total of \$123,071,935 in off-site levies were collected, and The City spent \$176,755,404 from the levy account on capital projects. The total amount collected is a combination of funds received from the development industry (\$122,591,251) and funds transferred to the levy account (\$480,684) as part of the Density Incentive Program<sup>1</sup>.

Figure 1 shows the levies collected since 2014 for each department. The high collections in 2016 and the subsequent lower collections in 2017 and 2018 are a result of adopting the new levy bylaw in 2016 and the shift to a three-year collection timeframe. The changing proportion of levies collected by department is also a result of the 2016 off-site levy bylaw. Within the three-year payment period, Water Resource levies are collected first, Transportation levies are collected second, and Community Services levies are collected third.

Figure 2 shows the levies spent since 2014 for each department. Timing of levy collection does not always align with when the infrastructure is required. The City uses various funding sources out side of the off-site levy fund to pay for capital infrastructure and may fund or finance the levy portion of the cost from other funding sources until such time as the levies are collected. Keeping an account of what is budgeted and what is spent is important for the calculation of the levy. Further explanation of the levy calculation and the carry forward of the levy fund balance is detailed in Bylaw 2M2016, Schedule C.

Figure 1: Total Levies Collected (by department)

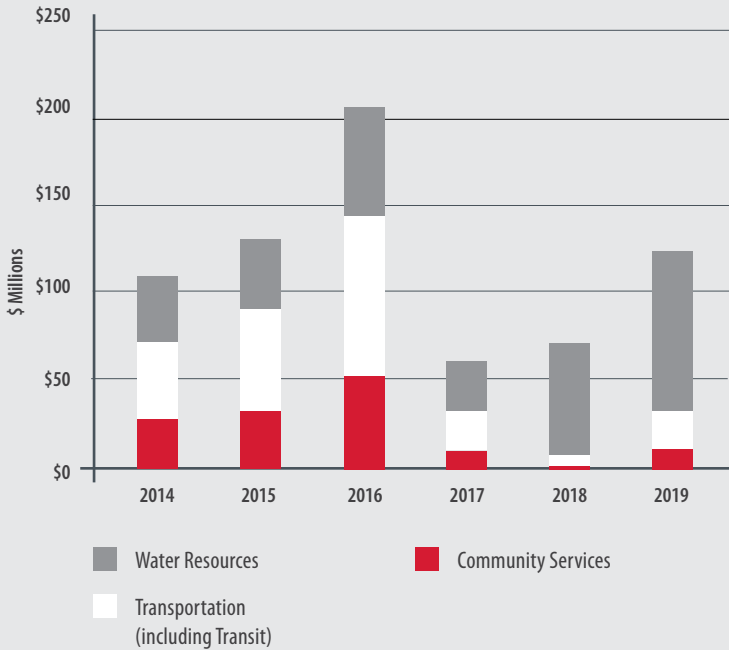
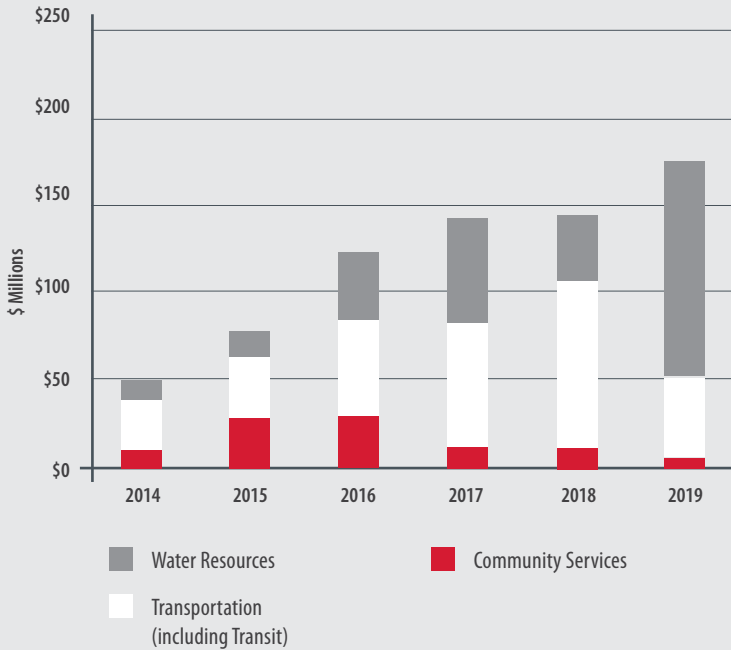


Figure 2: Total Levies Spent (by department)



<sup>1</sup> A Density Incentive Program was included in Bylaw 2M2016 to help incentivise redevelopment by providing a capped levy amount when development reaches a density at or above 285 equivalent persons per hectare, in the Established Area.

# Hectares of Land under Development Agreements

Development agreements and development permits are tracked to understand where development is happening and where levies have been assessed and collected. This is important for capital budgeting and forecasting purposes.

In 2019, development agreements were executed for 186 hectares (ha) of development. Table 3 shows the annual volume of development agreement areas and the breakdown of levies received by type of development (industrial, commercial and residential). In order to accurately reflect what levies will be received, Table 3 has been split into “Executed” and “Cancelled” development agreements.

**Table 3:** Hectares of Development by Type

Type of Development	2014	2015	2016	2017	2018	2019
Residential	243	564	109	363	349	165
Commercial	81	49	12	0	8	4
Industrial	76	172	0	0	35	18
<b>Total Hectares</b>	<b>400</b>	<b>785</b>	<b>121</b>	<b>363</b>	<b>392</b>	<b>186</b>
Cancelled Residential	0	31	0	4	0	0
Cancelled Commercial	0	0	0	0	0	0
Cancelled Industrial	0	0	0	0	0	0
<b>Total Hectares, Cancelled</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>
<b>Total Hectares Executed, excluding Cancelled</b>	<b>400</b>	<b>754</b>	<b>121</b>	<b>359</b>	<b>392</b>	<b>186</b>

Table 4 shows the breakdown of levies collected for the Greenfield and Established Areas. Levies collected in the Greenfield Area are done through development agreement (at the subdivision stage) and collected on a per hectare rate, whereas levies collected in the Established Area are collected through development permit and are collected per unit for residential development or metre squared for commercial/industrial development.

**Table 4:** Development Agreements by Location

Location of Development	Number of Development Agreements			
	2016	2017	2018	2019
Greenfield Area	12	42	51	27
Established Area	8	3	6	8
Total No. of Agreements	20	45	57	35

Location of Development	Hectares of Land under Development Agreements							
	2016		2017		2018		2019	
	HA	%	(HA	%	HA	%	HA	%
Greenfield Area	78	65%	343	96%	374	95%	147	79%
Established Area	42	35%	16	4%	18	5%	38	21%
Total Hectare	121	100%	359	100%	392	100%	186	100%



The Greenfield Area is divided into six different watersheds for the purposes of the stormwater levy. The sanitary, water, and transportation levies and community services charges are all applied equally across the Greenfield Area. The Treatment Plant Levy is applied citywide, including in the Established Area. In 2019, 227 development permits in the Established Area paid the Treatment Plant Levy. The breakdown of these permits and payments are summarized in Table 5.

A Density Incentive Program was included in Bylaw 2M2016 to help incentivise redevelopment in the Established Area. When a development reaches a density at, or above 285 equivalent persons per hectare, the levy rate is capped and developers do not pay for the additional units or square metres of development space. The difference in the levy charge between the capped density and the actual density is paid for through the Established Area Redevelopment Incentive Budget (“EARIB”) which is funded through property tax. In 2019, eight approved development permit applications exceeded the maximum density and \$480,684 was transferred to Water Resources to invest in treatment plant infrastructure.

**Table 5:** Development Permits in Established Area

	2017	2018	2019
Residential Development Permits	279	328	205
Retail/Commercial Development Permits	7	12	12
Industrial Development Permits	0	3	4
Mixed-Use Development Permits	6	1	6
<b>Total Development Permits</b>	<b>292</b>	<b>344</b>	<b>227</b>
Established Area Levy Collected	\$2,214,372	\$5,077,447	\$4,266,855
EARIB Allocated to Water Resources <sup>1</sup>	\$259,957	\$2,232,146	\$480,684
<b>Total Established Area Levy</b>	<b>\$2,474,329</b>	<b>\$7,309,593</b>	<b>\$4,747,539</b>

<sup>1</sup> The Density Incentive Program is paid for by property tax funding allocated through the Established Areas Redevelopment Incentive Budget (EARIB).

# Levy Expenditures by Service Line

Through the One Calgary 2019-2022 Service Plans and Budgets (see Report C2018-1158), The City has moved towards a service line approach to planning and budgeting. This approach, identifying each of The City’s 61 services, makes it clearer to Council and citizens the services The City provides, how much those services cost, and how funds managed by The City are being invested to deliver value.

The off-site levy program supports 10 of The City’s 61 service lines. Table 6 identifies the 2019 levy expenditures by service line, as well as the number of projects within each service line that the off-site levies have, or continue to support.

**Table 6:** Off-site Levy Information by Service Line

Service Line	Total 2019 Levy Funds Spent (\$)	# of Active or Future Levy Projects <sup>1</sup>	# of Past Levy Projects <sup>1</sup>
Streets	32,692,627	26	52
Sidewalks & Pathways	736,183	1	5
Public Transit	7,747,490	1	2
Water Treatment & Supply	27,778,458	25	93
Wastewater Collection & Treatment	98,738,167	26	93
Stormwater Management	2,556,772	10	32
Fire & Emergency Response	3,049,937	8	8
Recreation Opportunities	0	1	4
Library Services	0	1	0
Police Services	3,455,757	2	1
Total	\$176,755,404	101	290

<sup>1</sup> Each phase of one infrastructure program may correlate to a different project identifier. These counts refer to the number of projects identified in the tables in the Appendices to this report.

# Transportation Summary

The transportation component of the levy includes capital projects identified in the Calgary Transportation Plan. All projects are prioritized through the One Calgary service plan and budget process. In 2019, over \$33 million of off-site levy was spent on transportation projects to support city-wide growth and redevelopment.

The 2019 levy funded key activities within Transportation, including:

- **SW & W Ring Road Connections** (\$9.3 million spent in 2019)
- **Airport Trail N.E. Phase 2** (\$6.6 million spent in 2019)
- **Future Land** (various Bus Rapid Transit, Banff Trail) (\$5.8 million spent in 2019)
- **212 Avenue/Deerfoot Trail Ramps/Interchange** (\$4.6 million spent in 2019)
- **Development Infrastructure** (\$1.9 million spent in 2019)
- **Trans Canada Highway/Bowfort Road Interchange** (\$1.8 million spent in 2019)
- **Stoney Trail Improvements** (\$1.4 million spent in 2019)
- **Crowchild Trail Improvements** (\$1.0 million spent in 2019)

The amount collected in 2019 for both transportation and transit, as shown in Tables 7 and 8, is \$24,392,675 and \$506,933 respectively. The fund balance for both Transportation and Transit is \$93,426,011 as shown in Table 9. The levy balances in Tables 7 -9 are committed to the greenfield share of transportation projects that align with the One Calgary Service Plans and Budget. For more details on Transportation capital projects, see Schedule A - Transpiration Details. For more details on Transit bus projects, see Schedule D - Transit Buses Details.

The Transportation levies support four service lines (Streets, Public Transit, Land Development off-site Road, and Sidewalks and Pathways). Details on the service lines can be found in Table 6, page 8.

Table 7: Transportation Balance

Opening Balance on 2019 Jan 1	01-Jan-19	85,064,304
Off-site Levy Collected	2019	24,392,675
Investment Income Earned	2019	4,394,925
Off-site Levy Spent	2019	(33,428,823)
Closing Balance of Levies on 2019 Dec 31		\$80,423,081

Table 8: Transit Balance (Buses)

Opening Balance on 2019 Jan 1	01-Jan-19	19,703,373
Off-site Levy Collected	2019	506,933
Investment Income Earned	2019	542,831
Off-site Levy Spent	2019	(7,747,490)
2017 Receipt correction <sup>1</sup>		(2,716)
Closing Balance of Levies on 2019 Dec 31		\$13,002,930

Table 9: Transportation and Transit

Transportation Balance on 2019 Dec 31	80,423,081
Transit Balance on 2019 Dec 31	13,002,930
Closing Balance of Levies on 2019 Dec 31	\$93,426,011

<sup>1</sup> 2017 Receipt correction from Transportation. A centre city levy deposit of \$2,716.02 was incorrectly included in the 2018 off-site levy annual report.



The collection of levy funds may not align with the timing of the infrastructure need. To move forward the required infrastructure projects, The City often uses other funding sources to pay for the capital infrastructure cost or finance the levy portion of the cost. In 2019, \$97.2 million of grants, \$27.2 million city funding and \$33.4 million of off-site levies were spent on the off-site levy eligible capital projects within the Transportation Program.



# Water Resources Summary

In 2019, significant progress was made to advance the delivery of Water Resources capital investments to support growth in new communities.

The 2019 levy funded key activities within Water Resources, including:

- Northridge Feedermain** (\$28 million spent in 2019): Through development, the area of Keystone Hills continues to grow and there is a need to deliver water to homes and businesses in the area. The project used microtunnelling (connecting pipes underground rather than digging large trenches) to reduce traffic impacts when crossing Stoney Trail.
- Bonnybrook Plant D Expansion** (\$124 million spent in 2019): The City is investing over \$1 billion to upgrade and expand the Bonnybrook Wastewater Treatment Plant to protect the environment, increase energy efficiency, and accommodate our city’s future growth to the mid-2030s.

The capital projects are prioritized through the service plans and budget process and in 2019, project schedules were adjusted for some projects to better align with development timing/pace of growth (ex. Northridge Reservoir) or in response to unanticipated site conditions and regulatory requirements (ex. Priddis Slough outfall).

In 2019, the total amount of levies collected from development projects was \$88,707,462, as shown in Table 10. An additional \$480,684 was transferred to the levy account from the Density Incentive Program. A total of \$129,073,397 of the levy funds was used to pay for debt servicing obligation from capital projects. The timing of when infrastructure is needed and the associated debt serving obligation may not align with the amount of levy funds collected. The levy balance varies by infrastructure type. The closing balance of \$55,990,017 is from Water Treatment Plant, Wastewater Treatment Plants and five Stormwater Watersheds (Bow, Elbow, Nose Creek, Pine Creek and Fish Creek). However, Water Distribution, Wastewater Collection and Shepard Watershed have deficit balances of (\$41,802,362), (\$27,576,703) and (\$4,567,501) respectively. These shortfalls are temporarily mitigated by utility rate revenue.

Details of the levy collections by area are included in Table 11, which also details the amounts allocated to Water Resources and Water Services from the EARIB through the Density Incentive Program. Details of specific projects are shown in Schedule B – Water Resources Details.

The Water Resources levies support three service lines (Wastewater Collection & Treatment, Water Treatment & Supply, and Stormwater Management). Details on these service lines can be found in Table 6 on page 8.

Table 10: Levies Reconciliation – Water Resources and Water Services

Water, Wastewater and Stormwater Levies		Balance
Opening Balance on 2019 Jan 1	01-Jan-19	91,579,770
Total Off-site Levy Collected		
Off-site Levy Collected	2019	88,707,462
Density Incentive (EARIB) program		480,684
Investment Income Earned	2019	4,295,497
Off-site Levy Spent (including Financing Costs)	2019	(129,073,397)
Closing Balance of Levies on 2019 Dec 31		\$55,990,017

Table 11: 2019 Collection – Water Resources and Water Services

Greenfield	
Treatment Plants	
Water	8,981,871
Wastewater	40,533,124
Water Distribution	12,416,801
Wastewater Collection	16,996,182
Storm Sewer	
Bow River	526,145
Elbow River	0
Fish Creek	0
Nose Creek	2,215,238
Pine Creek	1,288,349
Shepard Wetlands	1,038,322
Total Greenfield Areas	\$83,996,032
Established Area	
Treatment Plants	
Water	852,479
Wastewater	3,858,951
Density Incentive Program	
Water	86,523
Wastewater	394,161
Total Established Areas	\$5,192,115
Total 2019 Collections	\$89,188,147



# Community Services Summary

The Community Services charges support the capital cost of new emergency response facilities, libraries, recreation facilities, and police stations.

The 2019 levy funded key activities within Community Services, including:

**Calgary Fire Department**

- **East Macleod Station** (\$2.2 million spent in 2019): Purchase of land for the future permanent East Macleod Station
- **Varsity Multi-Service Station** (\$0.8 million spent in 2019): \$0.8 million levy funds were utilized for the Fire Station component of this multi-use project.

**Calgary Police Service**

- **Customer Service Centre** (\$3.5 million spent in 2019): \$3.5 million was spent on the new Arrest Processing Centre by Spy Hill Correctional Facility.

A total of \$8,052,312 was collected for community services (excluding police) in 2019, and the closing balance is \$151,532,810. This balance will help fund projects for 2020 and beyond. A total of \$931,869 was collected for police stations in 2019 and the closing balance is \$29,679,763. The Calgary Police Service have been accumulating the funds in capital deposits to pay for future planned police stations. Schedule C and E – Community Services Details shows project specific information.

The Community Services levies support four service lines (Fire & Emergency Response, Police Services, Recreation Opportunities and Library Services). Details on these service lines can be found in Table 6 on page 8.

**Table 12:** Levies Balance - Community Services (Emergency Response Facilities, Calgary Public Library and Recreation Facilities Levy)

Department		Total	Fire	Recreation	Library
Opening Balance on 2019 Jan 1	01-Jan-19	146,530,435	52,542,134	75,337,958	18,650,343
Off-site Levy Collected	2019	8,052,312	2,315,934	5,019,062	717,316
Off-site Levy Spent	2019	(3,049,937)	(3,049,937)		
Closing Balance of Levies on 2019 Dec 31		\$151,532,810	\$51,808,131	\$80,357,020	\$19,367,658

**Table 13:** Levies Balance - Community Services (Police)

Opening Balance on 2019 Jan 1	01-Jan-19	32,203,651
Off-site Levy Collected	2019	931,869
Off-site Levy Spent	2019	(3,455,757)
Closing Balance of Levies on 2019 Dec 31		\$29,679,763

# Appendices

Appendix 1 – Map of Established Area and Greenfield Areas  
(by Watershed) .....14

Appendix 2 – Example - How to read Detailed Project Schedule .....15

Schedule A – Transportation Details .....16

Schedule B – Water Resources Details .....23

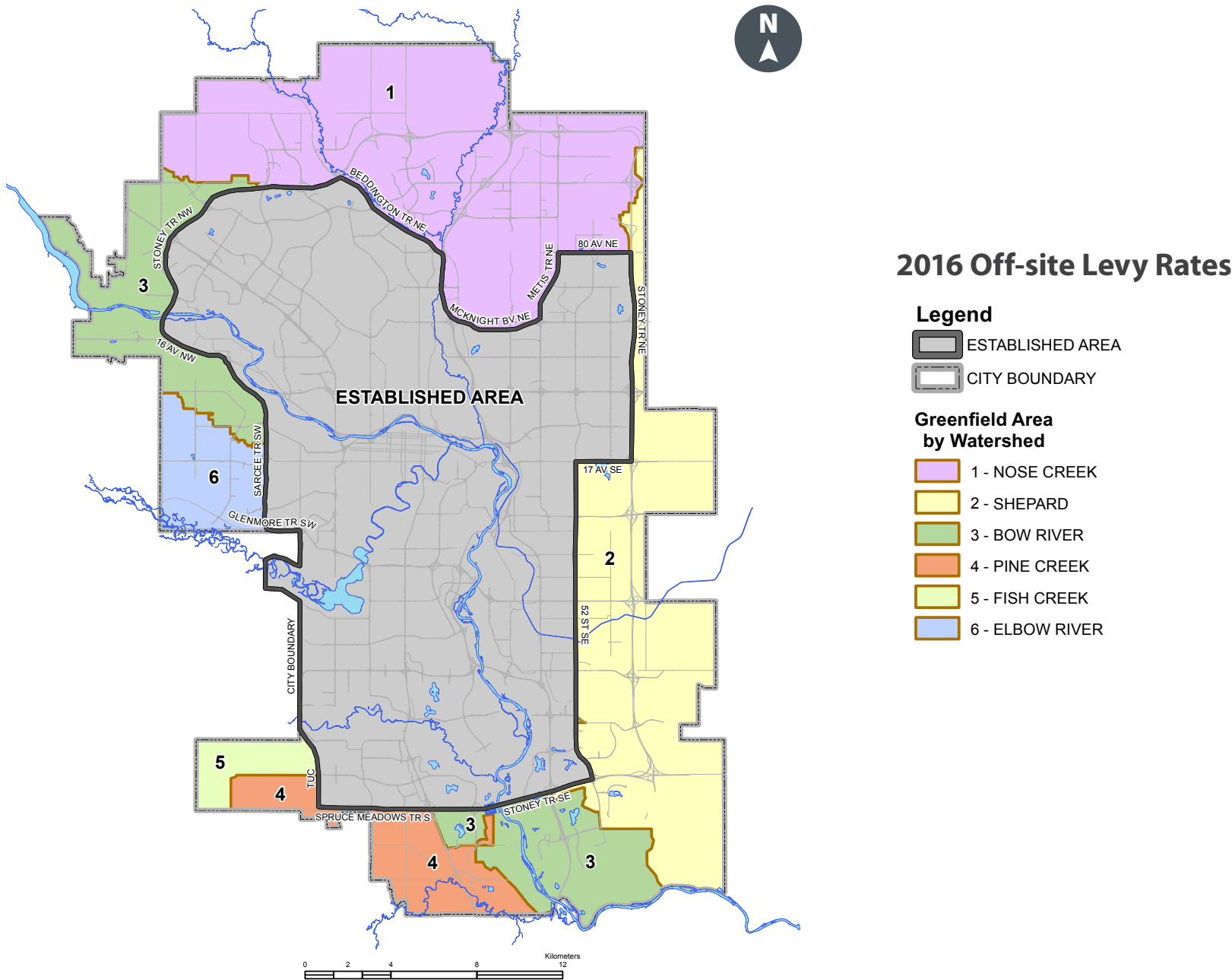
Schedule C – Community Services Details  
(Emergency Response Facilities, Calgary Public  
Library and Recreation Facilities).....46

Schedule D – Community Services Details  
(Transit Buses) .....48

Schedule E – Community Services Details  
(Calgary Police Service).....49



**Appendix 1:** Map of Established Area and Greenfield Area (by Watershed)



# Example – How to read Detailed Project Schedule

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	859-001	Airport Trail NE Phase 2	2019 to 2022	Y	150,160,404	112,511,068	37,666,290	74,844,778	37,649,336	6,556,768	31,092,568	6,556,768	44,223,058	60%	90,096,242	(83,539,474)	23,508,525	14,157,764	37,666,290	52,424,772	22,420,005	74,844,778

A Total Budget of Project	<p><b>Total Budget of Project (\$) = City Portion of Budget + Off-site Levy Portion of Budget</b></p> <p>'In this example, Airport Trail NE has total budget of \$150,160,404. Out of \$150,160,404, the city portion of budget is \$112,511,068, and the OSL portion of budget is \$37,649,336.</p>
B City Payments	<p><b>City Portion of Budget (\$) = City Contribution to Date + City Cost to Complete</b></p> <p>'Out of \$112,511,068, city has spent \$37,666,290, has additional \$74,844,778M remaining amount to spend to complete the project.</p>
C Off-site Levy Payments	<p><b>Off-site Levy Portion of Budget (\$) = Off-site Levy spent to date + Off-site Levy Cost to Complete</b></p> <p>'In case of OSL, out of \$37,649,336 budget, \$6,556,768 has been spent so far and additional \$31,092,568 is remaining to complete the project.</p> <p><b>2019 Levies Spent (\$) = Current year levy spent amount</b></p>
D Spent portion of project	<p><b>Spent Portion of Project (\$) = City Contribution to date + Off-site levy Spent to date</b></p> <p>'So until now, \$44,223,058 has been spent on this project(= city spent amount \$37,666,290 + off-site levy spent \$6,556,768).</p>
E Levy Allocation	<p><b>Percent Allocatin to levies = Off-site Levy allowed %</b></p> <p>'Based on the benefit allocation of the this capital project, the 60% of cost was OSL allowed amount.</p> <p><b>Total Potencial OSL Allowed = Total budget * Percent allocation to levies</b></p> <p>'The 60% of the total budget, \$150,160,404 becomes \$90,096,242.</p> <p><b>City front Ended amount = Off-site Levy Spent to date - Total Potencial OSL Allowed</b></p> <p>'The City frond ended amount is The different between Total OSL allowed (\$90,096,242) and the actual OSL spent to date(\$6,556,768).</p>
F City Payments: Funding Source	<p>This section is details of Section B, City Payments</p> <p><b>City Contribution to date Total (\$) = City Contribution to date Grant Funding + City Contribution to date Other Funcing</b></p> <p><b>City Cost to Complete Total (\$) = City Cost to Complete Grant Fundint + City Cost to Complete Other Funding</b></p>

# Schedule A – Transportation Details

Table 16 shows the detailed projects and amounts of the Transportation off-site levies spent. The transportation department receives an investment income on the levies balance, and this income is credited back to the levies balance. The investment income is reported in Tables 9 and 10 to calculate the balance of the levies account.

Table 14: Transportation Projects

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Roads	128-885	Bridge Rehabilitation and Protection (multiple projects 2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	26,717,000	26,202,000	26,202,000	-	515,000	515,000	-		26,717,000	76%	20,304,920	(19,789,920)	24,026,000	2,176,000	26,202,000	-	-	-
Roads	129-204	Development of Access Roads (multiple projects 2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	19,090,000	4,564,000	4,564,000	-	14,526,000	14,526,000	-		19,090,000	76%	14,508,400	17,600	-	4,564,000	4,564,000	-	-	-
Roads	129-175	Intersection Upgrades - Sherrif King	2014 to 2015	N (complete-identified on prior levy)	8,433,000	-	-	-	8,433,000	8,433,000	-		8,433,000	76%	6,409,080	2,023,920	-	-	-	-	-	-
Roads	128-885	Bridge Rehabilitation and Protection (multiple projects 2014 to 2018)	2014 to 2015	N (identified on prior levy)	21,721,000	20,397,000	20,397,000	-	1,324,000	1,324,000	-		21,721,000	76%	16,507,960	(15,183,960)	15,697,000	4,700,000	20,397,000	-	-	-
Roads	128-885	Bridge Rehabilitation and Protection (multiple projects 2014 to 2018)	2016 to 2018	N (identified on prior levy)	26,420,785	26,420,785	26,420,785	-	-	-	-		26,420,785	60%	15,852,471	(15,852,471)	21,352,010	5,068,775	26,420,785	-	-	-
Roads	129-204	Development of Access Roads (multiple projects 2014 to 2018)	2014 to 2015	N (identified on prior levy)	10,227,000	5,116,000	5,116,000	-	5,111,000	5,111,000	-		10,227,000	76%	7,772,520	(2,661,520)	4,985,000	131,000	5,116,000	-	-	-
Roads	129-204	Development of Access Roads (multiple projects 2014 to 2018)	2016 to 2018	N (identified on prior levy)	26,198,240	3,042,036	3,042,036	-	23,156,204	23,156,204	-		26,198,240	60%	15,718,944	7,437,260	2,692,497	349,539	3,042,036	-	-	-
Roads	129-204	Development of Access Roads (multiple projects 2019 to 2022)	2019 to 2022	Y	13,684,013	13,188,503	8,918,047	4,270,456	495,511	180,836	314,674	180,836	9,098,884	60%	8,210,408	(8,029,572)	6,039,671	2,878,377	8,918,047	396,832	3,873,623	4,270,456
Roads	127-130	New Traffic Signals & Pedestrian Corridors (various location 2014 to 2018)	2014 to 2015	Y	4,060,000	2,854,000	2,854,000	-	1,206,000	1,206,000	-		4,060,000	76%	3,085,600	(1,879,600)	2,499,000	355,000	2,854,000	-	-	-



Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Roads	127-130	New Traffic Signals & Pedestrian Corridors (various location 2014 to 2018)	2016 to 2018	Y	9,666,752	5,185,840	5,185,840	-	4,480,912	4,480,912	-		9,666,752	60%	5,800,051	(1,319,139)	4,923,942	261,898	5,185,840			-
Roads	127-130	New Traffic Signals & Pedestrian Corridors (various location 2019 to 2022)	2019 to 2022	Y	13,274,832	12,861,928	1,933,171	10,928,757	412,904	-	412,904	-	1,933,171	60%	7,964,899	(7,964,899)	1,933,171	-	1,933,171	8,728,048	2,200,709	10,928,757
Roads	129-143	Subdivision Construction (various locations 2014 to 2018)	2014 to 2015	N (identified on prior levy)	2,671,000	1,901,000	1,901,000	-	770,000	770,000	-		2,671,000	76%	2,029,960	(1,259,960)	1,901,000		1,901,000	-		-
Roads	129-143	Subdivision Construction (various locations 2014 to 2018)	2016 to 2018	N (identified on prior levy)	4,729,716	1,509,672	1,509,672	-	3,220,044	3,220,044	-		4,729,716	60%	2,837,830	382,214	452,875	1,056,797	1,509,672			-
Roads	A481352	RD-Dev Infrastructure-AD	2019 to 2022	Y	34,269,000	25,224,000	1,467,589	23,756,411	9,045,000	1,899,321	7,145,679	1,899,321	3,366,910	60%	20,561,400	(18,662,079)	-	1,467,589	1,467,589	-	23,756,411	23,756,411
Roads	A481353	RD-Dev Infrastructure-NC	2019 to 2022	Y	12,285,900	9,285,900	-	9,285,900	3,000,000	-	3,000,000	-	-	60%	7,371,540	(7,371,540)	-	-	-	-	9,285,900	9,285,900
Transportation Infrastructure	142-000	Top Lift Paving - Various Locations (2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	2,378,000	2,362,000	2,362,000	-	16,000	16,000	-		2,378,000	76%	1,807,280	(1,791,280)	2,362,000	-	2,362,000	-	-	-
Transportation Infrastructure	142-000	Top Lift Paving - Various Locations (2014 to 2018)	2014 to 2015	N (complete-identified on prior levy)	3,271,000	2,269,000	2,269,000	-	1,002,000	1,002,000	-		3,271,000	76%	2,485,960	(1,483,960)	2,269,000	-	2,269,000	-	-	-
Transportation Infrastructure	162-003	Beddington Tr: DFT - CHB	2005 to 2014	N (complete-identified on prior levy)	13,428,000	18,000	18,000	-	13,410,000	13,410,000	-		13,428,000	17%	2,282,760	11,127,240	-	18,000	18,000	-	-	-
Transportation Infrastructure	211-002	Shaganappi Trail and Edgemont Boulevard CHB	2005 to 2013	N (complete-identified on prior levy)	25,874,000	7,673,000	7,673,000	-	18,201,000	18,201,000	-		25,874,000	17%	4,398,580	13,802,420	7,442,000	231,000	7,673,000	-	-	-
Transportation Infrastructure	221-000	Future Land (2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	6,034,000	6,034,000	6,034,000	-	-	-	-		6,034,000	76%	4,585,840	(4,585,840)	5,140,000	894,000	6,034,000	-	-	-

Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete-City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	223-000	Pedestrian Overpasses (multiple locations 2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	9,411,000	9,337,000	9,337,000	-	74,000	74,000	-		9,411,000	76%	7,152,360	(7,078,360)	9,124,000	213,000	9,337,000	-	-	-
Transportation Infrastructure	223-000	Pedestrian Overpasses (multiple locations 2014 to 2015)	2014 to 2015	N (complete-identified on prior levy)	14,095,000	14,055,000	14,055,000	-	40,000	40,000	-		14,095,000	76%	10,712,200	(10,672,200)	10,959,000	3,096,000	14,055,000	-	-	-
Transportation Infrastructure	543-001	Connectors/Improv - Prov Ring Rd Projects (2011 to 2013)	2011 to 2013	N (complete-identified on prior levy)	31,510,000	30,052,000	30,052,000	-	1,458,000	1,458,000	-		31,510,000	76%	23,947,600	(22,489,600)	30,018,000	34,000	30,052,000	-	-	-
Transportation Infrastructure	715-C01	Beddington Tr/CHB Interchange	2006 to 2015	N (complete-identified on prior levy)	44,115,000	26,599,000	26,599,000	-	17,516,000	17,516,000	-		44,115,000	17%	7,499,550	10,016,450	24,712,000	1,887,000	26,599,000	-	-	-
Transportation Infrastructure	763-001	Metis Tr: Airport Tr - NE Stoney Tr	2007 to 2013	N (complete-identified on prior levy)	58,964,000	-	-	-	58,964,000	58,964,000	-		58,964,000	0%	-	58,964,000	-	-	-	-	-	-
Transportation Infrastructure	830-001	NE LRT Extension to Saddleridge	2008 to 2015	N (complete-identified on prior levy)	104,125,000	102,665,000	102,665,000	-	1,460,000	1,460,000	-		104,125,000	0%	-	1,460,000	102,665,000	-	102,665,000	-	-	-
Transportation Infrastructure	830-002	Metis Tr/64 Av NE Interchange	2008 to 2015	N (complete-identified on prior levy)	10,866,000	10,785,000	10,785,000	-	81,000	81,000	-		10,866,000	76%	8,258,160	(8,177,160)	10,785,000	-	10,785,000	-	-	-
Transportation Infrastructure	149-001	Glenmore Tr Widening (Crowchild Tr to 37 St SW)	2013 to 2015	Y	1,351,000	818,000	818,000	-	533,000	533,000	-		1,351,000	17%	229,670	303,330	812,000	6,000	818,000	-	-	-
Transportation Infrastructure	149-001	Glenmore Tr Widening (Crowchild Tr to 37 St SW)	2016 to 2018	Y	-	(5,904)	(5,904)	-	5,904	5,904	-		(0)	15%	-	5,904	-	(5,904)	(5,904)	-	-	-
Transportation Infrastructure	149-001	Glenmore Tr Widening (Crowchild Tr to 37 St SW)	2019 to 2022	Y	39,730	94	50	43	39,637	-	39,637	-	50	15%	5,960	(5,960)	-	50	50	-	43	43
Transportation Infrastructure	150-001	McKnight Widening (12-19 St NE)	2014 to 2015	N (identified on prior levy)	3,358,000	3,117,000	3,117,000	-	241,000	241,000	-		3,358,000	17%	570,860	(329,860)	3,117,000		3,117,000	-	-	-
Transportation Infrastructure	150-001	McKnight Widening (12-19 St NE)	2016 to 2018	N (identified on prior levy)	13,574,015	8,137,914	8,137,914	-	5,436,101	5,436,101	-		13,574,015	15%	2,036,102	3,399,998	8,132,914	5,000	8,137,914	-	-	-

Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	150-001	McKnight Widening (12-19 St NE)	2019 to 2022	N (identified on prior levy)	118,160	-	-	-	118,160	6,864	111,296	6,864	6,864	15%	17,724	(10,860)	-	-	-	-	-	-
Transportation Infrastructure	151-001	Glenmore/Ogden Interchange	2014 to 2015	Y	20,739,000	16,873,000	16,873,000	-	3,866,000	3,866,000	-		20,739,000	17%	3,525,630	340,370	15,646,000	1,227,000	16,873,000			-
Transportation Infrastructure	151-001	Glenmore/Ogden Interchange	2016 to 2018	Y	58,910,248	46,159,140	46,159,140	-	12,751,107	12,751,107	-		58,910,248	15%	8,836,537	3,914,570	44,659,524	1,499,616	46,159,140			-
Transportation Infrastructure	151-001	Glenmore/Ogden Interchange	2019 to 2022	Y	3,852,568	3,097,674	167,475	2,930,199	754,894	31,076	723,818	31,076	198,551	15%	577,885	(546,809)	167,475	-	167,475	677,575	2,252,624	2,930,199
Transportation Infrastructure	221-000	Future Land (2014 to 2018)	2014 to 2015	Y	5,211,000	296,000	296,000	-	4,915,000	4,915,000	-		5,211,000	76%	3,960,360	954,640	7,000	289,000	296,000	-	-	-
Transportation Infrastructure	221-000	Future Land (2014 to 2018)	2016 to 2018	Y	22,114,166	10,345,124	10,345,124	-	11,769,042	11,769,042	-		22,114,166	60%	13,268,499	(1,499,458)	10,213,268	131,856	10,345,124			-
Transportation Infrastructure	221-000	Future Land (2014 to 2018)	2019 to 2022	Y	46,478,304	6,089,876	1,152,279	4,937,597	40,388,428	5,811,731	34,576,697	5,811,731	6,964,010	60%	27,886,982	(22,075,251)	966,933	185,345	1,152,279	2,141,969	2,795,628	4,937,597
Transportation Infrastructure	223-000	Stadium Pedestrian Bridge	2019 to 2022	Y	5,983,467	200,000	-	200,000	5,783,467	-	5,783,467		-	15%	897,520	(897,520)	-	-	-	200,000	-	200,000
Transportation Infrastructure	234-003	Operational Improvement Projects- Southland/14 St	2019 to 2022	Y	2,520,610	2,000,000	2,000,000	-	520,610	520,610	-	520,610	2,520,610	15%	378,091	142,518	1,500,000	500,000	2,000,000			-
Transportation Infrastructure	236-002	52 St E: Glenmore Tr - 130 Av S	2004 to 2015	Y	112,633,000	107,901,000	107,901,000	-	4,732,000	4,732,000	-		112,633,000	17%	19,147,610	(14,415,610)	98,830,000	9,071,000	107,901,000		-	-
Transportation Infrastructure	236-002	52 St E: Glenmore Tr - 130 Av S	2016 to 2016	Y	114,000	114,000	114,000	-	-	-	-		114,000	15%	17,100	(17,100)	-	114,000	114,000		-	-
Transportation Infrastructure	543-001	Connectors/Improv - Prov Ring Rd Projects (2014 to 2018)	2014 to 2015	Y	17,841,000	13,227,000	13,227,000	-	4,614,000	4,614,000	-		17,841,000	76%	13,559,160	(8,945,160)	12,978,000	249,000	13,227,000	-	-	-
Transportation Infrastructure	543-001	Connectors/Improv - Prov Ring Rd Projects (2014 to 2018)	2016 to 2018	Y	30,783,429	10,133,245	10,133,245	-	20,650,185	20,650,185	-		30,783,429	60%	18,470,058	2,180,127	9,419,245	714,000	10,133,245			-
Transportation Infrastructure	543-001	Connectors/Improv - Prov Ring Rd Projects (2014 to 2018)	2019 to 2022	Y	9,737,517	2,965,681	1,339,573	1,626,108	6,771,836	(845,286)	7,617,122	(845,286)	494,287	60%	5,842,510	(6,687,796)	187,073	1,152,500	1,339,573	273,654	1,352,454	1,626,108
Transportation Infrastructure	555-001	Deerfoot & 212 Ave Ramps	2017 to 2018	Y	13,286,726	8,842,039	8,842,039	-	4,444,687	4,444,687	-		13,286,726	60%	7,972,036	(3,527,348)	4,420,584	4,421,455	8,842,039			-



Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete-City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	555-001	Deerfoot & 212 Ave Ramps	2019 to 2022	Y	25,713,274	17,158,831	9,030,015	8,128,817	8,554,443	4,626,672	3,927,771	4,626,672	13,656,687	60%	15,427,964	(10,801,292)	4,515,007	4,515,007	9,030,015	4,064,408	4,064,408	8,128,817
Transportation Infrastructure	558-001	44 St Expressway: 64 Av - 80 Av NE	2005 to 2015	N (identified on prior levy)	48,906,000	37,182,000	37,182,000	-	11,724,000	11,724,000	-		48,906,000	76%	37,168,560	(25,444,560)	37,150,000	32,000	37,182,000			-
Transportation Infrastructure	558-001	44 St Expressway: 64 Av - 80 Av NE	2016 to 2018	N (identified on prior levy)	1,674,911	465,655	465,655	-	1,209,256	1,209,256	-		1,674,911	60%	1,004,947	204,310	465,655	-	465,655			-
Transportation Infrastructure	558-001	44 St Expressway: 64 Av - 80 Av NE	2019 to 2022	N (identified on prior levy)	5,917	-	-	-	5,917	2,566	3,351	2,566	2,566	60%	3,550	(984)			-			-
Transportation Infrastructure	566-001	RouteAhead Rapid CT Corr. (eliminating Green Trip funding)	2015	Y	2,665,000	2,665,000	2,665,000	-	-	-	-		2,665,000	17%	453,050	(453,050)	2,626,000	39,000	2,665,000	-	-	-
Transportation Infrastructure	566-001	RouteAhead Rapid CT Corr. (eliminating Green Trip funding)	2016 to 2018	Y	114,682,737	114,682,737	114,682,737	-	-	-	-		114,682,737	15%	17,202,411	(17,202,411)	115,214,425	(531,688)	114,682,737			-
Transportation Infrastructure	567-001	61 Av&MacLeod Tr SW Ped O/P (only)	2015	Y	669,000	669,000	669,000	-	-	-	-		669,000	17%	113,730	(113,730)	635,000	34,000	669,000	-	-	-
Transportation Infrastructure	567-001	61 Av&MacLeod Tr SW Ped O/P (only)	2016 to 2018	Y	14,378,002	14,378,002	14,378,002	-	-	-	-		14,378,002	15%	2,156,700	(2,156,700)	11,508,002	2,870,000	14,378,002			-
Transportation Infrastructure	568-001	University of Calgary TOD	2016 to 2018	Y	1,689,933	597,437	597,437	-	1,092,496	1,092,496	-		1,689,933	15%	253,490	839,006	597,437	-	597,437	-	-	-
Transportation Infrastructure	568-001	University of Calgary TOD	2019 to 2022	Y	26,319,192	4,695,507	2,025,541	2,669,967	21,623,684	211,354	21,412,330	211,354	2,236,895	15%	3,947,879	(3,736,524)	2,025,541	-	2,025,541	477,217	2,192,750	2,669,967
Transportation Infrastructure	570-001	Southwest & West Ring Road Connections	2015	Y	216,000	147,000	147,000	-	69,000	69,000	-		216,000	76%	164,160	(95,160)	147,000	-	147,000		-	-
Transportation Infrastructure	570-001	Southwest & West Ring Road Connections	2016 to 2018	Y	60,374,107	38,180,884	38,180,884	-	22,193,223	22,193,223	-		60,374,107	60%	36,224,464	(14,031,241)	36,801,399	1,379,485	38,180,884		-	-
Transportation Infrastructure	570-001	Southwest & West Ring Road Connections	2019 to 2022	Y	77,241,133	54,828,573	31,593,061	23,235,512	22,412,559	9,291,372	13,121,188	9,291,372	40,884,433	60%	46,344,680	(37,053,308)	30,827,298	765,764	31,593,061	23,112,065	123,447	23,235,512
Transportation Infrastructure	573-001	194 Ave S Slough Crossing & CPR Grade	2015	Y	210,000	-	-	-	210,000	210,000	-		210,000	76%	159,600	50,400	-	-	-	-	-	-
Transportation Infrastructure	573-001	194 Ave S Slough Crossing & CPR Grade	2016 to 2018	Y	54,933,387	16,767,245	16,767,245	-	38,166,142	38,166,142	-		54,933,387	60%	32,960,032	5,206,110	16,767,245	-	16,767,245		-	-

Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	573-001	194 Ave S Slough Crossing & CPR Grade	2019 to 2022	Y	8,568,107	6,943,665	1,514,843	5,428,822	1,624,443	-	1,624,443	-	1,514,843	60%	5,140,864	(5,140,864)	1,482,246	32,597	1,514,843	5,249,419	179,403	5,428,822
Transportation Infrastructure	582-001	TCH / Sarcee Trail Interchange	2016 to 2018	N (Developer project with City contributing)	3,939,877	-	-	-	3,939,877	3,939,877	-		3,939,877	15%	590,982	3,348,895	-	-	-	-	-	-
Transportation Infrastructure	663-000	NE LRT Ext/Westwinds/OBMF/36St McKnight Bv Interchange	2004 to 2017	N (used prior years levies towards interchanges)	276,985,000	235,424,000	235,424,000	-	41,561,000	41,561,000	-		276,985,000	0%	-	41,561,000	215,893,000	19,531,000	235,424,000	-		-
Transportation Infrastructure	723-001	Macleod Tr/Lake Fraser Gate	2006 to 2015	Y	180,000	-	-	-	180,000	180,000	-		180,000	17%	30,600	149,400	-	-	-	-	-	-
Transportation Infrastructure	723-001	Macleod Tr/Lake Fraser Gate	2019 to 2022	Y	2,120,376	2,099,723		2,099,723	20,653	-	20,653	-	-	15%	318,056	(318,056)	-	-	-	2,099,723	-	2,099,723
Transportation Infrastructure	724-001	TCH / Bowfort Rd Interchange	2007 to 2015	Y	21,567,000	16,550,000	16,550,000	-	5,017,000	5,017,000	-		21,567,000	17%	3,666,390	1,350,610	16,547,000	3,000	16,550,000	-	-	-
Transportation Infrastructure	724-001	TCH / Bowfort Rd Interchange	2016 to 2018	Y	41,064,601	26,438,074	26,438,074	-	14,626,526	14,626,526	-		41,064,601	15%	6,159,690	8,466,836	26,438,074	-	26,438,074	-	-	-
Transportation Infrastructure	724-001	TCH / Bowfort Rd Interchange	2019 to 2022	Y	4,096,940	594,928	594,928	-	3,502,012	1,805,267	1,696,745	1,805,267	2,400,195	15%	614,541	1,190,726	-	594,928	594,928	-	-	-
Transportation Infrastructure	733-001	Macleod Tr/162 Av Interchange	2015	Y	5,421,000	5,304,000	5,304,000	-	117,000	117,000	-		5,421,000	17%	921,570	(804,570)	5,304,000	-	5,304,000	-		-
Transportation Infrastructure	733-001	Macleod Tr/162 Av Interchange	2016 to 2018	Y	65,020,007	63,561,267	63,561,267	-	1,458,741	1,458,741	-		65,020,007	15%	9,753,001	(8,294,261)	63,454,267	107,000	63,561,267			-
Transportation Infrastructure	733-001	Macleod Tr/162 Av Interchange	2019 to 2022	Y	1,086,470	1,036,470	861,897	174,573	50,000	21,856	28,144	21,856	883,753	15%	162,970	(141,114)	861,897	-	861,897	174,573		174,573
Transportation Infrastructure	738-C01	West LRT	2007 to 2021	N (used prior years levies towards interchanges)	883,512,977	881,167,915	877,282,763	3,885,152	2,345,062	2,345,061.95	-	-	879,627,825	0%	-	2,345,062	867,009,634	10,273,129	877,282,763	3,883,984	1,168	3,885,152
Transportation Infrastructure	833-001	14 St - 90 Av SW Ped OP	2017 to 2018	N	517,433	264,765	264,765	-	252,668	252,668	-		517,433	0%	-	252,668	264,765	-	264,765	-	-	-
Transportation Infrastructure	833-001	14 St - 90 Av SW Ped OP	2019 to 2022	N	6,482,567	5,746,383	5,746,383	-	736,183	736,183	0	736,183	6,482,566	0%	-	736,183	5,746,383		5,746,383	-		-
Transportation Infrastructure	855-002	Airport Underpass: Airport Trail Underpass	2011 to 2015	Y	247,404,000	217,743,000	217,743,000	-	29,660,000	29,660,000	-		247,403,000	76%	188,027,040	(158,367,040)	217,743,000	-	217,743,000	-	-	-

Table 14: Transportation Projects (continued)

						City Payments			Off-site Levy Payments					Levy Allocation			City Payments: Funding Source					
City Department	Program /Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies	Total Potential OSL Allowed	City front ended amount	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
Transportation Infrastructure	855-002	Airport Underpass: Airport Trail Underpass	2016 to 2018	N (project was pulled from the OSL in 2016)	10,031,093	-	-	-	10,031,093	10,031,093	-		10,031,093	0%	-	10,031,093	-	-	-	-	-	-
Transportation Infrastructure	859-001	Airport Trail NE Phase 2	2018	Y	3,189,596	2,688,932	2,688,932	-	500,664	500,664	-		3,189,596	60%	1,913,758	(1,413,094)	2,688,932		2,688,932			-
Transportation Infrastructure	859-001	Airport Trail NE Phase 2	2019 to 2022	Y	150,160,404	112,511,068	37,666,290	74,844,778	37,649,336	6,556,768	31,092,568	6,556,768	44,223,058	60%	90,096,242	(83,539,474)	23,508,525	14,157,764	37,666,290	52,424,772	22,420,005	74,844,778
Transportation Infrastructure	862-001	Crowchild Tr Improvemnt	2017 to 2018	Y	39,230,070	4,579,602	4,579,602	-	34,650,468	34,650,468	-		39,230,070	60%	23,538,042	11,112,426	4,579,602	-	4,579,602		-	-
Transportation Infrastructure	862-001	Crowchild Tr Improvemnt	2019 to 2022	Y	30,770,358	23,461,347	22,461,470	999,877	7,309,012	982,189	6,326,823	982,189	23,443,659	60%	18,462,215	(17,480,026)	22,461,470	-	22,461,470	999,877		999,877
Transportation Infrastructure	863-001	Glenmore Tr & 68 St SE	2017 to 2018	Y	75,000	-	-	-	75,000	75,000	-		75,000	15%	11,250	63,750	-	-	-	-	-	-
Transportation Infrastructure	A481405	194 AV S-MacLeod TR Improvs	2019 to 2022	Y	4,000,000	1,588,000	-	1,588,000	2,412,000	-	2,412,000	-	-	60%	2,400,000	(2,400,000)	-	-	-	-	1,588,000	1,588,000
Transportation Infrastructure	A481406	Stoney Trail Improvmnts	2019 to 2022	Y	105,435,000	40,648,500	31,823	40,616,677	64,786,500	1,400,732	63,385,768	1,400,732	1,432,555	60%	63,261,000	(61,860,268)	-	31,823	31,823	-	40,616,677	40,616,677
Transportation Infrastructure	A481407	144 AV NW at W Nose Creek	2019 to 2022	Y	24,750,000	9,675,000	13,822	9,661,178	15,075,000	-	15,075,000	-	13,822	60%	14,850,000	(14,850,000)	-	13,822	13,822	-	9,661,178	9,661,178
Transportation Infrastructure	A481408	88 Street SE Extension	2019 to 2022	Y	23,315,000	9,144,500	868,577	8,275,923	14,170,500	188,697	13,981,803	188,697	1,057,274	60%	13,989,000	(13,800,303)	-	868,577	868,577	-	8,275,923	8,275,923
REDS	697_G68	Glenmore Tr & 68 St SE	2018 to 2021	Y	11,264,473	10,639,000	1,250,049	9,388,952	625,473	625,473	-		1,875,521	0%	16,897	608,576						-
Total					3,326,031,118	2,590,140,555	2,341,207,135	248,933,420	735,889,563	502,055,683	233,833,880	33,428,809	2,843,262,818		992,775,893	(490,720,210)	2,236,297,985	103,659,101	2,339,957,087	104,904,115	134,640,353	239,544,468

# Schedule B – Water Resources Details

Table 17 shows the detailed projects and amounts of off-site levies spent on Water Resources and Water Services (collectively, “Water”) projects. Water uses debt financing to finance the majority of its projects, and uses levies to pay for the principal and interest payments on the debt-financed projects. Details on the debt financing program can be found in the 2M2016 Off-site Levy Bylaw Schedule C. Table 18 includes the principal totals for each project, and the total debt-financing costs for each sub-category of development (labelled as “Financing Costs” in Table 18).

Table 15: Water Resources – Water Projects

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2000-2015	892-000	Land Purchases-PS/ Reservoir	Completed	Y	1,969,291	565,394	823,461	(258,066)	1,403,896	20%	395,075	1,008,822	132,299	1,218,535	100.0%	1,969,291
Water Distribution 2000-2015	892-000	Glendale Reservoir	Completed	Y	2,911	836	1,217	(381)	2,075	20%	584	1,491	196	1,801	100.0%	2,911
Water Distribution 2000-2015	892-000	Spyhill East Reservoir	Completed	Y	392,229	112,611	164,011	(51,400)	279,618	20%	78,688	200,930	26,350	242,699	100.0%	392,229
Water Distribution 2000-2015	892-000	Spyhill East Reservoir Construction	Completed	Y	3,490,595	1,002,169	1,459,595	(457,426)	2,488,426	20%	700,276	1,788,150	234,501	2,159,871	100.0%	3,490,595
Water Distribution 2000-2015	892-000	Top Hill Reservoir	Completed	Y	5,419,899	1,556,083	2,266,335	(710,253)	3,863,816	20%	1,087,329	2,776,488	364,114	3,353,664	100.0%	5,419,899
Water Distribution 2000-2015	892-000	Broadcast Hill Reservoir - Land	Completed	Y	582,398	167,210	243,530	(76,321)	415,188	20%	116,839	298,349	39,126	360,370	100.0%	582,398
Water Distribution 2000-2015	892-000	Broadcast Hill Reservoir	Completed	Y	6,378,731	1,831,369	2,667,272	(835,903)	4,547,362	20%	1,279,688	3,267,675	428,529	3,946,959	100.0%	6,378,731
Water Distribution 2000-2015	892-000	Lower Sarcee Reservoir Basin 2	Completed	Y	5,790,440	1,662,467	2,421,277	(758,810)	4,127,973	20%	1,161,666	2,966,307	389,007	3,582,943	100.0%	5,790,440
Water Distribution 2000-2015	892-000	Mountview Pump Station	Completed	Y	98,051	28,151	41,000	(12,849)	69,900	20%	19,671	50,229	6,587	60,671	100.0%	98,051
Water Distribution 2000-2015	892-000	Valley Ridge Pump Station	Completed	Y	1,930,100	554,142	807,073	(252,931)	1,375,958	20%	387,213	988,745	129,666	1,194,286	100.0%	1,930,100
Water Distribution 2000-2015	892-000	Spyhill North Pump Station	Completed	Y	5,622,999	1,614,394	2,351,262	(736,868)	4,008,605	20%	1,128,074	2,880,531	377,758	3,479,336	100.0%	5,622,999
Water Distribution 2000-2015	892-000	Royal Oak Pump Station	Completed	Y	2,135,153	613,014	892,816	(279,802)	1,522,139	20%	428,350	1,093,789	143,442	1,321,166	100.0%	2,135,153
Water Distribution 2000-2015	892-000	Discovery Ridge Flow Control Station	Completed	Y	587,811	168,764	245,794	(77,030)	419,047	20%	117,925	301,122	39,490	363,719	100.0%	587,811

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2000-2015	892-000	Evergreen Ridge Pump Station	Completed	Y	3,664,710	1,052,158	1,532,402	(480,243)	2,612,552	20%	735,206	1,877,345	246,199	2,267,608	100.0%	3,664,710
Water Distribution 2000-2015	892-000	Hillhurst Pump Station	Completed	Y	820,685	235,623	343,170	(107,547)	585,062	20%	164,644	420,418	55,134	507,814	100.0%	820,685
Water Distribution 2000-2015	892-000	Deerfoot Trail Phase I	Completed	Y	1,404,323	403,189	587,219	(184,030)	1,001,134	20%	281,732	719,402	94,344	868,951	100.0%	1,404,323
Water Distribution 2000-2015	892-000	Deerfoot Trail Phase II	Completed	Y	412,043	118,300	172,296	(53,996)	293,743	20%	82,663	211,080	27,681	254,959	100.0%	412,043
Water Distribution 2000-2015	892-000	Cranston Feedermain Phase 1	Completed	Y	2,787,617	800,340	1,165,644	(365,304)	1,987,277	20%	559,246	1,428,031	187,275	1,724,890	100.0%	2,787,617
Water Distribution 2000-2015	892-000	Falconridge Feedermain Phase 2	Completed	Y	1,444,234	414,648	603,908	(189,260)	1,029,586	20%	289,739	739,847	97,025	893,647	100.0%	1,444,234
Water Distribution 2000-2015	892-000	Cranston Feedermain Phase 2	Completed	Y	1,578,504	453,197	660,053	(206,856)	1,125,307	20%	316,676	808,631	106,045	976,729	100.0%	1,578,504
Water Distribution 2000-2015	892-000	Deerfoot Trail Phase 1	Completed	Y	7,005,904	2,011,433	2,929,525	(918,091)	4,994,471	20%	1,405,510	3,588,961	470,663	4,335,034	100.0%	7,005,904
Water Distribution 2000-2015	892-000	NE TUC Feedermain	Completed	Y	8,710,483	2,500,827	3,642,296	(1,141,468)	6,209,656	20%	1,747,479	4,462,177	585,178	5,389,774	100.0%	8,710,483
Water Distribution 2000-2015	892-000	ValleyRidge Feedermain Phase II	Completed	Y	2,161,515	620,583	903,839	(283,256)	1,540,932	20%	433,639	1,107,294	145,213	1,337,478	100.0%	2,161,515
Water Distribution 2000-2015	892-000	Tuscany Feedermain Phase I	Completed	Y	3,054,541	876,975	1,277,259	(400,283)	2,177,566	20%	612,796	1,564,770	205,207	1,890,054	100.0%	3,054,541
Water Distribution 2000-2015	892-000	Tuscany Feedermain Phase II	Completed	Y	472,180	135,565	197,442	(61,877)	336,615	20%	94,728	241,887	31,721	292,170	100.0%	472,180
Water Distribution 2000-2015	892-000	Spyhill North Feedermain	Completed	Y	3,479,155	998,884	1,454,812	(455,927)	2,480,271	20%	697,981	1,782,290	233,733	2,152,792	100.0%	3,479,155
Water Distribution 2000-2015	892-000	60 Street NE Feedermain Phase 1	Completed	Y	135,719	38,966	56,751	(17,785)	96,753	20%	27,228	69,526	9,118	83,979	100.0%	135,719
Water Distribution 2000-2015	892-000	60 Street NE Feedermain Phase 2	Completed	Y	778,581	223,535	325,564	(102,029)	555,046	20%	156,197	398,849	52,306	481,762	100.0%	778,581
Water Distribution 2000-2015	892-000	ValleyRidge Feedermain Phase 3	Completed	Y	945,577	271,480	395,394	(123,913)	674,097	20%	189,700	484,397	63,525	585,093	100.0%	945,577

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2000-2015	892-000	Airdrie FM Tie-in and Meter Chamber Relocation	Completed	Y	1,774,430	509,448	741,979	(232,531)	1,264,981	20%	355,982	908,999	119,208	1,097,962	100.0%	1,774,430
Water Distribution 2000-2015	892-000	60th St NE FM	Completed	Y	6,253,743	1,795,484	2,615,008	(819,524)	4,458,259	20%	1,254,613	3,203,646	420,132	3,869,621	100.0%	6,253,743
Water Distribution 2000-2015	892-000	Research Park Feedermain Phase 1	Completed	Y	667,707	191,702	279,202	(87,500)	476,005	20%	133,954	342,051	44,857	413,156	100.0%	667,707
Water Distribution 2000-2015	892-000	Artist View Park FM Ph 1	Completed	Y	4,623,374	1,327,396	1,933,268	(605,872)	3,295,978	20%	927,531	2,368,446	310,603	2,860,799	100.0%	4,623,374
Water Distribution 2000-2015	892-000	Old Banff Coach Road Feedermain Phase 1	Completed	Y	4,919,889	1,412,527	2,057,256	(644,729)	3,507,362	20%	987,018	2,520,344	330,523	3,044,273	100.0%	4,919,889
Water Distribution 2000-2015	892-000	Broadcast Hill S Feedermain Phase 1	Completed	Y	79,184	22,734	33,111	(10,377)	56,450	20%	15,886	40,564	5,320	48,997	100.0%	79,184
Water Distribution 2000-2015	892-000	Lower Sarcee South Feedermain Phase 1	Completed	Y	3,601,316	1,033,958	1,505,893	(471,936)	2,567,358	20%	722,488	1,844,870	241,940	2,228,382	100.0%	3,601,316
Water Distribution 2000-2015	892-000	Shaganappi Trail Feedermain Phase 1	Completed	Y	4,902,020	1,407,397	2,049,784	(642,387)	3,494,623	20%	983,433	2,511,190	329,322	3,033,217	100.0%	4,902,020
Water Distribution 2000-2015	892-000	Country Hills Blvd NW Feedermain	Completed	Y	1,265,739	363,401	529,270	(165,869)	902,338	20%	253,930	648,409	85,034	783,200	100.0%	1,265,739
Water Distribution 2000-2015	892-000	17 Ave SW Feedermain Phase 1	Completed	Y	481,155	138,142	201,195	(63,053)	343,013	20%	96,528	246,484	32,324	297,724	100.0%	481,155
Water Distribution 2000-2015	892-000	Crestmont Extension	Completed	Y	587,385	168,641	245,616	(76,974)	418,744	20%	117,840	300,904	39,461	363,455	100.0%	587,385
Water Distribution 2000-2015	892-000	69 Street 26 Avenue SW Feedermain	Completed	Y	2,940,072	844,111	1,229,394	(385,283)	2,095,961	20%	589,831	1,506,130	197,517	1,819,225	100.0%	2,940,072
Water Distribution 2000-2015	892-000	Symons Valley TUC Crossing	Completed	Y	2,348,706	674,326	982,113	(307,787)	1,674,380	20%	471,192	1,203,187	157,788	1,453,306	100.0%	2,348,706
Water Distribution 2000-2015	892-000	Symons Feedermain Phase 1	Completed	Y	842,761	241,961	352,401	(110,440)	600,800	20%	169,073	431,727	56,617	521,474	100.0%	842,761
Water Distribution 2000-2015	892-000	Northridge Feedermain	Completed	Y	352,064	101,080	147,216	(46,136)	250,984	20%	70,630	180,354	23,652	217,846	100.0%	352,064
Water Distribution 2000-2015	892-000	MacLeod Trail FM	Completed	Y	9,282,639	2,665,097	3,881,543	(1,216,447)	6,617,543	20%	1,862,264	4,755,279	623,616	5,743,807	100.0%	9,282,639

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024 <sup>1</sup>	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2000-2015	892-000	Northridge FM Ph 1 & 2	Completed	Y	46,498	13,350	19,443	(6,093)	33,148	20%	9,328	23,820	3,124	28,771	100.0%	46,498
Water Distribution 2000-2015	892-000	Old Banff Coach Rd FM Ph 2	Completed	Y	3,777,010	1,084,400	1,579,360	(494,960)	2,692,610	20%	757,736	1,934,874	253,743	2,337,096	100.0%	3,777,010
Water Distribution 2000-2015	892-000	Old Banff Coach Rd FM Ph 3	Completed	Y	3,091,777	887,666	1,292,829	(405,163)	2,204,111	20%	620,266	1,583,845	207,708	1,913,095	100.0%	3,091,777
Water Distribution 2000-2015	892-000	Shaganappi Tr FM Ph 2	Completed	Y	8,138,324	2,336,558	3,403,047	(1,066,489)	5,801,767	20%	1,632,693	4,169,073	546,740	5,035,741	100.0%	8,138,324
Water Distribution 2000-2015	892-000	Graves Bridge Feedermain	Completed	Y	2,436,391	1,133,724	1,018,779	114,945	1,302,667	20%	488,784	813,884	163,679	1,507,562	75.0%	1,827,293
Water Distribution 2000-2015	892-000	Cranston South FM	Completed	Y	3,445,787	989,304	1,440,859	(451,554)	2,456,483	20%	691,287	1,765,196	231,491	2,132,145	100.0%	3,445,787
Water Distribution 2000-2015	892-000	Cranston South FM A	Completed	Y	2,732,114	784,405	1,142,436	(358,031)	1,947,709	20%	548,111	1,399,598	183,546	1,690,547	100.0%	2,732,114
Water Distribution 2000-2015	892-000	Symons Valley FM	Completed	Y	343,627	98,657	143,688	(45,031)	244,970	20%	68,938	176,032	23,085	212,626	100.0%	343,627
Water Distribution 2000-2015	892-000	Big Hill East Reservoir	Completed	Y	8,337,038	2,393,609	3,486,139	(1,092,530)	5,943,429	20%	1,672,559	4,270,870	560,090	5,158,698	100.0%	8,337,038
Water Distribution 2000-2015	892-000	Crestmont Pump Station	Completed	Y	8,633,485	2,478,721	3,610,099	(1,131,378)	6,154,764	20%	1,732,031	4,422,732	580,006	5,342,130	100.0%	8,633,485
Water Distribution 2000-2015	892-000	East McKenzie FM	Completed	Y	23,427,984	13,227,877	9,796,431	3,431,446	10,200,107	20%	4,700,073	5,500,034	1,573,914	14,496,504	61.6%	14,422,267
Water Distribution 2000-2015	892-000	ValleyRidge FM Phase I	Completed	Y	18,413,055	5,286,489	7,699,434	(2,412,945)	13,126,566	20%	3,693,988	9,432,578	1,237,006	11,393,422	100.0%	18,413,055
Water Distribution 2000-2015	892-000	Cranston Bow River Xing	Completed	Y	12,761,175	3,663,803	5,336,096	(1,672,292)	9,097,371	20%	2,560,120	6,537,251	857,308	7,896,216	100.0%	12,761,175
Water Distribution 2000-2015	892-000	MacLeod Trail FM Ph 2	Completed	Y	9,101,626	2,613,127	3,805,853	(1,192,726)	6,488,499	20%	1,825,949	4,662,550	611,456	5,631,802	100.0%	9,101,626
Water Distribution 2000-2015	892-000	Water FM under Graves Bridge	Completed	Y	3,215,576	2,069,393	1,344,596	724,797	1,146,183	20%	645,102	501,081	216,025	1,989,698	50.0%	1,607,788
Water Distribution 2000-2015	892-000	210 Avenue SW	Completed	Y	813,241	451,055	340,057	110,998	362,186	20%	163,151	199,035	54,634	503,208	62.0%	504,209

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2000-2015	892-000	South Glenmore Reservoir Basin 2	Completed	Y	751,467	215,750	314,227	(98,476)	535,717	20%	150,758	384,959	50,484	464,984	96.1%	722,105
Water Distribution 2000-2015	892-000	South Glenmore Res Basin 2	Completed	Y	125,541	86,070	52,495	33,575	39,471	20%	25,186	14,285	8,434	77,681	44.1%	55,368
Water Distribution 2000-2015	892-000	Nose Hill Feedermain	Completed	Y	219,847	203,436	91,929	111,507	16,411	20%	44,105	(27,694)	14,770	136,035	10.5%	23,020
Water Distribution 2000-2015	892-000	Lower Sarcee Feeder Main	Completed	Y	36,891	20,428	15,426	5,002	16,463	20%	7,401	9,062	2,478	22,827	62.6%	23,094
Water Distribution 2000-2015	892-000	210 Ave SW Pump Station	Completed	Y	46,944	26,563	19,630	6,933	20,381	20%	9,418	10,963	3,154	29,047	60.9%	28,589
Water Distribution 2000-2015	892-000	Northridge Reservoir	Completed	Y	17,294	7,036	7,231	(195)	10,257	20%	3,469	6,788	1,162	10,701	83.2%	14,388
Water Distribution 2000-2015		Financing Costs			106,688,590	50,950,813	67,304,404	(16,353,591)	55,737,777	17%	18,660,960	37,076,817	6,248,998	85,965,364	54.5%	58,107,947
Total Water Distribution 2000-2015					334,779,845	124,951,949	162,680,951	(37,729,002)	209,827,896	19%	64,420,146	145,407,749	21,572,382	227,101,097		274,336,147
Water Distribution 2016-2024	892-000	Ogden Feedermain Phase 1	2016-2024	Y	12,762,115	9,201,485	-	9,201,485	3,560,630	0%	24,761	3,535,869	8,292	24,761	27.9%	3,560,630
Water Distribution 2016-2024	892-000	Lower Sarcee Feedermain Phase 1	2016-2024	Y	13,310,434	3,846,715	5,184	3,841,531	9,463,718	0%	25,825	9,437,894	8,648	31,009	71.1%	9,463,718
Water Distribution 2016-2024	892-000	210 Ave Pump Station	2016-2024	Y	2,800,820	862,653	-	862,653	1,938,168	0%	5,434	1,932,733	1,820	5,434	69.2%	1,938,168
Water Distribution 2016-2024	892-000	210 Ave Feeder Main	2016-2024	Y	13,206,659	4,067,651	1,163,816	2,903,836	9,139,008	0%	25,623	9,113,385	8,580	1,189,439	69.2%	9,139,008
Water Distribution 2016-2024	892-000	East McKenzie FM	2016-2024	Y	801,103	562,375	3,228	559,147	238,729	0%	1,554	237,175	520	4,782	29.8%	238,729
Water Distribution 2016-2024	892-000	Northridge FM Ph 1 and 2	2016-2024	Y	41,616,263	6,991,532	47,305	6,944,228	34,624,731	0%	80,743	34,543,987	27,038	128,048	83.2%	34,624,731
Water Distribution 2016-2024	892-000	Northridge Reservoir	2016-2024	Y	2,632,571	442,272	70	442,202	2,190,299	0%	5,108	2,185,191	1,710	5,178	83.2%	2,190,299
Water Distribution 2016-2024	892-000	Northridge FM West Leg Phase 1 & 2	2019-2024	Y	6,969,146	1,170,816	-	1,170,816	5,798,329	0%	13,521	5,784,808	4,528	13,521	83.2%	5,798,329

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.



Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Distribution 2016-2024	892-000	Belvedere FM Ph 1	2019-2024	Y	15,550,000	-	-	-	15,550,000	0%	30,170	15,519,830	10,103	30,170	100.0%	15,550,000
Water Distribution 2016-2024	892-000	Haskyne Feedermain	2019-2024	Y	12,244,509	-	-	-	12,244,509	0%	23,757	12,220,752	7,955	23,757	100.0%	12,244,509
Water Distribution 2016-2024	892-000	Providence	2019-2024	Y	8,738,209	-	-	-	8,738,209	0%	16,954	8,721,256	5,677	16,954	100.0%	8,738,209
Water Distribution 2016-2024	892-000	146th Ave Feedermain	2019-2024	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Water Distribution 2016-2024	892-000	Westview Reservoir Land	2019-2024	Y	1,100,000	-	-	-	1,100,000	0%	2,134	1,097,866	715	2,134	100.0%	1,100,000
Water Distribution 2016-2024	892-000	Providence Westview Reservoir	2019-2024	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Water Distribution 2016-2024	892-000	Airdrie FM Tie-in and Meter Chamber Relocation	2016-2024	Y	1,520,529	-	65,026	(65,026)	1,520,529	0%	2,950	1,517,579	988	67,976	100.0%	1,520,529
Water Distribution 2016-2024	892-000	Pump Station 36 Installation	2016-2024	Y	524,774	88,162	5,750	82,412	436,612	0%	1,018	435,594	341	6,768	83.2%	436,612
Water Distribution 2016-2024	892-000	Redevelopment	2016-2024	Y	13,196,973	13,196,973	1,966	13,195,007	-	0%	25,605	(25,605)	8,574	27,570	0%	-
Water Distribution 2016-2024	892-000	South Glenmore Reservoir Basin II	2016-2024	Y	47,534	39,035	-	39,035	8,499	0%	92	8,407	31	92	18%	8,499
Water Distribution 2016-2024	892-000	Nose Hill Feedermain	2016-2024	Y	110,700,235	99,108,813	248,227	98,860,586	11,591,422	0%	214,779	11,376,643	71,923	463,005	10%	11,591,422
Water Distribution 2016-2024	892-000	Country Hills Blvd Uptown Feedermain	2016-2024	Y	-	-	-	-	-	0%	-	-	-	-	10%	-
Water Distribution 2016-2024		Financing Costs			168,725,600	103,771,396	188,243	103,583,153	64,954,204		614,300	64,339,905	205,711	802,542	38.5%	64,954,204
Total Water Distribution 2016-2024					426,447,473	243,349,877	1,728,813	241,621,064	183,097,597		1,114,327	181,983,269	373,155	2,843,140		183,097,597
Total Water Distribution					761,227,318	368,301,826	164,409,764	203,892,062	392,925,492		65,534,474	327,391,019	21,945,537	229,944,238		457,433,744

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2000-2015	895-000	New Areas	Completed	Y	1,860,892	610,182	655,117	(44,935)	1,250,710	14%	262,707	988,003	110,178	917,824	100.0%	1,860,892
Wastewater Collection 2000-2015	895-000	New Areas	Completed	Y	177,872	58,324	62,619	(4,295)	119,548	14%	25,111	94,438	10,531	87,730	100.0%	177,872
Wastewater Collection 2000-2015	895-000	McKenzie Trunk & PS	Completed	Y	6,867,471	2,251,827	2,417,657	(165,830)	4,615,644	14%	969,499	3,646,145	406,603	3,387,156	100.0%	6,867,471
Wastewater Collection 2000-2015	895-000	Foothills Industrial	Completed	Y	2,692	883	948	(65)	1,809	14%	380	1,429	159	1,328	100.0%	2,692
Wastewater Collection 2000-2015	895-000	SW Elbow Valley	Completed	Y	2,571,647	843,237	905,335	(62,098)	1,728,410	14%	363,046	1,365,364	152,260	1,268,381	100.0%	2,571,647
Wastewater Collection 2000-2015	895-000	North Beddington	Completed	Y	1,010,179	331,235	355,628	(24,393)	678,944	14%	142,610	536,334	59,810	498,238	100.0%	1,010,179
Wastewater Collection 2000-2015	895-000	Nose Creek V	Completed	Y	5,362,560	1,758,370	1,887,861	(129,491)	3,604,190	14%	757,047	2,847,143	317,502	2,644,908	100.0%	5,362,560
Wastewater Collection 2000-2015	895-000	Dufferin Industrial Lift Station	Completed	Y	1,577,493	517,256	555,348	(38,092)	1,060,237	14%	222,699	837,538	93,399	778,047	100.0%	1,577,493
Wastewater Collection 2000-2015	895-000	Beddington Creek II	Completed	Y	8,856,443	2,904,006	3,117,864	(213,858)	5,952,437	14%	1,250,287	4,702,150	524,365	4,368,151	100.0%	8,856,443
Wastewater Collection 2000-2015	895-000	Midnapore Trunk	Completed	Y	536,064	175,774	188,719	(12,944)	360,290	14%	75,678	284,612	31,739	264,396	100.0%	536,064
Wastewater Collection 2000-2015	895-000	Pine Creek Trunk I	Completed	Y	23,941,504	7,850,361	8,428,481	(578,120)	16,091,144	14%	3,379,885	12,711,259	1,417,508	11,808,366	100.0%	23,941,504
Wastewater Collection 2000-2015	895-000	Fish Creek Forcemain	Completed	Y	7,479,659	2,452,562	2,633,175	(180,613)	5,027,097	14%	1,055,923	3,971,174	442,849	3,689,098	100.0%	7,479,659

<sup>1</sup> Represents total project costs, actual (2000-2018) and forecasted (2019-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2000-2015	895-000	Nose Creek IV	Completed	Y	2,832,473	928,761	997,157	(68,396)	1,903,712	14%	399,868	1,503,844	167,703	1,397,025	100.0%	2,832,473
Wastewater Collection 2000-2015	895-000	85 Street SW	Completed	Y	1,948,558	638,927	685,980	(47,052)	1,309,631	14%	275,083	1,034,548	115,369	961,063	100.0%	1,948,558
Wastewater Collection 2000-2015	895-000	Great Plains Trunk	Completed	Y	4,673,427	1,532,405	1,645,255	(112,850)	3,141,022	14%	659,760	2,481,262	276,700	2,305,015	100.0%	4,673,427
Wastewater Collection 2000-2015	895-000	Beddington Crk South Upgrade	Completed	Y	7,674,253	2,516,369	2,701,681	(185,312)	5,157,884	14%	1,083,394	4,074,490	454,371	3,785,075	100.0%	7,674,253
Wastewater Collection 2000-2015	895-000	Fish Creek West and Anderson Sanitary Upgrades	Completed	Y	847,179	277,788	298,245	(20,457)	569,391	14%	119,598	449,793	50,159	417,843	100.0%	847,179
Wastewater Collection 2000-2015	895-000	Nose Creek Trunk Upgrade (40%)	Completed	Y	41,518,001	30,356,261	14,616,194	15,740,067	11,161,740	14%	5,861,205	5,300,535	2,458,162	20,477,399	40.0%	16,607,200
Wastewater Collection 2000-2015	895-000	North Ridge MacDonald Trunk	Completed	Y	25,327,129	8,304,704	8,916,283	(611,579)	17,022,426	14%	3,575,497	13,446,929	1,499,547	12,491,780	100.0%	25,327,129
Wastewater Collection 2000-2015	895-000	Silverado-West Pine Creek Trunk	Completed	Y	9,923,702	3,253,958	3,493,587	(239,630)	6,669,744	14%	1,400,955	5,268,789	587,554	4,894,542	100.0%	9,923,702
Wastewater Collection 2000-2015	895-000	South Cranston Syphon	Completed	Y	20,970,620	6,876,215	7,382,597	(506,382)	14,094,405	14%	2,960,477	11,133,928	1,241,610	10,343,074	100.0%	20,970,620
Wastewater Collection 2000-2015	895-000	Saddle Ridge Sanitary Upgrade	Completed	Y	491,615	219,584	173,070	46,514	272,030	14%	69,403	202,628	29,107	242,473	82.3%	404,745
Wastewater Collection 2000-2015	895-000	Valley Ridge Syhpon & Upgrade	Completed	Y	24,260,145	17,738,024	8,540,657	9,197,367	6,522,121	14%	3,424,868	3,097,253	1,436,374	11,965,525	40.0%	9,704,058
Wastewater Collection 2000-2015	895-000	BB Trunk Upgrade S of Bow River (40%)	Completed	Y	665,577	553,743	234,313	319,430	111,834	14%	93,961	17,873	39,407	328,274	25.0%	166,394

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2000-2015	895-000	Trinity East Hills-CFA	Completed	Y	4,962,737	1,627,269	1,747,105	(119,836)	3,335,468	14%	700,603	2,634,865	293,829	2,447,708	100.0%	4,962,737
Wastewater Collection 2000-2015	895-000	Mahogany Forcemain Ph 1	Completed	Y	351,780	115,348	123,842	(8,494)	236,432	14%	49,662	186,770	20,828	173,504	100.0%	351,780
Wastewater Collection 2000-2015	895-000	North Beddington Ph 2	Completed	Y	2,092,822	686,231	736,767	(50,536)	1,406,591	14%	295,449	1,111,142	123,910	1,032,216	100.0%	2,092,822
Wastewater Collection 2000-2015	895-000	Seton Trunk Ph 1	Completed	Y	3,130,338	1,026,430	1,102,019	(75,589)	2,103,908	14%	441,918	1,661,990	185,338	1,543,937	100.0%	3,130,338
Wastewater Collection 2000-2015	895-000	BB Trunk Upgrade River Crossing	Completed	Y	51,869	40,713	18,260	22,453	11,156	14%	7,322	3,833	3,071	25,583	32.0%	16,598
Wastewater Collection 2000-2015	895-000	Silverado - West Pine Creek Trunk Phase 2	Completed	Y	1,566,069	513,510	551,326	(37,816)	1,052,559	14%	221,086	831,473	92,722	772,412	100.0%	1,566,069
Wastewater Collection 2000-2015	895-000	Beddington Creek II - East Leg	Completed	Y	4,067,766	1,333,810	1,432,036	(98,225)	2,733,955	14%	574,257	2,159,698	240,841	2,006,293	100.0%	4,067,766
Wastewater Collection 2000-2015	895-000	Bowness Sanitary Sewer Upgrades	Completed	Y	34,916,552	28,893,682	12,292,189	16,601,493	6,022,870	14%	4,929,261	1,093,609	2,067,309	17,221,450	25.7%	8,961,237
Wastewater Collection 2000-2015	895-000	Mahogany Lift Station, Forcemain, Trunk	Completed	Y	10,943,995	3,588,509	3,852,776	(264,267)	7,355,486	14%	1,544,992	5,810,493	647,963	5,397,768	100.0%	10,943,995
Wastewater Collection 2000-2015	895-000	Nose Creek Trunk Upgrade	Completed	Y	27,922,335	20,950,783	9,829,911	11,120,871	6,971,552	14%	3,941,869	3,029,683	1,653,202	13,771,780	37.1%	10,372,752
Wastewater Collection 2000-2015	895-000	144 Ave NE San Trunk	Completed	Y	903,515	296,260	318,078	(21,817)	607,255	14%	127,552	479,703	53,495	445,629	100.0%	903,515
Wastewater Collection 2000-2015	895-000	North Beddington San Ph 2 CFA	Completed	Y	561,638	184,160	197,722	(13,562)	377,478	14%	79,288	298,190	33,253	277,009	100.0%	561,638

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2000-2015	895-000	Inglewood Trunk Upgrade	Completed	Y	940,311	639,525	331,032	308,493	300,787	14%	132,746	168,040	55,673	463,778	47.6%	447,531
Wastewater Collection 2000-2015	895-000	Forest Lawn LS Sewer Upgrading 1	Completed	Y	19,952	19,952	7,024	12,928	-	14%	2,817	(2,817)	1,181	9,841	0.0%	-
Wastewater Collection 2000-2015	895-000	WS-Seton Trunk Ph 1	Completed	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2000-2015	895-000	Mahogany LS FM TRNK	Completed	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2000-2015	895-000	Trinity East Hills - CFA	Completed	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2000-2015		Financing Costs			102,577,360	48,586,099	38,592,843	9,993,256	53,991,261		23,322,734	30,668,527	9,781,447	61,915,577	55.5%	56,922,686
Wastewater Collection 2000-2015					396,386,192	201,453,037	142,026,701	59,426,336	194,933,155		64,800,494	130,132,661	27,177,028	206,827,195		266,625,679
Wastewater Collection 2016-2024	895-000	North Ridge Macdonald Trunk	2014-2016	Y	41,765	-	-	-	41,765	1%	341	41,423	143	341	100.0%	41,765
Wastewater Collection 2016-2024	895-000	West Pine Creek Sanitary Trunk Ph 2	2015-2018	Y	43,100,035	-	1,568,170	(1,568,170)	43,100,035	1%	352,067	42,747,967	147,655	1,920,238	100.0%	43,100,035
Wastewater Collection 2016-2024	895-000	Seton Tunnel Ph 1	2016-2018	Y	57,866,405	-	83,254	(83,254)	57,866,405	1%	472,688	57,393,717	198,243	555,942	100.0%	57,866,405
Wastewater Collection 2016-2024	895-000	Seton Tunnel Ph 2	TBD	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Wastewater Collection 2016-2024	895-000	144 Ave NE San Trunk	2015-2017	Y	6,995,208	-	15,420	(15,420)	6,995,208	1%	57,141	6,938,067	23,965	72,561	100.0%	6,995,208

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2016-2024	895-000	North Beddington San Ph 2 CFA	2016-2017	Y	4,564,396	-	20,470	(20,470)	4,564,396	1%	37,285	4,527,111	15,637	57,755	100.0%	4,564,396
Wastewater Collection 2016-2024	895-000	Beddington Creek II East Leg	2014-2015	Y	39,586	-	-	-	39,586	1%	323	39,263	136	323	100.0%	39,586
Wastewater Collection 2016-2024	895-000	WS-Belvedere San Tr-East Basin	2016-2024	Y	6,000,000	-	-	-	6,000,000	1%	49,012	5,950,988	20,555	49,012	100.0%	6,000,000
Wastewater Collection 2016-2024	895-000	Glacier Ridge Sanitary trunk Extension east basin	2015-2017	Y	3,057,930	-	-	-	3,057,930	1%	24,979	3,032,951	10,476	24,979	100.0%	3,057,930
Wastewater Collection 2016-2024	895-000	Glacier Ridge Sanitary Trunk Phase 1	2014-2024	Y	1,965,752	-	-	-	1,965,752	1%	16,057	1,949,695	6,734	16,057	100.0%	1,965,752
Wastewater Collection 2016-2024	895-000	WS-Haskayne Sanitary Trk	TBD	Y	3,640,411	-	-	-	3,640,411	1%	29,737	3,610,674	12,472	29,737	100.0%	3,640,411
Wastewater Collection 2016-2024	895-000	Rangeview Sanitary Trunk Laterals	2014-2018	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Wastewater Collection 2016-2024	895-000	Redevelopment	2014-2020	Y	10,005,144	10,005,144	-	10,005,144	-	1%	81,728	(81,728)	34,276	81,728	0.0%	-
Wastewater Collection 2016-2024	895-000	Saddle Ridge Sanitary Upgrade	TBD	Y	5,959,979	3,206,469	47,681	3,158,787	2,753,510	1%	48,685	2,704,825	20,418	96,366	46.2%	2,753,510
Wastewater Collection 2016-2024	895-000	Bowness Trunk Upgrade	2016-2018	Y	3,516,419	2,925,977	336	2,925,641	590,442	1%	28,724	561,718	12,047	29,060	16.8%	590,442
Wastewater Collection 2016-2024	895-000	Shouldice Trunk Upgrade	2016-2018	Y	9,800,000	9,106,552	-	9,106,552	693,448	1%	80,052	613,396	33,574	80,052	7.1%	693,448
Wastewater Collection 2016-2024	895-000	Nose Creek Trunk Upgrade	2017-2017	Y	63,129,994	36,241,667	133,982	36,107,685	26,888,327	1%	515,684	26,372,643	216,276	649,666	42.6%	26,888,327

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2016-2024	895-000	Inglewood Trunk Upgrade	TBD	Y	111,311,680	88,069,801	35,962	88,033,839	23,241,879	1%	909,262	22,332,617	381,340	945,224	20.9%	23,241,879
Wastewater Collection 2016-2024	895-000	McKenzie Siphon Upgrade	TBD	Y	-	-	-	-	-	0%	-	-	-	-	15.4%	-
Wastewater Collection 2016-2024	895-000	17th Ave Trunk Upgrade	TBD	Y	5,957,429	5,957,429	127,666	5,829,763	-	1%	48,664	(48,664)	20,409	176,330	0.0%	-
Wastewater Collection 2016-2024	895-000	Beltline Trunk Upgrade	TBD	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2016-2024	895-000	Forest Lawn LS Sewer Upgrading 1			50,382	50,382	-	50,382	-	1%	412	(412)	173	412	0.0%	-
Wastewater Collection 2016-2024	895-000	Forest Lawn LS Sewer Upgrading 2			5,300,000	5,300,000	-	5,300,000	-	1%	43,294	(43,294)	18,157	43,294	0.0%	-
Wastewater Collection 2016-2024	895-000	Fish Creek West Sub Trunk	TBD	Y	10,200,000	10,200,000	-	10,200,000	-	1%	83,320	(83,320)	34,944	83,320	0.0%	-
Wastewater Collection 2016-2024	895-000	Trinity East Hills - CFA	2017	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Wastewater Collection 2016-2024	895-000	Mahogany LS FM TRNK	TBD	Y	4,306	-	30	(30)	4,306	1%	35	4,271	15	65	100.0%	4,306
Wastewater Collection 2016-2024	895-000	Tsuu Tina Connection Upgrade	2021-2020	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2016-2024	895-000	Elbow Drive Trunk Upgrade 1	2021-2022	Y	1,350,000	1,350,000	-	1,350,000	-	1%	11,028	(11,028)	4,625	11,028	0.0%	-
Wastewater Collection 2016-2024	895-000	Elbow Drive Trunk Upgrade 2	2021-2020	Y	2,000,000	2,000,000	-	2,000,000	-	1%	16,337	(16,337)	6,852	16,337	0.0%	-

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Collection 2016-2024	895-000	Penbrooke Trunk Upgrades	2021-2020	Y	-	-	-	-	-	0%	-	-	-	-	0.0%	-
Wastewater Collection 2016-2024		Financing Costs	-		199,735,634	103,487,433	1,088,296	102,399,137	96,248,201		3,371,901	92,876,300	1,414,160	4,460,197	48.2%	96,248,201
Wastewater Collection 2016-2024					555,592,455	277,900,853	3,121,269	274,779,584	277,691,602		6,278,756	271,412,845	2,633,282	9,400,025		277,691,602
Total Wastewater Collection					951,978,647	479,353,890	145,147,970	334,205,920	472,624,757		71,079,250	401,545,507	29,810,310	216,227,220		544,317,281
Wastewater Treatment 2000-2015	894-000	Pine Creek WWTP	Completed	Y	412,169,943	(258,397,513)	98,978,832	(357,376,345)	670,567,456	8%	32,678,180	637,889,276	15,969,685	131,657,012	100.0%	412,169,943
Wastewater Treatment 2000-2015	894-000	WWTP Expansion Land Purch	Completed	Y	6,501,424	6,501,424	1,561,257	4,940,166	-	8%	515,454	(515,454)	251,900	2,076,711	100.0%	6,501,424
Wastewater Treatment 2000-2015	894-000	BB Struvite Recovery	Completed	Y	443,914	443,914	106,602	337,312	-	8%	35,195	(35,195)	17,200	141,797	15.0%	66,587
Wastewater Treatment 2000-2015	894-000	BB Digester Gas Utilization	Completed	Y	19,443,174	19,443,174	4,669,100	14,774,074	-	8%	1,541,518	(1,541,518)	753,333	6,210,618	49.7%	9,672,375
Wastewater Treatment 2000-2015	894-000	Pine Creek Gas Holder	Completed	Y	1,440,104	(902,830)	345,828	(1,248,658)	2,342,935	8%	114,176	2,228,758	55,797	460,004	100.0%	1,440,104
Wastewater Treatment 2000-2015	894-000	Pine Creek Design	Completed	Y	9,887,966	(6,198,962)	2,374,504	(8,573,466)	16,086,928	8%	783,950	15,302,978	383,113	3,158,455	100.0%	9,887,966
Wastewater Treatment 2000-2015	894-000	New Septage Facility	Completed	Y	3,012,194	3,012,194	723,351	2,288,843	-	8%	238,817	(238,817)	116,709	962,167	20.0%	602,439
Wastewater Treatment 2000-2015	894-000	BB FOG Receiving Station	Completed	Y	1,786,224	1,786,224	428,945	1,357,278	-	8%	141,618	(141,618)	69,208	570,563	22.1%	393,909

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.



Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Treatment 2000-2015	894-000	BB Blower Upgrade	Completed	Y	11,721,061	11,721,061	2,814,705	8,906,356	-	8%	929,284	(929,284)	454,137	3,743,989	66.7%	7,814,732
Wastewater Treatment 2000-2015	894-000	Twinning BBWWTP Sludge Line	Completed	Y	13,024,628	13,024,628	3,127,745	9,896,883	-	8%	1,032,635	(1,032,635)	504,644	4,160,380	50.0%	6,512,314
Wastewater Treatment 2000-2015	894-000	Bonnybrook Capacity Improvements	Completed	Y	2,310,904	2,310,904	554,942	1,755,962	-	8%	183,216	(183,216)	89,537	738,158	80.0%	1,848,723
Wastewater Treatment 2000-2015	894-000	BB Primary Clarifier #7	Completed	Y	11,110	11,110	2,668	8,442	-	8%	881	(881)	430	3,549	100.0%	11,110
Wastewater Treatment 2000-2015	894-000	Pine Creek Construction	Completed	Y	7,147,588	(4,480,965)	1,716,428	(6,197,392)	11,628,552	8%	566,684	11,061,868	276,936	2,283,112	97.8%	6,988,629
Wastewater Treatment 2000-2015	894-000	Fermenter / Digester at PCWWTP	Completed	Y	2,986,277	(1,872,156)	717,127	(2,589,283)	4,858,433	8%	236,762	4,621,671	115,704	953,889	100.0%	2,986,277
Wastewater Treatment 2000-2015	894-000	BBWWTP Headworks Grit Removal (22%)	Completed	Y	66,576,345	66,576,345	15,987,699	50,588,646	-	8%	5,278,390	(5,278,390)	2,579,526	21,266,089	20.0%	13,315,269
Wastewater Treatment 2000-2015	894-000	Effluent Filtration at Bonnybrook	Completed	Y	819,801	819,801	196,868	622,933	-	8%	64,996	(64,996)	31,764	261,864	20.0%	163,960
Wastewater Treatment 2000-2015	894-000	Sewage Forcemain Flow Reversal & Condition Assess. (50%)	Completed	Y	1,526,649	1,526,649	366,611	1,160,038	-	8%	121,038	(121,038)	59,151	487,648	75.0%	1,144,987
Wastewater Treatment 2000-2015	894-000	Shepard Lagoon - Dewatering	Completed	Y	1,880,976	1,880,976	451,699	1,429,277	-	8%	149,130	(149,130)	72,879	600,829	20.0%	376,195
Wastewater Treatment 2000-2015	894-000	Major WWTP Expansion	Completed	Y	701,132	701,132	168,370	532,762	-	8%	55,588	(55,588)	27,166	223,959	100.0%	701,132
Wastewater Treatment 2000-2015	894-000	New Septage Facility	Completed	Y	6,126,245	6,126,245	1,471,162	4,655,084	-	8%	485,709	(485,709)	237,364	1,956,870	16.2%	992,452

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Treatment 2000-2015	894-000	BBWWTP Plant D Expansion	Completed	Y	20,985,143	(4,045,518)	5,039,390	(9,084,908)	25,030,661	8%	1,663,771	23,366,891	813,078	6,703,160	76.7%	16,097,019
Wastewater Treatment 2000-2015	894-000	Condition Assessment / Replacement Strategy	Completed	Y	71,371	71,371	17,139	54,232	-	8%	5,659	(5,659)	2,765	22,798	77.0%	54,956
Wastewater Treatment 2000-2015	894-000	BBWWTP Headworks Grit Removal	Completed	Y	15,879,501	15,879,501	3,813,317	12,066,185	-	8%	1,258,979	(1,258,979)	615,257	5,072,295	16.2%	2,572,479
Wastewater Treatment 2000-2015	894-000	Volatile Fatty Acid Project	Completed	Y	204,762	204,762	49,172	155,590	-	8%	16,234	(16,234)	7,934	65,406	15.0%	30,714
Wastewater Treatment 2000-2015	894-000	Dewatering Facility	Completed	Y	7,135,056	7,135,056	1,713,418	5,421,638	-	8%	565,691	(565,691)	276,451	2,279,109	24.6%	1,757,665
Wastewater Treatment 2000-2015	894-000	BBWWTP Capacity Upgrades	Completed	Y	59,533,783	(24,886,466)	14,296,492	(39,182,958)	84,420,249	8%	4,720,033	79,700,216	2,306,660	19,016,525	71.8%	42,728,672
Wastewater Treatment 2000-2015	894-000	Pine Creek Equipment	Completed	Y	886,179	(555,563)	212,808	(768,371)	1,441,742	8%	70,259	1,371,483	34,335	283,067	39.0%	345,610
Wastewater Treatment 2000-2015	894-000	Pine Creek Gas Holder	Completed	Y	29,274	29,274	7,030	22,244	-	8%	2,321	(2,321)	1,134	9,351	80.0%	23,419
Wastewater Treatment 2000-2015	894-000	Pine Creek Projects	Completed	Y	(30,049)	(30,049)	(7,216)	(22,833)	-	8%	(2,382)	2,382	(1,164)	(9,598)	77.0%	(23,138)
Wastewater Treatment 2000-2015	894-000	Bonnybrook Power Export	Completed	Y	5,200	5,200	1,249	3,951	-	8%	412	(412)	201	1,661	77.0%	4,004
Wastewater Treatment 2000-2015	894-000	Bonnybrook Equipment	Completed	Y	2,577,282	2,577,282	618,911	1,958,371	-	8%	204,335	(204,335)	99,858	823,246	77.0%	1,984,507
Wastewater Treatment 2000-2015	894-000	BB WWTP 13.2&5kV System Expansion	Completed	Y	673,670	(422,337)	161,776	(584,112)	1,096,006	8%	53,411	1,042,596	26,102	215,186	76.6%	516,031

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Treatment 2000-2015	894-000	Power Management System	Completed	Y	277,864	(174,199)	66,727	(240,925)	452,063	8%	22,030	430,033	10,766	88,756	76.6%	212,844
Wastewater Treatment 2000-2015	894-000	600V System Upgrades	Completed	Y	75,062	(47,058)	18,026	(65,084)	122,120	8%	5,951	116,169	2,908	23,977	22.2%	16,626
Wastewater Treatment 2000-2015	894-000	FC WWTP Capacity Assessment	Completed	Y	711,893	(446,300)	170,955	(617,254)	1,158,193	8%	56,441	1,101,751	27,583	227,396	75.8%	539,615
Wastewater Treatment 2000-2015		Financing Costs			426,249,930	252,935,515	210,420,365	42,515,150	173,314,415		60,280,758	113,033,656	29,458,945	270,701,124	39.9%	170,039,273
Wastewater Treatment 2000-2015					1,104,783,579	112,263,827	373,363,999	(261,100,172)	992,519,752		114,077,123	878,442,629	55,748,996	487,441,122		720,490,823
Wastewater Treatment 2016-2024	894-000	BB WWTP Blower Upgrades	2013-2018	Y	12,098,677	2,831,090	179,225	2,651,865	9,267,587	3%	338,526	8,929,060	165,436	517,752	76.6%	9,267,587
Wastewater Treatment 2016-2024	894-000	BB WWTP 13.2&5kV System Expansion	2015-2019	Y	41,143,952	9,627,685	1,366,263	8,261,421	31,516,267	3%	1,151,226	30,365,041	562,599	2,517,489	76.6%	31,516,267
Wastewater Treatment 2016-2024	894-000	Bonnybrook Capacity Upgrade	2013-2020	Y	57,643,017	13,488,466	925,236	12,563,230	44,154,551	3%	1,612,877	42,541,673	788,206	2,538,113	76.6%	44,154,551
Wastewater Treatment 2016-2024	894-000	BBWWTP Plant D Expansion	2013-2023	Y	480,616,531	112,464,268	2,020,679	110,443,589	368,152,263	3%	13,447,865	354,704,398	6,571,913	15,468,544	76.6%	368,152,263
Wastewater Treatment 2016-2024	894-000	Power Management System	2015-2018	Y	4,157,645	972,889	4,993	967,896	3,184,756	3%	116,333	3,068,423	56,851	121,326	76.6%	3,184,756
Wastewater Treatment 2016-2024	894-000	Power Distribution Upgrades	TBD	Y	-	-	-	-	-	0%	-	-	-	-	38.3%	-
Wastewater Treatment 2016-2024	894-000	600V System Upgrades	2015-2019	Y	14,357,471	8,858,560	56,221	8,802,339	5,498,911	3%	401,728	5,097,183	196,323	457,949	38.3%	5,498,911

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Wastewater Treatment 2016-2024	894-000	BB Struvite Recovery	TBD	Y	15,500,000	13,125,400	-	13,125,400	2,374,600	3%	433,697	1,940,903	211,946	433,697	15.3%	2,374,600
Wastewater Treatment 2016-2024	894-000	BB Dewatering Building	2015-2018	Y	84,593,529	52,194,207	2,642,507	49,551,700	32,399,322	3%	2,366,965	30,032,357	1,156,725	5,009,472	38.3%	32,399,322
Wastewater Treatment 2016-2024	894-000	BB Centrate / Supernatant Treatment	TBD	Y	2,860,000	1,107,392	-	1,107,392	1,752,608	3%	80,024	1,672,584	39,107	80,024	61.3%	1,752,608
Wastewater Treatment 2016-2024	894-000	FC WWTP Capacity Assessment	2016-2017	Y	299,033	72,366	6,722	65,644	226,667	3%	8,367	218,300	4,089	15,089	75.8%	226,667
Wastewater Treatment 2016-2024	894-000	Fish Creek WWTP Upgrade Project	TBD	Y	40,944,531	9,908,576	-	9,908,576	31,035,954	3%	1,145,646	29,890,308	559,872	1,145,646	75.8%	31,035,954
Wastewater Treatment 2016-2024	894-000	Pine Creek WWTP Stage 2 Expansion	TBD	Y	11,600,000	2,807,200	-	2,807,200	8,792,800	3%	324,573	8,468,227	158,618	324,573	75.8%	8,792,800
Wastewater Treatment 2016-2024	894-000	South Catchment Conveyance System Upgrades	TBD	Y	5,700,000	1,379,400	-	1,379,400	4,320,600	3%	159,489	4,161,111	77,941	159,489	75.8%	4,320,600
Wastewater Treatment 2016-2024		Financing Costs			199,280,743	113,095,089	3,430,300	109,664,789	86,185,654		5,380,092	80,805,562	2,629,228	8,810,392	43.2%	86,185,654
Wastewater Treatment 2016-2024					970,795,128	341,932,588	10,632,146	331,300,443	628,862,540		26,967,409	601,895,131	13,178,856	37,599,554		628,862,540
Total Wastewater Treatment					2,075,578,707	454,196,415	383,996,145	70,200,270	1,621,382,292		141,044,532	1,480,337,760	68,927,852	525,040,677		1,349,353,363
Water Treatment Plants 2000-2015	891-000	Glenmore Water Treatment Plant (Program 300)	Completed	Y	31,601,592	29,984,976	15,469,819	14,515,158	1,616,616	2%	593,161	1,023,455	154,664	16,062,979	24.0%	7,584,382
Water Treatment Plants 2000-2015	891-000	Glenmore Water Treatment Plant (Program 301)	Completed	Y	22,614,575	21,457,701	11,070,435	10,387,265	1,156,874	2%	424,475	732,400	110,680	11,494,910	24.0%	5,427,498

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Treatment Plants 2000-2015	891-000	Bearspaw Water Treatment Plant (Program 302)	Completed	Y	10,115,576	9,598,102	4,951,843	4,646,259	517,474	2%	189,869	327,605	49,507	5,141,712	24.0%	2,427,738
Water Treatment Plants 2000-2015	891-000	Water Treatment Plant Master Planning	Completed	Y	554,241	465,638	271,316	194,323	88,603	2%	10,403	78,199	2,713	281,719	75.0%	415,681
Water Treatment Plants 2000-2015	891-000	Glenmore Dam - Crest Stop Logs	Completed	Y	546,222	534,579	267,390	267,189	11,643	2%	10,253	1,390	2,673	277,643	10.0%	54,622
Water Treatment Plants 2000-2015	891-000	Glenmore Space Planning 2012-14	Completed	Y	250,273	238,537	122,515	116,022	11,736	2%	4,698	7,038	1,225	127,213	22.0%	55,060
Water Treatment Plants 2000-2015	891-000	BBWTP Residual Management System	Completed	Y	602,486	571,665	294,933	276,732	30,821	2%	11,309	19,512	2,949	306,241	24.0%	144,597
Water Treatment Plants 2000-2015	891-000	Bearspaw Yard Piping	Completed	Y	7,923,835	7,518,482	3,878,928	3,639,554	405,353	2%	148,730	256,623	38,781	4,027,658	24.0%	1,901,720
Water Treatment Plants 2000-2015	891-000	Glenmore Bearspaw Upgrade (Program 304)	Completed	Y	302,110,529	286,655,720	147,891,130	138,764,590	15,454,809	2%	5,670,603	9,784,207	1,478,582	153,561,732	24.0%	72,506,527
Water Treatment Plants 2000-2015	891-000	Chemical System	Completed	Y	4,557,056	4,323,935	2,230,800	2,093,135	233,121	2%	85,536	147,586	22,303	2,316,336	24.0%	1,093,694
Water Treatment Plants 2000-2015	891-000	Sodium Hypochloride System	Completed	Y	1,265,930	1,201,170	619,706	581,464	64,760	2%	23,761	40,999	6,196	643,468	24.0%	303,823
Water Treatment Plants 2000-2015	891-000	Pre Treatment / Residuals Facility- Glenmore	Completed	Y	135,519,016	128,586,385	66,340,158	62,246,227	6,932,630	2%	2,543,687	4,388,944	663,254	68,883,845	24.0%	32,524,564
Water Treatment Plants 2000-2015	891-000	Glenmore Site Work & Serv	Completed	Y	12,792,720	12,138,293	6,262,376	5,875,917	654,426	2%	240,119	414,307	62,610	6,502,495	24.0%	3,070,253
Water Treatment Plants 2000-2015	891-000	BBWTP Residual Management System	Completed	Y	108,052	102,524	52,894	49,630	5,528	2%	2,028	3,499	529	54,922	24.0%	25,932
Water Treatment Plants 2000-2015	891-000	BP Actiflo Air Scour Upgrade	Completed	Y	6,066,123	5,530,822	2,969,529	2,561,294	535,301	2%	113,861	421,440	29,689	3,083,389	41.4%	2,511,375
Water Treatment Plants 2000-2015	891-000	Bearspaw RTF Fourth Thickener	Completed	Y	142,528	132,835	69,771	63,064	9,693	2%	2,675	7,018	698	72,447	31.9%	45,476
Water Treatment Plants 2000-2015	891-000	Sodium Hypochlorite Bearspaw	Completed	Y	19,353,112	18,949,582	9,473,863	9,475,719	403,531	2%	363,257	40,274	94,718	9,837,120	9.8%	1,893,172
Water Treatment Plants 2000-2015	891-000	BP Raw I Pump Station Upgrade	Completed	Y	1,672,980	1,602,922	818,968	783,954	70,058	2%	31,402	38,656	8,188	850,370	19.6%	328,679

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Water Treatment Plants 2000-2015	891-000	Bearspaw Electrical Distribution Center	Completed	Y	823,616	794,474	403,182	391,292	29,142	2%	15,459	13,683	4,031	418,641	16.6%	136,720
Water Treatment Plants 2000-2015	891-000	Pre Treatment / Residuals Facility- Glenmore	Completed	Y	28,273	27,074	13,841	13,234	1,199	2%	531	669	138	14,371	19.9%	5,626
Water Treatment Plants 2000-2015	891-000	Pre Treatment Stage I & II	Completed	Y	4,445,259	4,217,857	2,176,072	2,041,784	227,402	2%	83,437	143,965	21,756	2,259,510	24.0%	1,066,862
Water Treatment Plants 2000-2015	891-000	Glenmore Dam Infrastructure Improvements	Completed	Y	469,740	461,429	229,950	231,479	8,310	2%	8,817	(507)	2,299	238,767	8.3%	38,988
Water Treatment Plants 2000-2015	891-000	Glenmore UV Disinfection	Completed	Y	113,298	95,186	55,462	39,723	18,112	2%	2,127	15,986	554	57,589	75.0%	84,973
Water Treatment Plants 2000-2015	891-000	Bearspaw UV Disinfection	Completed	Y	871,420	732,683	426,583	306,100	138,737	2%	16,357	122,380	4,265	442,940	74.7%	650,887
Water Treatment Plants 2000-2015		Financing Costs			293,391,472	274,912,918	199,607,082	75,305,836	18,478,554		11,669,224	6,809,330	3,042,694	211,276,306	7.0%	20,410,577
Water Treatment Plants 2000-2015					857,939,923	810,835,490	475,968,546	334,866,944	47,104,434		22,265,776	24,838,658	5,805,693	498,234,322		154,709,427
Water Treatment Plants 2016-2024	891-000	GM WTP Capacity Expansion	TBD	Y	-	-	-	-	-	0%	-	-	-	-	80.1%	-
Water Treatment Plants 2016-2024	891-000	BPWTP Capacity Upgrades	2017-2018	Y	7,744,719	1,533,454	176,879	1,356,575	6,211,264	1%	61,440	6,149,824	16,020	238,319	80.2%	6,211,264
Water Treatment Plants 2016-2024	891-000	Bearspaw RTF Fourth Thickener	2016-2017	Y	2,037,098	1,710,755	-	1,710,755	326,343	1%	16,161	310,182	4,214	16,161	16.0%	326,343
Water Treatment Plants 2016-2024	891-000	Glenmore UV Disinfection	TBD	Y	-	-	-	-	-	0%	-	-	-	-	80.1%	-
Water Treatment Plants 2016-2024	891-000	Bearspaw UV Disinfection	TBD	Y	-	-	-	-	-	0%	-	-	-	-	80.2%	-
Water Treatment Plants 2016-2024		Financing Costs			3,275,001	1,743,839	106,816	1,637,023	1,531,162		26,828	1,504,334	6,995	133,644	46.8%	1,531,162
Water Treatment Plants 2016-2024					13,056,817	4,988,048	283,695	4,704,353	8,068,769	2%	104,429	7,964,341	27,229	388,124		8,068,769
Total Water Treatment Plants					870,996,741	815,823,538	476,252,241	339,571,297	55,173,203		22,370,205	32,802,998	5,832,922	498,622,446		162,778,197

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Total Water and Wastewater					4,659,781,413	2,117,675,669	1,169,806,120	947,869,549	2,542,105,744		300,028,461	2,242,077,283	126,516,621	1,469,834,580		2,513,882,584
Shepard Wetlands 2000-2015	897-000	Ellison Park 68 Street SE Pond Expansion	Completed	Y	5,885,182	-	1,183,648	(1,183,648)	5,885,182	58%	3,397,010	2,488,172	49,783	4,580,657	100.0%	5,885,182
Shepard Wetlands 2000-2015	897-000	Great Plains Storm	Completed	Y	10,403,685	-	2,092,424	(2,092,424)	10,403,685	58%	6,005,153	4,398,532	88,004	8,097,577	100.0%	10,403,685
Shepard Wetlands 2000-2015	897-000	60th street wet pond	Completed	Y	3,724,620	-	749,108	(749,108)	3,724,620	58%	2,149,903	1,574,717	31,506	2,899,011	100.0%	3,724,620
Shepard Wetlands 2000-2015	897-000	Mahogany Storm Trunk	Completed	Y	7,783,600	-	1,565,464	(1,565,464)	7,783,600	58%	4,492,803	3,290,797	65,841	6,058,267	100.0%	7,783,600
Shepard Wetlands 2000-2015	897-000	Shepard Wetland Projects	Completed	Y	90,481,854	-	18,198,014	(18,198,014)	90,481,854	58%	52,227,394	38,254,460	765,382	70,425,408	100.0%	90,481,854
Shepard Wetlands 2000-2015	897-000	114 Ave Channel X-ing	Completed	Y	2,325,496	-	467,712	(467,712)	2,325,496	58%	1,342,309	983,187	19,671	1,810,021	100.0%	2,325,496
Shepard Wetlands 2000-2015	897-000	FL Ck Diversion to Shepard	Completed	Y	1,537,381	-	309,203	(309,203)	1,537,381	58%	887,398	649,983	13,005	1,196,601	100.0%	1,537,381
Shepard Wetlands 2000-2015	897-000	114 Ave SE Storm Trunk	Completed	Y	4,549,429	-	914,996	(914,996)	4,549,429	58%	2,625,994	1,923,435	38,483	3,540,990	100.0%	4,549,429
Shepard Wetlands 2000-2015	897-000	130 Ave SE Storm Trunk	Completed	Y	9,312,536	-	1,872,968	(1,872,968)	9,312,536	58%	5,375,326	3,937,210	78,774	7,248,294	100.0%	9,312,536
Shepard Wetlands 2000-2015	897-000	Shepard Wlands Restoration	Completed	Y	613,768	-	123,443	(123,443)	613,768	58%	354,276	259,493	5,192	477,719	100.0%	613,768
Shepard Wetlands 2000-2015	897-000	Trinity East Hills (CFA)	Completed	Y	1,481,534	-	297,971	(297,971)	1,481,534	58%	855,162	626,372	12,532	1,153,133	100.0%	1,481,534
Shepard Wetlands 2000-2015	897-000	Forest Lawn Creek	Completed	Y	377,373	-	75,899	(75,899)	377,373	58%	217,825	159,548	3,192	293,724	100.0%	377,373
Shepard Wetlands 2000-2015	897-000	Master Drainage Plans	Completed	Y	29,107	-	5,854	(5,854)	29,107	58%	16,801	12,306	246	22,655	100.0%	29,107
Shepard Wetlands 2000-2015	897-000	Trinity East Hills - CFA	Completed	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Shepard Wetlands 2000-2015	897-000	Mahogany Storm Trunk	Completed	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Shepard Wetlands 2000-2015	897-000	114 Ave SE Storm Trunk	Completed	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Shepard Wetlands 2000-2015	897-000	Great Plains Storm	Completed	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Shepard Wetlands 2000-2015		Financing Costs			32,959,950	-	6,708,705	(6,708,705)	32,959,950		19,253,647	13,706,303	282,158	25,962,352	100%	32,959,950
Shepard Wetlands 2000-2015					171,465,516	-	34,565,409	(34,565,409)	171,465,516		99,201,001	72,264,515	1,453,771	133,766,410		171,465,516
Shepard Wetlands 2016-2024	897-000	Shepard Wetland Projects	2017	Y	2,976	-	-	-	2,976	0%	-	2,976	-	-	100.0%	2,976
Shepard Wetlands 2016-2024	897-000	Shepard land purchase	2017	Y	798,532	-	-	-	798,532	0%	-	798,532	-	-	100.0%	798,532
Shepard Wetlands 2016-2024		Financing Costs			-		-	-	-		-	-	-	-	0.0%	-
Shepard Wetlands 2016-2024					801,507	-	-	-	801,507		-	801,507	-	-		801,507
Total Shepard Wetlands					172,267,023	-	34,565,409	(34,565,409)	172,267,023		99,201,001	73,066,023	1,453,771	133,766,410		172,267,023
Pine Creek 2000-2015	897-000	Master Drainage Plans	Completed	Y	5,821	-	-	-	5,821	0%	-	5,821	-	-	100.0%	5,821
Pine Creek 2000-2015		Financing Costs			-	-	-	-	-	0%	-	-	-	-	0%	-
Pine Creek 2000-2015					5,821	-	-	-	5,821		-	5,821	-	-		5,821
Pine Creek 2016-2024	897-000	Priddis Storm Trunk Outfall	2016-2020	Y	15,481,931	-	11,076	(11,076)	15,481,931	3%	483,706	14,998,225	126,824	494,782	100.0%	15,481,931
Pine Creek 2016-2024		Financing Costs			11,042,860	-	-	-	11,042,860		-	11,042,860	151,169	-	100.0%	11,042,860
Pine Creek 2016-2024					26,524,791	-	11,076	(11,076)	26,524,791	3%	483,706	26,041,085	277,993	494,782		26,524,791
Total Pine Creek					26,530,612	-	11,076	(11,076)	26,530,612		483,706	26,046,907	277,993	494,782		26,530,612

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.



Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Nose Creek 2000-2015	897-000	Master Drainage Plans	Completed	Y	660,517	-	33,364	(33,364)	660,517	75%	493,245	167,273	22,994	526,609	100.0%	660,517
Nose Creek 2000-2015	897-000	Skyview Ranch	Completed	Y	1,018,918	-	51,468	(51,468)	1,018,918	75%	760,882	258,036	35,470	812,350	100.0%	1,018,918
Nose Creek 2000-2015	897-000	West Symons Valley Bioengineering	Completed	Y	963,593	-	48,673	(48,673)	963,593	75%	719,568	244,025	33,544	768,241	100.0%	963,593
Nose Creek 2000-2015	897-000	N. Ridge MacDonald Trunk	Completed	Y	11,735,631	-	592,792	(592,792)	11,735,631	75%	8,763,644	2,971,987	408,535	9,356,436	100.0%	11,735,631
Nose Creek 2000-2015	897-000	North Beddington Trunk	Completed	Y	3,025,790	-	152,839	(152,839)	3,025,790	75%	2,259,524	766,266	105,332	2,412,364	100.0%	3,025,790
Nose Creek 2000-2015	897-000	North Ridge Macdonald Trunk	Completed	Y	4,258,568	-	215,110	(215,110)	4,258,568	75%	3,180,108	1,078,460	148,247	3,395,217	100.0%	4,258,568
Nose Creek 2000-2015	897-000	North Beddington Storm Trunk	Completed	Y	63,246	-	3,195	(3,195)	63,246	75%	47,229	16,017	2,202	50,424	100.0%	63,246
Nose Creek 2000-2015		Financing Costs			6,010,033	-	1,410,035	(1,410,035)	6,010,033	23%	1,405,199	4,604,833	65,506	2,815,234	100.0%	6,010,033
Nose Creek 2000-2015					27,736,296	-	2,507,476	(2,507,476)	27,736,296		17,629,400	10,106,896	821,831	20,136,876		27,736,296
Nose Creek 2016-2024	897-000	North Ridge Macdonald Trunk	2014-2016	Y	56,602	-	-	-	56,602	0%	-	56,602	-	-	100.0%	56,602
Nose Creek 2016-2024	897-000	144 Av NE Storm Trunk 4	2019-2020	Y	10,000,000	-	-	-	10,000,000	0%	-	10,000,000	-	-	100.0%	10,000,000
Nose Creek 2016-2024	897-000	North Beddington Storm Trunk	2021-2022	Y	966,441	-	-	-	966,441	0%	-	966,441	-	-	100.0%	966,441
Nose Creek 2016-2024	897-000	Glacier Ridge Storm Trunk and Outfall	2015-2017	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Nose Creek 2016-2024		Financing Costs			8,892,978	-	-	-	8,892,978		-	8,892,978	-	-	100.0%	8,892,978
Nose Creek 2016-2024					19,916,021	-	-	-	19,916,021		-	19,916,021	-	-		19,916,021
Total Nose Creek					47,652,317	-	2,507,476	(2,507,476)	47,652,317		17,629,400	30,022,917	821,831	20,136,876		47,652,317
Elbow River 2000-2015	897-000	West Springs Trunk (Roads)	Completed	Y	1,028,787		144,833	(144,833)	1,028,787	81%	837,644	191,143	-	982,477	100.0%	1,028,787
Elbow River 2000-2015	897-000	Master Drainage Plans	Completed	Y	23,286		-	-	23,286	0%	-	23,286	-	-	40.0%	9,314
Total Elbow River					1,052,073	-	144,833	(144,833)	1,052,073		837,644	214,429	-	982,477		1,038,102

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

Table 15: Water Resources – Water Projects (continued)

						City Payments			Off-site Levy Payments						Levy Allocation	
Infrastructure Type	Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identify in the 5 yr	Total Capital Budget + Financing Costs of Projects <sup>1</sup> (\$) 2000-2024"	City + Regional Portion of Total Costs (\$)	City Contribution to Date <sup>2</sup> (\$)	City + Regional Cost to Complete (\$) (Owed)	Off-site Levy Portion of Budget Costs <sup>3</sup> (\$)	Levies Contribution to date <sup>4</sup> (%)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete <sup>3</sup> (\$)	2019 Levies Spent (\$)	Spent Portion of Project (\$)	Allocation to levies <sup>4</sup> (%)	Total Potential OSL Amount
Bow River 2000-2015	897-000	Master Drainage Plans (removed from this schedule)	Completed	Y	-		-	-	-	0%	-	-	-	-	100.0%	-
Bow River 2000-2015	897-000	Edworthy Storm System (Bow Trail / Sarcee)	Completed	Y	75,341	-	334,361	(334,361)	75,341	409%	308,021	(232,680)	-	642,382	100.0%	75,341
Bow River 2000-2015		Financing Costs			-		-	-	-		-	-	-	-	0.0%	-
Bow River 2000-2015					75,341	-	334,361	(334,361)	75,341		308,021	(232,680)	-	642,382		75,341
Bow River 2016-2024	897-000	Riverbend Trunk Pond	TBD	Y	10,560,075	10,560,075	-	10,560,075	-	0%	489	(489)	489	489	0.0%	-
Bow River 2016-2024	897-000	Seton Storm Trunk	TBD	Y	12,513,796	-	-	-	12,513,796	0%	579	12,513,217	579	579	100.0%	12,513,796
Bow River 2016-2024	897-000	Seton Storm Trunk Ph 2	TBD	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Bow River 2016-2024	897-000	Haskayne Outfall	2021-2022	Y	-	-	-	-	-	0%	-	-	-	-	100.0%	-
Bow River 2016-2024		Financing Costs			8,706,089	-	-	-	8,706,089		2,113	8,703,976	2,113	2,113	100.0%	8,706,089
Bow River 2016-2024					31,779,960	10,560,075	-	10,560,075	21,219,885		3,181	21,216,704	3,181	3,181		21,219,885
Total Bow River					31,855,301	10,560,075	334,361	10,225,714	21,295,226		311,202	20,984,024	3,181	645,563		21,295,226
Fish Creek 2000-2015	897-000	Master Drainage Plans 2000-2015	Completed	Y	66,268	54,561	54,561	-	11,707	18%	11,707	-	-	66,268	40.0%	26,507
Fish Creek 2016-2024	897-001	Providence Storm Trunk and Outfall 2016-2024	2021-2022	Y	5,856,472	-	-	-	5,856,472	0%	-	5,856,472	-	-	100.0%	5,856,472
Total Fish Creek					5,922,740	54,561	54,561	-	5,868,179		11,707	5,856,472	-	66,268		5,882,979
Total Drainage 2000-2015					200,401,315	54,561	37,606,640	(37,552,079)	200,346,754	18%	117,987,773	82,358,981	2,275,602	155,594,413		200,347,583
Total Drainage 2016-2024					84,878,751	10,560,075	11,076	10,548,999	74,318,676	3%	486,886	73,831,790	281,174	497,962		74,318,676
Total Drainage					285,280,066	10,614,636	37,617,716	(27,003,080)	274,665,431		118,474,659	156,190,772	2,556,776	156,092,375		274,666,259
Total Utilities					4,945,061,479	2,128,290,305	1,207,423,836	920,866,469	2,816,771,174		418,503,120	2,398,268,055	129,073,397	1,625,926,956		2,788,548,844

<sup>1</sup> Represents total project costs, actual (2000-2019) and forecasted (2020-2024) capital costs plus actual and forecasted financing costs for debt financed projects. Forecasted Costs are subject to changes depending on the timing and financing arrangements. <sup>2</sup> City Contributions to date are from Utility Rate Revenue and/or Drainage Fees. <sup>3</sup> The Off-site levy portion of Total Costs for Wastewater Treatment Plants, include Pine Creek historical Costs deferred to Future Expansions. These costs, \$225 Million, were not included in the current Off-site Levy rates. <sup>4</sup> % of total costs allocated to Off-site levies.

# Schedule C – Community Services Details

(Emergency Response Facilities, Calgary Public Library and Recreation Facilities)

Table 16 shows the detailed projects and amounts of the community services charges spent for the Emergency Response facilities, Calgary Public Library, and Recreation facilities.

Table 16: Community Services Projects

					City Payments			Off-site Levy Payments					Levy	City Payments: Funding Source					
Program / Project #	Project Description	Start Date of the Project	Estimated Completion Date	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies (Levy Budget / Total Cost)	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete-City/Other Funding (\$)	City Cost to Complete Total (\$)
Recreation 480654	Vivo Expansion <sup>1</sup>	Mar-21	Nov-22	22,500,000	0	0	0	22,500,000	0	22,500,000	0	0	100%	0	0	0	0	0	0
Fire 041-166	Royal Vista Emergency Resp Stn	Nov-12	Completed Dec-19	15,869,069	7,154,069	6,589,077	564,992	8,715,000	8,506,000	209,000	0	15,095,077	55%	6,069,534	519,543	6,589,077	563,992	1,000	564,992
Fire 041-171	NE Industrial Emergency Resp Stn	Jan-17	Dec-21	14,950,000	10,986,000	115,469	10,870,531	3,964,000	1,139,269	2,824,731	0	1,254,738	27%	0	115,469	115,469	10,650,000	220,531	10,870,531
Fire 041-175	East Macleod Emergency Station	Jan-18	Jun-20	15,048,000	3,000,000	1,000,000	2,000,000	12,048,000	2,201,448	9,846,552	2,201,448	3,201,448	80%	0	1,000,000	1,000,000	1,066,016	933,984	2,000,000
Fire 041-178	Cornerstone Emergency Response Station	Jan-20	Dec-22	16,700,000	10,200,000	0	10,200,000	6,500,000	0	6,500,000	0	0	39%	0	0	0	6,497,840	3,702,160	10,200,000
Fire 041-180	West Macleod Emergency Response Station	Dec-21	Dec-22	3,000,000	0	0	0	3,000,000	0	3,000,000	0	0	100%	0	0	0	0	0	0
Fire 480505	Livingston Emergency Resp Stn	Dec-19	Dec-20	2,000,000	0	0	0	2,000,000	0	2,000,000	0	0	100%	0	0	0	0	0	0
Fire 480506	Belvedere Emergency Resp Stn	Jun-20	Jun-21	2,000,000	0	0	0	2,000,000	0	2,000,000	0	0	100%	0	0	0	0	0	0
Fire 480507	South Shepard Emergency Resp Stn	Dec-21	Dec-22	2,000,000	0	0	0	2,000,000	0	2,000,000	0	0	100%	0	0	0	0	0	0
Facility Management 410660	Varsity Multi-Service Centre <sup>2</sup>	Jun-17	Sep-23	31,000,000	16,000,000	206,929	15,793,071	15,000,000	828,449	14,171,551	828,449	1,035,378	48%	204,769	2,160	206,929	9,793,071	6,000,000	15,793,071
Facility Management 480771	Symons Valley Multi-Use Services <sup>3</sup>	Mar-19	Dec-23	37,420,000	26,420,000	197,096	26,222,904	11,000,000	3,000,000	8,000,000	0	3,197,096	29%	0	197,096	197,096	13,000,000	13,222,904	26,222,904
Recreation 506-693	Seton Recreation Facility	Aug-12	Completed Feb-19	178,526,000	159,683,000	142,722,521	16,960,479	18,843,000	18,843,000	0	0	161,565,521	11%	31,233,037	111,489,484	142,722,521	16,716,963	243,516	16,960,479

Notes:

<sup>1</sup> This is not a city led project but funding was approved through One Calgary to support this partner project. The complete project which resides with Vivo is:  
\$60.0M – Total (\*VIVO applied for these funds)  
\$22.5M – City (Levy funded) – only portion showing on levy report  
\$15.0M – Provincial \*  
\$15.0M – Federal\*  
\$7.5M – Vivo funded

<sup>2</sup> Fire - Station 17 project is renamed Varsity Multi-Service Centre in 2018 and added budget for Affordable Housing.

<sup>3</sup> Symons Valley Library project is renamed Symons Valley Multi-Service Centre in 2019 and added budget for Affordable Housing.

Table 16: Community Services Projects (continued)

					City Payments			Off-site Levy Payments					Levy	City Payments: Funding Source					
Program / Project #	Project Description	Start Date of the Project	Estimated Completion Date	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies (Levy Budget / Total Cost)	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete-City/ Other Funding (\$)	City Cost to Complete Total (\$)
Recreation 506-694	Rocky Ridge Recreation Facility	Sep-14	Completed Dec-17	188,574,328	139,806,414	116,242,781	23,563,633	48,767,914	48,767,914	0	0	165,010,695	26%	44,013,086	72,229,695	116,242,781	13,150,000	10,413,633	23,563,633
Recreation 506-698	Great Plains Recreation Facility	Dec-12	Completed Jun-16	31,275,000	24,121,000	23,643,400	477,600	7,154,000	7,154,000	0	0	30,797,400	23%	10,000,000	13,643,400	23,643,400	0	477,600	477,600
Recreation 506-699	Quarry Park Recreation Facility	Mar-14	Completed Jun-16	55,600,000	47,930,000	47,223,816	706,184	7,670,000	7,670,000	0	0	54,893,816	14%	0	47,223,816	47,223,816	0	706,184	706,184
Fire 041-164	Tuscany Emergency Resp Stn	Sep-14	Completed Dec-19	16,385,025	5,105,320	4,899,107	206,213	11,279,705	11,279,705	0	20,040	16,178,812	69%	2,864,305	2,034,802	4,899,107	0	206,213	206,213
Fire 041-165	Evergreen Emergency Resp Stn	Feb-11	Completed	8,932,355	3,819,275	3,819,275	0	5,113,080	5,113,081	0	0	8,932,355	57%	3,819,275	0	3,819,275	0	0	0
Fire 041-167	Symons Valley Emergency Resp Stn		Completed	9,719,786	7,221,732	7,221,732	0	2,498,054	2,498,054	0	0	9,719,786	26%	6,898,617	323,115	7,221,732	0	0	0
Fire 041-168	Douglas Glen Emergency Resp Stn		Completed	7,796,539	7,668,457	7,668,457	0	128,082	128,082	0	0	7,796,539	2%	7,668,457	0	7,668,457	0	0	0
Fire 041-169	Seton Emergency Resp Stn	Dec-10	Completed	16,648,379	12,048,379	12,018,827	29,552	4,600,000	4,600,000	0	0	16,618,827	28%	11,365,928	652,899	12,018,827	29,552	0	29,552
Fire 041-172	Station #5 Replacement/ Rebuilding		Completed	9,349,738	8,612,913	8,612,913	0	736,825	736,825	0	0	9,349,738	8%	6,450,000	2,162,913	8,612,913	0	0	0
Fire 044-002	Replace Emergency Units		Completed	52,134,215	52,089,128	52,089,128	0	45,086	45,086	0	0	52,134,215	0%	40,695,585	11,393,544	52,089,128	0	0	0
Total				737,428,435	541,865,687	434,270,529	107,595,158	195,562,748	122,510,914	73,051,834	3,049,937	556,781,443		171,282,593	262,987,936	434,270,529	71,467,433	36,127,725	107,595,158

Notes:

<sup>1</sup> This is not a city led project but funding was approved through One Calgary to support this partner project. The complete project which resides with Vivo is:  
\$60.0M – Total (\*VIVO applied for these funds)  
\$22.5M – City (Levy funded) – only portion showing on levy report  
\$15.0M – Provincial \*  
\$15.0M – Federal\*  
\$7.5M – Vivo funded

<sup>2</sup> Fire - Station 17 project is renamed Varsity Multi-Service Centre in 2018 and added budget for Affordable Housing.

<sup>3</sup> Symons Valley Library project is renamed Symons Valley Multi-Service Centre in 2019 and added budget for Affordable Housing.

# Schedule D – Community Services Details

## (Transit Buses)

Table 19 shows the detailed projects and amounts of the community services charges spent for transit buses. The Total Budget of Project costs include purchases attributed to both vehicle replacement and new vehicles; the Off-site Levy Portion of Budget indicates the amount of the Total Budget attributable to levy-eligible transactions.

Table 17: Transit Bus Projects

					City Payments			Off-site Levy Payments				City Payments: Funding Source						
Program / Project #	Project Description	Start Date of the Project & Estimated Completion Date	Indicate Y/N if the project was identified in the 5 yr Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	2019 Levies Spents (\$)	Spent portion of project	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete-City/ Other Funding (\$)	City Cost to Complete-Total (\$)
665-02W	Bus Purchases (2014 to 2018)	2014 to 2015	N (identified on prior levy)	53,095,000	51,751,000	51,751,000	-	1,344,000	1,344,000	-	-	53,095,000	51,751,000	-	51,751,000	-	-	-
665-02W	Bus Purchases (2014 to 2018)	2016 to 2018	Y	32,457,463	28,547,901	28,547,901	-	3,909,563	3,909,563	-	-	32,457,464	28,547,901	-	28,547,901	-	-	-
665-02W	Bus Purchases	2019 to 2022	Y	113,191,667	94,944,177	36,201,770	58,742,407	18,247,490	7,747,490	10,500,000	7,747,490	43,949,260	35,201,770	1,000,000	36,201,770	51,214,514	7,527,893	58,742,407
Total				198,744,131	175,243,078	116,500,671	58,742,407	23,501,053	13,001,053	10,500,000	7,747,490	129,501,724	115,500,671	1,000,000	116,500,671	51,214,514	7,527,893	58,742,407

# Schedule E – Community Services Details

## (Calgary Police Service)

Table 20 shows the detailed projects and amounts of the community services charges spent for Calgary Police Services facilities.

Table 18: Calgary Police Service Projects

						City Payments			Off-site Levy Payments						Levy Allocations			City Payments: Funding Source					
Program / Project #	Project Description	Start Date of the Project	Estimated Completion Date	Indicate Y/N if the project was identify in the Dec 2015 OSL Background Report	Total Budget of Project (\$)	City Portion of Budget (\$)	City Contribution to date (\$)	City Cost to Complete (\$)	Off-site Levy Portion of Budget (\$)	Off-site Levy Spent to date (\$)	Off-site Levy Cost to Complete (\$)	Off-Site Levy Amount Collected To Date (\$)	2019 Levies Spent (\$)	Spent portion of project	Percent allocation to levies %	Total Potential OSL (of Current Budget)	Total Potential OSL (Per 2015 Background Report)	City Contribution to date-Grant Funding (\$)	City Contribution to date-City/ Other Funding (\$)	City Contribution to date Total (\$)	City Cost to Complete -Grant Funding (\$)	City Cost to Complete- City/Other Funding (\$)	City Cost to Complete Total (\$)
038-381	Future District Office 1	2021	TBD	Y	\$32,500,000	\$0	\$0	\$0	\$32,500,000	\$0	\$32,500,000	\$29,135,520	\$0	\$0	100%	\$32,500,000	\$34,941,500	\$0	\$0	\$0	\$0	\$0	\$0
038-381	Future District Office 2	TBD	TBD	Y	\$32,500,000	\$0	\$0	\$0	\$32,500,000	\$0	\$32,500,000	\$0	\$0	\$0	100%	\$32,500,000	\$34,941,500	\$0	\$0	\$0	\$0	\$0	\$0
038-381	<sup>1</sup> Customer Service Centre NW (part of new Arrest Processing Centre by Spy Hill Correctional Facility)	Q1 2018	Q2 2020	Y	\$25,000,000	\$21,000,000	\$21,000,000	\$0	\$4,000,000	\$3,455,757	\$544,243	\$4,000,000	\$3,455,757	\$24,455,757	16%	\$4,000,000	\$10,133,035	\$0	\$0	\$0	\$21,000,000	\$0	\$21,000,000
Total					\$90,000,000	\$21,000,000	\$21,000,000	\$0	\$69,000,000	\$3,455,757	\$65,544,243	\$33,135,520	\$3,455,757	\$24,455,757			\$69,000,000	\$80,016,035					

<sup>1</sup> For the "Customer Service Centre NW": the \$4m is the portion of the project allocated to a new District Office function (the Customer Service component). This will be the last part of the project completed. The remainder is a relocation of the 7 AV SW processing centre that was damaged in the flood.





# Centre City Levy

## 2019 Annual Report





## **Publishing Information**

Title: 2019 Centre City Levy Report

Author: The City of Calgary

Contact: 311

ISC: Unrestricted

SR: 20-0007321

© The City of Calgary

# Contents

Introduction and Overview .....	2	Figure 1: Centre City Plan Area .....	4
Appendices .....	10	Table 1: Current Centre City Levy Rates, by Infrastructure Category .....	6
Schedule A – Transportation Details .....	11	Table 2: Centre City Levies Balance Collected and Spent .....	7
Schedule B – Water Resources Details .....	13	Figure 2: Centre City Levy - Collections .....	8
Schedule C – Community Services Details .....	14	Figure 3: Centre City Levy - Expenditures .....	8
		Table 3: Centre City Levies 2019 Summary, by Department and Business Units ...	9
		Table 4: Transportation Centre City Levy 2019 Summary .....	11
		Table 5: Water Resources Centre City Levy 2019 Summary .....	13
		Table 6: Community Services & Police Centre City Levy 2019 Summary .....	14

# Introduction and Overview

The Centre City Levy program is a funding tool used to collect levies and charges from developers to share in the funding of growth related local utility infrastructure and community improvement within the Centre City Plan Area.

To support the development of Centre City Plan Area, the Municipal Government Act permits municipalities, through a bylaw, to charge off-site levies to developers. The levy is then invested, often with additional funds from other sources, for infrastructure programs to support growth, quality of life, and resiliency in the Centre City Plan Area.

The program consists of two components: the utility portion through the Centre City Levy Bylaw (Bylaw 38M2009), under the authority of the Municipal Government Act, and the voluntary community services portion under Council resolution (as per report LPT2010--03). Collectively, these are referred to as the Centre City Levies. On 2010 February 8, through report LPT2010-03 the Centre City Levy rates were adjusted to the current rates.

In accordance with Council direction, Centre City Levy funds may be used towards projects that fall within the following scope:

- All or part of the capital costs of the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by a proposed subdivision or development in the Centre City Plan Area.
- Community or Recreation infrastructure (Transit, Fire, Police, Recreational Facilities, and Library facilities).
- Active transportation infrastructure (pedestrian overpasses and underpasses, bikeways, and sidewalks).
- Upgrading local parks, regional pathways, and regional parks.
- The 13 Avenue Greenway.



The City of Calgary's Annual Centre City Levy Report provides details on the Centre City Levies that were collected and spent, in accordance with Council direction and to ensure transparency to stakeholders. This report is prepared in accordance with **Section 4(35.3) of the City of Calgary Charter**. The 2019 levy balance will continue to be used to fund projects within the Centre City Levy area in accordance with Council direction and Bylaw 38M2009.

The Centre City Levy is undergoing a review as part of the Off-site Levy overview in 2020. It is anticipated that recommendations for a revised bylaw will be presented to Council in 2021 Q1.

Throughout this report, the Centre City Levy program will be referred to as either a levy or levies.





Calgary's Centre City is bound by the Bow and Elbow Rivers to the north and east and 17 Avenue to the south and 14 Street to the west. It includes communities : Downtown Commercial Core, Downtown East Village, Beltline, Downtown West End, Eau Claire and Chinatown. The Centre City Levy Plan Area shows where the Centre City Levy is charged on new development, and where the levy funds can be used to support infrastructure projects.

**Figure 1:** Centre City Plan Area

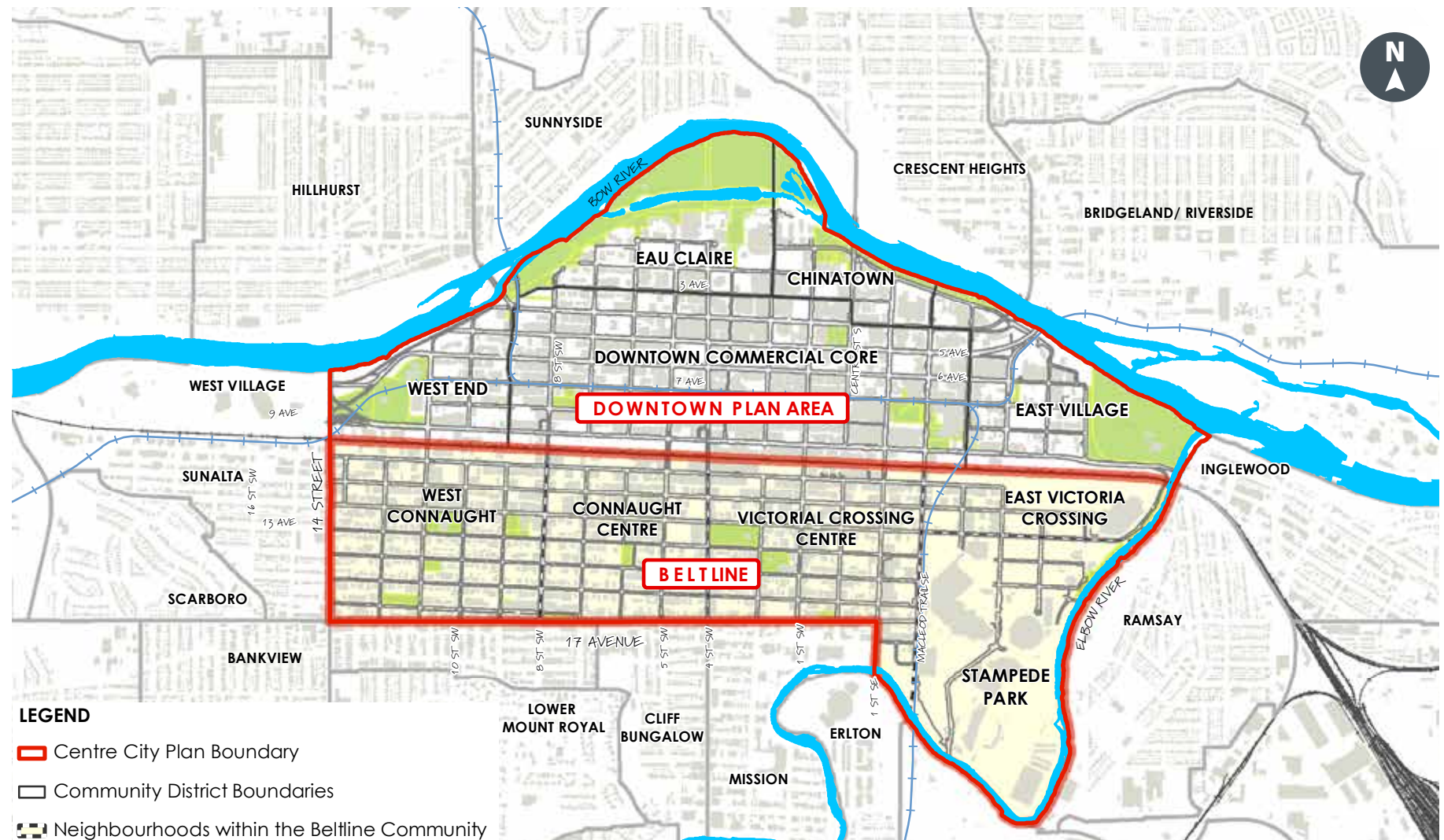


Table 1 identifies the current Centre City Levy rates. The Centre City Levy is collected from all development projects in the Centre City Plan Area on a linear frontage basis, calculated using the length of the parcel's frontage on the venues. Each infrastructure category has a different amount collected. These rates have not increased since 2010.

<b>Table 1:</b> Current Centre City Levy Rates, by Infrastructure Category		<b>Levy Rates, by Year</b>		
<b>Department</b>	<b>Infrastructure Category</b>	<b>2007 Frontage Levy/Metre (\$)</b>	<b>2008 &amp; 2009 Frontage Levy/Metre (\$)</b>	<b>2010 to 2019 Frontage Levy/Metre (\$)</b>
Utilities <sup>1</sup>	Water	912	1,037	1,092
	Sanitary Sewer	912	1,037	1,092
	<b>Total Levy for Utilities</b>	<b>1,823</b>	<b>2,073</b>	<b>2,184</b>
Transit <sup>2</sup>	Buses	272	278	279
Fire <sup>2</sup>	Station and Land	75	85	90
Police <sup>2</sup>	Station and Land	50	57	60
Recreation <sup>2</sup>	Facility and Land	400	455	478
Library <sup>2</sup>	My Branch Portion	333	379	399
	<b>Total Levy for Community Services</b>	<b>1,130</b>	<b>1,254</b>	<b>1,306</b>
Transportation <sup>2</sup>	Pedestrian Overpasses	500	569	600
	Bikeways/Sidewalks	35	40	42
	<b>Total Levy for Transportation</b>	<b>535</b>	<b>609</b>	<b>642</b>
Parks <sup>2</sup>	Local Park Upgrading	39	44	47
	Regional Park & Pathway Upgrading	183	208	219
	<b>Total Levy for Parks</b>	<b>222</b>	<b>252</b>	<b>266</b>
Roads (Greenways) <sup>2</sup>	13 Avenue Greenway	260	296	312
	<b>Total Levy for Roads (Greenways)</b>	<b>260</b>	<b>296</b>	<b>312</b>
	<b>Total (\$/metre)</b>	<b>\$3,970</b>	<b>\$4,484</b>	<b>\$4,710</b>

<sup>1</sup> Funds for Utilities are collected through authorization of Bylaw 38M2009.

<sup>2</sup> Funds for Community Services, Transportation, Parks, and Greenways are collected through Council resolution in report LPT2007-18. These rates were last adjusted by Council in 2010 through report LPT2010-03.

The Centre City Levies are one of the tools used to help fund the infrastructure required to build great communities. Since levies are collected as land development proceeds, it can take The City many years to build up enough resources to support a capital infrastructure project. To move ahead with projects in a timely manner to support development, infrastructure identified in the Centre City Levy Bylaw may be funded using a combination of levy funds and other funding sources, such as capital grants. This often results in a positive balance in the levy accounts at the end of the year.

In 2019, \$2,611,979 of Centre City Levy funds were used to invest in multiple infrastructure programs and the closing balance of the total Centre City Levy fund at the end of 2019 was \$7,442,861. This balance will be spent to support new and ongoing infrastructure projects in future years. For more detail on the Centre City Levies collected and spent, the rest of the report includes summary pages and appendices with project specific details.

**Table 2:** Centre City Levies Balance Collected and Spent

Opening Balance on January 1, 2019	7,799,087
Total Centre City Levies Collected	2,080,914
Investment Income Received	174,839
Centre City Levies Spent	(2,611,979)
<b>Closing Balance, Centre City Levies on December 31, 2019</b>	<b>\$7,442,861</b>



Figure 2 shows the total Centre City Levies collected since 2014 to current year.

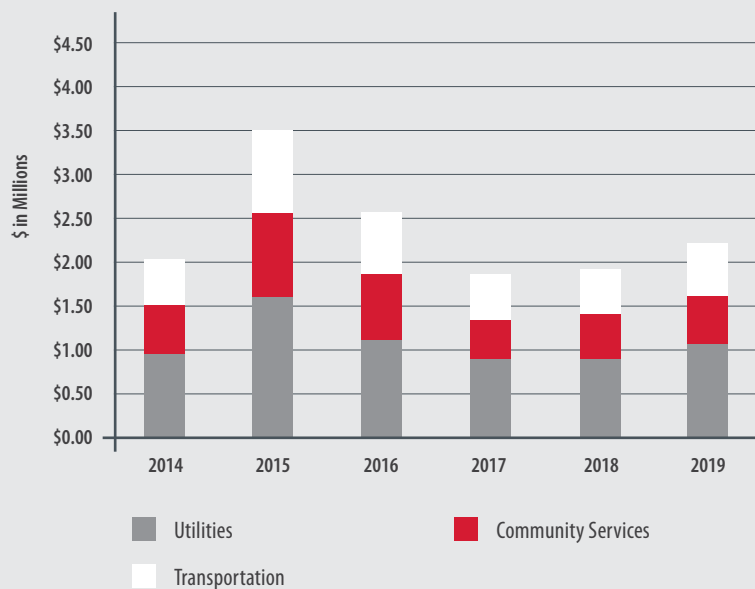
In 2019, Centre City Levy funds were used to support the following infrastructure programs:

- Partial funding to purchase buses and community shuttle buses.
- 13th Avenue water main upgrades.
- Public realm improvements on 17 Avenue SW (crosswalks and intersections for pedestrians, including curb extensions on side streets).
- 8th Street master plan design and construction of pedestrian underpass enhancements.

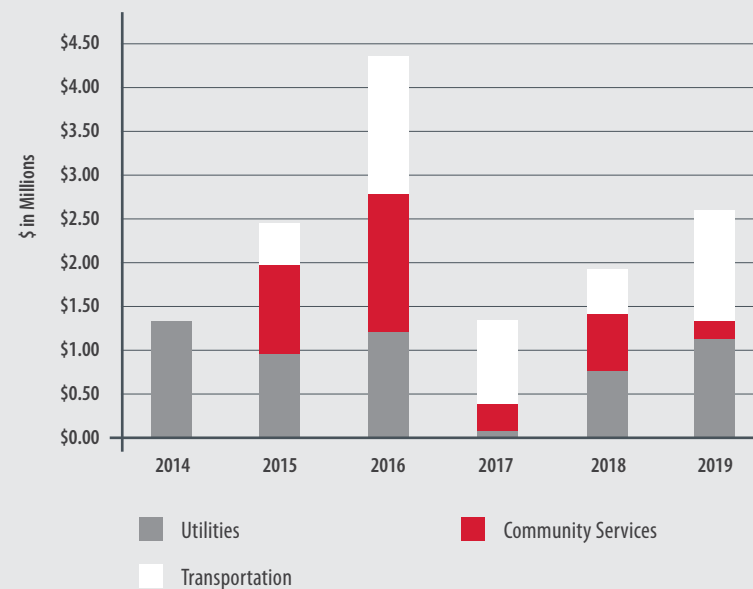
- Improvements to 4 Street SW (underpass, prominent crosswalks, additional bike rack, increased street parking and new trees).
- Public realm improvements in West Eau Claire Park (new public promenade, public space, and pathway, including new site furnishings, lighting and landscaping).
- Public realm improvements in Beltline Park (engagement, design and the construction of a small park space located on the corner of 9th Street SW and 16th Avenue SW, estimated completion 2021).

For more details on center city levy capital projects, see Schedule A, B and C. Figure 3 shows the total Centre City Levies spent since 2014.

**Figure 2:** Centre City Levies Collected (by department)



**Figure 3:** Total Centre City Levies Spent (by department)





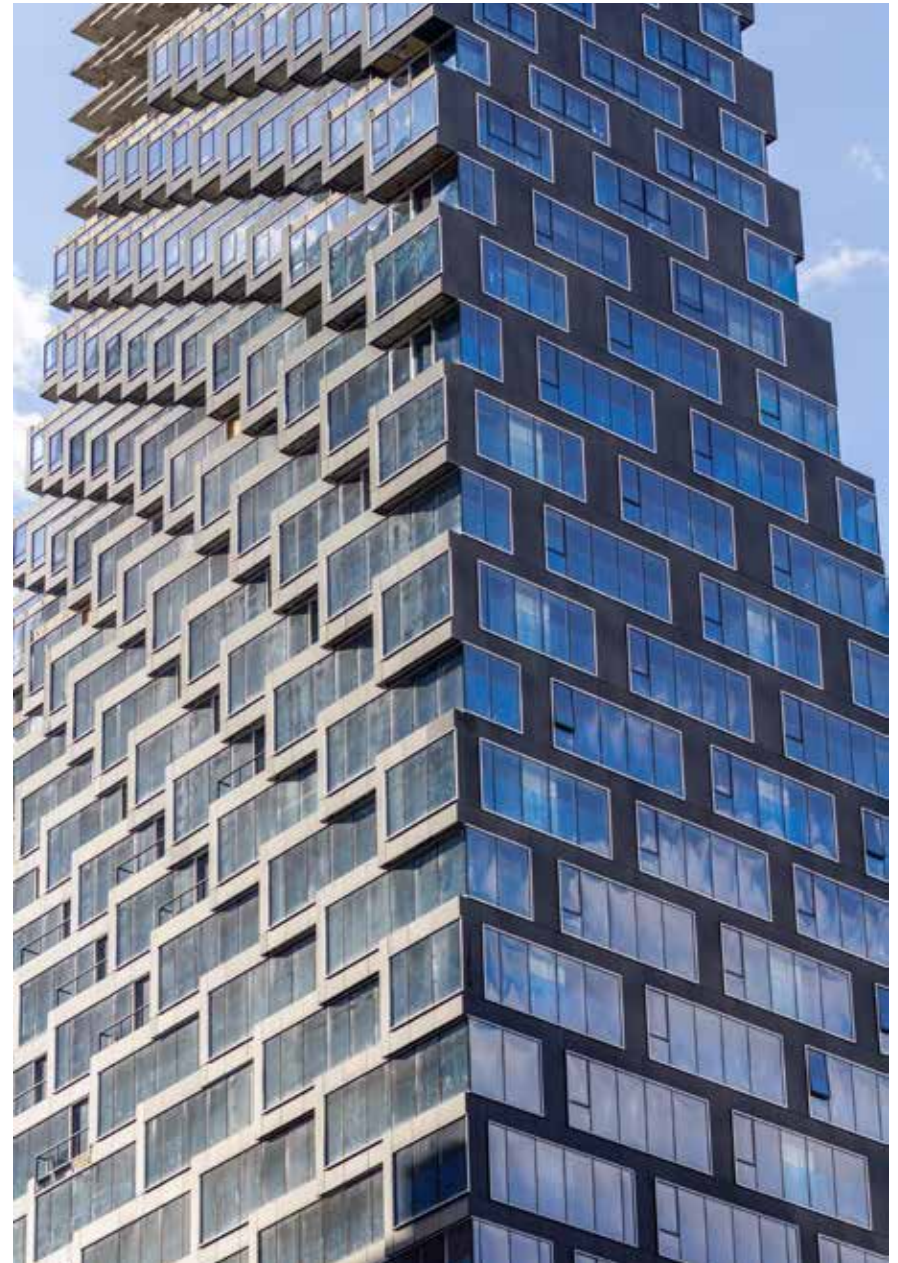
A detailed breakdown of the Centre City Levies collected, investment income, expenditures and department closing balances are included in Table 3.

**Table 3:** Centre City Levies 2019 Summary, by Department and Business Units

Department	Table Reference	Opening Balance as at (\$)	Collected (\$)	Investment Income (\$)	Centre City Levy Spent (\$)	Closing Balance December 31, 2019 (\$)
Utilities	Table 5: Water Resources	3,093,115	964,909	111,415	(1,081,373)	3,088,065
Transit	Table 4: Transportation	1,349,623	122,823	37,251	(1,000,000)	509,697
Fire	Table 6: Community Services	179,269	39,763	-	-	219,032
Police	Table 6: Community Services	286,418	26,508	-	-	312,926
Recreation	Table 6: Community Services	1,413,476	211,626	-	-	1,625,102
Library	Table 6: Community Services	146,005	176,281	-	-	322,286
Transportation	Table 4: Transportation	505,598	283,639	20,441	(213,683)	595,995
Parks	Table 6: Community Services	564,865	117,521	-	(316,922)	365,464
Roads (Greenways)	Table 4: Transportation	260,719	137,844	5,731	-	404,294
<b>Totals</b>		<b>\$7,799,087</b>	<b>\$2,080,914</b>	<b>\$174,839</b>	<b>(\$2,611,979)</b>	<b>\$7,442,861</b>

# Appendices

Appendices .....	10
Schedule A – Transportation Details.....	11
Schedule B – Water Resources Details .....	13
Schedule C – Community Services Details.....	14



# Schedule A – Transportation Details

Table 4 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Transportation as of December 31, 2019.

**Table 4:** Transportation Centre City Levy 2019 Summary

					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy portion of Total Project Costs	Centre City Levy Collected in 2019	Centre City Levy Investment Income from 2019	Total Centre City Levy Funds Collected from 2007 to 2019	2019 Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec.31, 2019
					(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Transit	665-02W	Big Buses/Community Shuttle Buses	Purchase of Buses & Shuttles.	ongoing	365,978,526	364,837,526	1,141,000	0.3%	122,823	37,251	1,650,697	1,000,000	1,141,000	509,697
Roads (Greenways)	127-140	RD-13 Ave Greenway	20 block separated pedestrian and multi use pathway	2009 to 2019	9,798,115	8,479,185	1,318,930	13%	137,844	5,731	1,723,224	-	1,318,930	404,294
Transportation	569-001	TR-Centre Cit Mobility Prgm	Pedestrian Overpasses / Centre City Mobility, traffic control	on-going (budget holder for program)	3,590,959	2,127,490	1,463,469	41%	283,639	20,441	3,551,342	-	10,556	595,994
		TR-17 Ave SW Public Realm Improve	Improving crosswalks and intersections for pedestrians, including curb extensions on side streets.	2017 to 2020	4,315,181	4,229,915	85,266	2%				14,726	84,811	
		TR-8 Street Master Plan	Detailed designed for the 8 Street underpass to improve the pedestrian realm.	2017-2020	446,733	2,844	443,889	99%				9,536	9,733	
		TR-Cycle Trac Project	Signal timing adjustments; improvements to network along 12 Avenue and 8 Avenue	2017-2020	1,400,000	1,349,566	50,434	4%				-	50,434	
		TR-1 St SW Corridor	Streetscape improvements for pedestrians including sidewalks and prominent crosswalks.	2016 to 2020	4,693,056	4,552,707	140,349	3%				210	137,724	
		TR-4 Street SW Underpass	Prominent crosswalks, additional bike racks, increased number of on-street parking spaces and new tree planting.	2016 to 2020	8,136,006	7,170,233	965,773	12%				179,614	965,773	
	223-000	TR-8 Street Corridor Phase 1	Design and construction of pedestrian underpass enhancements including construction of new sidewalks, concrete surfaces, etc.	2013 to 2020	8,869,695	8,265,395	604,299	7%				9,597	604,299	

**Table 4:** Transportation Centre City Levy 2019 Summary – continued

					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy portion of Total Project Costs	Centre City Levy Collected in 2019	Centre City Levy Investment Income from 2019	Total Centre City Levy Funds Collected from 2007 to 2019	2019 Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec 31 2019
					\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Completed Projects</b>														
Transportation	223-007	TR-Ped O/P Bow River	Peace Bridge		-				-				243,214	-
	223-000	TR-Ped O/P St. Patrick's Bridg	St Patrick's Bridge		-				-				161,657	
	126-103	City Wide Active Modes Program	City Wide Active Modes Program		-				-				151,000	
	569-001	TR-1st St SW Underpass Project	Enhancement with new lighting, new sidewalks, new guardrails, placemaking elements, entranceway marquees, in sidewalk quadrant lighting, etc.		-				-				524,015	
	569-001	TR-Thompson Family Park	Components of new public park (Thompson Family Park) in Beltline		-				-				2,131	-
<b>Totals</b>					<b>\$407,228,271</b>	<b>\$401,014,861</b>	<b>\$6,213,410</b>	<b>-</b>	<b>\$544,306</b>	<b>\$63,423</b>	<b>\$6,925,262</b>	<b>\$ 1,213,683</b>	<b>\$ 5,415,278</b>	<b>\$1,509,985</b>

# Schedule B – Water Resources Details

Table 5 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Water Resources as of December 31, 2019.

**Table 5:** Water Resources Centre City Levy 2019 Summary

					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy Portion of Total Project Costs	Centre City Levy Investment Income from 2019	Centre City Levy Collected in 2019	Total Collected from 2007 to 2019	2019 Actual Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec. 31, 2019
					(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Water	2013146	Waterworks-Downtown Upgrades	13 Ave Watermain	Ongoing	7,244,504	56,000	7,188,504	99%	30,719	513,173	7,658,480	1,081,373	7,132,504	525,977
Sanitary	2013147	Wastewater-Downtown Upgrades	DT & Beltline Sanitary Upgrades	Ongoing	8,476,204	1,510,000	6,966,204	82%	80,696	563,151	8,018,290	-	5,456,204	2,562,086
<b>Total</b>					<b>\$15,720,707</b>	<b>\$1,566,000</b>	<b>\$14,154,707</b>		<b>\$111,415</b>	<b>\$1,076,324</b>	<b>\$15,676,771</b>	<b>\$1,081,373</b>	<b>\$12,588,707</b>	<b>\$3,088,063</b>

**Note:** The 2021-2022 budget is currently zero as there are no forecasted projects required at this time for Water.

# Schedule C – Community Services Details

Table 6 shows the detailed projects and amount of the Centre City Levy budgeted, collected and spent for Community Services & Police as of December 31, 2019.

Table 6: Community Services & Police Centre City Levy 2019 Summary					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Other Sources)	Centre City Levy Portion of Budget	Centre City Levy portion of Total Project Costs	Centre City Levy Investment Income from 2019	Centre City Levy Collected in 2019	Total Collected from 2007 to 2019	2019 Actual Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec 31 2019
					(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Recreation	507	Beltline Aquatic & Fitness Centre and Streetscape Frontage Improvements	Facility and Land	2015 May - 2015 December	873,663	-	873,663	100%	-		873,663	-	873,663	-
	507	Future Projects	Facility and Land	TBD	-	-	-	TBD	-	211,626	1,625,102	-	-	1,625,102
Parks	500	Centre City Parks	Upgrades/enhancements to pedestrian environment in existing centre city parks, especially around areas of high use and public benefits.	Ongoing	81,376	-	81,376	100%	-	117,521	1,387,048	-	56,414	365,464
		Beltline Park	The project will encompass Engagement, Design and the Construction of a small piece of Parks owned land in the heart of the beltline, located on the corner of 9th St SW and 16th Ave SW. right near the new BOSA building.	2019 -2020	1,500,000	1,300,000	200,000	13%				60,656	60,656	
		West Eau Claire Park	New public promenade, public space, and pathway, including new site furnishings, lighting and landscaping.	2017-2019 December	8,523,000	7,523,000	1,000,000	12%				256,266	904,514	

**Table 6:** Community Services & Police Centre City Levy 2019 Summary  
– continued

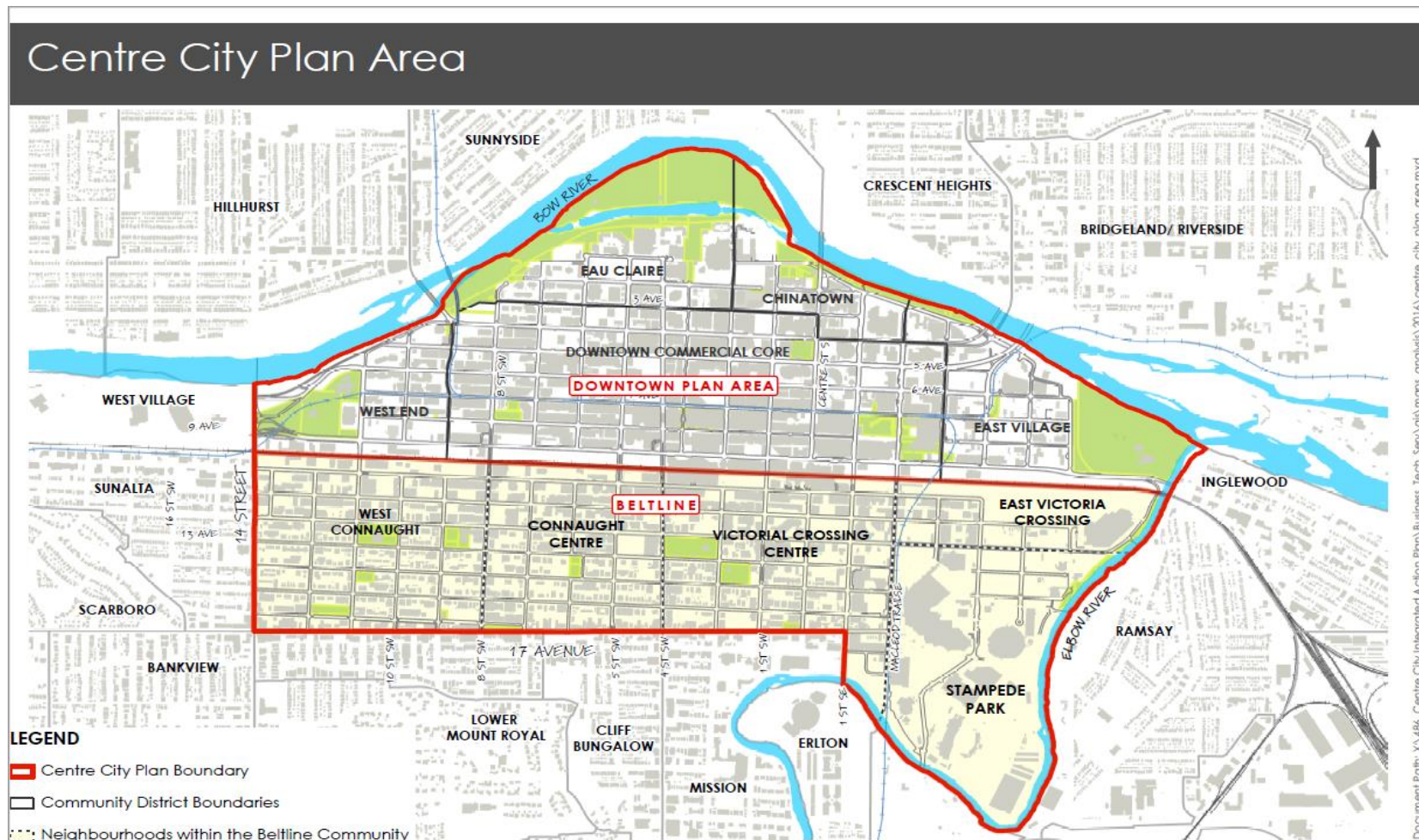
					Budget 2007-2022				Actuals					
Dept	City Dept Project # Program #	Project Name	Project Description	Start Date of the Project & Estimated Completion Date	Total Budget of Project	City Portion of Budget (Others Sources)	Centre City Levy Portion of Budget	Total Portion of Centre City Levy of total project costs	Centre City Levy Investment Income from 2019	Centre City Levy Collected in 2019	Total Collected from 2007 to 2019	2019 Actual Centre City Levy Spent	Overall Expenditures from 2007 to 2019	Centre City Levy Closing Balance @ Dec 31 2019
					(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Fire	42	Station #1 Upgrades	Station and Land	2011 June-2016 August	3,100,000	2,850,000	250,000	8%	-	-	250,000	-	250,000	-
		Future Projects	Station and Land	TBD	TBD	-	-	TBD	-	39,763	219,032	-	-	219,032
Library	479	New Central Library	New landmark civic institution with multi-faceted spaces to serve a range of ages, activities and needs from growing communities like East Village, as well as all citizens of Calgary.	2012-2018 December	175,000,000	173,241,000	1,759,000	1%	-	-	1,759,000	-	1,759,000	-
		Future Projects	City Centre Libraries	TBD	TBD	-	-	TBD	-	176,281	322,288	-	-	322,288
Police	TBD	Future Projects	Station and Land	TBD	TBD	-	-	TBD	-	26,508	312,926	-	-	312,926
<b>Total</b>					<b>\$189,078,039</b>	<b>\$184,914,000</b>	<b>\$4,164,039</b>		-	<b>\$571,700</b>	<b>\$6,749,059</b>	<b>\$316,922</b>	<b>\$3,904,247</b>	<b>\$2,844,812</b>

**Note:** The 2020-2022 budget is currently zero as there are no approved capital projects for this budget cycle. All the future projects are shown as "TBD".



## Centre City Levy Plan Area

Calgary's Centre City is bound by the Bow and Elbow Rivers to the north and east and 17 Avenue to the south and 14 Street to the west. It includes communities such as the Downtown, East Village, Beltline, Downtown West End, Eau Claire and Chinatown. The Centre City Levy Plan Area shows where the Centre City Levy is charged on new development, and where the levy funds can be used to support infrastructure projects.







### **Risk Assessment**

This report provides information on program details from the previous year (2019) therefore, there are no specific risks associated with receiving this report for information. However, development activities and real estate market movements are directly related to the future revenues for off-site levy and centre city levy program. Broader consideration on risk assessment might be required.

- City Financial Risk - Slower development is expected for the next couple of years and may result in lower annual collections. To fund the committed capital projects and to pay the principal and interest payments related to Utilities, funding from other sources or capital deferrals may be required.
- Market Risk - The recent economic downturn caused by the COVID-19 pandemic and world oil and gas markets poses significant challenges to the local developers. Prolonged economic downturn could result in developers delaying their projects or an increased risk of developers' default or cancelled development agreements.
- Payment relief program - If the collection of 2020 deferred payment is not achieved as anticipated, The City could experience significant cash flow and liquidity impacts, which may require The City to cancel projects, or pass the costs on to the utility rate payer or property taxpayer as a result.
- Pandemic Risk – Should the risk of COVID-19 increase and result in a second wave, City and Developer financial risk may be significantly increased.

Administration will continue to monitor the local economy, development industry market trends and identify service and funding requirements through the annual service plan and budget process to mitigate any risk that the City could face.





Date: 19-Aug-2020

To: David Duckworth, City Manager  
Stuart Dagleish, GM Planning and Development

Cc: Kathy Davies Murphy, Manager, Growth Funding & Investment Planning & Development  
Josh White, Director, Calgary Approvals Coordination Planning & Development

Re: Industry letter of support : 2019 Offsite Levy & Centre City Levy annual reports

---

On behalf of the Board of Directors of both NAIOP Calgary we provide this letter of support for the 2019 Offsite Levy (OSL) and Centre City levy (CCL) annual levy reports.

The annual reports are an important component in the industry's understanding of how growth and investment by both the City and industry has occurred over the last 12 months. We recognize that levies are constantly in flux and the annual report represents a point in time, however the year over year collections and disbursements provide industry with key accounting information.

The 2019 annual reports are the result of a multi-year initiative (started in 2014) to improve the transparency and detail in the annual reporting. This work is not finished and industry wishes to continue our work with the City to provide continuous improvement to the process.

With respect to the 2019 reports, Industry is appreciative of the effort that the City has made to provide more useful and timely information. Further we are appreciative of the City initiating an audit of the offsite levy process and reporting. The October 2019 report from the auditors for the 2017 reporting year provided recommendations for improvement that the City is working through that will provide improved governance and reporting for future years commencing with the 2020 annual reports. Industry is also appreciative of the City creating an Industry/City standing committee that will review procedures and governance of the levy work which will provide improved transparency and reporting methods in the future.

While there is still improvement that will benefit the industry in future years, the 2019 annual levy reports provide important information to Industry that is a distinct improvement over previous years. Industry appreciates the City's ongoing commitment to continuous improvement as levies are a large

component of development costs and the better informed both the City and Industry are with respect to these costs, the more effective and controlled these costs can be in the future.

Sincerely, on behalf of, NAIOP Calgary

A handwritten signature in black ink, appearing to read "Guy Huntingford". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'G'.

Guy Huntingford  
Director Strategic Initiatives  
NAIOP Calgary



August 21, 2020

City of Calgary  
P. O. Box 2100,  
Station M,  
Calgary, Alberta  
T2P 2M5

Attention: David Duckworth, City Manager  
Stuart Dalglish, GM Planning and Development

Ladies and Gentleman:

**Re: Industry Letter of Support: 2019 Off-site Levy and Centre City Levy Annual Report**

On behalf of our members, we thank Administration and Council for the opportunity to review and provide comment on the 2019 Off-site Levy Annual Reports. Our members believe off-site levies are an investment in the great community of Calgary. We are committed in sharing the costs and benefits of new growth with all Calgarians. We believe a City/Industry alliance will help navigate the challenging times ahead due to the impact from COVID-19 on our City and we look forward to strengthening this relationship for all our benefits.

In aggregate our members collectively invest greater than \$100 million annually in off-site levies paid to the City of Calgary, and in excess of \$700M since 2015. For most of our members off-site levies are a significant portion of total annual enterprise expenses. These totals are all in addition to the costs to construct roads, utilities, parks, amenities, for these areas.

Given the magnitude of the levies contributed by our members to the City, interest in the Annual OSL Report was elevated by the findings contained within the [Off-site Levy Audit \(AC2019-1241\)](#) issued by the City Auditor's Office on October 15, 2019. BILD and the City have been in dialogue on the findings of that report since that time.

Industry is grateful for our engagement and particularly that Administration found it appropriate to form a Joint City - Industry Offsite Levies Governance Committee. The work of this Committee will allow the City and Industry to:

- Understand the findings of [Off-site Levy Audit \(AC2019-1241\)](#) and to progress on implementing the recommendations contained within it;
- By way of more regular reporting and communication, ensure Industry and the City have a current and common understanding of levy related issues; and

- Confirm future OSL reporting, in all material respects, presents an accurate accounting of levy collection and expenditures and the funds collected from Industry have been and are used for the purpose which they were collected.

The initiative taken by the City to form the Joint City - Industry Off-Site Levies Governance Committee shows leadership to address the findings of the City Auditor in a transparent way and foster a common understanding of all matters relating to off-site levies between the City, Industry and Council.

We also want to acknowledge that City staff are working their way through implementation of the remedial plan identified in the City Auditor's report at present. Accordingly, we understand that it may not be possible for the City and its auditors, both internal and external, to confirm all the recommendations from that Audit have been addressed and are reflected in the 2019 OSL Bylaw report. We understand this will not happen until the first part of 2021, when all but one of the audit report recommendations are expected to be implemented.

We accept City staff's commitment to the recommendations implementation timetable and are looking forward to seeing as many of them as possible included in the 2020 OSL reporting and are committed to working with the City to achieve this objective.

BILD has reviewed the proposed 2019 OSL Report and supporting information and find it generally acceptable. We have sought and received clarifications from the City staff and made recommendations for changes going forward with the goal of making the report more understandable. As noted above, we acknowledge that this report does not reflect implementation of all of the Audit recommendations. Nevertheless, BILD believes the current format and nature of the information contained in the report meets present needs.

In summary, BILD supports the initiative taken by the City to address the findings identified by the City Auditor in the Off-site Levy Annual Reporting Audit including industry participation in the Standing Joint City-Industry Off-site Levy Governance Committee.

We look forward to continuing to work together with the City to implement the improvements recommended by the City Auditor and accepted by City Administration.

Yours truly,



Brian R. Hahn  
CEO, BILD Calgary Region

Cc: Kathy Davies Murphy, Manager Growth Strategies  
Josh White, Director

**City Manager's Office Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0967  
Page 1 of 3**

## **Electronic Voting Implementation Update**

### **RECOMMENDATION:**

That the Priorities and Finance Committee recommend that Council adopt the Electronic Voting Framework contained in Attachment 2.

### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 SEPTEMBER 08:**

That Council adopt the Administration Recommendations contained in Report PFC2020-0967.

## **HIGHLIGHTS**

- Consistent with Council's expectations, the City Clerk's Office has worked to ensure that an electronic voting (e-voting) option is ready in September 2020.
- What does this mean to Calgarians? E-voting will allow Councillors' votes to be displayed during a meeting. It will also allow citizens to access voting data through the Open Data catalogue, facilitating empirical research of voting.
- Why does it matter? E-voting improves citizen access to Councillor decisions, strengthening the transparency and accountability of government.
- As it will impact Council's legislative procedure, Council's endorsement of the framework for, and the timing of e-voting, is required.
- The proposed approach to e-voting leverages existing technologies and tools, and offers the same user experience for Members, whether participating in-person or remotely.
- Training sessions have been prepared as part of the proposed implementation and will be rolled out in 2020 September, for full implementation by 2020 October 7.
- Strategic Alignment to Council's Citizen Priorities: A well-run city
- Background and Previous Council Direction is included as Attachment 1.

## **DISCUSSION**

Voting using electronic means is an effective way to capture Members' votes during meetings. An electronic voting module is available within the existing electronic meeting management software (eSCRIBE), and the City Clerk's Office has been exploring the potential use of this module and assessing a number of options for implementation.

Discussions with external vendors and other municipalities were undertaken during the assessment phase. Simultaneously, an investigation into the installation of presentation screens at each Councillor workstation in the Chamber and the Engineering Traditions (committee room in Old City Hall) was completed.

Implementation options, which included custom-built panels, configuration of buttons on existing panels, or existing hardware devices (i.e., Surfaces, iPads) were assessed against meeting requirements, ease of use, and cost.

On the basis of this assessment, the City Clerk's Office is recommending that Council implement electronic voting through the eSCRIBE module, using existing devices. Members will log into eSCRIBE from their Surface devices for the duration of the meeting and will be



**City Manager's Office Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0967  
Page 2 of 3**

## **Electronic Voting Implementation Update**

presented with a pop-up vote box, when activated by the Clerk, to cast their votes on an item-by-item basis. Details of the framework are outlined in Attachment 2.

This option would provide the same voting process for Members participating remotely as those attending a meeting in person, and is intended to be presented through the same device already utilized by Members for paperless agendas. This approach would also allow Members to continue to use Microsoft Teams to view presentations and motions on the screen in front of them.

The recommended approach for e-voting through eSCRIBE is the least costly option, with an estimated cost of \$7500, largely allocated to purchase several backup devices for contingency. The other options assessed were significantly more costly, ranging from \$35,000 - \$82,000 for hardware and software. The continued use of Teams by Members participating remotely and in person would also eliminate the need for the purchase and installation of a stand-alone presentation screen at each Councillor workstation in the Chamber.

In anticipation of implementing electronic voting, Council made changes to the Procedure Bylaw in 2019 to allow for votes to be carried out in this way. As outlined in Attachment 2 and consistent with the Procedure Bylaw, the City Clerk's Office is recommending that e-voting be used for all votes, with the exception of 'general consent', and 1st and 2nd Bylaw readings. Where an e-vote result shows that three or more Members indicate their opposition to a motion, a Roll-Call vote must be taken. The data set of Council's votes would be provided to the Open Data portal to be made available to the public.

Training would be provided to all Members, including citizen Members of Calgary Planning Commission and Audit Committee, during the weeks of September 21 and 28. The first use of e-voting would be expected to occur on 2020 October 7.

## **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

## **IMPLICATIONS**

Social

N/A

Environmental

N/A

Economic

**City Manager's Office Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0967  
Page 3 of 3**

**Electronic Voting Implementation Update**

N/A

**Service and Financial Implications**

Implementation of electronic voting for Council and Committee meetings ensures that technology investments are being maximized, and that greater information is made available to the public. The 'Council and Committee Support' service will continue to seek out ways to use technology to support meetings of Council and Committee while also facilitating public access to the legislative process.

The proposed approach minimizes the budget impact by leveraging existing technologies and hardware. Any expenditures associated with the implementation of this option would be funded from existing base operating funding.

**Existing operating funding - base**

\$7,500

An estimated \$7500 is required from existing operating budgets, largely for the purchase of back-up devices for Members attending meetings in-person.

**RISK**

There are few risks associated with pursuing the proposed approach. There is a risk associated with not proceeding, which would delay maximizing the investment already made in eScribe.

**ATTACHMENTS**

1. Previous Council Direction, Background
2. Electronic Voting Framework

**Department Circulation**

General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)
		Choose an item.
		Choose an item.
		Choose an item.
		Choose an item.



## Background

Authority for Council to adopt Electronic Voting in Council and Committee meetings was established in Procedure Bylaw 35M2017, as amended (24M2019, 2019 June 17).

## Previous Council Direction

### Electronic Voting in Council and Committee Meetings

DATE	REPORT #	TITLE & DIRECTION
3/10/2020	PFC2020-0326	<b>Briefing: Update on the Implementation of Electronic Voting.</b> Next update in Summer 2020.
6/17/2019	PFC2019-0591	<b>Procedure Bylaw Amendments</b> Council approved amendments to the Procedure Bylaw, including establishing guidelines for electronic voting in Council and Committee meetings. Further, Council directed Administration to return to the Priorities and Finance Committee in Q3 with an accurate cost estimate and implementation timeline for a hardware solution for electronic voting, for approval.
10/15/2018	C2020-1218	<b>Notice of Motion: Reforming Council's Closed-Door Meetings</b> Council referred Notice of Motion C2020-1218 to Administration to be incorporated into the work for the C2018-0405 Notice of Motion (from April 5).
4/5/2018	C2018-0405	<b>Notice of Motion: Ensuring Efficiency, Transparency and the Appropriate Use of Closed Meetings for Council Business</b> Council approved the resolution as follows: Administration be directed to bring forward a report to Council, through the Priorities and Finance Committee, no later than Q4 2018.



## **Electronic Voting in eSCRIBE Framework**

### **Use of electronic voting:**

Electronic voting would be used in every meeting of Council or Council Committee, including: Standing Policy Committees; Audit Committee; Priorities and Finance Committee; Intergovernmental Affairs Committee, Gas, Power and Telecommunications Committee, and the Calgary Planning Commission.

Electronic Voting would be used for every vote taken, with the following exceptions:

- 1) Where agreement is by General Consent
- 2) Bylaws requiring three readings:  
To balance transparency and efficiency, bylaws will use a combination of electronic and voice votes, as follows:
  - a. an electronic vote will be taken for the report recommendation, any amendments, and third reading;
  - b. a voice vote will be taken for first, second and authorization for third readings.

Where an e-vote result shows that three or more Members indicate their opposition to a motion, a Roll-Call vote must be taken. [Procedure Bylaw s. 119(4)]

### **Casting votes electronically:**

All participants will log-in to eSCRIBE (either through the App or the Web-portal) and select the current meeting. The Clerk will open the vote on each item when prompted by the Chair, and each participant will be presented with a vote box containing the wording of the motion, and 'Yes' and 'No' options. Each participant will then select and submit their vote.

Any Member who, for whatever reason, is unable to cast an electronic vote may cast a voice vote, which will be registered by the meeting Clerk. [Procedure Bylaw s.199(3)]

### **Vote outcome display:**

Once all votes have been entered, the Clerk will close the vote and display the results on the screen in the Chamber, which will also be broadcast to the public live stream and through Teams. The vote will not be final until declared by the Chair. [Procedure Bylaw s.199(2)]

### **Vote Record:**

The results from e-voting will display in minutes like those collected by a roll-call vote. Both the names and the number of Members who voted either 'For' or 'Against' will be captured in the minutes.

When the meeting minutes are published to the web, the vote record will also be made available on Open Calgary – The City of Calgary’s open data portal (<https://data.calgary.ca>).

**Implementation:**

Electronic voting would be implemented for Committee meetings starting on 2020 October 7 with the SPC on Planning and Urban Development (PUD). E-voting would then be used for all Council and Committee meetings thereafter, including the 2020 October 26 Organizational Meeting of Council.

**Training:**

Training would be provided for Members of Council and citizen members of Committees.

**Deputy City Manager's Office Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0894  
Page 1 of 5**

## **Capital Investment Application Recommendations for Municipal Stimulus Program**

### **RECOMMENDATION(S):**

That the Priorities and Finance Committee (PFC) recommends that Council:

1. Approve The City's investments proposed for Municipal Stimulus Program (MSP) funding, and approve the capital budget, as identified in Attachment 1, contingent on Government of Alberta's approval of The City's applications; and
2. Direct Administration to submit the City of Calgary Municipal Stimulus Program applications to the Government of Alberta on or before 2020 October 1.

### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 SEPTEMBER 08:**

That Council:

1. Receive the full list of projects considered as part of the Municipal Stimulus Program (MSP) funding, both successful and unsuccessful;
2. Approve The City's investments proposed for Municipal Stimulus Program (MSP) funding, and approve the capital budget, as identified in Attachment 1, contingent on Government of Alberta's approval of The City's applications; and
3. Direct Administration to submit the City of Calgary Municipal Stimulus Program applications to the Government of Alberta on or before 2020 October 1.

Opposition to Recommendation 1: Councillor Farrell

Oppositions to Recommendations 2 and 3: Councillor Chu, Councillor Colley-Urquhart, and Councillor Demong

## **HIGHLIGHTS**

- On 2020 July 28 the Government of Alberta (GoA) announced additional funding for infrastructure investments as part of Alberta's Recovery Plan to help with the COVID-19 recovery. The City's share of the \$500 million Municipal Stimulus Program (MSP) is \$152.8 million for capital investments to be completed in 2020 and 2021. Submissions are due on or before 2020 October 1.
- The MSP is intended to provide funding that will create and sustain local jobs, enhance provincial competitiveness and productivity, position communities to participate in future economic growth, reduce municipal red-tape and promote job-creating private sector investment.
- What does this mean to Calgarians? Local job creation, new and improved infrastructure, an increase in Affordable Housing, more equitable services, reduction in operating costs, economic diversification support for the downtown, alignment with The City's Growth and Change Strategy and a more resilient, competitive and attractive city.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city. All Citizen Priorities are reflected in the proposed investments.



## **Capital Investment Application Recommendations for Municipal Stimulus Program**

---

- Infrastructure Calgary supports one of the six main goals of the new Rethink to Thrive strategy (C2020-0699), which looks to optimize financial management of operating and capital budgets and reduce the cost of government by optimizing capital planning and infrastructure investment.

### **DISCUSSION**

On 2020 July 28 the GoA announced additional funding for infrastructure investments as part of Alberta's Recovery Plan to help with the COVID-19 recovery. The City's share of the \$500 million MSP is \$152.8 million for capital investments in 2020 and 2021.

The primary objective of the MSP is to sustain and create local jobs, enhance provincial competitiveness and productivity, position communities to participate in future economic growth, reduce municipal red-tape and promote job-creating private sector investment.

A maximum of five applications may be submitted, with municipalities encouraged to submit fewer applications to minimize administrative and reporting requirements. Applications are due on or before 2020 October 1, and all funds must be spent by 2021 December 31. MSP funding is limited to investments that would not go forward in the absence of support through the MSP in 2020 and 2021. MSP eligibility is similar to the Municipal Sustainability Initiative (MSI) eligibility, with some modifications (e.g. excludes categories and activities with minimal contribution to economic recovery). Investments that previously applied for MSI and/or GTF are not eligible for MSP funding, but investments that have applied for MSI and/or GTF in 2020, or are in the process of applying, are eligible. Eligible investment categories include construction, betterment, rehabilitation and non-routine maintenance of roads, bridges, water and wastewater systems, public transit, and recreation.

The City's unfunded, shovel-worthy investments were reviewed against GoA's MSP guidelines and the Infrastructure Calgary Prioritization Stimulus Criteria approved by Council on 2020 May 11 (C2020-0524). Additional considerations by Service Owners in supporting the proposed investments included investment support of Council approved policy and strategic direction, current work program and ability to resource and deliver the project, especially in COVID-19 context, and ability to expend all the MSP funds supporting it by 2021 December 31.

The resulting investments were discussed and voted on by the Infrastructure Calgary Steering Committee and resulted in the recommended investments for proposed submission to the MSP (Attachment 1). On 2020 September 3, ALT discussed the potential investments and recommended that the proposed investments attached to this report be advanced to PFC.

After exploration and discussion of different approaches to the applications, Infrastructure Calgary recommends an asset class approach to group projects within the maximum of five applications. This meets the GoA's direction that each application result in a clearly defined asset. The asset classes recommended by Infrastructure Calgary are: Facility Revitalization & Renewal, Transportation, Water Infrastructure and Parks & Open Spaces. Multiple investments are bundled within each of these asset classes. Please see Attachment 2 for detailed investment information.

## Capital Investment Application Recommendations for Municipal Stimulus Program

---

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Administration has had several conversations with the GoA as these recommendations were being developed to clarify MSP guidelines. Administration also conversed with The City of Edmonton to understand how they are approaching their MSP applications and share information.

Recommended capital investments are often the result of considerable public consultation. Public engagement results from 2017-2019 conducted for One Calgary was used to help inform capital priorities given the quick timelines between stimulus announcement and the submission date of 2020 October 1. Public engagement consulted includes One Calgary Roll-Up Engagement & Research Insights that help set Council Directives; Value Characteristics, Service Targets, Service Plan Previews; and the 2019 Citizen Satisfaction Survey. Infrastructure Calgary continues to work with Customer Service & Communications on opportunities to engage and conduct citizen research, e.g. the Economic Perspectives survey which was in field 2020 May 15. Asset management plans also play a significant role in identifying capital priorities.

### IMPLICATIONS

#### Social, Environmental and Economic Implications

On 2020 May 11, the Infrastructure Calgary Prioritization Stimulus Criteria were approved by Council (C2020-0524) to help prioritize investments should stimulus funding be provided. The criteria were drafted to encourage social, environmental and economic considerations and were used to help guide and evaluate the MSP eligible investments recommended in Attachment 1.

- Creates jobs and stimulates the economy
- Contributes to a resilient city
- Enables economic diversification
- Enhances long-term value of assets and reduces operating cost
- Attracts investment and supports the growth and change strategy
- Facilitates equitable services
- Supports post COVID-19 service environment

Alignment to Council Policy for proposed MSP investments can be found in Attachment 2.

#### Social

The MSP investments recommended were evaluated for their ability to facilitate equitable services. Some of the investments proposed for MSP funding speak to social improvements, e.g., the Glenbow Museum Revitalization updates the physical infrastructure of the building to ultimately be more inclusive, accessible, and environmentally sustainable. The inclusion of

## **Capital Investment Application Recommendations for Municipal Stimulus Program**

---

Affordable Housing – redevelopment of existing units and addition of new units - is important in avoiding closures and providing new housing for many Calgarians.

### **Environmental**

Many of the investments proposed for MSP funding encourage environmental stewardship, e.g., solar garden initiative, river access upgrades, biodiversity implementation and naturalization of existing parks and open spaces and to help achieve reduced operating costs. There is also investment for drainage improvement in established communities to reduce the risk of flooding and improve resiliency against the impacts of climate change.

### **Economic**

The COVID-19 pandemic has significantly disrupted health, livelihoods and the economy. The primary objective of the MSP is to sustain and create local jobs, enhance provincial competitiveness and productivity, position communities to participate in future economic growth, reduce municipal red-tape and promote job-creating private sector investment. Together, The City's recommended investments for proposed submission to the MSP are expected to generate an estimated 882 jobs, as calculated using the Calgary Region Input-Output Model (CRIOM) developed by Corporate Economics.

### **Service and Financial Implications**

Administration recommends conditional capital budget, contingent on successful MSP applications. Administration will be monitoring impacts to the approved Service Plans and Budgets and will prioritize investments to optimize the MSP funding in 2020 and 2021.

The capital budget increase in 2020 and 2021 will total \$154,842 thousand, with \$152,831 thousand funded from the MSP and the remainder from off-site levies. An effort was made to consider all Citizen Priorities. Service breakdown is provided in Attachment 1.

There is no impact to the 2020 and 2021 operating budgets. Infrastructure Calgary and Service Owners were mindful in preparing their potential submissions of how potential MSP funded investments could impact operating budgets. Under the MSP, assets must not require operating funding from the province, and investments must not result in municipal tax increases. None of the recommended investments in Attachment 1 will require operating funding from the province or a property tax increase to fund operating costs of capital.

### **New capital funding request**

\$154,842 thousand sourced from MSP and Off-Site Levy (OSL).

### **Opportunity cost of pursuing the recommendation**

This is stimulus funding for projects that wouldn't otherwise go forward in 2020 or 2021. There is no opportunity cost (i.e., this is an incremental opportunity, it does not displace other investments).

### **RISK**

Municipalities will lose access to any portion of their allocation that is not committed to an accepted investment submitted as of 2020 October 1. The disposition of any uncommitted

**Deputy City Manager's Office Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0894  
Page 5 of 5**

**Capital Investment Application Recommendations for Municipal Stimulus Program**

---

funding after 2020 October 1 will be at the discretion of the Minister of Municipal Affairs. It is important that The City submit their applications on or before 2020 October 1.

Construction of eligible MSP projects must begin in calendar year 2020 or 2021. Projects do not need to be complete by the end of 2021, but MSP funds must be expended by the end of 2021. It is critical that all funds associated with investments approved under the MSP are spent by 2021 December 31 or the provincial funding will be lost. For projects that are started but do not fully expend the approved MSP funding for the project, The City will be required to find alternate funding sources to complete the project.

Infrastructure Calgary continues to monitor issues and risks, including the impact of the COVID-19 pandemic on capital delivery, and supports appropriate mitigation measures, working with the corporate Integrated Risk Management team to address the principle corporate risks, include the Infrastructure Management risk.

**ATTACHMENT(S)**

1. 2020-2021 Capital Budget Increase for the Municipal Stimulus Program (MSP)  
funded investments – For Approval
2. Municipal Stimulus Program (MSP) application Investment Summaries

Department Circulation

City/General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)
David Duckworth	City Manager's Office	Approve
Chris Arthurs	DCMO	Approve
Carla Male	CFOD	Approve
Dan Limacher	UEP	Approve
Doug Morgan	Transportation	Approve
Katie Black	Community Services	Approve
Stuart Dalglish	Planning & Development	Approve
Michael Thompson	Green Line	Approve



2020-2021 Capital Budget Increase for Municipal Stimulus Program (MSP) funded investments - FOR APPROVAL  
(\$000s)

Purpose: To provide capital budget increases for MSP funded investments for Council approval

Asset Class	Service	Budget ID	Budget ID Name	2020	2021	Total <sup>1</sup>	Explanation of Capital Budget Requests
Facility Revitalization & Renewal							
	Affordable Housing	489_000	Affordable Housing Redevelopment	-	5,500	5,500	New budget request of \$5,500 thousand for city owned affordable rental housing (as per community wide advocacy strategy) including purchase of distressed assets to provide immediate rental housing and help Tourism industry stabilize vacancy. Funding from Municipal Stimulus Program (\$5,500 thousand) is contingent on receiving provincial approval.
	Affordable Housing	489_014	Lifecycle Maintenance	-	9,300	9,300	New budget request of \$9,300 thousand for repair and regeneration of City and CHC owned affordable housing including building and unit upgrades, building envelope, environmental efficiency & operating cost reduction. Funding from Municipal Stimulus Program (\$9,300 thousand) is contingent on receiving provincial approval.
	Affordable Housing	489_AHS	Increase Affordable Housing Supply	-	5,200	5,200	New budget request of \$5,200 thousand for creating 80 new housing units with leveraged Federal dollars. Feasibility, planning and construction of new city owned rental housing as part of ten year capital plan. Funding from Municipal Stimulus Program (\$5,200 thousand) is contingent on receiving provincial approval.
	Economic Development & Tourism	633_002	Civic Partners Infrastructure Grant	-	18,924	18,924	New budget request of \$18,924 thousand to revitalize the Glenbow Museum's current building and address deferred maintenance; upgrade City Owned, Partner Operated Facilities; and maintenance and upgrade to Telus Spark Facility. Funding from Municipal Stimulus Program (\$18,924 thousand) is contingent on receiving provincial approval.
	Facility Management	480772	NW Travellers Building / Jack Singer / Public Building	500	11,000	11,500	New budget request of \$11,500 thousand for stabilization of the structural foundation of the North West Travellers Building; exterior and interior structural rehabilitation of two heritage buildings to support community economic development & tourism and downtown revitalization; Jack Singer/Public Building to complete rehabilitation design and critical repair. Funding from Municipal Stimulus Program (\$11,500 thousand) is contingent on receiving provincial approval.
	Infrastructure Support	819_234	Sustainable Infrastructure Capital Program (SICP)	-	3,970	3,970	New budget request of \$3,970 thousand to build the Renfrew Community Solar Garden (a solar park rated at 1.3 MW DC on City land). The project will be owned and operated by the Renfrew community. The Telus Spark facility will be the electricity off-taker for the solar generated electricity. Funding from Municipal Stimulus Program (\$3,970 thousand) is contingent on receiving provincial approval.
	Infrastructure Support	751_001	Fiber Optics	-	6,000	6,000	New budget request of \$6,000 thousand for continuation of the Council-approved Fiber Infrastructure Strategy. Fiber infrastructure connects all City services, buildings, and assets. Funding from Municipal Stimulus Program (\$6,000 thousand) is contingent on receiving provincial approval.
	Recreation Opportunities	448000	Seasonal Air-Supported Dome at Shouldice Athletic Park	-	3,715	3,715	New budget request of \$3,715 thousand for the construction of a seasonal air supported dome over one of the artificial turf fields at the Shouldice Athletic Park, supporting year long recreation activity and increased revenues. Funding from Municipal Stimulus Program (\$3,715 thousand) is contingent on receiving provincial approval.
Total Facility Revitalization & Renewal				500	63,609	64,109	

Asset Class	Service	Budget ID	Budget ID Name	2020	2021	Total <sup>1</sup>	Explanation of Capital Budget Requests
Parks & Open Spaces							
	Parks & Open Spaces	500_006	Park Upgrades	600	8,000	8,600	New budget request of \$8,600 thousand for Eau Claire Public Realm Redevelopment. The program will include the 3rd avenue walking and wheeling, new and improved pedestrian crossings and infrastructure along Riverfront, and the redevelopment of the new Eau Claire Plaza Phase 1. Funding from Municipal Stimulus Program (\$8,600 thousand) is contingent on receiving provincial approval.
	Parks & Open Spaces	500_008	Park Lifecycle	1,000	15,000	16,000	New budget request of \$16,000 thousand for lifecycle/upgrade of infrastructure that is in failing or poor condition; river access upgrades, biodiversity implementation and naturalization of existing parks and open spaces. Funding from Municipal Stimulus Program (\$16,000 thousand) is contingent on receiving provincial approval.
Total Parks & Open Spaces				1,600	23,000	24,600	
Transportation							
	Public Transit	481409	52 St. BRT Phase 1 - Route 23 Upgrades	500	12,639	13,139	New budget request of \$13,139 thousand for implementation of a north-south rapid transit service on 52 Street E between Saddletowne LRT Station and the South Health Campus. Funding from Municipal Stimulus Program (\$11,129 thousand) is contingent on receiving provincial approval and Developer & Other Contributions (\$2,010 thousand).
	Streets	481358	Critical Infrastructure Renewal	-	22,500	22,500	New budget request of \$22,500 thousand for additional investments on major roadways to complete required lifecycle maintenance, betterment and rehabilitation of streets. Funding from Municipal Stimulus Program (\$22,500 thousand) is contingent on receiving provincial approval.
Total Transportation				500	35,139	35,639	
Water Infrastructure							
	Stormwater Management	897_000	Drainage Facilities & Network	-	30,494	30,494	New budget request of \$30,494 thousand for community drainage improvement investment in established communities to reduce the risk of flooding and improve resiliency against the impacts of climate change. Funding from Municipal Stimulus Program (\$30,494 thousand) is contingent on receiving provincial approval.
Total Water Infrastructure				-	30,494	30,494	
Total for Approval				2,600	152,242	154,842	

**Note:**  
1. Figures may not add due to rounding



Calgary



## Attachment 2 MSP Application Briefings PFC3030-0894.docx

Municipal Stimulus Program (MSP) Application Briefings





# Table of Contents

<b>Introduction</b>	<b>3</b>
<b>Briefing 1: Facility Revitalization &amp; Renewal</b>	<b>4</b>
<b>Briefing 2: Parks &amp; Open Spaces</b>	<b>9</b>
<b>Briefing 3: Transportation</b>	<b>12</b>
<b>Briefing 4: Water Infrastructure (Community Drainage Improvement)</b>	<b>16</b>

# Introduction

On 2020 July 28 the Government of Alberta (GoA) announced additional funding for infrastructure investments as part of Alberta's Recovery Plan to help with the COVID-19 recovery. The City's share of the \$500 million Municipal Stimulus Program (MSP) is \$152.8 million for capital investments in 2020 and 2021. The MSP is intended to provide funding that will create and sustain local jobs, enhance provincial competitiveness and productivity, position communities to participate in future economic growth and reduce municipal red-tape and to promote job-creating private sector investment.

Administration recommends the bundles of investments on the following pages for submission to the MSP program. Each bundle represents one proposed application. While the investments themselves have been chosen based on their alignment to Council's approved criteria (2020 May 11 (C2020-0524)) and their contribution to improving quality of life for Calgarians, they are grouped below by asset class to satisfy program guidelines and maximize chances of application approval. The briefings on the following pages include - Facility Upgrade & Renewal, Transportation, Water Infrastructure and Parks & Open Spaces.



# Briefing 1: Facility Revitalization & Renewal

<b>Investment Description</b>	<p>Facility Upgrade/Renewal Projects will revitalize City facilities and associated networks, increasing the life of City assets, services offered, and levels of connectivity (fibre) to attract investment and support economic recovery. Projects that are within this bundle and their associated value include:</p> <p>Affordable Housing will repair and regenerate City and CHC owned affordable housing assets including construction of new units, building and unit upgrades, building envelope, environmental efficiency &amp; operating cost reduction</p> <p>Glenbow Revitalization will start the revitalization of interior and exterior of the Glenbow Museum</p> <p>Telus Spark Upgrades will renovate interior exhibits, upgrade dome theatre, build main floor café and build solar generation in the parking lot at TELUS Spark.</p> <p>Northwest Travellers Building will receive investment to stabilize the foundation Jack Singer/Public Building will receive interior and exterior investments to improve access and to address phase 1 exterior rehabilitation.</p> <p>Civic Partner Infrastructure Grant – Upgrade projects will upgrade Partner facilities (e.g. Heritage Park, Calgary Zoo, Hangar Museum, Fort Calgary, Vecova) to increase accessibility, reduce energy use and extend building life.</p> <p>Fiber Infrastructure project will continue building the City's telecommunication infrastructure per the Council-approved Fibre Infrastructure Strategy.</p> <p>Shouldice Air Supported Dome - includes the installation of a seasonal air-supported structure over an existing artificial turf fields at the Shouldice Athletic Park. It will provide much needed indoor practice and play space in Northwest Calgary</p>
<b>Investment Objectives – Alignment to MSP Guidance</b>	<p>This investment aligns directly with all MSP guidelines:</p> <ul style="list-style-type: none"> <li>• Sustain and create local jobs through investment in facility upgrades and revitalization of existing facilities.</li> <li>• Enhance provincial competitiveness and productivity through investment in economic development and tourism industries.</li> <li>• Position communities to participate in future economic growth by providing increase safe and affordable housing units.</li> </ul> <p>Reduce municipal red-tape to promote job-creating private sector through investment in alternative energy sources.</p>

<b>Alignment to Council Criteria</b>	<p><b>Enhance asset value and reduce operating costs:</b> investment to increase the useful life of assets, energy efficiency improvements and to address health and safety</p> <p><b>Creates Jobs:</b> Creates temporary jobs to renovate facilities, the investment will involve design and construction phases in order to rehabilitate the interior and exterior of key City facilities</p> <p><b>Contributes to a resilient city:</b> through provision of safe housing for low income households reducing city operating costs and allowing for field sports to be organized year-round and not be dependent on the weather.</p> <p><b>Facilitates equitable service:</b> through the development of affordable housing in multiple communities and addressing a critical shortage of available indoor amenities for field sports practice and play.</p> <p><b>Shovel-ready:</b> Design and construction are ready to commence and can be completed with MSP funding, which will allow the projects to complete Q4 2021.</p> <p><b>Supports Post COVID service</b> – such as Telus Spark galleries which will be designed to limit hands on interactions</p> <p><b>Enables economic diversification</b> – through housing people and increasing productivity potential for labor, as well as research and training in the delivery of renewable energy solutions</p>
<b>Eligibility (Capital Project Activities)</b>	<p><b>Construction and Development, Betterment:</b> the investment will involve design and construction to rehabilitate the interior and exterior of key City facilities and extend the useful lives of the assets</p> <p><b>General Government and Administration:</b> the investment will improve telecommunication infrastructure within the city</p> <p><b>Non-Routine Maintenance:</b> Repair or replacement of individual parts of an infrastructure asset's major components or systems</p>
<b>Functional Category</b>	<p>Parks, Recreation, Sports and Other Community Facilities</p> <p>General Government and Administration</p> <p>Public Health and Welfare</p>
<b>Description of Activities</b>	<p>Exterior and interior structural rehabilitation of two heritage buildings to support community economic development &amp; tourism and downtown revitalization: Jack Singer/Public Building \$500,000 in 2020 and \$6M in 2021 to complete rehabilitation design and critical repair; and Northwest Travellers Building \$5M in 2021 to stabilize the structural foundation.</p> <p>Shouldice Dome project will proceed with the design and construction of a seasonal air-supported dome over one of the three artificial turf fields at the Shouldice Athletic Park.</p> <p>Addition of Fibre telecommunication critical conduit and fibre optic cables, which will increase City of Calgary fibre network providing resiliency to the backbone of the city's telecommunications infrastructure</p> <p>Glenbow Museum Project will include interior renovations - decanting, asset demolition and relocation, temporary environmental controls, selective demolition, mechanical and electrical demolition. Exterior construction commencing spring 2021 include, exterior precast panel removal, partial roofing removal and replacement, exterior building hoarding and public safety precautions. Upgrade Civic Partner</p>



	<p>Infrastructure building components to increase accessibility, improve energy efficiency and extend building life (example facilities include Heritage Park, Calgary Zoo, Hangar Museum, Fort Calgary, Vecova)</p> <p>TELUS Spark Upgrade, will renovate existing galleries creating a digital immersive environment, renovate and upgrade Dome Theatre and build a café on main floor.</p> <p>Solar installation will involve the completion of detailed design and the entire project will require six months to complete from the start of detailed design, permitting, construction, through commissioning.</p> <p>Repair and regeneration of 520 City and CHC owned affordable housing units including building and unit upgrades, building envelope, environmental efficiency upgrades &amp; operating cost reductions</p> <p>Feasibility, planning and construction of 145 new city owned rental housing units as part of ten-year capital plan.</p> <p>Purchase of distressed assets for 80 new city owned affordable rental housing (as per community wide advocacy strategy) including purchase of distressed assets to provide immediate rental housing and help Tourism industry stabilize vacancy levels</p>		
<b>Resulting Capital Asset(s)</b>	<p>Glenbow Revitalization will result in a renewal of exterior of building, modernization of systems such as HVAC, and renovation of interior of building.</p> <p>Telus Spark projects will upgrade and modernize exhibits such as the Dome Theatre projection system, virtual exhibits and solar generation in parking lot.</p> <p>Civic Partner Infrastructure Grant – Upgrade projects will upgrade Partner operated facilities to increase accessibility, reduce energy use, upgrade systems such as HVAC and audio systems.</p> <p>The Northwest Travellers Building will have its foundation stabilized, phase 1 of the Jack Singer/Public Building will receive urgent interior and exterior investments to improve access</p> <p>The Shouldice Dome project will provide a seasonal air-supported structure and associated foundations and anchoring systems.</p> <p>Addition of Fiber-Optic telecommunication critical asset infrastructure, which will increase City of Calgary fibre network.</p> <p>Affordable Housing Redevelopment will provide building and unit upgrades and enhancements in addition to planning and phase 1 implementation for the regeneration of city owned portfolio ending their life cycle.</p>		
<b>Location(s)</b>	Bowness, Renfrew, Downtown Commercial Core, Bridgeland, City-wide Locations		
<b>Estimate Start Date</b>	On Approval	<b>Estimate End Date</b>	December 31 <sup>st</sup> 2021
<b>Service(s)</b>	<p>Recreation Opportunities</p> <p>Affordable Housing</p> <p>Economic Development &amp; Tourism</p> <p>Arts and Culture</p> <p>Facility Management</p> <p>IT Solutions &amp; Support</p>		
	<p>The resulting impact on operating budgets will be negligible, and in some cases will reduce operating requirements. In the case of the Shouldice dome investment, revenue generated is expected to have a positive impact on operating budget.</p>		

## Capital Budget Increases (\$000s)

Description	Investment Category	Total	2020	2021
Affordable Housing Redevelopment	Program	20,000		20,000
Civic Partner Infrastructure Grant – Upgrade Projects	Program	2,324		2,324
Telus Spark Upgrades	Project	6,570		6,570
Glenbow Revitalization	Project	14,000		14,000
North West Travellers Building	Project	5,000		5,000
Jack Singer/Public Building	Project	6,500	500	6,000
Fiber Infrastructure	Program	6,000		6,000
Shouldice Dome	Project	3,715		3,715
<b>Facility Revitalization &amp; Renewal Total</b>		<b>64,109</b>	<b>500</b>	<b>63,609</b>

## Benefits

<b>Jobs Created</b>	360
<b>Service Benefit</b>	<p>Preliminary results using Calgary Recreation's Triple Bottom Line Cost Benefit Analysis tool (in development) indicate investment in the Shouldice Dome could yield an annual economic benefit of up to \$70,000 in health care cost avoidance and quality of life improvement.</p> <p>Operational savings due to reduction in required managed data services.</p> <p>Improvements to cultural attractions including Glenbow Museum and TELUS Spark offers new and relevant offerings to Calgarians and visitors, and increases tourism and community space available for arts, culture, science, and other programming including the integration of the solar garden into the exhibit and education program.</p> <p>Safe housing for low income households, people housed increases productivity potential for labor and reduces city operating costs</p>
<b>Specific Service Levels / Performance Measures impacted</b>	<p>Investments may positively impact Economic Development and Tourism performance measures including Cultural Attraction Attendance, Funds Contributed by Partners, and Economic Impact of Convention Centre Delegates, increased attendance to arts and culture activities as well as increased availability of recreation services to a year-round service provision.</p> <p>Service performance results for 2019 – 2022 include increasing the mitigation and adaptation actions implemented while increasing climate resilience awareness in Calgary</p> <p>Upgrades to 520 units and redevelopment of buildings at the end of life cycle</p>
<b>Policy Benefits</b>	<p>The proposed investments support The City's policy objectives including those embedded in:</p> <p>Calgary in the New Economy: An economic strategy for Calgary</p> <p>Sport for Life Policy</p> <p>Recreation Master Plan</p>

	<p>Fiber Infrastructure Strategy</p> <p>Indoor Sport Amenity Strategy Update</p> <p>Climate and Resilience Strategy</p> <p>Cultural Plan for Calgary</p> <p>Investing in Partnerships Policy</p> <p>Community Affordable Housing Advocacy Plan</p> <p>Corporate Affordable Housing Strategy</p> <p>This program also supports policies and strategies stewarded by Civic Partners including Calgary Arts Development Authority's Living a Creative Life, and Tourism Calgary's Destination Strategy.</p>
--	--

DRAFT

## Briefing 2: Parks & Open Spaces

<b>Investment Description</b>	<ul style="list-style-type: none"> <li>• <b>Eau Claire Public Realm Improvements:</b> Eau Claire Plaza &amp; Public Realm is a space that is well utilized by locals in the immediate community and also attracts a regional draw. With the growing number of residents and the diversity of social economic groups that live in Eau Claire and the surrounding area there is a need for a public space that accommodates all ages, groups and abilities. This in turn will create a more inclusive and resilient community. The Plaza is currently out-dated. With the adjacent flood barrier work occurring, not updating the plaza and surrounding area would result in less usable space. Investment in this project will eliminate this loss of important outdoor amenity space for locals.</li> <li>• <b>Park Infrastructure &amp; Urban Conservation Lifecycle:</b> Rehabilitation and betterment of Parks' infrastructure that is in failing or poor condition, redevelopment of existing regional parks, river access upgrades, protection and restoration of important cultural landscape assets, biodiversity implementation and naturalization of existing parks and open spaces.</li> </ul>
<b>Investment Objectives – Alignment to MSP Guidance</b>	<p>Investment will create approximately 160 immediate construction related jobs. Additionally, the investment made into Eau Claire Plaza and the other regional parks that are planned to be redeveloped/upgraded with this funding will attract adjacent development activity to occur, which results in both more construction jobs, and ongoing jobs with the attraction of new office, retail, and recreational services.</p> <ul style="list-style-type: none"> <li>• Will enhance provincial competitiveness and productivity as it will attract more visitors for events, create new jobs and assist in the sustainment of existing local jobs.</li> <li>• This investment will help position communities to participate in future economic growth as access to equitable and enhanced park spaces is a key factor for many people when choosing where to live. Similarly, parks and open spaces are essential to maintaining and improving health and wellness outcomes for communities.</li> <li>• This investment will promote private sector partnerships as it will support Calgary Parks in attracting and matching more private sponsorship opportunities for park redevelopments and upgrading existing playgrounds to fully accessible/inclusive playgrounds.</li> </ul>
<b>Alignment to Council Criteria</b>	<ul style="list-style-type: none"> <li>• Will directly create approximately 160 new jobs for the duration of the program</li> <li>• Enables economic diversification by employing construction, architectural and engineering related services</li> <li>• Will enhance the long-term value of park assets while reducing operating costs as this program primarily seeks to replace/upgrade park assets that are in critical/failing condition</li> <li>• Will facilitate equitable services as a significant portion of these funds will go towards upgrading existing playgrounds to fully accessible/inclusive playgrounds, and enhancing park spaces that serve underserved communities, vulnerable populations allows for equal access for all</li> <li>• Contributes to the creation of a resilient city establishing more biodiversity and naturalization of existing parks and open spaces</li> </ul>
<b>Eligibility (Capital Project Activities)</b>	<ul style="list-style-type: none"> <li>- Construction and Development</li> <li>- Betterment</li> <li>- Rehabilitation</li> <li>- Non-Routine Maintenance</li> </ul>



<b>Submission Category</b>	Resilience, Accessibility & Inclusion, Downtown, Economic Development, Economic Development & Tourism		
<b>Functional Category</b>	Parks, Recreation, Sports, and Other Community Facilities		
<b>Description of Activities</b>	By the end of 2021 Calgary Parks' will complete several park and open space upgrades including: replacement of playgrounds with accessible playgrounds, enhancement of cultural landscapes, sports field upgrades, detailed design and phase 1 construction of 4 regional park redevelopments, biodiversity implementation and naturalization of existing open spaces, river access upgrades, and community park infrastructure upgrades. It is expected that 2 of the 4 regional park redevelopment projects will continue beyond 2021. The remaining phases of these projects will be funded via corporate reserves.		
<b>Resulting Capital Asset(s)</b>	Naturalized & biodiverse open spaces, play structures, benches/seating, tables, fencing & gates, lighting, bollards, boat launches, signage, sports fields, hard surfaces, promenade surface, irrigation systems, natural infrastructure (trees, landscaping, etc)		
<b>Location(s)</b>	Beltline, Crescent Heights, Cranston, Eau Claire, Downtown, Inglewood, Kensington/Sunnyside, Lakeview, Lynwood/Millican Estates, Marlborough, Ogden, Tuscany		
<b>Estimate Start Date</b>	October 2020	<b>Estimate End Date</b>	December 2021
<b>Service(s)</b>	Parks & Open Space		
<b>Operating Budget Impacts</b>	None anticipated for this funding.		

#### Capital Budget Increases (\$000s)

Description	Investment Category	Total	2020	2021
Eau Claire Public Realm Improvements	Program	8,600	600	8,000
Park Infrastructure & Urban Conservation Upgrade	Program	16,000	1,000	15,000
<b>Parks &amp; Open Spaces Total</b>		<b>24,600</b>	<b>1,600</b>	<b>23,000</b>

#### Benefits

<b>Jobs Created</b>	This program will directly create 160 new jobs for the duration of the program
<b>Service Benefit</b>	<ul style="list-style-type: none"> <li>• <b>One Calgary- Parks &amp; Open Spaces- Service Targets</b> <ul style="list-style-type: none"> <li>○ <b>Citizen Satisfaction-</b> Currently sits at 93% satisfaction. By enhancing various parks &amp; open spaces this investment will contribute to maintaining or improving citizen satisfaction with parks, playgrounds and open spaces</li> <li>○ <b>Parks Asset Condition Ratings-</b> currently sits at 92%. By replacing and enhancing existing park assets, safety risks can be mitigated, and citizen satisfaction will also likely increase.</li> <li>○ <b>Naturalization-</b> currently 2 hectares of open space are naturalized per year. With the help of this investment, Calgary Parks will be able to</li> </ul> </li> </ul>

	<p>maintain or improve upon this target. By naturalizing existing open spaces this reduces long-term maintenance costs, sequesters carbon and improves biodiversity by controlling weeds and planting native plants</p>
<p><b>Specific Service Levels / Performance Measures impacted</b></p>	<ul style="list-style-type: none"> <li>• <b>Centre City Plan:</b> This funding request supports the Centre City Plan as it attracts investment to the downtown, improves the safety and equity of our park space, and services events and tourism for Calgary.</li> <li>• <b>Climate Change Strategy</b></li> <li>• <b>Parks Service Delivery Priorities:</b> <ul style="list-style-type: none"> <li>○ S4. Partnerships Management- Leverage opportunities with partners</li> <li>○ S5. Inclusion: Work to deliver inclusive programs and services with or contractually for regional neighbours</li> </ul> </li> <li>• <b>Parks Policy &amp; Strategy Priorities:</b> <ul style="list-style-type: none"> <li>○ P3. Biodiversity Implementation- meeting naturalization target for Calgary's open space</li> <li>○ P3. Water Management Strategy</li> </ul> </li> <li>• <b>Parks Asset Priorities:</b> <ul style="list-style-type: none"> <li>○ A2. Infrastructure- continue to plan, invest in and maintain infrastructure and assets that support service delivery, deliver a optimum credible level of service, and contribute to the quality of life of citizens</li> </ul> </li> <li>• <b>Other Parks Strategic Plans Impacted:</b> <ul style="list-style-type: none"> <li>○ Centre City Parks: Open Space Management Plan</li> <li>○ Cultural Landscape Strategic Plan</li> <li>○ ImagineParks</li> <li>○ Natural Area Management Plan</li> <li>○ Off-Leash Area Management Plan</li> <li>○ Open Space Plan</li> <li>○ Our BiodiverCity</li> <li>○ Urban Park Master Plan</li> </ul> </li> </ul>
<p><b>Policy Benefits</b></p>	<ul style="list-style-type: none"> <li>• <b>Biodiversity Policy:</b> will assist in achieving targets set out in the Biodiversity Policy</li> <li>• <b>Cultural Landscapes Policy:</b> this investment will contribute to the protection and enhancement of important cultural landscapes throughout the city</li> <li>• <b>Greater Prince's Island Park Master Plan:</b> The investment in the Eau Claire Public Realm will contribute to this master plan</li> <li>• <b>Open Space Plan Policy:</b> this investment will assist in achieving targets set out in the Open Space Plan Policy</li> <li>• <b>The Urban Park Master Plan &amp; Policy:</b> 4 regional parks are planned to be redeveloped in part with the help of this investment</li> <li>• <b>Water Management Strategic Plan &amp; Policy:</b> various water management capital priorities will be realized with this investment</li> </ul>

## Briefing 3: Transportation

<b>Investment Description</b>	<p>The investment in transportation assets would provide:</p> <ul style="list-style-type: none"> <li>• Critical improvements to infrastructure including bikeways, roadways and pedestrian and vehicle bridges</li> <li>• Queue jumps, signal upgrades and some road widening on 52 St SE to support the bus Route 23 to pre-MAX BRT service</li> </ul>
<b>Investment Objectives – Alignment to MSP Guidance</b>	<p><b>Sustain and create local jobs;</b> The construction and rehabilitation of the transportation assets will create local jobs in both the construction and consulting industries.</p> <p><b>Enhance provincial competitiveness and productivity:</b> Improvements to our transportation network, including our cycling and pedestrian network, increase our reliability and create amenities making the City of Calgary a desirable place to live and work.</p> <p><b>Position communities to participate in future economic growth:</b> Several of the projects provide improved connectivity to the SE Industrial area of Calgary, improving goods movement and access for workers. This will enhance productivity by reducing travel times and increasing the desirability of Calgary's SE Industrial area as a regional hub.</p> <p><b>Operating of assets must not require operating funding from the province or increase tax:</b> Many of these projects reduce the operating budget through reductions in necessary maintenance as well as saving money in the long term by preventing major road rehabilitation (i.e. a full rebuild of the pavement and substructure) from being required. It is anticipated that the overall effect will be net zero or result in an overall reduction in operating budget.</p> <p><b>MSP funding is limited to projects that would not go forward in the absence of support through the stimulus program:</b> The projects identified in the Transportation bundle would not be able to be progressed due to reductions in overall funding levels and in particular, reductions to capital programs that occurred in the last budget cycle. Stimulus funds would allow for unfunded projects to be brought forward from future years.</p>
<b>Alignment to Council Criteria</b>	<ul style="list-style-type: none"> <li>• Creates many local jobs in the private sector for construction and consulting services.</li> <li>• Contributes to creating a resilient City by providing repairs to essential infrastructure including the 5<sup>th</sup> Avenue flyover.</li> <li>• Enables economic diversification by supporting a Non – Oil and gas sector and a regional hub in Calgary's SE Industrial Area.</li> <li>• Enhances the long-term value of assets and reduces operating costs by providing maintenance to critical assets to prevent future major repair projects and reducing operating budget.</li> <li>• Attracts investment and supports the growth and change strategy by providing much access to The City's developing industrial areas and propelling other important projects. One of these projects is on our Off-site</li> </ul>

	<p>levy funded list mitigating the potential timeline risks associated with the MSP funding.</p> <ul style="list-style-type: none"> <li>Facilitates equitable service by improving a key Transit corridor and supporting an upcoming BRT project. Creates equal access and benefits to all road users and provides improvements to pedestrian bridges and cyclist facilities.</li> <li>Supports the post COVID 19 service environment by improving access to an area of the City that has been an essential service during the pandemic and improving the overall quality of the transportation network.</li> </ul>
<b>Eligibility (Capital Project Activities)</b>	<p>The capital project activities that will be completed with the funds, in accordance with Schedule 2 of the MSP guidelines, are:</p> <ul style="list-style-type: none"> <li>Construction and Development</li> <li>Betterment</li> <li>Rehabilitation</li> </ul>
<b>Functional Category</b>	<p>The functional category is 3a) Municipal Roadways, Bridges and Related Facilities and Equipment.</p>
<b>Description of Activities</b>	<p>Critical Infrastructure Renewal: Includes the design and construction of several pavement and bridge rehabilitation projects including bikeway resurfacing (on-street). The program will not continue beyond 2021.</p> <p>52 St BRT Phase 1 – Route 23 Upgrades: Improvements include bus queue jumps, signal upgrades and road widening from 130 Ave to Mackenzie Towne to improve transit efficiency along Route 23. The remaining phases would include constructing Max stations and increasing service to complete the currently proposed BRT network. Phase 1 is to be completed by the end of 2021 and has some contributing funding from the off-site levy.</p>
<b>Resulting Capital Asset(s)</b>	<p>Resulting capital assets are as follows:</p> <ul style="list-style-type: none"> <li>Queue jump lanes, signal upgrades and road widening on 52 St E</li> <li>New pavement on MacLeod Tr from Glenmore to Canyon Meadows</li> <li>New pavement on Blackfoot Tr from 58 Av to Southland Dr</li> <li>Potential bikeway resurfacing locations are listed below but may be amended as the projects proceed: <ul style="list-style-type: none"> <li>11 St SW from 12 Ave to 17 Ave SW</li> <li>3 Ave SW from 8 St SW to 1 St SE</li> <li>15 Ave SW from 11 St SW to 1 St SE</li> <li>12 Ave SW from 19 St to 15 St SW &amp; 19 St SW from 10 Ave to 12 Ave SW</li> </ul> </li> <li>Rehabilitation of Anderson/Macleod Tr Pedestrian Bridge</li> <li>Rehabilitation of 5 Ave Flyover /Bow River Bridge</li> </ul>
<b>Location(s)</b>	<ul style="list-style-type: none"> <li>52 St E: <b>Saddletowne LRT Station to the South Health Campus</b> <ul style="list-style-type: none"> <li>Wards 5, 10, 9, 12,</li> <li>Signal improvements: Rundle, Pineridge, Marlborough, Marlborough Park, Forest Lawn, Penbrooke Meadows, Forest Lawn Industrial, Erin Woods, 09Q, Eastfield, Foothills, Starfield, Great Plains, South Foothills, Section 23, East Shepard Industrial, Mckenzie Towne, New Brighton, Auburn Bay, Mahogany, Seton, Rangeview</li> <li>Road widening from 130 Ave SE to Mckenzie Towne Ave SE: Mckenzie Towne, New Brighton</li> </ul> </li> <li>MacLeod Tr: Glenmore Tr to Canyon Meadows Drive <ul style="list-style-type: none"> <li>Wards 11, 13, 9, 14</li> <li>Kingsland, Fairview Industrial, Fairview, Haysboro, Acadia, Southwood, Willow Park, Canyon Meadows, Lake Bonavista,</li> </ul> </li> <li>Blackfoot Tr SE: 58 Av to Southland Dr</li> </ul>

	<ul style="list-style-type: none"> <li>○ Wards 9, 11</li> <li>○ Manchester Industrial, Burns Industrial, Fairview Industrial, Fairview, East Fairview Industrial, Acadia</li> <li>- Bikeway resurfacing – Various locations <ul style="list-style-type: none"> <li>○ Wards 7, 8, 11</li> <li>○ Beltline, Downtown Commercial Core, Eau Claire, Chinatown, Sunalta, Scarboro,</li> </ul> </li> <li>- Anderson/MacLeod Tr Pedestrian Bridge <ul style="list-style-type: none"> <li>○ Ward 11</li> <li>○ Southwood, Willow Park</li> </ul> </li> <li>- 5 Ave Flyover /Bow River Bridge <ul style="list-style-type: none"> <li>○ Wards 7, 9</li> <li>○ Bridgeland/Riverside, Downtown East Village</li> </ul> </li> </ul>		
<b>Estimate Start Date</b>	Nov 2020	<b>Estimate End Date</b>	Dec 2021
<b>Service(s)</b>	Public Transit, Streets		
<b>Operating Budget Impacts</b>	<ul style="list-style-type: none"> <li>- Queue jump lanes, signal upgrades and road widening on 52 St E - negligible</li> <li>- New pavement on MacLeod Tr from Glenmore to Canyon Meadows - decrease</li> <li>- New pavement on Blackfoot Tr from 58 Av to Southland Dr - decrease</li> <li>- Bikeway resurfacing – decrease or negligible depending on other improvements included at the same time</li> <li>- Rehabilitation of Anderson/MacLeod Tr Pedestrian Bridge – decrease</li> <li>- Rehabilitation of 5 Ave Flyover /Bow River Bridge – decrease</li> </ul> <p>Overall the operating cost will be reduced or be a net zero impact.</p>		

### Capital Budget Increases (\$000s)

Description	Investment Category	Total	2020	2021
52 St E Transit Improv	Project	13,139	500	12,639
Critical Infrastructure Renewal	Program	22,500		22,500
<b>Transportation Total</b>		<b>35,639</b>	<b>500</b>	<b>35,139</b>

### Benefits

<b>Jobs Created</b>	192
<b>Service Benefit</b>	<p>The benefit to Public Transit will be in increasing reliability for transit users and reducing travel time on a key transit route. It will also improve the attractiveness by providing convenient, accessible, easy to use transit service. The improvements will also reduce bus idle time in traffic, reducing GHG emissions.</p> <p>The benefit to Streets will be in improving reliability with infrastructure that is in good repair and free from potholes with a smooth riding surface for cyclists and other road users. The program will improve safety so that the customer is and perceives themselves to be protected from danger, risk or injury. The Streets improvements also helps to achieve our responsiveness objective by providing projects that respond to the needs of the community. Overall improvements to our</p>

	pavement condition helps to achieve our asset management goals in keeping our pavement quality high in order to reduce our maintenance and lifecycle budgets.
<b>Specific Service Levels / Performance Measures impacted</b>	Public Transit: Reliability – On-time performance; Reduce emissions – Bus GHG Emissions Streets: Reliability – Pavement Condition
<b>Policy Benefits</b>	<p>The investment in the 52 St E – Route 23 Upgrades furthers all three of the core principles of the RouteAhead policy by developing Route 23 to pre-Max BRT levels of service and increasing the desirability of Transit achieving the goals of the CTP. The Critical Infrastructure Renewal Program also achieves multiple goals of the CTP, mainly ensuring our transportation infrastructure is well managed.</p> <p><b>RouteAhead Core Principles:</b></p> <ol style="list-style-type: none"> <li>1. Customer Experience: Make it easy to use; Safe, accessible, clean, convenient, comfortable and reliable. <i>By providing improved, reliable service.</i></li> <li>2. Network Planning: Match transit to land use; focus investment on increasing ridership. <i>By investing in a route that feeds multiple business sectors.</i></li> <li>3. Financing Transit: Take care of and optimize use of what we own. <i>By improving an existing route with high ridership.</i></li> </ol> <p><b>CTP Transportation goals:</b></p> <ol style="list-style-type: none"> <li>1. Align transportation planning and infrastructure investment with city and regional land use directions and implementation strategies. <i>By supporting the RouteAhead strategy and the development of the SE Industrial Area and South Health Campus.</i></li> <li>2. Promote safety for all transportation system users. <i>By maintaining critical infrastructure at a key point in its lifecycle and encouraging use of transit and cycling modes.</i></li> <li>3. Provide affordable mobility and universal access for all. <i>By providing improved transit mobility.</i></li> <li>4. Enable public transit, walking and wheeling as the preferred mobility choices for more people. <i>By improving transit mobility and bikeways.</i></li> <li>5. Promote economic development by ensuring the efficient movement of workers and goods. <i>By improving service to key employment areas.</i></li> <li>6. Advance environmental sustainability. <i>By reducing greenhouse gas emissions from buses idling in traffic improving infrastructure to encourage ridership on bikeways.</i></li> <li>7. Ensure transportation infrastructure is well managed. <i>By maintaining critical infrastructure at a key point in its lifecycle.</i></li> </ol>



# Briefing 4: Water Infrastructure (Community Drainage Improvement)

## Investment Description

The Community Drainage Improvement (CDI) Program was established to mitigate overland flooding issues and improve the resiliency against the impacts of climate change. Communities developed prior to 1990 have the greatest need for stormwater infrastructure upgrades, especially in light of climate change impacts that are causing more frequent high intensity rainfalls and subsequent localized flooding; presenting immediate safety concerns and property damage.

<b>Investment Objectives – Alignment to MSP Guidance</b>	<p><b>Construction of the projects beginning in 2020-2021:</b> CDI construction is underway with additional communities on a prioritized wait-list to be completed.</p> <p><b>MSP funding is limited to projects that would not go forward in the absence of support through the stimulus program:</b> With changes to the level of external funding available, the progress of the CDI investment has been delayed and many identified projects remain unfunded. Additional external funding would allow CDI investments on the wait-list to further advance.</p> <p><b>Eligible project categories include construction, betterment, rehabilitation and non-routine maintenance:</b> CDI would be considered a betterment of the level of service the City of Calgary can offer to mitigate the risk of property damage from overland flooding.</p> <p><b>Operating of assets must not require operating funding from the province or increase tax:</b> Additional operating budget will not be required and it is anticipated that the improvements will reduce the frequency of overland flooding and operational responses/cost.</p> <p><b>Sustain and create local jobs:</b> The successful delivery of the CDI will require the hiring of contractors.</p> <p><b>Position Communities to Participate in Future Economic Growth:</b> Investment into improving the drainage in established communities will support further redevelopment in existing areas.</p>
<b>Alignment to Council Criteria</b>	<p><b>Resilient City:</b> Reduce localized flooding and improve flood resiliency and reduces environmental impacts.</p> <p><b>Enhance asset value and reduce operating costs:</b> investment to increase stormwater system capacity and reduce the need for operational response to localized flooding, and impact to homeowners/businesses.</p> <p><b>Creates Jobs:</b> Creates temporary jobs to build infrastructure, while providing permanent savings to citizens and businesses by mitigating flood damages.</p>

	<p><b>Attracts Investments and Supports Growth:</b> Investment to increase capacity to meet current stormwater design standards will improve drainage in communities and attract further inner city investment.</p> <p><b>Facilitates Equitable Service:</b> Serves underserved communities, to provide a stormwater management level of service that is similar to other, newer communities.</p> <p><b>Economic Diversification:</b> Directly support non O&amp;G industry by creating jobs for contractors and enables future redevelopment in these communities,</p>		
<b>Eligibility (Capital Project Activities)</b>	<p><b>Construction and Development, Betterment:</b> CDI will involve the engineering design and construction in order to enhance the stormwater service potential and capacity. By bettering the capacity of the stormwater system to address localized flooding, a decrease in the frequency and cost associated with emergency operational response and property damage is expected.</p>		
<b>Submission Category</b>	<p><b>Resilience:</b> Providing resiliency in response to increased frequency in overland/localized flooding due to climate change.</p> <p><b>Economic Development:</b> Directly support non O&amp;G industry by creating jobs for contractors and enables future redevelopment in these communities,</p>		
<b>Functional Category</b>	3e) Stormwater Drainage System and Facilities		
<b>Description of Activities</b>	<p>Funding will be used to advance CDI projects that exist within a prioritized wait-list. Design work is currently underway. Should funding be made available projects would be able to advance to the construction phase. The CDI is a multi year initiative and will continue beyond the MSP funding timeframe of 2021. The funding source after such time will be from the Utility rate and the MSP funding will allow for the projects within the wait-list to be expedited.</p>		
<b>Resulting Capital Asset(s)</b>	Storm Trunk upgrade, conveyance upgrade, onsite storage facilities		
<b>Location(s)</b>	Calgary Northwest Inner City (Kensington, Sunnyside, Tuxedo, Lower Mount Royal, Parkhill, Scarboro and Killarney)		
<b>Estimate Start Date</b>	January 2021	<b>Estimate End Date</b>	Ongoing
<b>Service(s)</b>	Stormwater		
<b>Operating Budget Impacts</b>	<p><b>Operating of assets must not require operating funding from the province or increase tax:</b> Additional operating budget will not be required and it is anticipated that the improvements will reduce the frequency of overland flooding and operational responses/cost.</p>		



## Capital Budget Increases (\$000s)

Description	Investment Category	Total	2020	2021
Community Drainage Improvement	Program	30,494		30,494
<b>Water Infrastructure Total</b>		<b>30,494</b>		<b>30,494</b>

## Benefits

### Jobs Created

166. Creates temporary jobs to build infrastructure, while providing permanent savings to citizens and businesses by mitigating flood damages.

### Service Benefit

CDI would be considered a betterment of the level of service and community resilience the City of Calgary can offer to protect property and Calgarians from overland flooding.

### Specific Service Levels / Performance Measures impacted

Properties at risk of localized flooding for 1 in 100 return period

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15  
Avenue SE, LOC2020-0060**

---

**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Rajpal Chahal. Located in the community of Albert Park/Radisson Heights, this land use amendment application proposes the redesignation of one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to enable construction of a rowhouse. Specifically, the proposed amendment will allow for:

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

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP). A related development permit application (DP2020-3261) was submitted on 2020 May 29 and is currently under review by Administration.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15  
Avenue SE, LOC2020-0060**

---

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 2840 – 15 Avenue SE (Plan 4946T, Block 17, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing and:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 2840 – 15 Avenue SE (Plan 4946T, Block 17, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 105D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

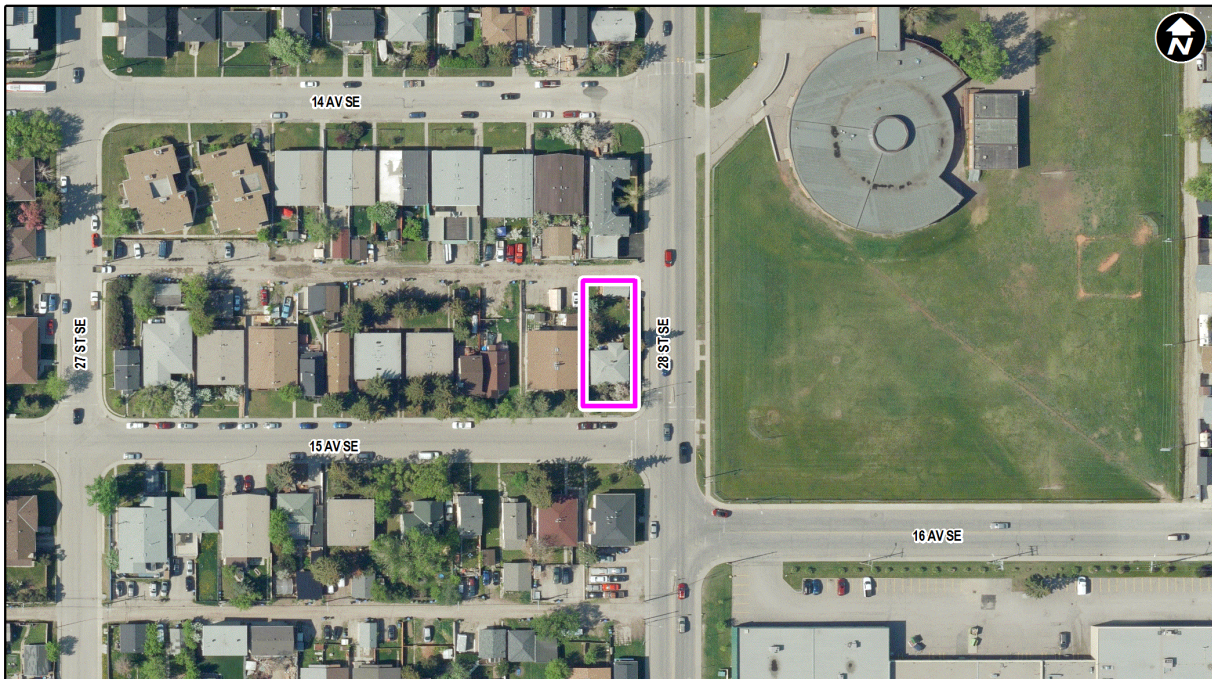
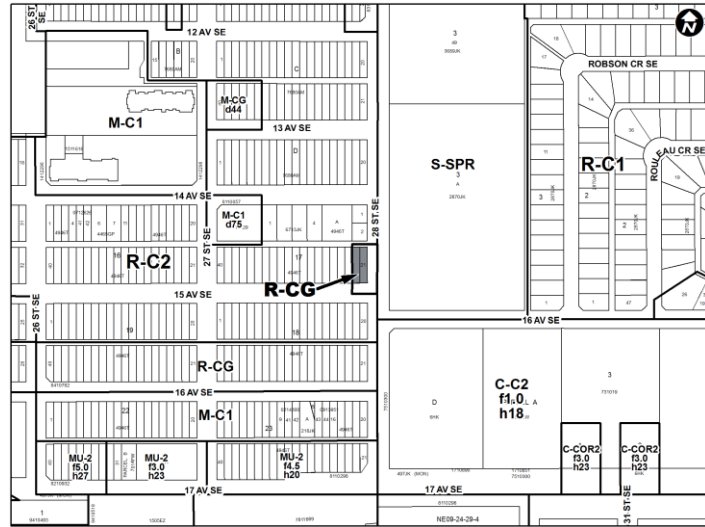
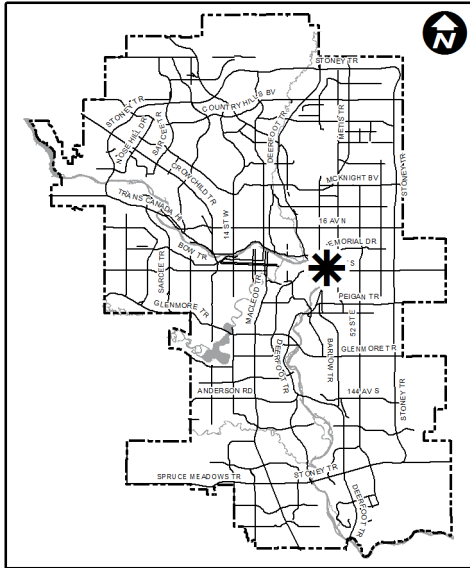
This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Rajpal Chahal to enable construction of a rowhouse, as noted in the Applicant's Submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15  
Avenue SE, LOC2020-0060

Location Maps







**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15  
Avenue SE, LOC2020-0060**

---

*Figure 1: Community Peak Population*

<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2019 Civic Census

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment facilitates grade-oriented residential development of the site in a way that may be contextually appropriate.

### **Land Use**

The existing R-C2 District primarily allows for single and semi-detached dwellings with a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for grade-oriented development in the form of single detached dwellings, semi-detached dwellings, duplexes, rowhouses, and cottage housing, secondary and backyard suites, a maximum height of 11 metres, and a maximum density of 75 units per hectare, which allows for a maximum of four units on the 0.05 hectare (0.13 acre) site.

### **Development and Site Design**

The design of the site will be assessed at the time of submission of a complete development permit application.

### **Transportation**

Pedestrian and vehicular access to the site is available from 15 Avenue SE, 28 Street SE, and the lane. There is a 2.134 metre road right-of way widening setback on the west side of 28 Street SE.

Calgary Transit bus service is available within 75 metres of the site. Additionally, the site is within 300 metres of the 26 Street SE MAX Purple Bus Rapid Transit Station on 17 Avenue SE.

On-street parking adjacent to the parcel is unrestricted along 28 Street SE and 15 Avenue SE.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15 Avenue SE, LOC2020-0060**

---

No transportation impact assessment or parking study was required for the land use redesignation application review.

### **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 and sanitary deep utilities are available. Public storm utilities are not currently available.

Development servicing requirements will be determined during the development permit and development site servicing plan application reviews.

### **Climate Resilience**

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

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

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

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

No response was received from the Albert Park/Radisson Heights Community Association.

One letter of support was received. The letter identified the following matters:

- increased value of property; and
- more appeal/draw to neighbourhood.

One letter of opposition was received. The letter identified the following matters:

- devaluation of property;
- on-street parking; and
- proximity to a school.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15 Avenue SE, LOC2020-0060**

---

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

### **Strategic Alignment**

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

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

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

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

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

The site is within the Residential – Developed – Established area on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The Established area is intended to have modest redevelopment that respects the scale and character of the neighbourhood.

The proposal is generally consistent with the policies of the MDP.

#### ***Climate Resilience Strategy (2018)***

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

#### ***Albert Park/Radisson Heights Area Redevelopment Plan (Statutory – 1989)***

The site is within a Low Density Residential area on Map 3: Land Use of the [Albert Park/Radisson Heights ARP](#). The intent of the Low Density Residential area is to have single family, duplex, semi-detached, and townhouse dwellings.

The proposal is generally consistent with the policies of the ARP.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0736

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 15  
Avenue SE, LOC2020-0060**

---

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

The proposed land use district will provide opportunities for residential development.

**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 application.

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

The proposed land use redesignation is aligned with applicable policies of the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan*.

**ATTACHMENT**

1. Applicant's Submission
2. **Proposed Bylaw 105D2020**

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

2020.05.04

**APPLICANT STATEMENT**

—

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

Land Use Redesignation **from** Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District  
2840 - 15 Avenue SE | Lots 21-22, Block 17, Plan 4946T | 0.14 ac

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.056ha of privately owned land. CivicWorks has been retained to undertake a land use redesignation process to facilitate the construction a four-(4) unit Rowhouse Building with secondary suites. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Albert Park / Radisson Heights ARP may also be required.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

**PLANNING RATIONALE**

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 28 Street and 15 Avenue SE with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along 28 Street and 15 Avenue SE.

## Applicant's Submission



**Collector Road:** The subject site is located along 28 Street SE, a collector standard road, ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is immediately adjacent to local bus Route 155 on 28 Street SE and within ~300m walking distance from a primary transit stop (Route 1 and 307) along 17 Avenue SE.

**Proximity To A Main Street Corridor:** The subject site is within ~300m walking distance of the 17 Avenue SE Neighbourhood Main Street.

**Proximity To An Existing Open Space / Community Amenity:** The subject site is immediately adjacent to Bishop Kidd School and ~450m walking distance to a large greenspace connecting to the Bow River area and associated regional trail network.

### CITY-WIDE POLICY ALIGNMENT

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

### STAKEHOLDER OUTREACH

The project team has undertaken a stakeholder outreach process in support of this application to ensure a clear and transparent process for all stakeholders. In addition to the community outreach below, stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

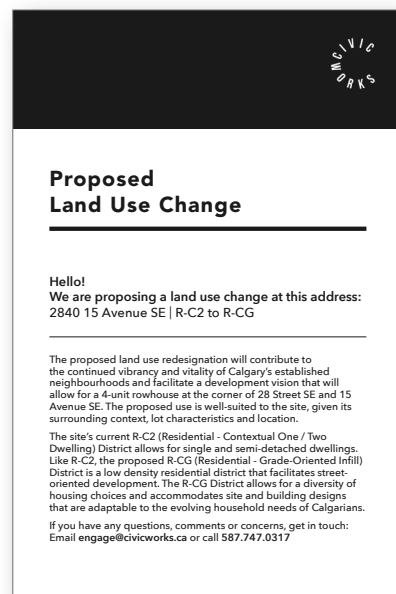
**On-site Signage:** *To be installed on-site at time of submission*

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, the project team installs its own on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.

**Surrounding Area Postcard Drop:** ~200m surrounding area neighbours

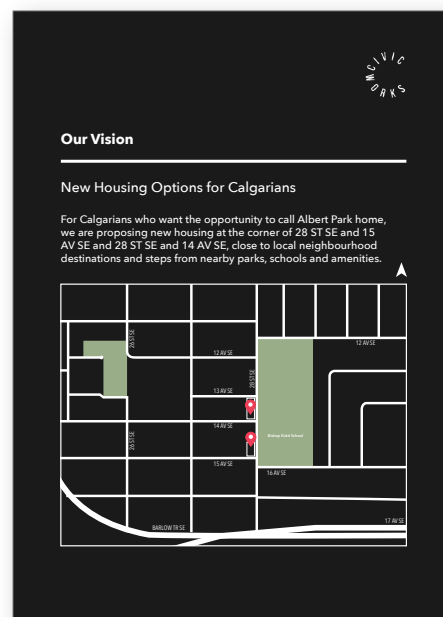
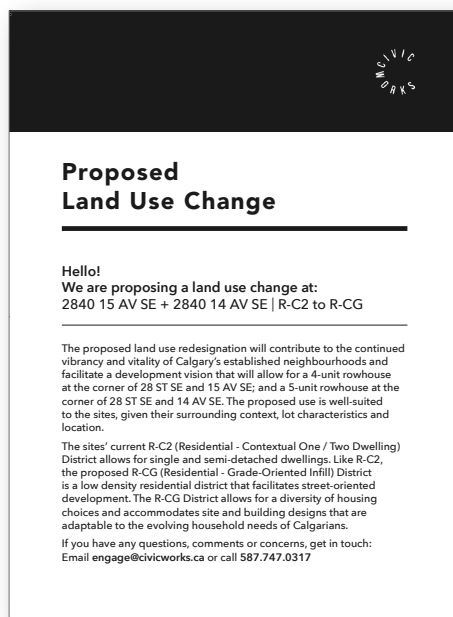
Paired with on-site signage, postcard deliveries ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated



## Applicant's Submission



development vision. The postcards outline the proposed land use change and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



## CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments, or concerns, please contact me at 587.392.6184 or [darlene@civicworks.ca](mailto:darlene@civicworks.ca).

Sincerely,

**Darlene Paranaque** | Urban Planner  
BES, MSc, RPP, MCIP, PMP



# PROPOSED

CPC2020-0736  
ATTACHMENT 2

## BYLAW NUMBER 105D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0060/CPC2020-0736)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

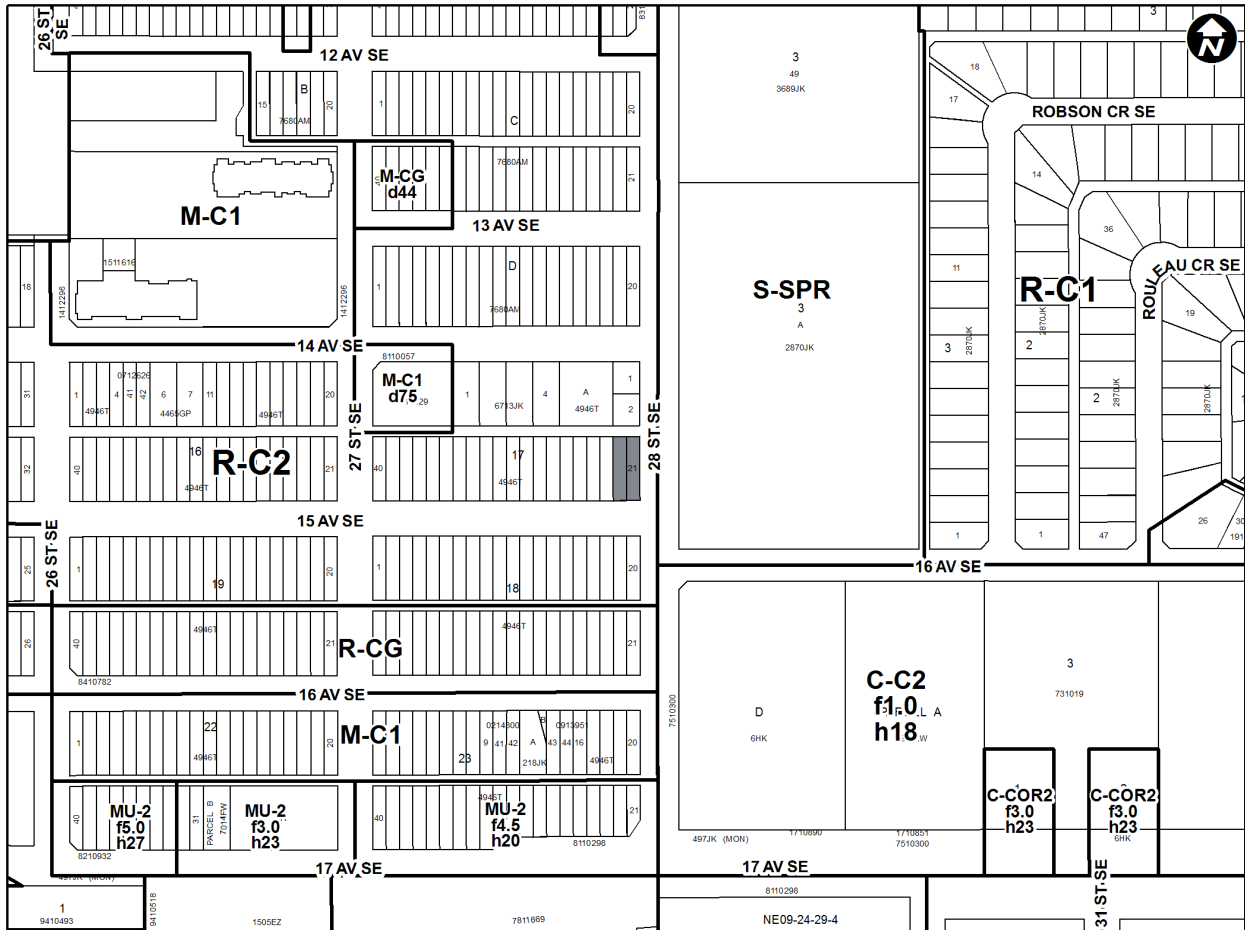
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

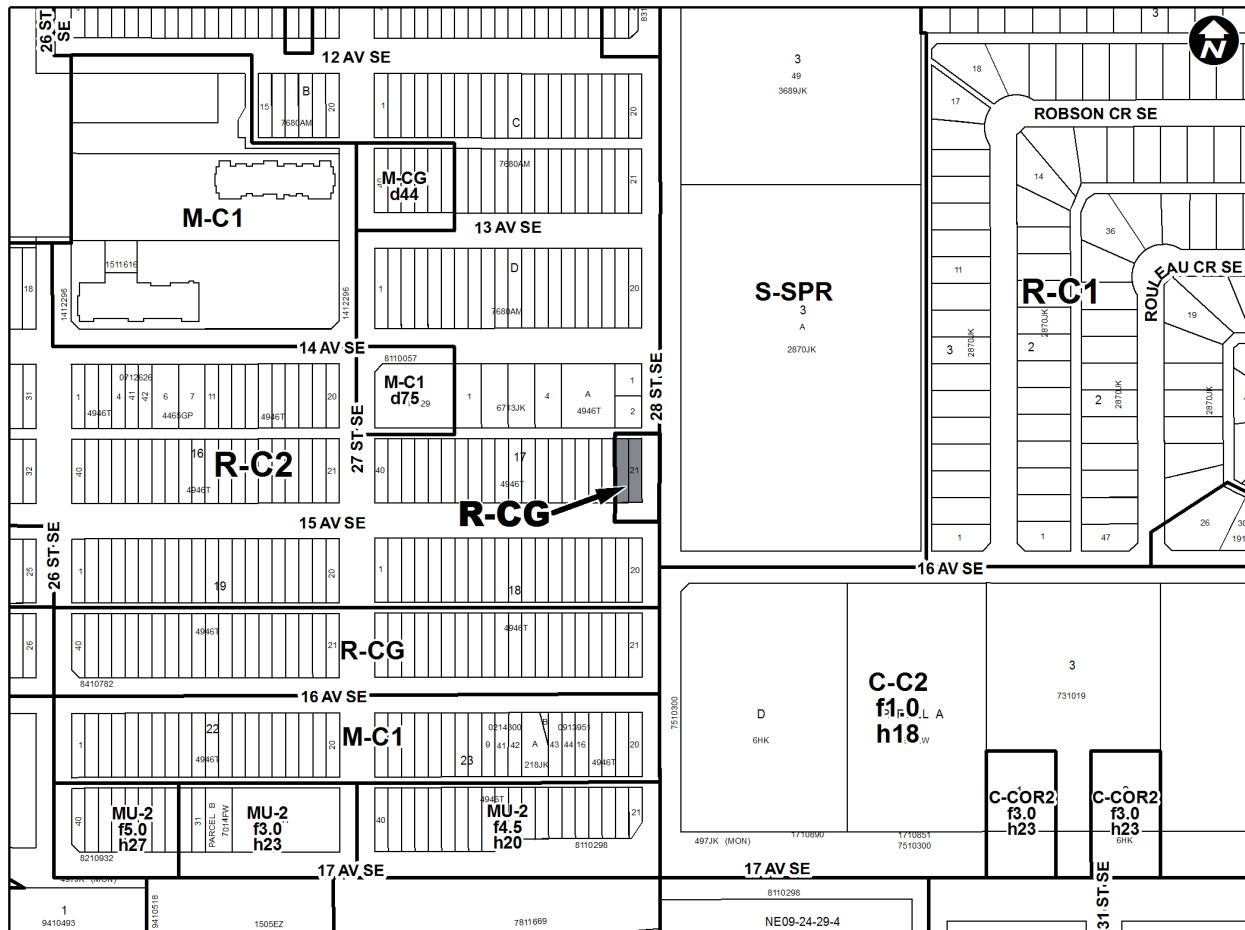
AMENDMENT LOC2020-0060/CPC2020-0736  
BYLAW NUMBER 105D2020

## SCHEDULE A



**AMENDMENT LOC2020-0060/CPC2020-0736  
BYLAW NUMBER 105D2020**

## **SCHEDULE B**







Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 – 14  
Avenue SE, LOC2020-0061**

---

**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Jasman Gill Located in the community of Albert Park/Radisson Heights, this land use amendment application proposes the redesignation of one parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to enable construction of a rowhouse. Specifically, the proposed amendment will allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP). A related development permit application (DP2020-3367) was submitted on 2020 May 29 and is currently under review by Administration.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2840 – 14 Avenue SE (Plan 7680AM, Block D, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing and:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2840 – 14 Avenue SE (Plan 7680AM, Block D, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings **Proposed Bylaw 106D2020**.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14  
Avenue SE, LOC2020-0061**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

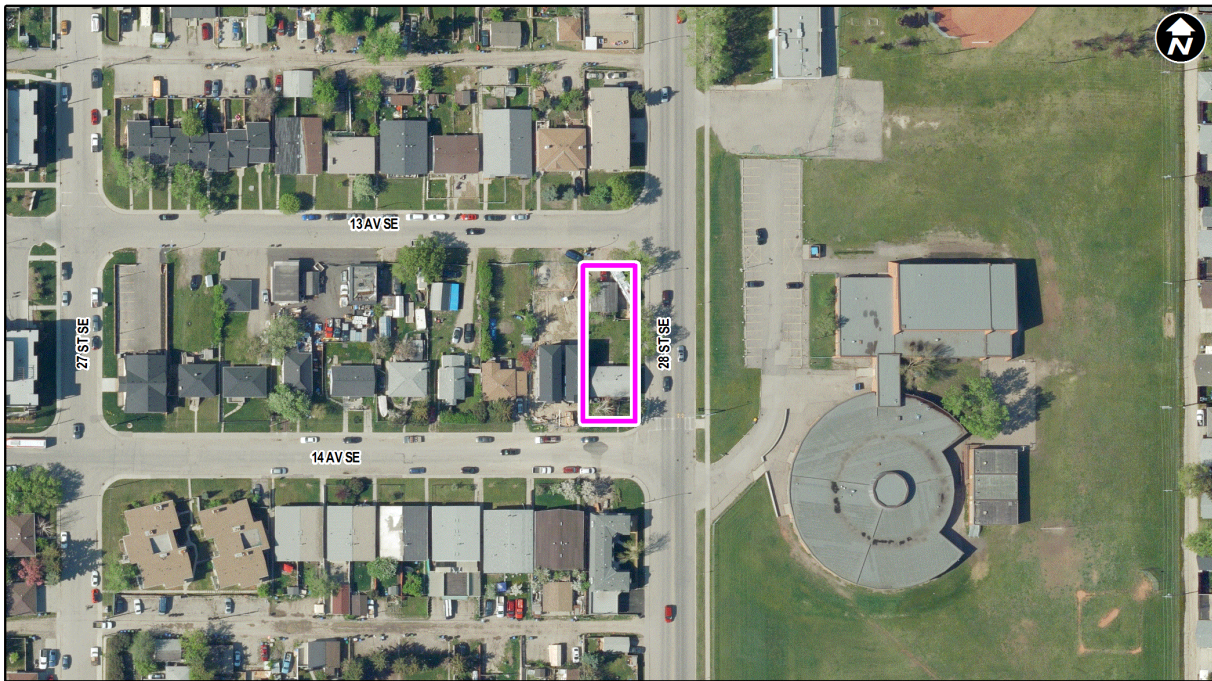
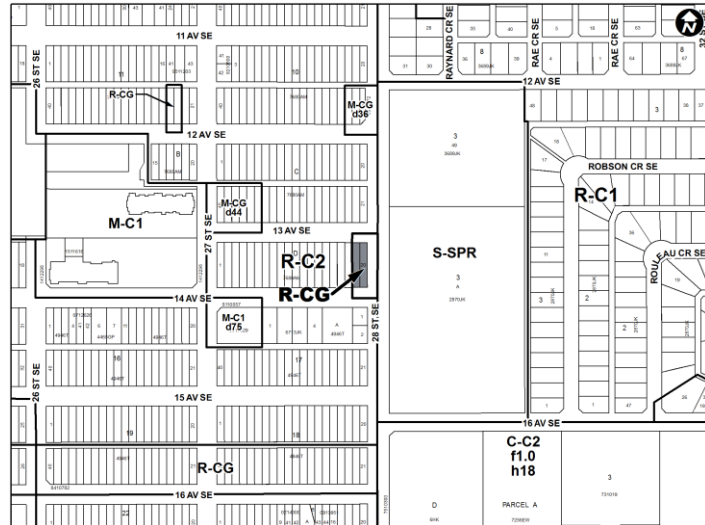
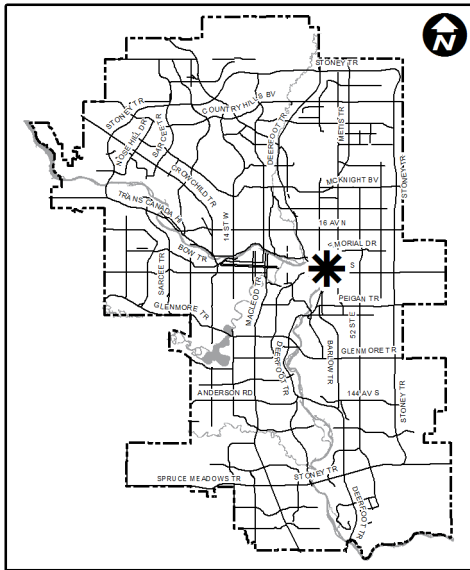
This application was submitted by Civicworks Planning + Design on 2020 May 06, on behalf of Jasman Gill to enable construction of a rowhouse, as noted in the Applicant's Submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14  
Avenue SE, LOC2020-0061

Location Maps





Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

## Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14 Avenue SE, LOC2020-0061



### Site Context

The site is located in the community of Alberta Park/Radisson Heights, on the west side of 28 Street SE, north of 17 Avenue SE. The site is approximately 0.07 hectares (0.17 acres) in size, measuring approximately 15 metres by 45 metres. The site is currently developed with a single detached dwelling.

The site is surrounded by residential lands designated R-C2 District. To the east of the site is Bishop Kidd Junior High School, which is designated Special Purpose – School, Park and Community Reserve (S-SPR) District. Multi-residential, commercial, and mixed-use land use designation exist along 17 Avenue SE, approximately 135 metres to the south of the site.

As identified in *Figure 1*, the community of Albert Park/Radisson Heights reached its peak population in 2019 with a total of 6,997 residents.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14  
Avenue SE, LOC2020-0061**

---

*Figure 1: Community Peak Population*

<b>Albert Park/Radisson Heights</b>	
Peak Population Year	2019
Peak Population	6,997
2019 Current Population	6,997
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2019 Civic Census

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment facilitates grade-oriented residential development of the site in a way that may be contextually appropriate.

### **Land Use**

The existing R-C2 District primarily allows for single and semi-detached dwellings with a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for grade-oriented development in the form of single detached dwellings, semi-detached dwellings, duplexes, rowhouses, and cottage housing, secondary and backyard suites, a maximum height of 11 metres, and a maximum density of 75 units per hectare, which allows for a maximum of five units on the 0.07 hectare (0.17 acre) site.

### **Development and Site Design**

The design of the site will be assessed at the time of submission of a complete development permit application.

### **Transportation**

Pedestrian and vehicular access to the site is available from 13 Avenue SE, 14 Avenue SE, and 28 Street SE. There is a 2.134 metre road right-of way widening setback on the west side of 28 Street SE.

Calgary Transit bus service is available within 100 metres of the site. Additionally, the site is within 450 metres of the 26 Street MAX Purple Bus Rapid Transit Station on 17 Avenue SE.

On-street parking adjacent to the parcel is restricted along 28 Street SE and unrestricted along 13 Avenue SE and 14 Avenue SE.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14 Avenue SE, LOC2020-0061**

---

No transportation impact assessment or parking study was required for the land use redesignation application review.

### **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 and sanitary deep utilities are available. Public storm utilities are not currently available.

Development servicing requirements will be determined during the development permit and development site servicing plan application reviews.

### **Climate Resilience**

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

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

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

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

No response was received from the Albert Park/Radisson Heights Community Association.

One letter of support was received. The letter identified the following matters:

- increased value of property; and
- more appeal/draw to neighbourhood.

One letter of opposition was received. The letter identified the following matters:

- devaluation of property;
- on-street parking; and
- proximity to a school.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14 Avenue SE, LOC2020-0061**

---

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

### **Strategic Alignment**

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

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

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

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

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

The site is within the Residential – Developed – Established area on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The Established area is intended to have modest redevelopment that respects the scale and character of the neighbourhood.

The proposal is generally consistent with the policies of the MDP.

#### ***Climate Resilience Strategy (2018)***

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

#### ***Albert Park/Radisson Heights Area Redevelopment Plan (Statutory – 1989)***

The site is within a Low Density Residential area on Map 3: Land Use of the [Albert Park/Radisson Heights ARP](#). The intent of the Low Density Residential area is to have single family, duplex, semi-detached, and townhouse dwellings.

The proposal is generally consistent with the policies of the ARP.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0737

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2840 - 14  
Avenue SE, LOC2020-0061**

---

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

The proposed land use district will provide opportunities for residential development.

**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 application.

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

The proposed land use redesignation is aligned with applicable policies of the *Municipal Development Plan* and the *Albert Park/Radisson Heights Area Redevelopment Plan*.

**ATTACHMENT**

1. Applicant's Submission
2. **Proposed Bylaw 106D2020**

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

2020.05.04

**APPLICANT STATEMENT**

—

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

PE2020-00254: Land Use Redesignation **from** Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District  
2840 - 14 Avenue SE | Lots 19-20, Block D, Plan 7680AM | 0.069ha

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.069ha of privately owned land. CivicWorks has been retained to undertake a land use redesignation process to facilitate the construction a five (5) unit Rowhouse Building with secondary suites. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Albert Park / Radisson Heights ARP may also be required.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The site features a unique condition of having a street (13 Avenue SE) to the rear of the property rather than a lane. Currently 13 Avenue SE has a "back lane" condition on its south side, with existing garages and unpaved driveways connecting to the street. The property located directly north of the subject site faces 28 Street SE.

**PLANNING RATIONALE**

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 28 Street and 14 Avenue SE with grade-oriented unit entrances.

## Applicant's Submission



**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along 28 Street and 15 Avenue SE.

**Collector Road:** The subject site is located along 28 Street SE, a collector standard road, ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is within ~50m walking distance to local bus Route 155 on 28 Street SE and ~300m to a primary transit stop (Route 1 and 307) along 17 Avenue SE.

**Proximity To A Main Street Corridor:** The subject site is within ~350m walking distance of the 17 Avenue SE Neighbourhood Main Street.

**Proximity To An Existing Open Space / Community Amenity:** The subject site is immediately adjacent to Bishop Kidd School and ~600m walking distance to a large greenspace connecting to the Bow River area and associated regional trail network.

## CITY-WIDE POLICY ALIGNMENT

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

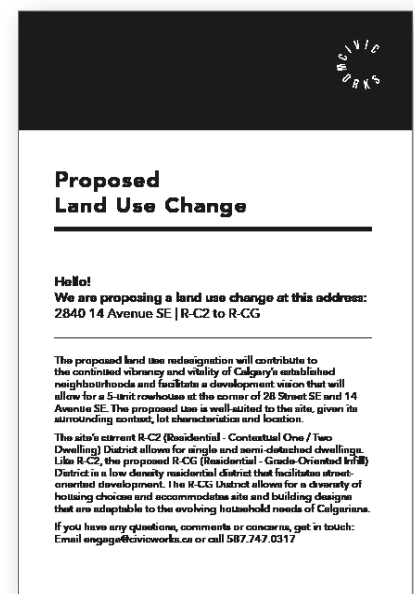
## STAKEHOLDER OUTREACH

The project team has undertaken a stakeholder outreach process in support of this application to ensure a clear and transparent process for all stakeholders. In addition to the community outreach below, stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

**On-site Signage:** *To be installed on-site at time of submission*

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, the project team installs its own on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

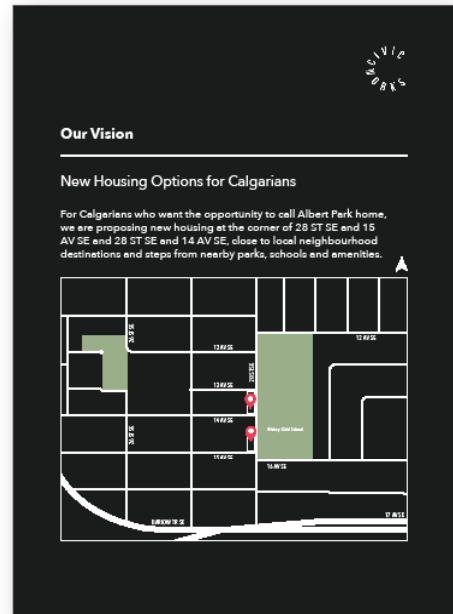
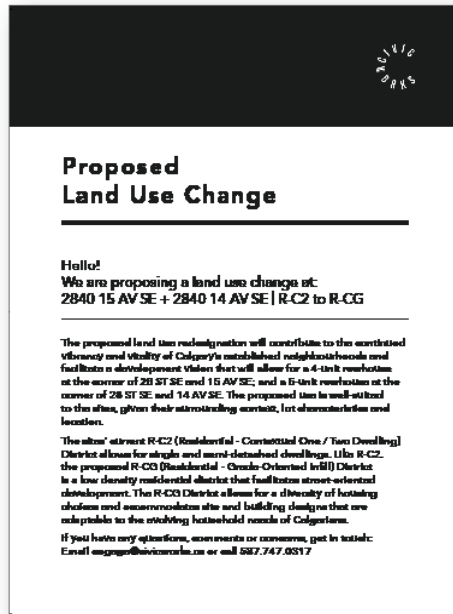
The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.



## Applicant's Submission

**Surrounding Area Postcard Drop: ~200m surrounding area neighbours**

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

**CONCLUSION**

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

We have had a pre-application meeting with Christine Leung for this application and would like to request continuity in File Manager. We are also submitting a second LOC application for a site located at 2840 - 15 AV SE which proposes a similar development only one block south of the subject site. Given the nature of the applications, proximity and combined stakeholder outreach efforts, we would also like to request that the 15 AV site is assigned to Ms. Leung. Should you have any questions, comments, or concerns, please contact me at 587.392.6184 or [darlene@civicworks.ca](mailto:darlene@civicworks.ca).

Sincerely,

**Darlene Paranaque** | Urban Planner  
BES, MSc, RPP, MCIP, PMP



# PROPOSED

CPC2020-0737  
ATTACHMENT 2

## BYLAW NUMBER 106D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0061/CPC2020-0737)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

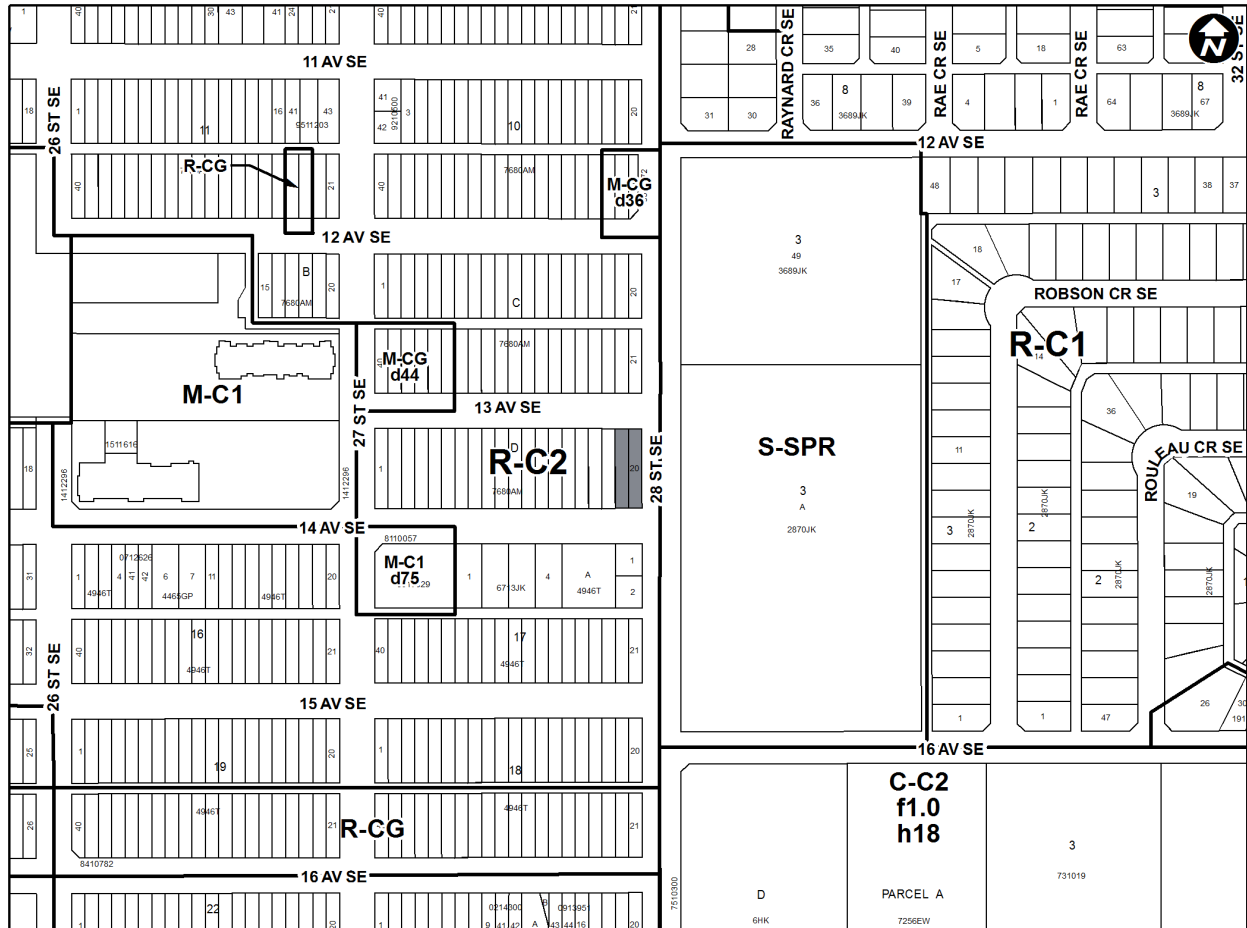
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0061/CPC2020-0737  
BYLAW NUMBER 106D2020

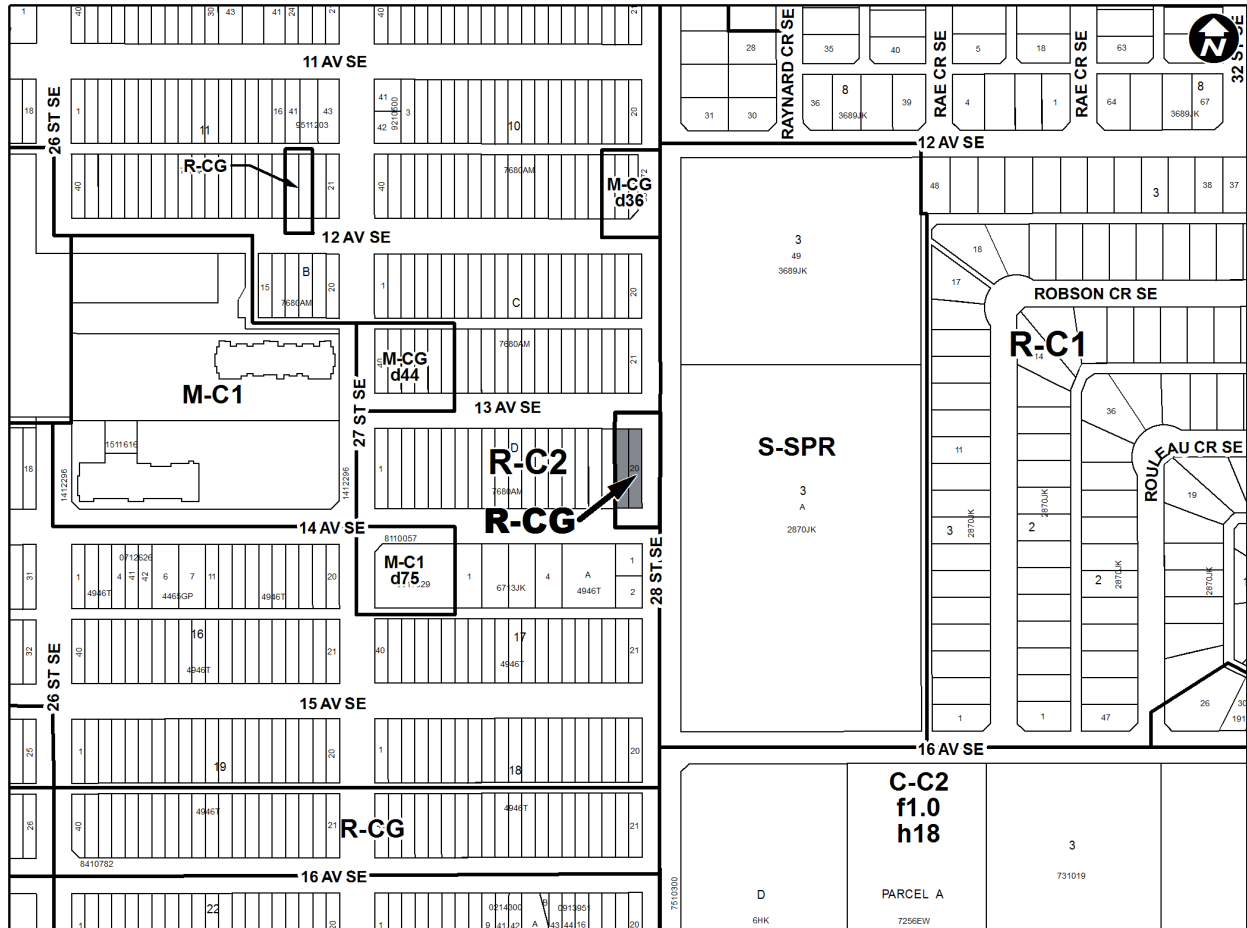
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0061/CPC2020-0737  
BYLAW NUMBER 106D2020

## SCHEDULE B







Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0864

**Land Use Amendment in West Hillhurst (Ward 7) at 1902 – 2 Avenue NW,  
LOC2020-0042**

---

**EXECUTIVE SUMMARY**

This application was submitted by Verdeep Ubhi on behalf of the landowner Perminder S. Ubhi Professional Corporation on 2020 March 27. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposed land use amendment is consistent with the policies of the *Municipal Development Plan* (MDP). A related development permit application (DP2020-1959) was submitted on 2020 April 6 and is currently under review by Administration.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1902 - 2 Avenue NW (Plan 1435GB, Block A, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and :

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1902 - 2 Avenue NW (Plan 1435GB, Block A, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 112D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0864

**Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW,  
LOC2020-0042**

---

**BACKGROUND**

This application was submitted by Verdeep Ubhi on 2020 March 27, on behalf of Perminder S. Ubhi Professional Corporation to enable construction of a three-unit rowhouse, as noted in the Applicant's Submission (Attachment 1).

The applicant had originally indicated a desire to pursue a four-unit rowhouse development under the M-CG land use district at the time of their first submission. However, based on feedback provided by Administration and relevant stakeholders, as well as the constraints of not having a rear lane, the applicant amended their application to pursue a three-unit rowhouse development under the R-CG District.

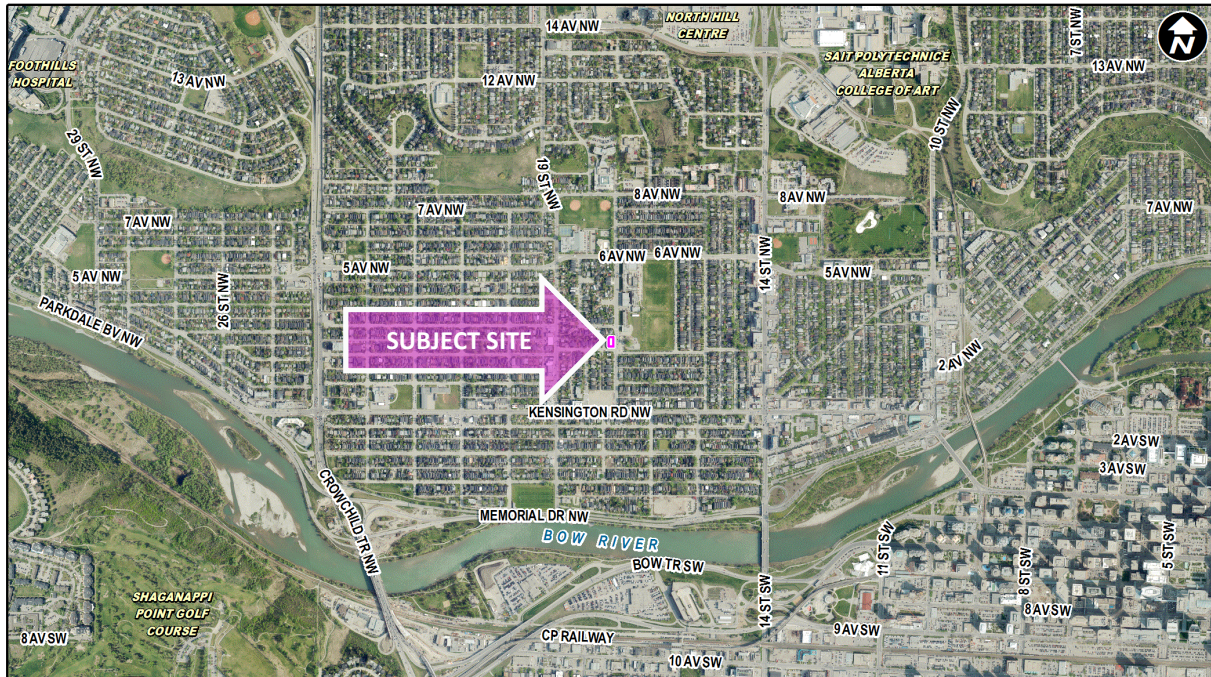




**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

ISC: UNRESTRICTED  
CPC2020-0864

## Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW, LOC2020-0042



## Site Context

The subject site is located in the community of West Hillhurst at the northwest corner of 18 Street NW and 2 Avenue NW. The site is approximately 0.05 hectares (0.12 acres) in size, measuring 14 metres wide by 32 metres long. This corner parcel is currently developed with a single detached dwelling and has a rear detached garage. There is no lane at the rear of the site, with access to the detached garage currently coming off 18 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as either Residential – Contextual One / Two Dwelling (R-C2) District or the proposed Residential – Grade-Oriented Infill (R-CG). Queen Elizabeth School is immediately east of the site across 18 Street NW and there are a number of commercial uses further west of the site along 19 Street NW.

As shown in *Figure 1*, the community of West Hillhurst has seen a population decline from a peak in 1968.

**Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW,  
LOC2020-0042**

---

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2019 Current 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**

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this 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, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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

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

## **Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW, LOC2020-0042**

---

### **Development and Site Design**

A development permit was submitted on 2020 April 6 for a three-unit rowhouse building. The development concept has entrances to one unit from 2 Avenue NW and two units with entrances along 18 Street NW. As the site has no rear lane vehicular access follows the unit entrances with one garage accessed from 2 Avenue NW and two from 18 Street NW.

If approved, the rules of the proposed R-CG District would provide guidance for the development on the site, including height and building massing and landscaping. Given the specific context of this site, additional items being considered as part of the development permit that has been submitted (DP2020-1959) include but are not limited to:

- Ensuring an engaging built interface along both the 18 Street NW and 2 Avenue NW frontages; and
- Mitigation of shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 18 Street NW and 2 Avenue NW. Direct vehicular access for new development would be from both 2 Avenue NW and 18 Street as there is no rear lane. The site is serviced by Calgary Transit with bus stops for Routes 1 and 305 located approximately 290 metres away (less than a five-minute walking distance) on Kensington Road NW.

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

### **Climate Resilience**

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

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0864

## **Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW, LOC2020-0042**

---

### **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.

The West Hillhurst Community Association responded to the original and subsequent amended application respectively, with their most recent correspondence included in (Attachment 2). The Community Association indicated that they are opposed to the application as proposed. Their letter identified the following concerns:

- Impacts on the pedestrian realm;
- Development on an undersized site with no rear lane; and
- No public realm benefits associated with the proposed development.

Administration received 25 citizen responses in opposition to both the initial and amended application noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- Decrease in property values;
- Increase in height, density, and lot coverage;
- Reduced privacy and shadowing impacts on neighbouring properties;
- Increase traffic and parking issues;
- Pedestrian safety due to increased driveway crossings;
- Lack of neighbourhood fit; and
- Development on an undersized site.

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

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.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0864

## Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW, LOC2020-0042

---

### Strategic Alignment

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

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

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

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

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

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

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

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

#### ***Climate Resilience Strategy (2018)***

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

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0864

**Land Use Amendment in West Hillhurst (Ward 7) at 1902 - 2 Avenue NW,  
LOC2020-0042**

---

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

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

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal aligns with applicable policy directives of the *Municipal Development Plan*. The proposal represents a low density building form that would allow for a modest increase in density for an established area parcel, while still compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment that is in very close proximity to commercial, schools, and open space amenities, while maintaining easy access to nearby transit services.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 112D2020**
4. **Public Submissions**



## **Applicant's Submission**

June 16, 2020

Location criteria to support Multi-Residential infill for Plan 1435 GB, Block A, Lot 1:

1. This Rowhouse would be situated on a corner parcel allowing one unit to face 2 Street and the other 2 units to face 18 Avenue. This would help reduce the impact on the neighbouring properties as well as enhance the pedestrian safety as these types of developments tend to slow traffic at the intersection.
2. This Rowhouse would be within 400 meters of a transit stop located on the corner of 18 Street and Kensington Road, which is approximately 250 meters away, supporting convenient walkable access to public transit.
3. This Rowhouse would be within 600 meters of primary transit stops. The subject parcel is approximately 300 meters south of both the westbound and eastbound transit stops on 6 AV (route #104), and approximately 250 meters north of the Primary Transit Network located on Kensington RD NW (routes #1 and #305).
4. This Rowhouse would have 2 units that face onto 18 Street, which is a wider street than standard streets, at approximately 13 meters wide. This would help reduce the impact of the larger building by locating the building with the focus on the wider street. It will also add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety on adjacent sidewalks.
5. This Rowhouse would be adjacent to the park and elementary school across the street. This would provide outdoor recreation activities to help attract new residents while supporting the existing infrastructure. It would also add additional overlooking of the park and elementary school thereby adding safety.
6. This Rowhouse would be in close proximity to the vibrant activity corridor on 19 Street, from Kensington Road to 3 Avenue as well as the activity corridor on Kensington Road from 22 Street to 18 Street. It is also within close proximity to the West Hillhurst Community pool and park located on 6 Ave and 19 Street.



## Community Association Letter

File Number: LOC2020-0042 & DP2020-1959  
Response Date: July 9, 2020

The WHCA Planning Committee (“WHPC”) has reviewed the revised applications noted above, in which the applicant is now seeking a land use re-designation from R-C2 to R-CG (previously, M-CG d82), along with a concurrent development permit application for the construction of a triplex (previously, a 4-plex) at 1902 2 Ave NW. **Note that the comments below are in addition to the previous comments submitted by the WHPC to the City on April 24, 2020.**

As stated previously, the WHPC is supportive of developments which are seen to have broad community support by way of them contributing positively to the community’s public realm either through (i) direct public realm improvements, or (ii) indirect positive effects. While the proposed amendments are an improvement to the original applications, the WHPC maintains its view that there are neither direct nor indirect public realm benefits from the proposed development.

Of particular concern is the detrimental impact on the pedestrian realm along 2 Ave and 18 St, which is a major pedestrian thoroughfare to a school, park, and playground. The proposed development would still require three driveway curb cuts, which is excessive and especially hazardous given the high volume of pedestrian traffic along this corridor.

This stretch of 2 Ave has already been impacted negatively by new development. Last year, the City approved a single detached home on a larger lot directly south of the applicant site with three garages all fronting 2 Ave, despite that lot having a rear laneway. The WHPC had expressed strong opposition to the driveway orientation on February 21, 2019 (DP2019-0360) and was disappointed that the City approved the application nonetheless.

If this proposed development at 1902 2 Ave NW were to proceed, there would be no possibility for pedestrians to walk down this section of 2 Ave, on either the north or south side, without having to navigate around multiple curb cuts. This is in direct contravention of the City’s mobility hierarchy, 2016 Pedestrian Strategy, and the 5A Network Guiding Principles (“5A Principles”) for walking and wheeling infrastructure approved by City Council earlier this year on January 13, 2020. The 5A Principles specifically mention having smoother surfaces for pathways as a desired goal in order to facilitate accessibility and safety for people of all ages and physical abilities.

Combined with the significant site-specific limitations described in detail in the April 24 comments, the WHPC continues to **strongly oppose** the land use re-designation of the 1902 2 Ave NW land parcel along with the accompanying development permit application. Given that the site is an undersized interior community lot lacking laneway access, development permitted under the current R-C2 zoning would be much more appropriate. For example, there have been semi-detached developments recently approved within the community on other R-C2 lots with similar characteristics.

With respect to where appropriate growth and densification might be targeted within the community, the WHPC looks forward to meaningful engagement and discussions with the City on the formation of the Riley Communities Local Growth Plan. The WHPC is committed to helping develop a strategic, mindful vision for growth which both addresses the interests of the community at large and the long-term objectives of the City.



# PROPOSED

CPC2020-0864  
ATTACHMENT 3

## BYLAW NUMBER 112D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0042/CPC2020-0864)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

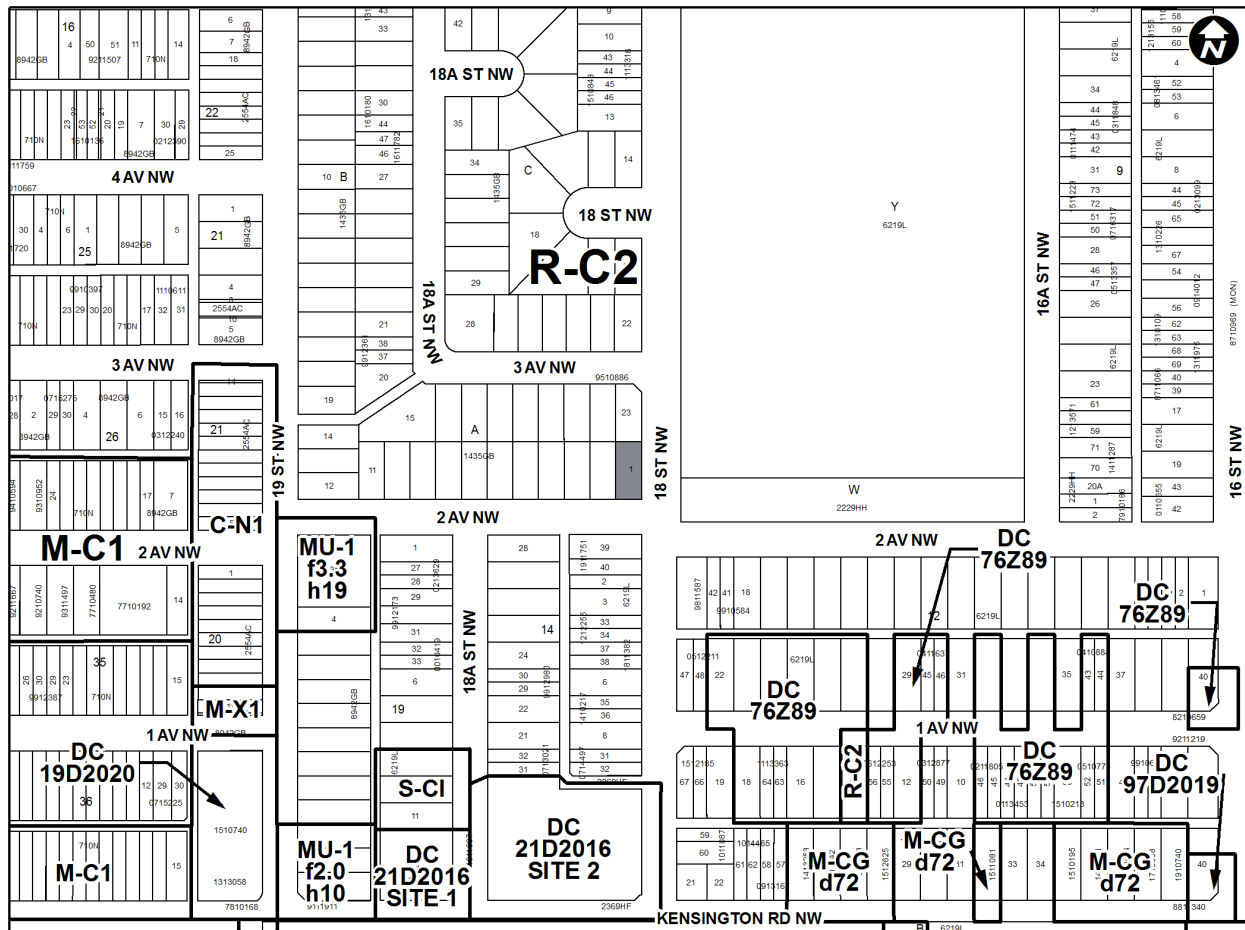
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



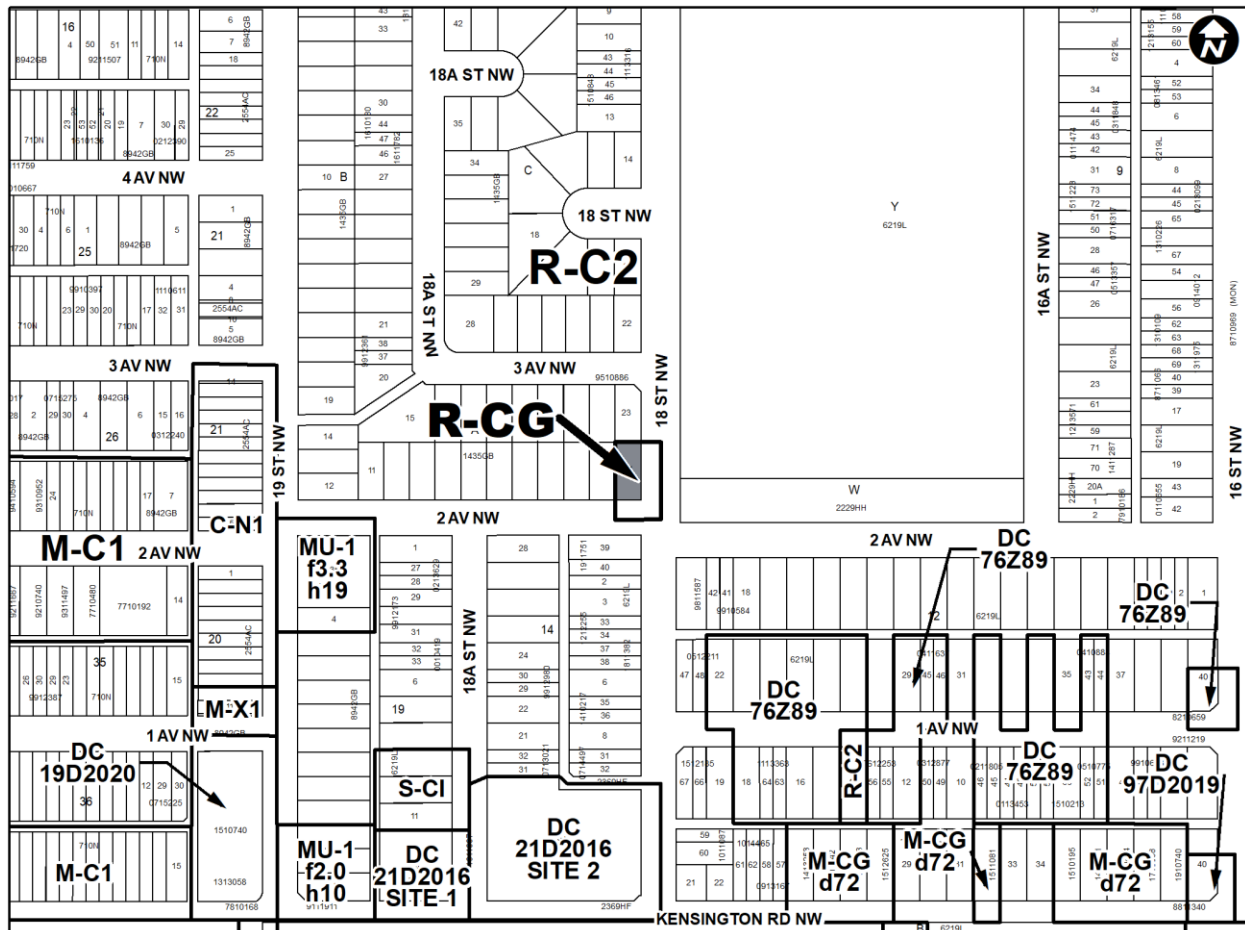
**AMENDMENT LOC2020-0042/CPC2020-0864  
BYLAW NUMBER 112D2020**

**SCHEDULE A**



**AMENDMENT LOC2020-0042/CPC2020-0864  
BYLAW NUMBER 112D2020**

## **SCHEDULE B**







## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

☒ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lorne
* Last name	Gartner
Email	lornegartner@me.com
Phone	403-470-8507
* Subject	1902 2 AV NW - LOC2020-0042 - Comment from Development Map - Mon 4/13/2020 12:41:11 PM

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We live just behind this property and will be directly affected by this change of zoning.

- 1) The height addition over existing height restrictions will directly affect my view of downtown from my second floor
- 2) The addition of lessor value properties will negatively affect property values in the area. For example across the street on 2nd ave and 18 street there are two single family houses that are just being built that will have a reduced value due to the addition of these lessor value high density buildings.
- 3) This is not contextual for this part of the neighbourhood as all these type of redevelopments have been duplexes not 3' plexes. There are a number of existing developments on 18street right now under construction that are duplexes and have not asked for this zoning requirement. Therefore it is not a requirement for economic purposes but just an inappropriate request by the developer.
- 4) This street is an access point for Queen Elizabeth Elementary School (which is across the street). The addition of 3 driveways on this major access point will increase the chance of an accident with children on the way to school
- 5) The existing houses on 2nd avenue 3rd ave are all single family with some older duplexes on 3rd ave and this will change the nature of the community by adding a non contextual development. The only change to this is along 19 st or Kensington road which are more main thoroughfares; therefore this is not contextual for this part of the community.

ISC:

1/1

Unrestricted

Sep 9, 2020

7:08:40 AM



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0787

**Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

**EXECUTIVE SUMMARY**

This application was submitted by the landowner, Melcor Developments Ltd, on 2020 April 17. The application proposes a land use redesignation of approximately 1.27 hectares (3.15 acres) from Industrial – Business (I-B f1.0h18) District to DC Direct Control District, and approximately 2.39 hectares (5.92 acres) from Industrial – Business (I-B f0.7h20) District to Industrial – General (I-G), in the community of Stoney 1. The proposed land use redesignations will allow for:

- on the north parcel:
  - primarily light industrial uses and support commercial uses;
  - a retail garden centre and seasonal sales area; and
  - a maximum building height of 12 metres, about 3 storeys (a decrease from the current maximum of 18 metres); and
- on a portion of the south parcels:
  - a wide range of general industrial uses including a limited number of support commercial uses;
  - a maximum building height of 16 metres, about 3 to 4 storeys (a decrease from the current maximum of 20 metres); and
  - a maximum floor area ratio (FAR) of 1.0 (an increase from the current maximum of 0.7 FAR).

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Revised Stoney Industrial Area Structure Plan* (ASP). No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.27 hectares ± (3.15 acres ±) located at 11134 – 15 Street NE (Plan 1213696, Block 1, Lot 2) from Industrial – Business (I-B f1.0h18) District **to** DC Direct Control District to accommodate a retail garden centre and seasonal sales area uses with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 2.39 hectares ± (5.92 acres ±) located at 10821 and 11061 - 15 Street NE (Portion of NE 1/4 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B f0.7h20) District **to** Industrial – General (I-G) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0787

**Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 1.27 hectares  $\pm$  (3.15 acres  $\pm$ ) located at 11134 – 15 Street NE (Plan 1213696, Block 1, Lot 2) from Industrial – Business (I-B f1.0h18) District to DC Direct Control District to accommodate a retail garden centre and seasonal sales area uses with guidelines (Attachment 1); and
2. Give three readings to **Proposed Bylaw 118D2020**.
3. Adopt, by bylaw, the proposed redesignation of 2.39 hectares  $\pm$  (5.92 acres  $\pm$ ) located at 10821 and 11061 - 15 Street NE (Portion of NE 1/4 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B f0.7h20) District to Industrial – General (I-G) District; and
4. Give three readings to **Proposed Bylaw 119D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This redesignation application was submitted by the landowner, Melcor Developments Ltd, on 2020 April 17. As noted in the Applicant's Submission (Attachment 2), this land use change would allow for a range of light and medium industrial uses, support commercial, and a retail garden centre and seasonal sales area. A subdivision plan has been applied for which will create lots that align with the proposed land use district boundaries.

An outline plan and land use amendment, LOC2009-0026 (Attachment 3), was approved in 2010, and includes the area that is subject to this proposed land use amendment application. The northern parcel was designated I-B f1.0h18 District, its current designation. The southern area currently addressed as 10821 – 15 Street NE was designated I-G District. 11061 – 15 Street NE did not exist at the time, as it was road right-of-way. The province eventually declared this right-of-way surplus and sold the undesignated land to the current landowner.

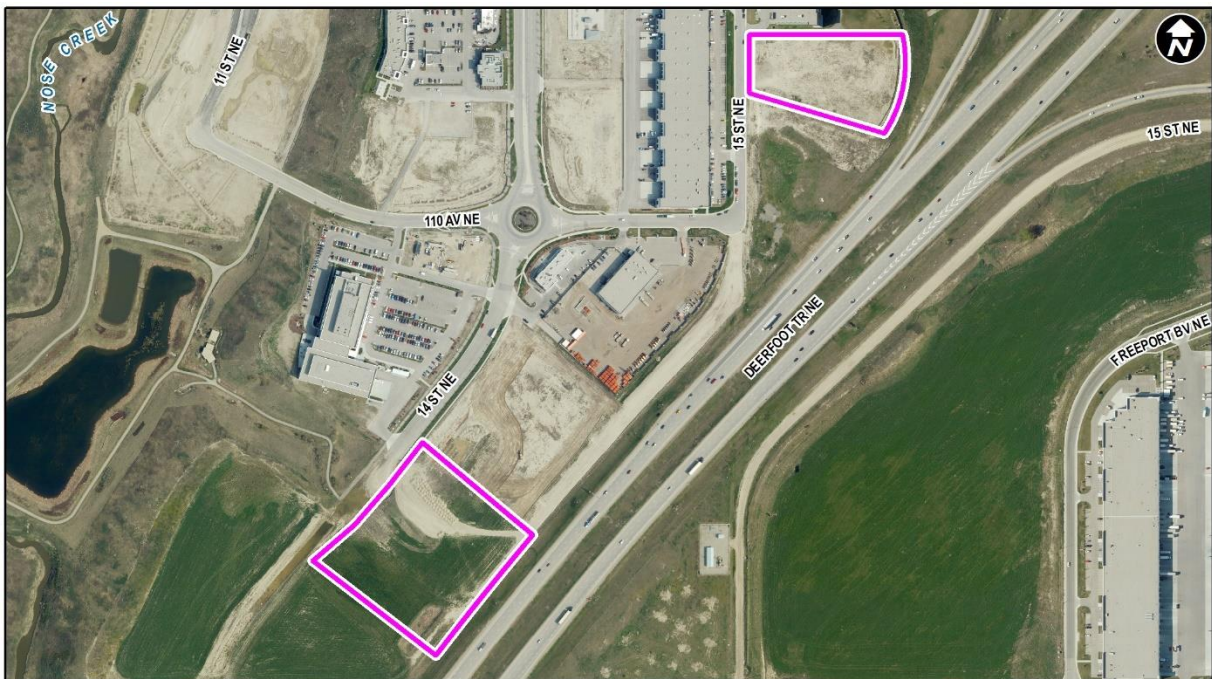
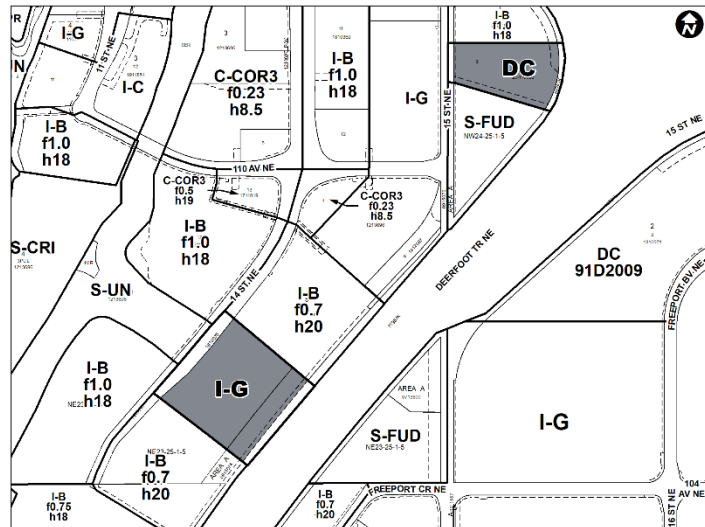
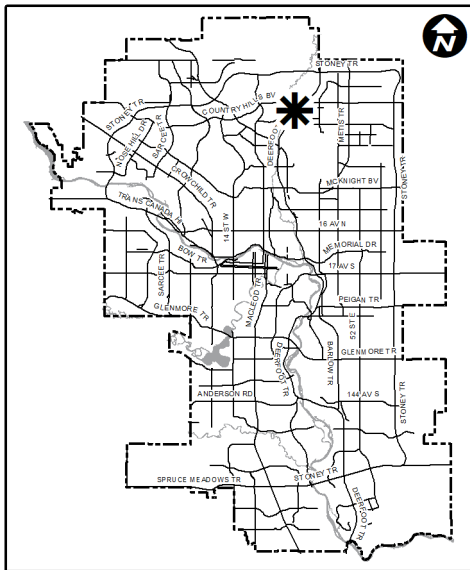
LOC2016-0206 was approved in 2017. The parcel created from road surplus that would be addressed as 11061 – 15 Street NE, and 10821 – 15 Street NE were redesignated to I-B f0.7h20 District as part of LOC2016-0206, in order to meet market demands, as per the applicant's submission at the time.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0787

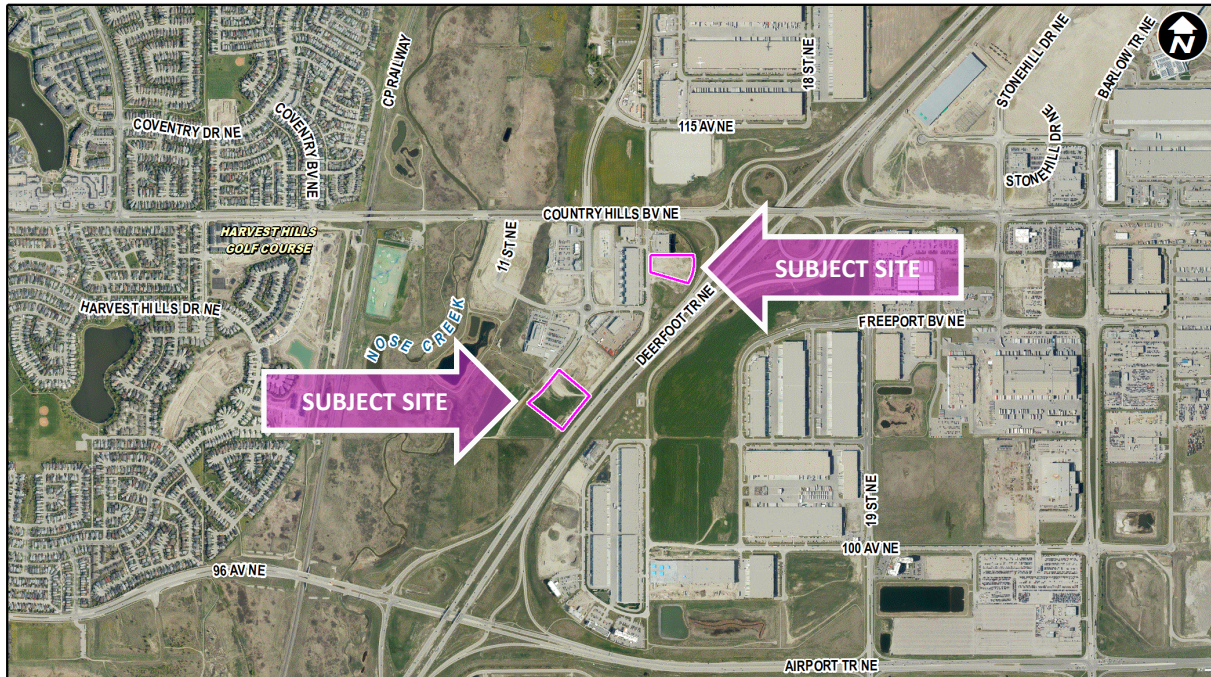
Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049

Location Maps





**Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**



### Site Context

The subject lands are south of Country Hills Boulevard NE and west of Deerfoot Trail NE, located within the Stoney 1 community. The subject lands are undeveloped, and are visible from Deerfoot Trail NE. The sites comprise a total of 3.66 hectares (9.06 acres) of land. The northern parcel is 1.27 hectares (3.15 acres). The southern site is comprised of two parcels that total 4.08 hectares (10.07 acres). The proposed land use redesignation for the southern site is for the northern half of the two parcels, totalling 2.39 hectares (5.92 acres) of land. This is in alignment with a proposed subdivision that is currently under review and includes the two southern parcels.

The surrounding area consists of light and business industrial uses under the I-G and I-B Districts, clusters of commercial uses under the Commercial – Corridor 3 (C-COR3) District, and open space under the Special Purpose – Urban Nature (S-UN) District. These lands are currently in various stages of buildout.

The Calgary International Airport is approximately 1.5 kilometres to the southeast, and the Nose Creek valley 650 metres to the west.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework will enable light and medium industrial uses, with additional support commercial. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

## **Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

### **Land Use**

The existing I-B District is an industrial designation that is intended to accommodate high quality, manufacturing, research and office developments, while allowing for a limited range of small uses that provide services to the office and industrial uses within the immediate area. The northern parcel currently has modifiers allowing a maximum building height of 18 metres, and a floor area ratio (FAR) of 1.0. The southern parcels have modifiers allowing a maximum building height of 20 metres, and a FAR of 0.7.

The proposed DC Direct Control District (Attachment 1) for the northern parcel is based on the I-C District, with the added uses of Retail Garden Centre, and Seasonal Sales Area. The I-C District is intended to accommodate primarily light industrial uses that are unlimited in size, and allow for small scale commercial uses that are compatible with, and complement light industrial uses.

Retail Garden Centre, and Seasonal Sales Area fall under “secondary uses” in the [Revised Stoney Industrial ASP](#) and are supportable in light industrial areas. The only land use district that currently allows for Retail Garden Centre, Commercial – Regional 1 (C-R1) District, is not supported in these locations under the policies of the ASP. A DC Direct Control District is recommended to allow for the added uses of Retail Garden Centre, and Seasonal Sales Area to an industrial district that is supported by the ASP.

The proposed I-G District for the southern parcels is an industrial designation that allows for a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. The district allows for a maximum building height of 16 metres, and a maximum FAR of 1.0 for parcels serviced by City water and sewer. The I-G District contains enhanced rules for parcels adjacent to an expressway, to ensure an appropriate interface and compliance with City policies.

### **Development and Site Design**

If this land use change is approved by Council, the rules of the proposed I-G and DC Direct Control Districts will provide guidance for future site development including appropriate uses, building massing, height, landscaping, interface and parking. Given the specific context of these sites, additional items that will be considered through the development permit process include, but are not limited to:

- interface with Deerfoot Trail, and appropriate screening of outdoor uses and storage; and
- location and site design for medium industrial.

### **Transportation**

Vehicular access to both sites is available from 14 Street NE. No direct access to or from Deerfoot Trail will be permitted. Secondary access for emergency purposes along the southeast boundary of the southern subject site is protected under an access easement registered on the

### **Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

applicable titles. A Transportation Impact Assessment was not required in support of this application.

Calgary Transit bus service (Routes 100, 157, and 161) is available along Country Hills Boulevard NE. These routes provide connection from a number of regional transportation facilities including Blue Line LRT stations at Saddletowne Circle and McKnight/Westwinds, as well as the future Green Line LRT station (current BRT station) located at North Pointe.

#### **Environmental Site Considerations**

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

#### **Utilities and Servicing**

Water, sanitary, and storm sewer mains are available to service the subject lands. Site specific servicing and stormwater management strategies will be reviewed at the development permit stage.

#### **Climate Resilience**

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

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Administration received no comments from adjacent landowners in relation to the application. Currently, there is no community association for the area.

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

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0787

## **Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

### ***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.

### ***Calgary International Airport Vicinity Protection Area Regulation (2009)***

The parcels are subject to the [Airport Vicinity Protection Area](#) (AVPA). The northern parcel, 11134 – 15 Street NE, is located within the 35 – 40, and 40+ Noise Exposure Forecast (NEF) contours AVPA. The southern parcels, 10821 and 11061 15 Street NE, are both located within the 35 – 40 NEF contour.

Calgary Airport Authority notes that Retail Garden Centre is not a prohibited use in this area, however the owner is responsible for ensuring compatibility of uses and compliance with acoustic requirements.

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

The subject site is located within the Industrial Standard area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial typology allows for a broad range of industrial, employment and support industrial uses of varied intensities. The proposed land uses align with relevant 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 actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

### ***Revised Stoney Industrial Area Structure Plan (Statutory – 2005)***

The subject lands are located within the Business / Industrial Area as identified on Map 3: Land Use Concept in the [Revised Stoney Industrial ASP](#). The Business / Industrial Area is intended to accommodate primarily light industrial uses, with provision for uses such as medium industrial, local commercial, service commercial, and secondary commercial deemed compatible and where appropriate. Medium industrial uses generally should not locate adjacent to an entranceway or west of 15 Street NE.

The proposed DC Direct Control District based on I-C aligns with the intent of the Business / Industrial Area. The purpose of the I-C district is to accommodate predominately light industrial uses with support commercial uses. The Retail Garden Centre, and Seasonal Sales Area qualify as “secondary commercial uses” under the ASP, which are compatible with light industrial uses, and are appropriate within the context of the surrounding land use districts.



### **Land Use Amendment in Stoney 1 (Ward 3) at multiple addresses, LOC2020-0049**

The proposed I-G district is intended to accommodate a wide variety of light and medium general industrial uses, and a limited number of support commercial uses. The I-G District complies with the intent of the Business / Industrial Area by allowing for a range of light industrial uses, while still providing opportunity for medium industrial uses as deemed appropriate. Specifically, the I-G District allows for “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”. This layer of discretion allows future uses to be more stringently regulated, and ensure alignment with policy. These rules were added to the I-G District in 2009, shortly after the ASP was approved, and are intended to alleviate issues that may have resulted from previously limited development controls, including for medium industrial uses for outdoor storage and screening, and parcels adjacent to expressways. Many of the uses in I-G would have been permitted adjacent to an expressway previously, whereas they are now discretionary allowing for more consideration and work with the applicants at the time of the development permit process.

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

The recommended land uses allow for the industrial character of the area are to be maintained, while supporting business and investment in the area, and local job creation.

#### **Financial Capacity**

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

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

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

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

#### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Revised Stoney Industrial Area Structure Plan*. The proposed land uses are compatible with and complementary to the existing uses in the area, allow for discretion to be applied at development permit stage, and maintain the industrial character of the area.

#### **ATTACHMENT(S)**

1. **Proposed Bylaw 118D2020**
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2009-0026)
4. **Proposed Bylaw 119D2020**

# PROPOSED

CPC2020-0787  
ATTACHMENT 1

## BYLAW NUMBER 118D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0049/CPC2020-0787)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

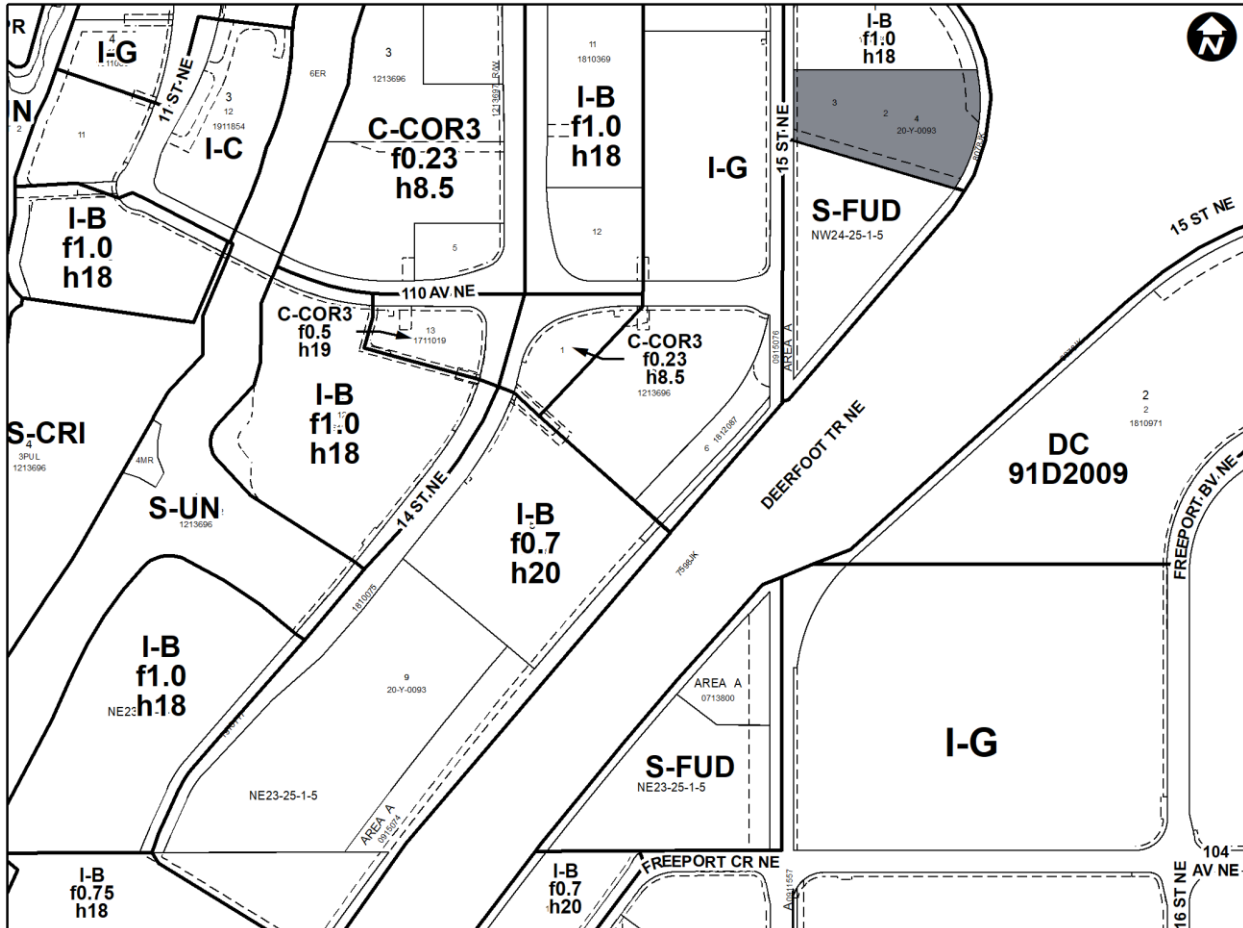
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2020-0049/CPC2020-0787  
BYLAW NUMBER118D2020**

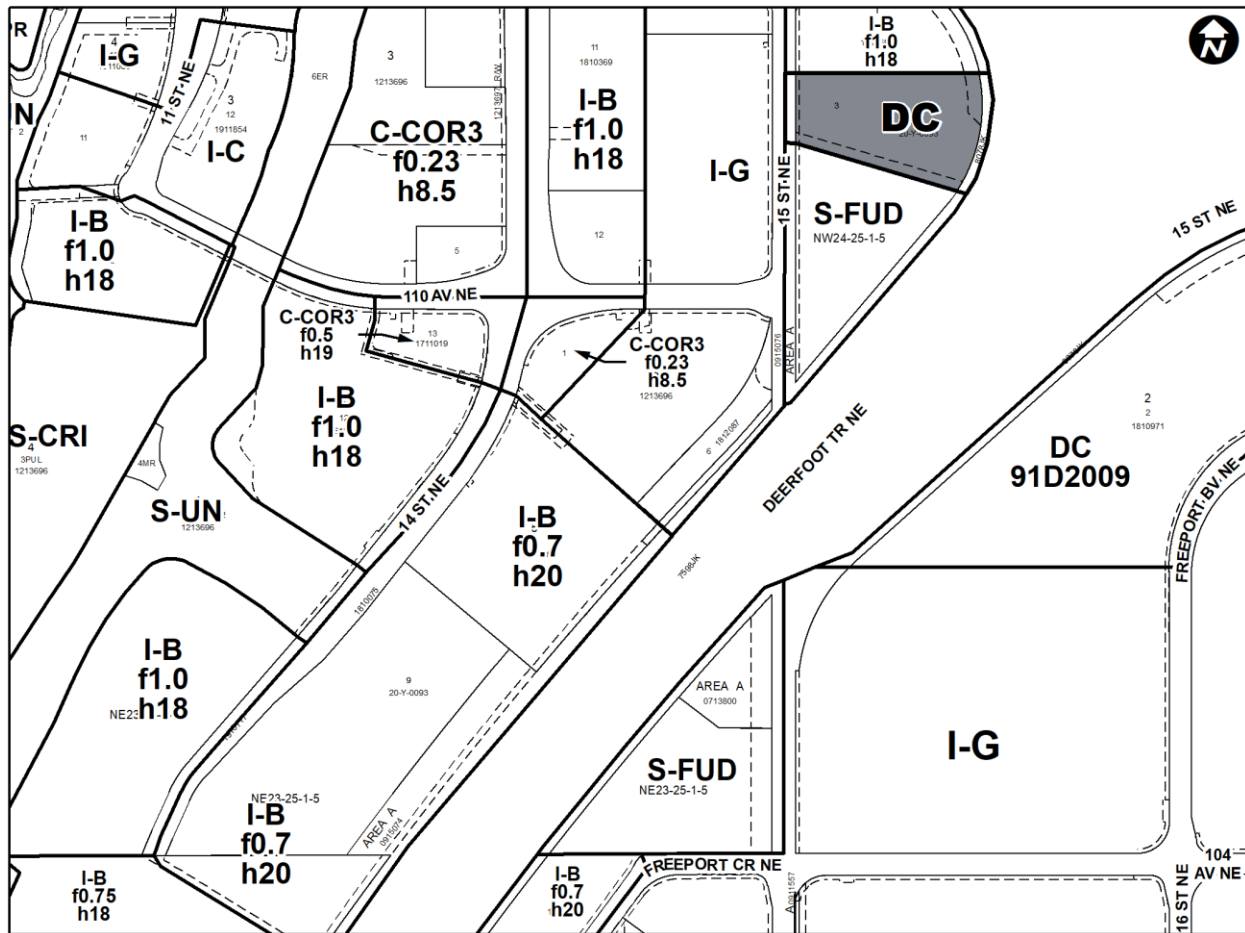
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0049/CPC2020-0787  
BYLAW NUMBER 118D2020

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional uses of retail garden centre and seasonal sales area.

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### Permitted Uses

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



# PROPOSED

AMENDMENT LOC2020-0049/CPC2020-0787  
BYLAW NUMBER 118D2020

## Discretionary Uses

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

- (a) **Retail Garden Centre**; and
- (b) **Seasonal Sales Area**.

## Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) 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.

## **Applicant Submission**

Received 2020 July 14

Melcor Developments submits this land use redesignation application to continue to facilitate development within “The District” Business Park in northeast Calgary. This project is well underway with the development of specialized manufacturing, office, and other retail/service businesses. The District is evolving into a prestige Business Park. Two projects in District were showcased at the 2019 NAOIP REX awards – Hexagon Calgary Campus won the Office Development of the Year, while Evolve by Beedie was a finalist in the Industrial Development of the Year category. Kingswood Cabinets is also nearing completion on their 90,000ft<sup>2</sup> specialized manufacturing facilities.

The proposed parcels are located on 14th Street NE and 15th Street NE and have received previous land use and outline plan approvals. The parcels are subdivided and serviced, and are described as Lot 2, Block 1, Plan 121 3896 and Part of NE 23-25-1-W5M, encompassing an amendment area of +/- 4.11 hectares (+/- 10.16 acres).

The parcels, each designated as Industrial – Business District (I-B), are proposed to be amended to Industrial – General District (I-G) and Direct Control with Industrial – Commercial (I-C) guidelines (DC(I-C)).

The requested change of the parcel on 14th Street to I-G is required to meet the development intent that is most viable for the subject site. Melcor’s intent is not to develop manufacturing, high-tech, research or office on the subject site as is contemplated in the I-B District. The intent instead is to develop prestige and high quality light/medium industrial uses with a limited number of commercial uses and outdoor storage. This typology of development is best suited under the I-G District.

The change to DC(I-C) on the 15th Street parcel is requested to meet a specific purchaser which is a local nursery. The specific operational uses of “Seasonal Sales Area” and “Retail Garden Centre” are not listed in any industrial districts, so the DC district is required

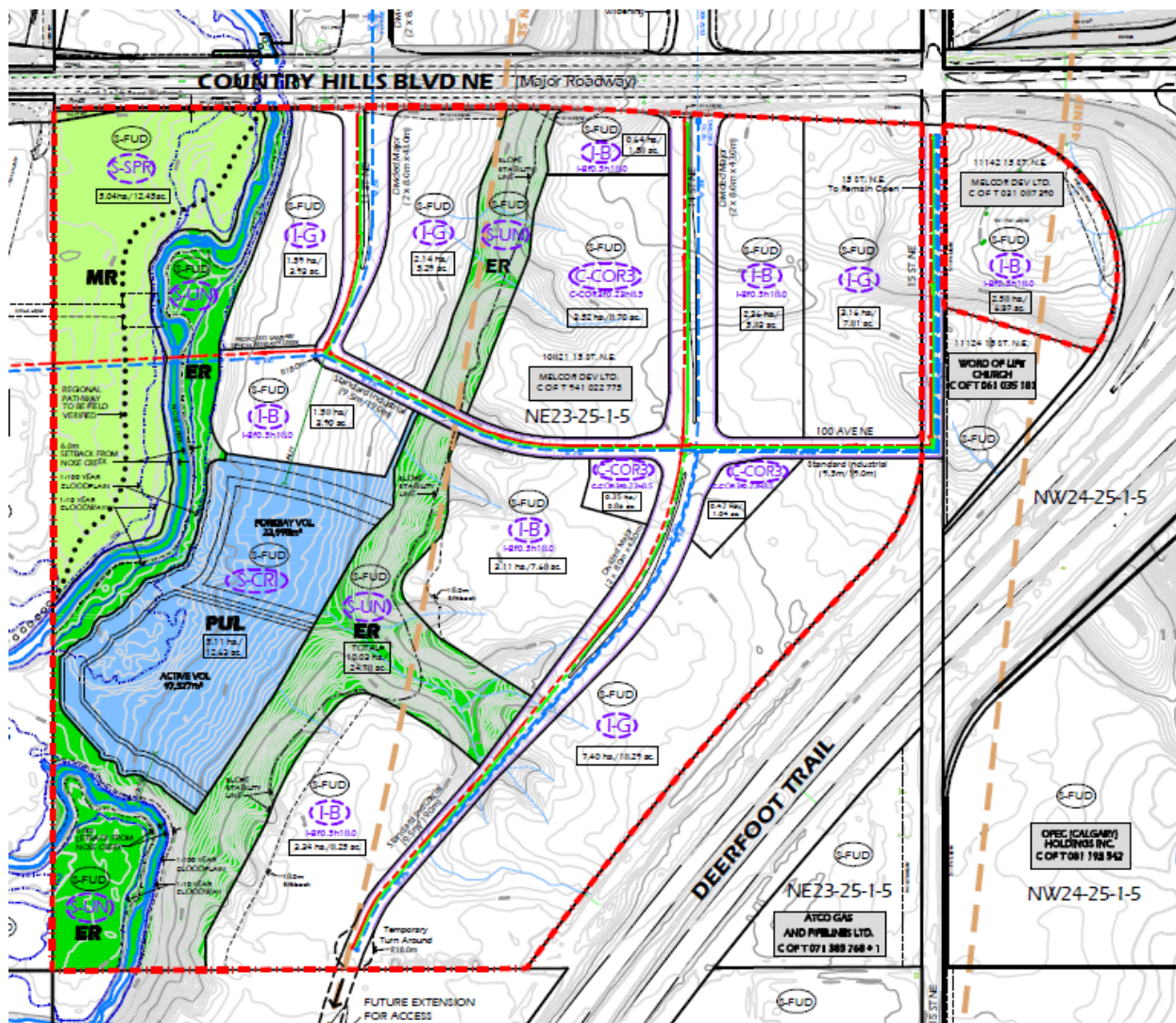
It is acknowledged that these are site-specific redesignations, however there are no impacts to servicing, area traffic volumes, or the design intention of this employment area. There is a clear benefit in that new businesses can locate in The District so that the project can continue to evolve as a prestige Business Park that employs Calgarians and generates tax revenue for the City.

The application is consistent with Stoney Industrial Area Structure Plan (ASP), the City’s Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP). As identified within the MDP and CTP, the Stoney Industrial Area is intended to serve as a strong business and industrial focus for the north sector of the City. The proposed redesignation meet these goals by continued the provision of viable industrial lands.

Melcor Developments Ltd. respectfully submits and requests recommendation for approval of the redesignation by Calgary Planning Commission, and for the amendment to the Land Use Bylaw to I-B and DC(I-C) by City Council.



Previously Approved Outline Plan (LOC2009-0026)





# PROPOSED

CPC2020-0787  
ATTACHMENT 4

## BYLAW NUMBER 119D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0049/CPC2020-0787)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

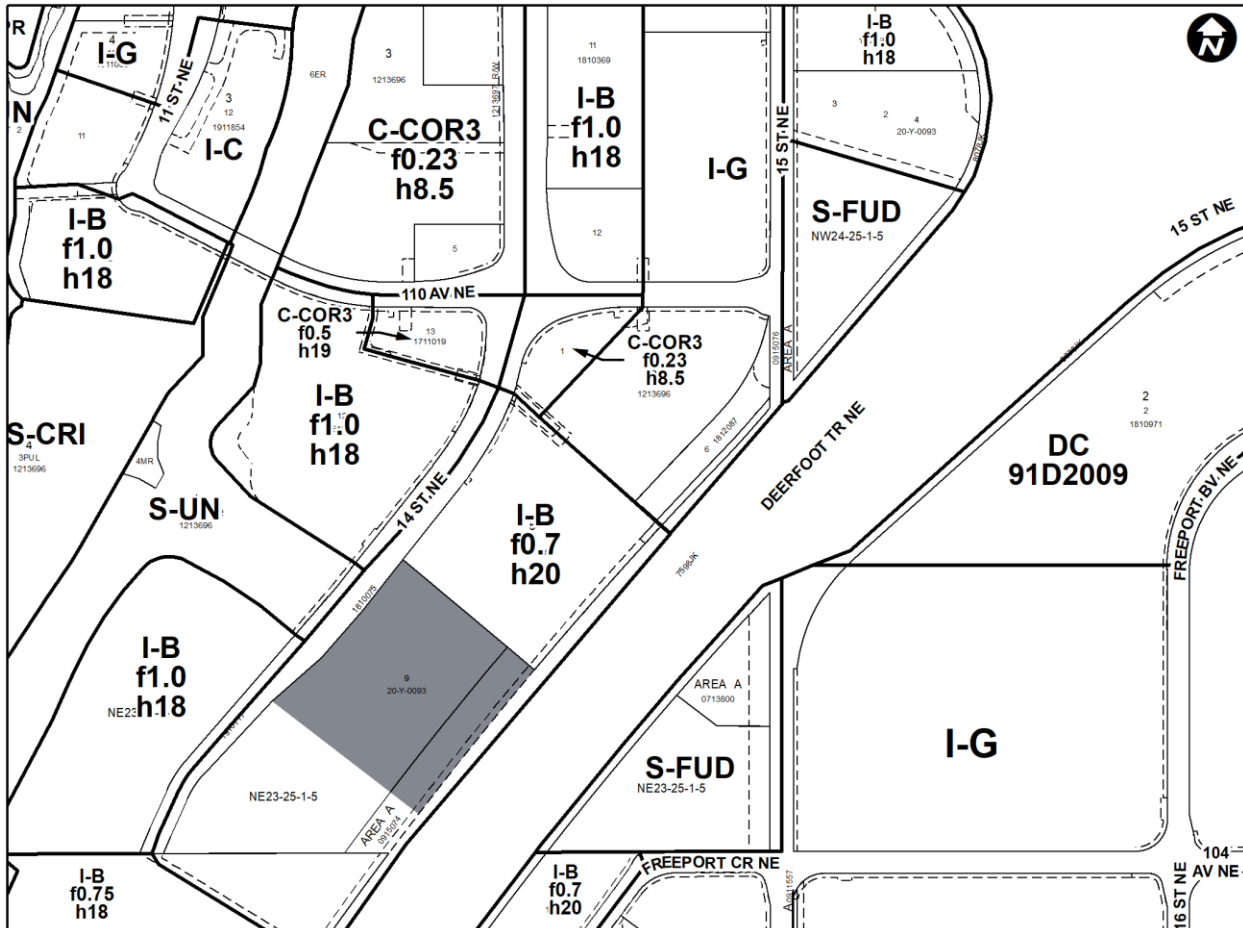
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0049/CPC2020-0787  
BYLAW NUMBER 119D2020

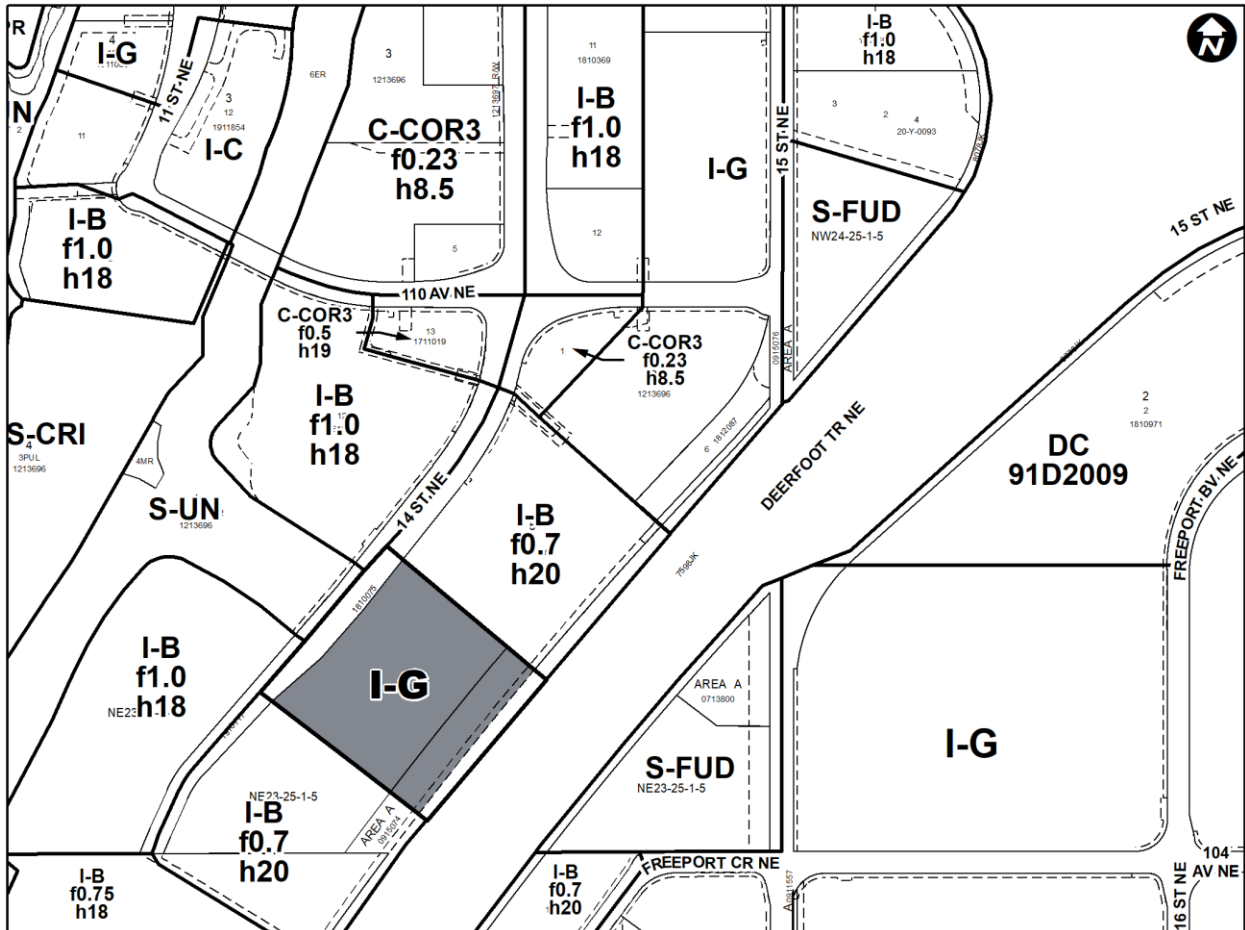
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0049/CPC2020-0787  
BYLAW NUMBER 119D2020

## SCHEDULE B







Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123

---

**EXECUTIVE SUMMARY**

This policy and land use amendment application was submitted on 2019 July 30 by B&A Planning Group on behalf of the landowners BK Prime Alberta I GP Inc and Sun Life Assurance Company of Canada. The application proposes the redesignation of approximately 43.61 hectares (107.76 acres) of land primarily intended for a regional shopping centre in the northeast community of Stoney 3. This application provides for:

- approximately 9.28 hectares (21.84 acres) of land (I-G) to accommodate light and medium general industrial development with support commercial uses internal to the site;
- approximately 32.56 hectares (80.46 acres) of land (I-C) to accommodate light industrial and small scale commercial development on the periphery of the site;
- approximately 1.69 hectares (4.17 acres) of land (C-COR3) to accommodate commercial development at the intersection of Metis Trail NE and 104 Avenue NE;
- an overall maximum floor area ratio (FAR) of 1.0; and
- a maximum building height of 16.0 metres.

This proposal is accompanied by an outline plan application (CPC2020-0680) which revises an existing outline plan in the area in order to provide a new framework for the future subdivision of the proposed industrial and commercial districts, roads, as well as a previously designated regional athletic park.

An amendment to the *Northeast Industrial Area Structure Plan* (ASP) is required to accommodate the proposed land use amendment. This proposal conforms to the relevant policies of the ASP, as amended, and the *Municipal Development Plan* (MDP).

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the Northeast Industrial Area Structure Plan (Attachment 1),
2. Give three readings to the proposed bylaw,
3. **ADOPT**, by bylaw, the proposed redesignation of 43.61 hectares ± (107.76 acres ±) located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) from DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District, and
4. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

**Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendment to the Northeast Industrial Area Structure Plan (Attachment 1);
2. Give three readings to **Proposed Bylaw 40P2020**;
3. Adopt, by bylaw, the proposed redesignation of 43.61 hectares  $\pm$  (107.76 acres  $\pm$ ) located at 4001 - 104 Avenue NE (Portion of Plan 1513083, Block 1, Lot 1) from DC Direct Control District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Industrial - General (I-G) District, Industrial – Commercial (I-C) District and Commercial – Corridor 3 f1.0h16 (C-COR3 f1.0h16) District; and
4. Give three readings to **Proposed Bylaw 125D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This policy and land use amendment application was submitted by B&A Planning Group on behalf of the landowners BK Prime Alberta I GP Inc and Sun Life Assurance Company of Canada. A summary of the applicant's proposal has been provided in Attachment 2.

A previous land use amendment and outline plan (CPC2007-016) was approved for the subject site in 2007 which established the location of Municipal Reserve (MR) for a future regional athletic park. At that time, the remainder of the site was given a direct control land use district to accommodate a regional shopping centre. In accordance with the ASP, which identifies the site as a Gateway Commercial Area, the regional shopping centre development would be designed as a regional based retail area; and would be comprised of large format, automobile-oriented retail and service commercial uses.

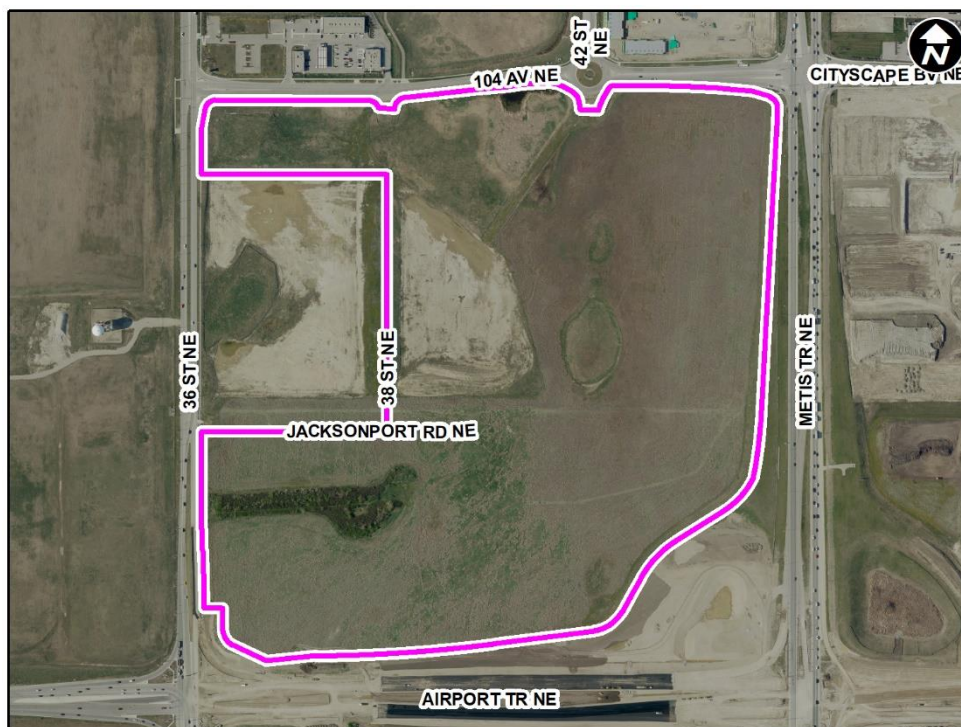
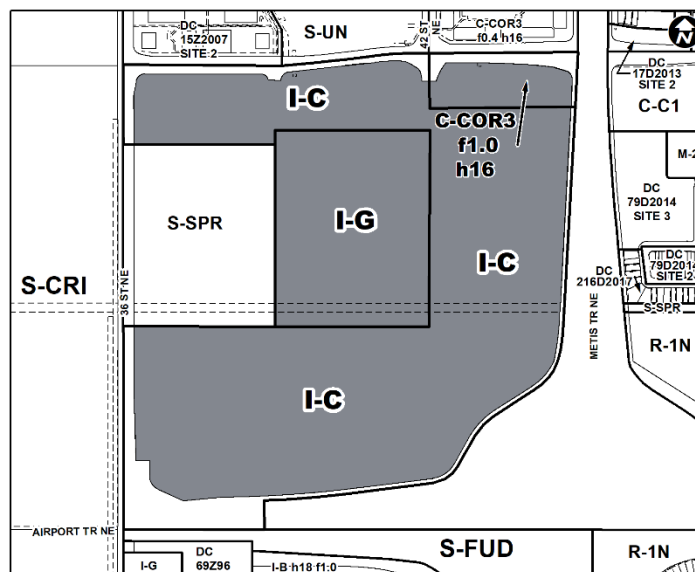
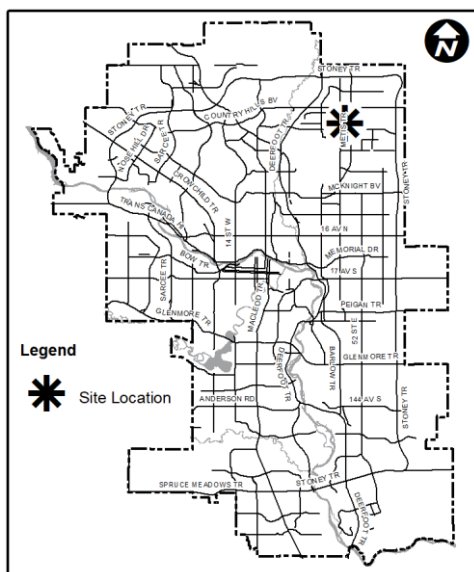
Since 2007, due to the lack of a market for a regional shopping centre on the subject site, the parcel has remained undeveloped.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123

Location Maps

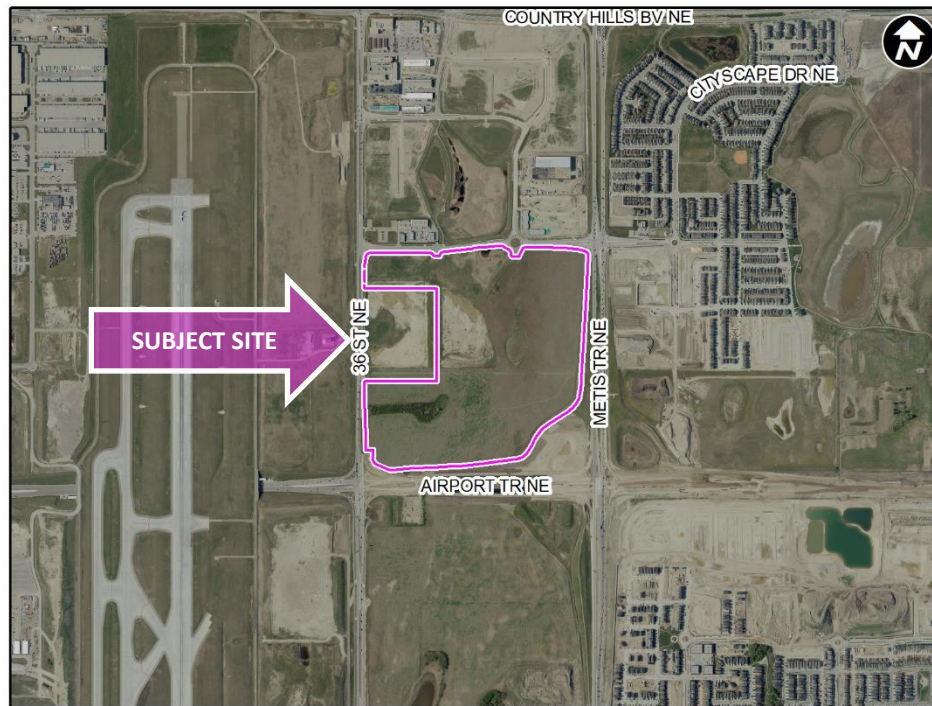


Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123

---



### Site Context

The subject lands are situated in the northeast quadrant of the city, in the developing community of Stoney 3. The lands are bound by 104 Avenue NE and developing commercial and industrial land to the north; Metis Trail NE and the developing community of Cityscape to the east; 36 Street NE and the Calgary International Airport to the west; and to the south, the proposed road alignment for Airport Trail NE, followed by undeveloped industrial land.

The subject parcel is flat with existing Class I (Temporary Marsh) and Class II (Seasonal Marsh) wetlands, is currently undeveloped and is being used for agricultural purposes.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use and policy amendment application, in conjunction with the associated outline plan, will facilitate the development of an industrial business park with support commercial uses, as well as provide the infrastructure necessary for a new regional athletic park.

### Land Use

The subject site is currently designated Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District ([DC15Z2007](#)) based on the C-5

**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Corrected CPC2020-0857**

**Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123**

---

Shopping Centre Commercial District of Land Use Bylaw 2P80. To implement the policies of the Northeast Industrial ASP as amended, the following land uses are proposed:

- Industrial – Commercial (I-C) District;
- Industrial – General (I-G) District; and
- Commercial – Corridor 3 f1.0h16 (C-COR 3 f1.0h16) District.

The I-C District is intended to be located on the perimeter of industrial areas, along major streets or expressways. It includes light industrial uses that are unlimited in size, and small scale commercial uses that are compatible with and complement light industrial uses. It is also characterized by controls to ensure that developments provide a transition between other land use districts and the I-G District or between highly visible industrial parcels and the I-G District.

The I-G District is intended to provide for a wide variety of light and medium industrial uses and a limited number of support commercial uses. I-G parcels are typically located in internal locations, have appropriate controls to ensure screening of any outdoor activities, and are characterized by the application of discretion for parcels that share property lines with streets to ensure appropriate interfaces.

The C-COR3 District is intended for sites located along arterial roads and locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses. It can be characterized by motor vehicles having direct access from a road to the development and includes perimeter landscaping to separate activities from the road and surrounding development. This District establishes varying building height and building density for individual parcels. A maximum building height of 16.0 metres and a maximum floor area ratio (FAR) of 1.0 is proposed for the subject site. As development plans have not yet been finalized, the proposed building height and FAR will provide flexibility at the development permit stage and are in line with the maximum building height of the adjacent C-COR3 District to the north and the overall maximum FAR for the area.

### **Subdivision Design**

The proposed outline plan (Attachment 3) associated with the application, comprises approximately 51.51 hectares (127.28 acres) and includes a portion of land that will remain unchanged and thus is not included in the total land use resignation area. The subdivision includes connections to 36 Street NE, 104 Avenue NE, and the future extension of Airport Trail

## **Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123**

---

NE. The modified grid pattern allows for a variety of building forms and flexible parcel sizes to accommodate future development opportunities.

Internal sidewalks combined with regional and multi-use pathways along the north, east and west peripheries provide connections for pedestrians and cyclists throughout the site and to adjacent communities.

### **Development and Site Design**

There are currently no active development permit applications for new buildings on the subject site. When applications are received, they will be evaluated against the regulations of the Land Use Bylaw, as well as the policies contained within the applicable policy plans. Given the close proximity of the proposal to the Calgary International Airport, comments from external stakeholders such as the Calgary Airport Authority, NAV Canada, and Transport Canada will be also be evaluated against the proposal.

### **Open Space**

Although it is not included within this redesignation application as it already holds the S-SPR land use, the outline plan provides a Municipal Reserve (MR) dedication of approximately 7.22 hectares (17.84 acres) to allow for the development of a regional athletic park in the form of sports fields on one contiguous parcel. The MR dedication accounts for 14.27 percent of the net developable area, with the dedication over the standard 10 percent allocation to satisfy a Deferred Reserve Caveat on title. Included within the concept are a variety of sports fields including a cricket pitch, rugby field, major/minor soccer combination pitch, as well as two minor soccer pitches. The cricket pitch and rugby field are being provided to meet demand for these facilities in the northeast quadrant of the city. Final design of the facility will take into account any constraints imposed by the site's close proximity to the adjacent airport radar dome. As proposed, the athletic park is permitted under the *Airport Vicinity Protection Area* (AVPA) regulation and a preliminary design concept has been reviewed by and is supported in principle by NAV Canada.

On the northern edge of the proposed sports fields, with this land use amendment application, a 0.59 hectare (1.45 acre) portion of what was previously designated S-SPR is proposed to be redesignated to I-C. This is to correct a previous MR overdedication.

### **Density and Intensity**

While there are no statutory intensity targets for the subject lands, the proposal is in alignment with the density regulation policies noted in the *Northeast Industrial ASP* for Business/Industrial Areas. These policies identify a maximum FAR of 1.0 for light and medium industrial uses as well for secondary commercial uses.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

## Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123

---

### Transportation

#### ***Streets and Access***

A Traffic Impact Assessment (TIA) was submitted and accepted as part of this application. New public road intersections to provide access to the subject site will be achieved at two locations along 104 Avenue NE, and one each at 36 Street NE and the future Airport Trail NE. The intersections connecting to 104 Avenue NE have been “stubbed” south of 104 Avenue NE which will facilitate construction of the new streets with relative ease and minimal disruption to existing road users.

The proposed plan includes a revision to Jacksonport Road NE between 38 Street NE and 104 Avenue NE, from a four-lane Undivided Primary Collector (as approved on LOC2006-0089) to a two-lane Modified Industrial Street. The revision to Jacksonport Road NE is supportable based on the revised land use designations and will reduce the number of vehicle lanes along Jacksonport Road NE.

A 0.92 hectare road purchase has been identified along the Airport Trail NE alignment based on the current design for the skeletal road network and planned Airport Transit Line.

#### ***Transit***

The area is currently serviced by Routes 100, 119, and 157, which has stops located west of the intersection of 104 Avenue NE and 36 Street NE. These transit routes provide connections to multiple locations, including the Saddletowne and McKnight-Westwinds LRT stations.

An Airport Transit Line is identified in the *Calgary Transportation Plan* and *Route Ahead* Transit Plan. The Airport Transit Line Study was presented to the Standing Policy Committee on Transportation and Transit on 2020 June 24. The planned alignment borders the southern boundary of the site within the median of the ultimate Airport Trail Skeletal Road. The line includes a potential station within the median at approximately 38 Street NE, which would service the subject lands. The road right of way located in the NW corner of the Metis Trail / Airport Trail NE interchange lands was identified as a potential location for the maintenance and storage facility for the Airport Transit Line. This infrastructure is currently unfunded.

### Environmental Site Considerations

A Biophysical Impact Assessment has been approved for the subject lands. No significant wetlands or areas qualifying Environmental Reserve (ER) have been identified through the outline planning process.

As part of the application submittal, SLR Consulting (Canada) Ltd prepared a Phase I Peer Review, Phase II Environmental Site Assessment and a Geotechnical Investigation report in support of this application. The objective of these documents was to assist in identifying areas



**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Corrected CPC2020-0857**

**Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123**

---

of potential environmental concern within the plan area. Soil sampling and groundwater monitoring were carried out and it was recommended that no further site assessment work is required.

**Utilities and Servicing**

Water service for the plan area will be extended to the site from 104 Avenue NE on the north side and on the south side it will extend to Airport Trail NE and bend west where it will connect to 36 Street NE. Sanitary sewers have been stubbed into the site at two locations off 104 Avenue NE and mains will extend from these two connection points. A Sanitary Servicing Study was also prepared in support of this application and approved by Water Resources. The storm sewer system will consist of an above ground system that drains the private sites and a below ground system to drain the public roadways. There are two existing storm sewer stubs into the site from 104 Avenue NE which will be extended throughout the proposed road network. Road drainage will ultimately drain to an existing storm pond located in Lot 4 PUL, Block 2, Plan 1412131 located north of 104 Avenue NE. Drainage of private sites will be collected via a bioswale system which will ultimately be directed to the existing Environmental Reserve (Lot 3ER, Block 2, Plan 1412131) on the north side of 104 Avenue NE. A Staged Master Drainage Plan was submitted in support of this application and approved by Water Resources.

**Climate Resilience**

The proposal will utilize bioswales to reduce the land required for stormwater retention ponds. This will allow for a more efficient use of land, reducing land consumption, while allowing stormwater to percolate through the soil and replenish ground aquifers.

Further opportunities for compliance with the climate resilience policy, for these potentially large warehouse / industrial buildings will be explored during future development permit application stages.

**Stakeholder Engagement, Research and Communication**

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

Two letters were received in support of the application. The increase of employment opportunities within close proximity to nearby residential communities, and the development of a regional athletic park with a cricket pitch were noted as primary reasons.

There is currently no community association for the subject area.

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

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

## Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE, LOC2019-0123

---

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

### Strategic Alignment

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

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

#### ***Interim Growth Plan (2014)***

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

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

The [Municipal Development Plan](#) (MDP), [Map 1: Urban Structure](#), identifies the subject lands as Standard Industrial. Standard Industrial Areas consist of existing planned industrial areas that contain a mix of industrial uses at varying intensities. The recommendation by Administration aligns with the direction of the MDP which includes the following land use policies:

- Industrial uses should continue to be the primary use.
- Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.
- Uses that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees may be supported.
- Stand-alone office uses and regional retail developments in industrial areas are discouraged.
- Regional or city-wide recreation and sport facilities may be provided in industrial areas to meet the extensive land needs of city-wide recreation and sport programs. These facilities should be designed and located to be accessible to transit routes, cycling routes and pathways

**Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123**

---

***Northeast Industrial Area Structure Plan (Statutory – 2007)***

The subject site is currently identified as a Gateway Commercial Area within the [Northeast Industrial ASP](#). Gateway Commercial Areas are intended to only provide the opportunity to develop commercial centres within the ASP that are comprised of predominantly large format, auto-oriented, regional based developments with guidelines for greater vehicular parking ratios. In order to accommodate the proposed land use scenario, an amendment to Map 3 – Land Use Concept of the ASP is required. The amendment would change the subject site from Gateway Commercial Area to Business/Industrial Area. Not only would the ASP amendment better align the site with MDP policy (which discourages regional retail development in Standard Industrial Areas), it would also help to allow for a more environmentally sustainable development form by not requiring only regionally based auto-centric development within the site.

The proposed land use redesignation will align with the ASP as amended. Business/Industrial Areas provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed.

***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#) contains the *Climate Mitigation Action Plan* (CMAP) and the *Climate Adaptation Action Plan* (CAAP). The utilization of bioswales within the site supports CAAP Program 9: Green Spaces and Natural Areas to Support Mitigation.

***Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (2012)***

The future alignment of Airport Trail NE, located adjacent to south side of the subject site is identified as an Entranceway Route within the policy [Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways](#). Entranceway Routes are important places to reflect a positive image. The proposed land use designation of I-C adjacent to the future alignment of Airport Trail NE is identified in the policy as a land use district that is likely to offer opportunities for high quality, aesthetically pleasing development.

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

The proposed land use will enable the continuation of development in the community of Stoney 3 and provide a future framework for a mix of commercial, industrial, and service uses to support a broad cross section of employment and service opportunities. The development of these lands will enable a more efficient use of land and infrastructure, supporting surrounding uses while introducing additional amenities to the area.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0857

**Land Use and Policy Amendment in Stoney 3 (Ward 5) at 4001 - 104 Avenue NE,  
LOC2019-0123**

---

**Financial Capacity**

***Current and Future Operating Budget***

There is no impact to the current operating budget as a result of this report.

***Current and Future Capital Budget***

There is a 0.92 hectare road purchase identified for Airport Trail NE and the Airport Transit Line. Funding will be allocated as a component of the future implementation/construction of the ultimate Airport Trail Skeletal roadway.

**Risk Assessment**

There are no significant risks associated with this proposal. Enabling development through the proposed policy and land use amendment and associated outline plan applications reduces the risk of not acquiring land in the near future to accommodate current recreational needs in the northeast as well as the widening of Airport Trail NE.

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

The proposal aligns with applicable policy directives contained within the *Municipal Development Plan* and the *Northeast Industrial Area Structure Plan* as amended. The proposed land use amendments provide the components to set the framework for a range of commercial and industrial uses that will complement existing and future residential communities.

**ATTACHMENT(S)**

1. **Proposed Bylaw 40P2020**
2. Applicant's Submission
3. Proposed Outline Plan
4. **Proposed Bylaw 125D2020**
5. **CPC Member Comments**



# PROPOSED

CPC2020-0857  
ATTACHMENT 1

## BYLAW NUMBER 40P2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE NORTHEAST INDUSTRIAL  
AREA STRUCTURE PLAN BYLAW 2P2007  
(LOC2019-0123/CPC2020-0857)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Northeast Industrial Area Structure Plan Bylaw 2P2007, as amended;

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

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

1. The Northeast Industrial Area Structure Plan attached to and forming part of Bylaw 2P2007, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept', attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

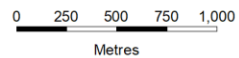
BYLAW NUMBER 40P2020

## SCHEDULE A

### Northeast Industrial Area Structure Plan

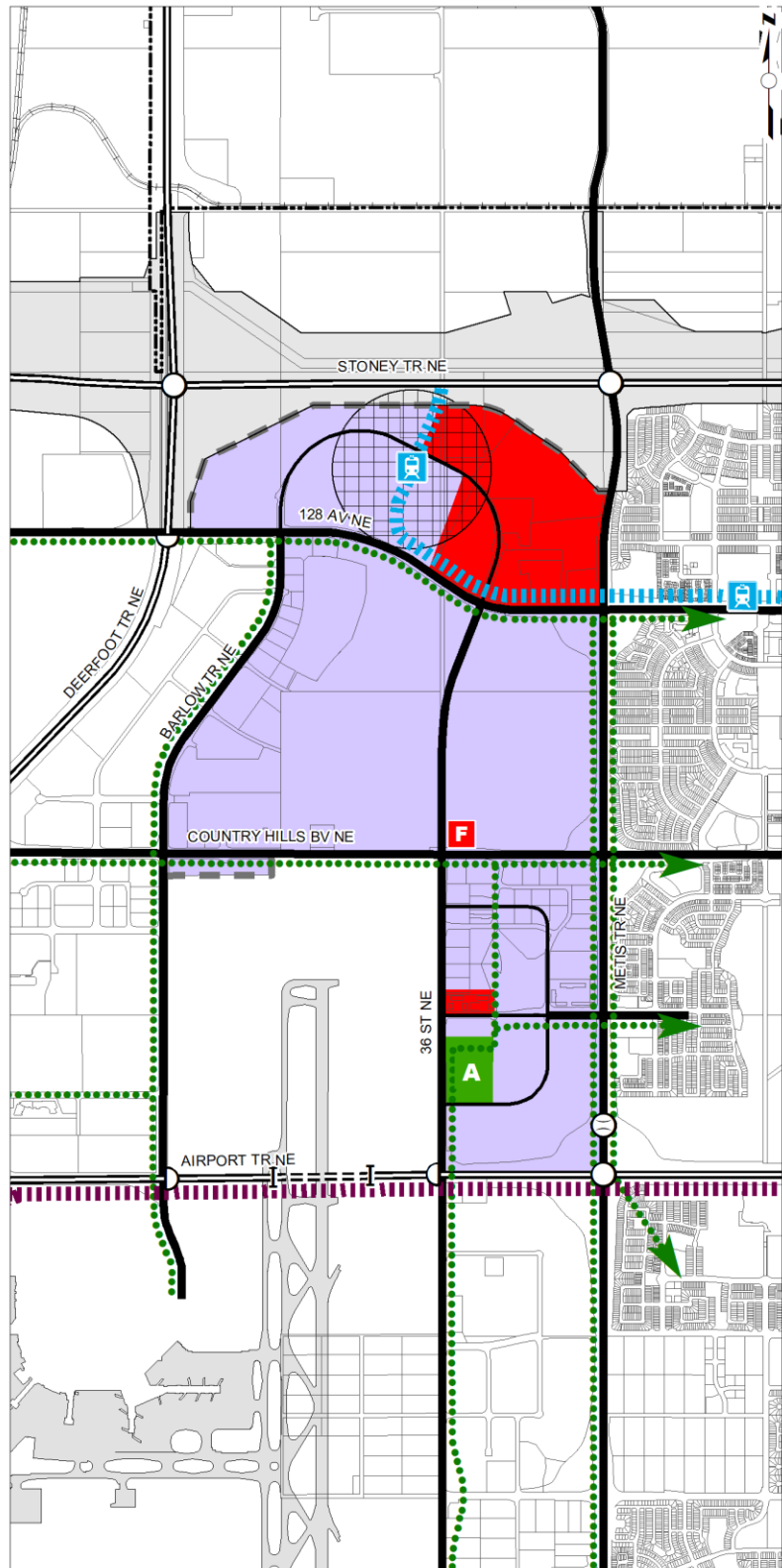
Map 3

Land Use Concept



#### Legend

- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/ Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
- Transit Station Planning Area
- Regional Pathway
- Expressway (Skeletal Road)
- Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Full Interchange
- Partial Interchange
- Potential Pedestrian Overpass
- Railway
- LRT Alignment
- LRT Station
- Airport Transit Connection (Technology TBD)



This map is conceptual only. No measurements of distances or areas should be taken from this map.

## **Applicant's Submission**

July 3, 2020

The proposal is to create a business park on the east side of the Calgary International Airport offering additional industrial land options and assessment opportunities within the City of Calgary. The 51.52 hectare (127.3 acre) light industrial business park will allow the City of Calgary to better compete for industrial tax dollars and to prevent further businesses from seeking opportunities outside City limits. The business park would consist of light industrial internal to the site while being screened by more visually appealing industrial-commercial development along the east and south periphery. The perimeter development would provide a higher standard of building appearance facing Cityscape to the east in conformance with the Northeast Industrial Area Structure Plan building guidelines. It will provide the traveling public with a pleasant entranceway experience leading to a positive impression of the city. Commercial uses in the northeast corner of the site will also provide visually attractive development that will also caters to the day-to-day needs of area businesses, their employees and area residents.

With the site's proximity to the Calgary International Airport and the extension of Airport Trail currently under construction, the subject lands will gain exceptional accessibility lending itself appropriate for targeted light industrial business park uses. The development will help provide land opportunities to service the ever-expanding distribution sector of Calgary's economy. By better utilizing vacant land lying between a developing neighbourhood and the airport, the proposal reduces the pressure for development to expand to the outer reaches of the City providing more efficient and effective use of land.

Land along the south boundary of the site would be made available to the City for purchase enabling Airport Trail to accommodate higher traffic movements associated with a future interchange at 36 Street and Airport Trail. Once built, the interchange will enable Airport Trail to operate in a free-flow manner providing an important transportation link between Deerfoot Trail and Stoney Trail to the east.

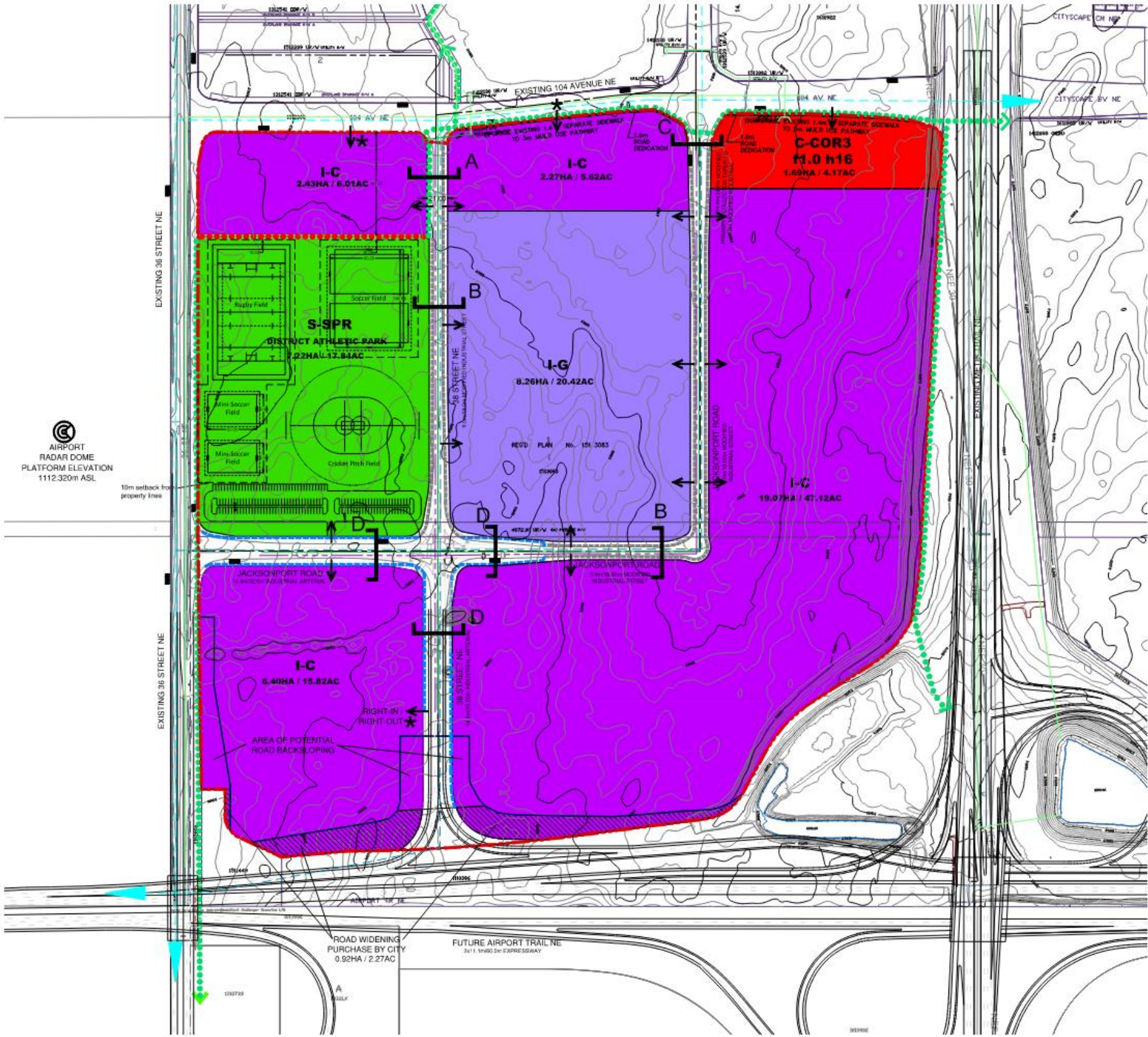
The dedication of 7.22 hectares (17.84 acres) of land adjacent to 36 Street will provide the City with the opportunity to construct a district athletic park to serve people of Calgary and specifically northeast residents. Located along the east perimeter of the site, the athletic park will be easy to access and would limit the number of buildings near the airport minimizing potential interference with radar facilities located on airport land. A combination of multi-use and regional pathways will link the athletic park to users from Cityscape to the east as well as other users to the north and south.


The proposed land use conforms with the future use identified by the Calgary Municipal Development Plan and provides a broad range of industrial uses at varying intensities. The current Owners are very interested in investing in the community and providing these much needed facilities. Inspired by ecological best practices, the business park will incorporate drainage swales and on-site storage measures to properly manage stormwater in an environmentally sensitive and sustainable manner. For these reasons we respectfully request your support of the proposed Outline Plan and Land Use Redesignation application.

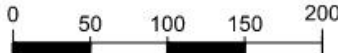




Proposed Outline Plan



scale:   
1:4,000

  
SCALE 1:4000

**legend:**

- Outline Plan/Land Use Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Separate Sidewalk
- 3.0m Regional Pathway
- 3.0m Multi Use Pathway
- Bus Pad Location
- Proposed Site Access
- Access location to be determined at DP Stage

**Deep Services - Existing**

- Storm Main
- Sanitary Sewer/Manhole
- Water Main


**Deep Services - Proposed**

- Storm Main
- Sanitary Sewer/Manhole
- Water Main

**file description:**

pre-app: --  
LOC: LOC2019-0123

**location map:**

  
\* Subject Site

**b&a**

prime consultant:

**B&A Planning Group**  
600, 215 - 9<sup>th</sup> Ave SW  
| Calgary, Alberta | T2P 1K3 | [bapg.ca](http://bapg.ca)  
t: 403 269 4733 f: 403 262 4480

copyright:

Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client:

**BentallGreenOak**

revisions:

no:	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		

municipal address:

4001-104 Avenue NE

legal description:

Plan 1513083; Block1; Lot1

file info:

project no.:	C2245
drawn by:	TZ/ EB
start date:	Feb 01, 2019
current date:	Jul 27, 2020

project:

**Elevation Landing Industrial**

sheet title:

**Outline Plan & Land Use Redesignation**

exhibit no.:

**1.0**





# PROPOSED

CPC2020-0857  
ATTACHMENT 4

## BYLAW NUMBER 125D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0123/CPC2020-0857)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

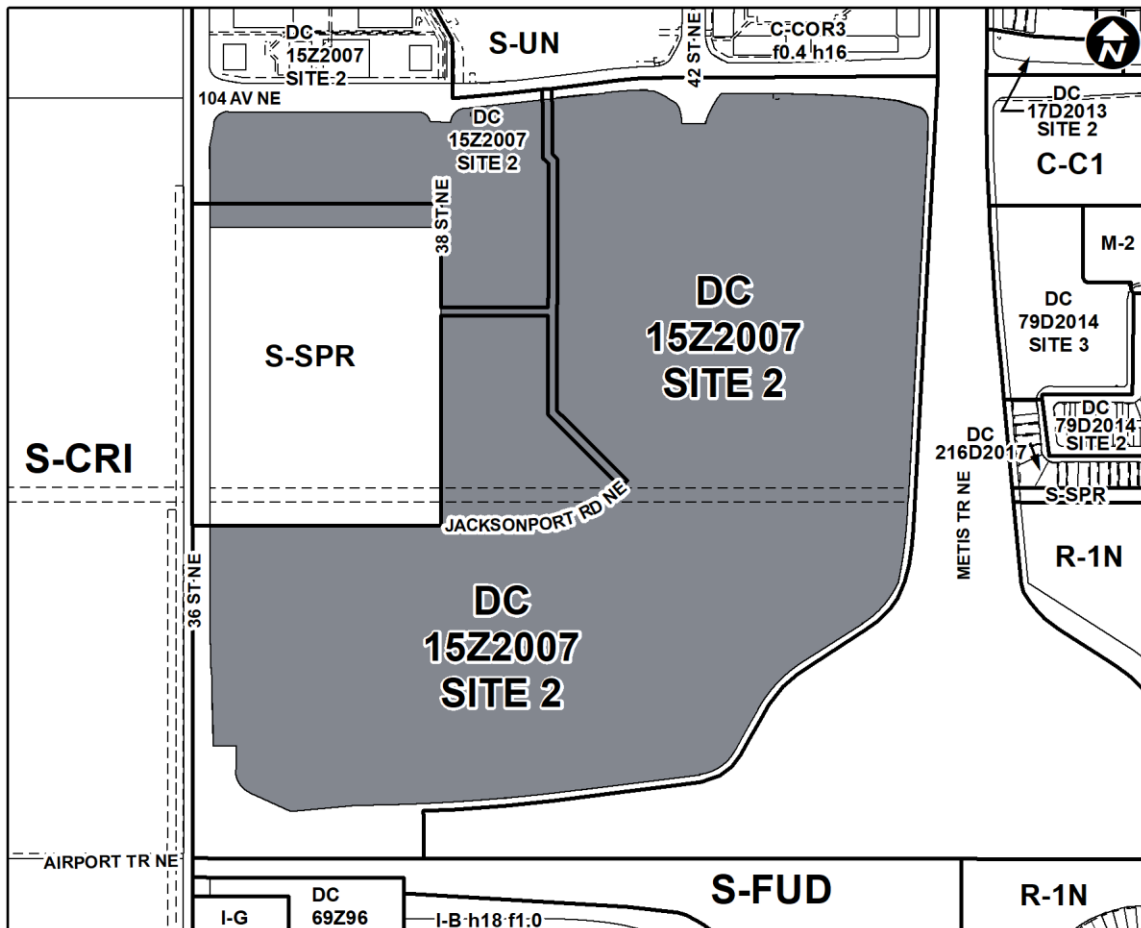
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2019-0123/CPC2020-0857  
BYLAW NUMBER 125D2020

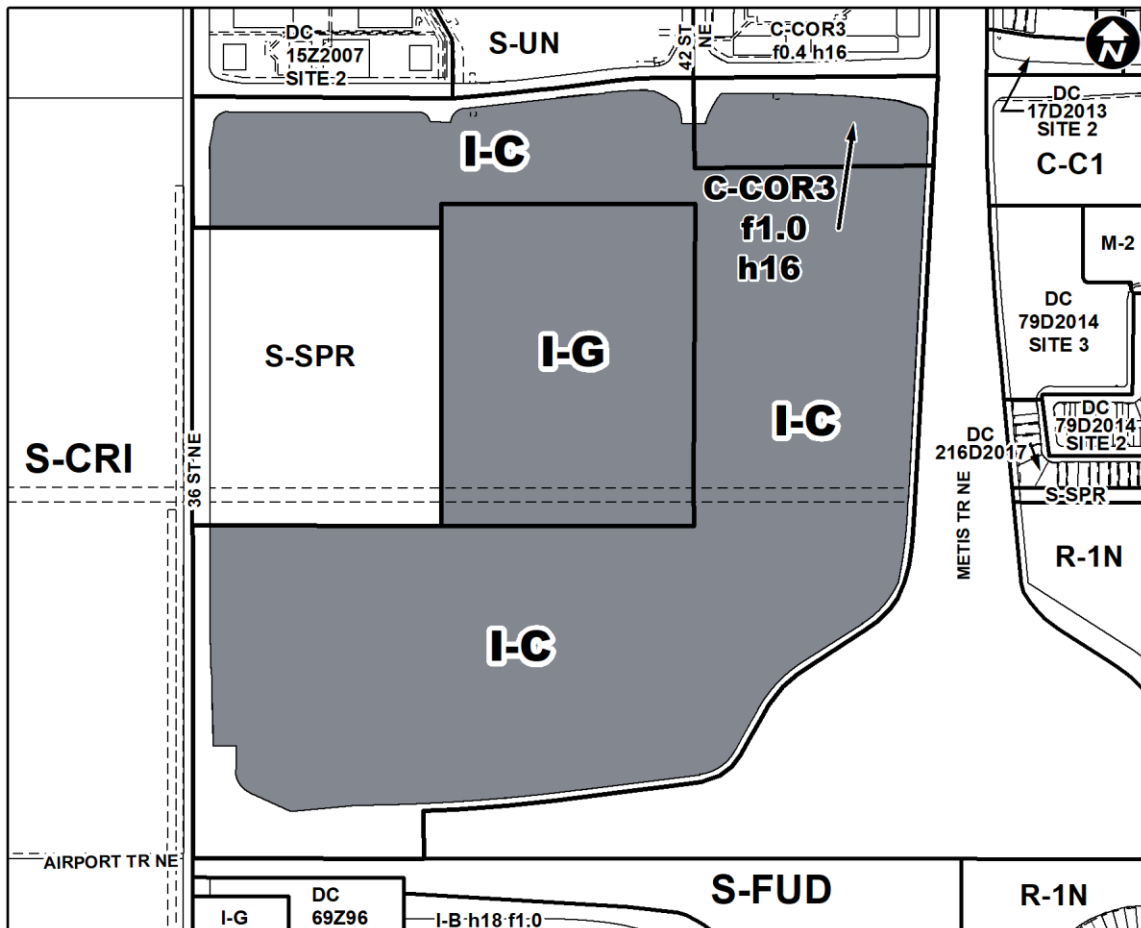
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2019-0123/CPC2020-0857  
BYLAW NUMBER 125D2020

## SCHEDULE B





## Calgary Planning Commission Member Comments



For CPC2020-0857/LOC2019-0123  
heard at Calgary Planning Commission  
Meeting 2020 August 06



Member	Reasons for Decision or Comments
<b>Commissioner Scott</b>	<p>Reasons for Approval</p> <p>I support the proposed policy amendment and land use redesignation for the following reasons:</p> <ul style="list-style-type: none"><li>• The proposed mix of Industrial and support commercial land use districts provide for a potential increase to employment-intensive uses over the existing land use, which are appropriate in this area and contribute overall to Calgary's industrial land base.</li><li>• The proposal includes an appropriate amount of support commercial in addition to the core industrial uses.</li></ul>





Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0781

## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

---

### EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on 2020 March 06 on behalf of landowner Mattamy (Northpoint) Limited. The application proposes a land use redesignation of approximately 2.38 hectares (5.87 acres) in the community of Cityscape from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District. The proposed land use redesignation will allow for:

- an anticipated 54 single detached homes, but may also include semi-detached dwellings, cottage housing clusters and rowhouse development, all of which may include secondary suites; and
- a new lotting pattern and street layout for this portion of the originally approved outline plan to include lanes and a short cul-de-sac.

This application is accompanied by an Outline Plan Application (CPC2020-0782) for approximately 2.21 hectares (5.45 acres) that proposes minor amendments to the previously approved subdivision layout for a portion of the neighbourhood of Cityscape. The proposal conforms to relevant policies of the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP).

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.38 hectares  $\pm$  (5.87 acres  $\pm$ ) located at 167 **Cityside** Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District.
2. Give three readings to the proposed bylaw.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 2.38 hectares  $\pm$  (5.87 acres  $\pm$ ) located at 167 Cityside Grove NE (Plan 2010405, Block 24, Lot 2) from DC Direct Control District based on the Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.
2. Give three readings to **Proposed Bylaw 124D2020**.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0781

**Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

B&A Planning Group, on behalf of the landowner Mattamy (Northpoint) Limited, submitted the subject application to The City on 2020 March 06 and provided a summary of their proposal in the Applicant's Submission (Attachment 1).

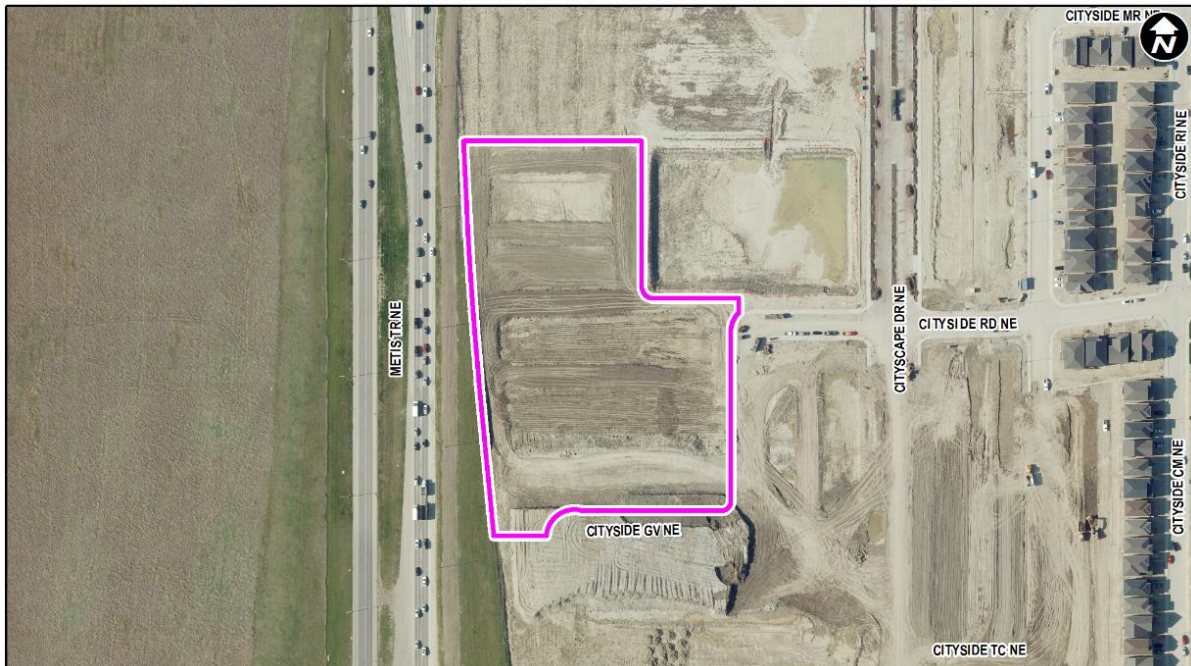
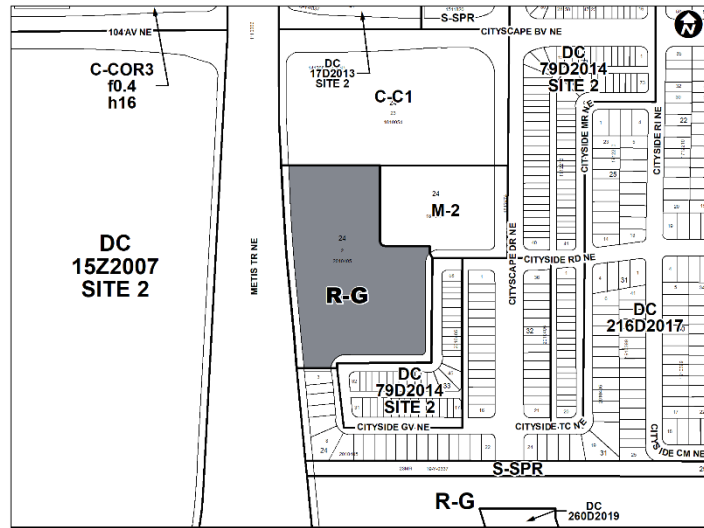
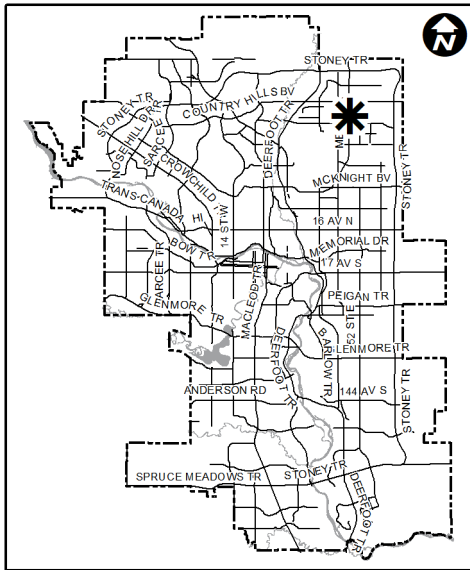
An outline plan LOC2013-0058 (Attachment 3) was approved in 2014 for a 45-hectare (117 acre) portion of Cityscape and includes the area that is subject to the proposed application. The 2014 approval constituted the second stage of Cityscape's three stage development plan. The lands located within plan area were to be designated to a variety of residential and special purpose land use districts including the preservation of natural wetlands located within Stage 2 lands. The proposed residential uses were to include a variety of forms consisting primarily of single detached dwellings, street-orientated rear lane housing, along with back-to-back village homes. The plan area was to consist of a total of 534 residential dwellings resulting in an overall density of 24 units per hectare.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0781

Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

Location Maps



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0781

## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037



### Site Context

The subject parcels are located in close proximity to Metis Trail NE and Cityscape Boulevard NE in the community of Cityscape, in the northeast quadrant of Calgary. The subject site comprises approximately 2.38 hectares (5.87 acres) of undeveloped land that has been stripped and graded.

A development permit application has been approved for a future community commercial development for the lands to the north. Lands to the east and south have been identified for future residential uses and are in their initial stages of construction within Stage 2 of Cityscape's overall development.

The Calgary International Airport is the nearest employment hub and is located less than four kilometres west of the parcel. The subject lands located to the west of the subject site are currently undeveloped but are designated for future Industrial based uses. Existing small-scale commercial retail and access to a variety of local feeder bus routes along 104 Avenue NE are located less than 300 metres to the east of the subject site.



## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

---

As shown in *Figure 1*, the community of Cityscape has seen its population increase every year since its inception in 2015.

*Figure 1: Community Peak Population*

Cityscape	
Peak Population Year	2019
Peak Population	3,104
2019 Population	3,104
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework along with the associated outline plan (Attachment 2) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Cityscape. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of report.

#### Land Use

The existing Direct Control District ([Bylaw 79D2014](#)) based on the R-2M District 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. Furthermore, single detached homes are a discretionary use within this land use district.

The proposed R-G District is a residential designation that is intended to accommodate a range of low density residential development that includes cottage house clusters, duplex dwellings, semi-detached homes and rowhouses. The proposed R-G District also allows for single detached homes as a permitted use in contrast to the existing DC District base on the R-2M District.

#### Density

The application provides for development that still achieves the minimum overall residential density target of 17 units per hectare (7 units per acre) of the *Northeast Community 'A' ASP* when taken in consideration of the entire area under the outline plan approved in 2014.

## **Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037**

---

The proposed outline plan anticipates 54 low density residential units, resulting in a density of 24 units per hectare (9.99 units per acre) for the subject site.

The outline plan previously approved in **2014** achieved an anticipated density of 57 units per hectare (23 units per acre). Although the proposed outline plan would result in a decrease of 72 units from the anticipated unit count, it would still exceed current density targets in Cityscape and those indicated in the MDP and *Northeast Community 'A' ASP*.

While this proposal includes only a marginal impact to approved housing density in the area (and one which still meets local plan and MDP target requirements), this is also partially offset by population and housing demographics in this area of the city. This area of the city has higher average household residents (3.78 persons per unit versus 2.6 persons per unit) than other areas of the city. Therefore, a slight decrease in overall units is partially offset by the demand for larger single detached dwellings to accommodate the needs of larger multi-generational households.

### **Development and Site Design**

There are currently no active applications for new buildings on the subject site.

### **Transportation**

The subject site is bound by Metis Trail NE to the west, a commercial site to the north, a multi-family site to the east and Cityside Grove NE to the south and east. The outline plan proposes both a north-south and an east-west residential street that will connect to the road network previously approved with the 2013 outline plan for the area. The proposal includes construction of the regional pathway along Metis Trail NE, creating more walking and cycling opportunities for people living or working in the area and connecting future residents to existing transit along Cityscape Boulevard NE. Two east-west local pathways are provided to connect residents to the regional pathway along Metis Trail NE. A Transportation Impact Assessment was not required for this application.

This area is currently serviced by Route 145, which provides connection to the Saddletowne LRT Station, with a stop located along Cityscape Boulevard NE. Enhancement to the public transit service will be implemented in phases over time and is expected to include bus routes through the community, with stops along Cityscape Drive NE. The future Blue Line LRT extension from Saddletowne Station includes a station at 60 Street NE and Country Hills Boulevard NE.

### **Environmental Site Considerations**

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

## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

---

### Utilities and Servicing

Storm, sanitary, and water utilities will be provided to the plan area via connections to existing mains in the surrounding development. Further storm, sanitary, and water details will be determined via the tentative plan and construction drawing stages of development.

### Climate Resilience

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

### Stakeholder Engagement, Research and Communication

In keeping with 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. Administration did not receive any comments in relation the application. At present, there is no community association for the area.

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 \(IGP\)](#). The proposed land use amendment builds on the principles of the *IGP* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***Calgary International Airport Vicinity Protection Area Regulation (Statutory - 2009)***

A portion of the subject site is located within the 25-30 Noise Exposure Forecast (NEF) contour of the [Airport Vicinity Protection Area](#) (AVPA) land use regulations. The proposed list of uses within the proposed land use districts are allowable within the 25-30 NEF contour area. Future development permits will be circulated to NAV Canada and reviewed against the applicable regulations to ensure alignment and compliance.



## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

---

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

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas have generally been planned since 1990 and are low density residential in nature, with pockets of commercial land uses. It is noted that the site is located in proximity to a Major Activity Centre as identified in the MDP. As it was approved prior to adoption of the MDP, the *Northeast Community 'A' ASP* is recognized as appropriate policy to direct growth in the area.

### ***Climate Resilience Strategy (2018)***

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

### ***Northeast Community 'A' Area Structure Plan (Statutory – 2009)***

The [Northeast Community 'A' ASP](#) designates the application area for future residential development and includes an LRT alignment and associated stations. The proposed application meets the requirements of this ASP.

The ASP identifies the plan area as "Predominantly Residential Area" with the following major components in close proximity to the proposed R-G district:

- one Joint Use Site (JUS);
- one Neighbourhood Node;
- a Commercial Retail Centre;
- a pedestrian overpass located over Airport Trail NE;
- a Wetland Conservation Area; and
- a Regional Pathway system.

Furthermore, the proposed lands are directly adjacent to a future community retail site and lands that are designated to contain a higher mix of residential densities. The application meets the intent of the ASP.

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

The proposed land use district allows for the inclusion of a wider range of housing types than the existing land use district and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics. Specifically, this area within the city has shown a higher demand for larger single detached dwellings in order to accommodate the needs of multi-generational households and larger household size. This redesignation will continue to help to address this need within the Cityscape community.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0781

## Land Use Amendment in Cityscape (Ward 5) at 167 Cityside Grove NE, LOC2020-0037

---

### Financial Capacity

#### *Current and Future Operating Budget*

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

#### *Current and Future Capital Budget*

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

### Risk Assessment

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and *Northeast Community 'A' Area Structure Plan* as the greater neighbourhood area will still achieve residential density targets as well as a multitude of residential housing types. The application represents a minor amendment to an existing outline plan and will allow for low density residential that has the potential to accommodate some additional housing needs in this sector of the city.

#### **ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan
3. Previously Approved Outline Plan
4. **Proposed Bylaw 124D2020**



## **Applicant's Submission**

### **2020 March 06**

Mattamy Homes ("Mattamy") is submitting a Land Use Amendment application for +/- 2.38 hectares (5.87 acres) of land located within the community of Cityscape in the northeast quadrant of the City. Cityscape a thriving and connected residential community, the first two Stages of which are already developed or developing, while the third and final Stage recently received Outline Plan and Land Use approvals.

The purpose of this application is to amend the approved Land Use on the subject site in response to a shift in market demand. The subject lands received Outline Plan and Land Use approval in 2014 as part of Cityscape Stage 2. The lands are currently designated DC79D2014 (Site 3), which is a Direct Control District allowing for Mattamy's back-to-back townhome housing product. Since the 2014 approval, the housing market in this sector has experienced a shift. Elsewhere in Cityscape, sites set aside for this specific housing type have experienced low sales or remain undeveloped.

In response to this market shift, Mattamy is proposing to redesignate these lands to R-G in order to allow greater flexibility for development of the subject lands.

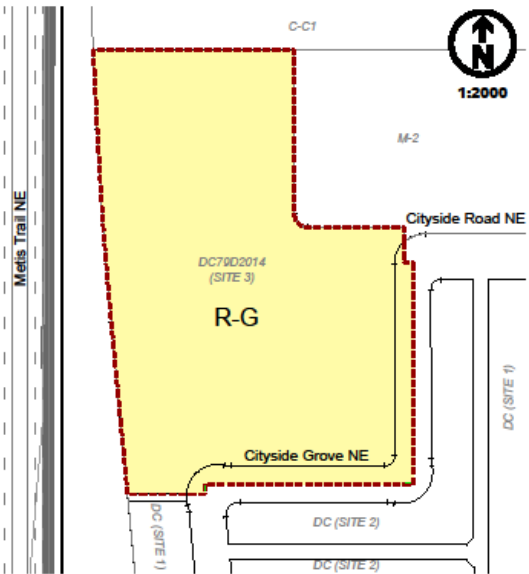
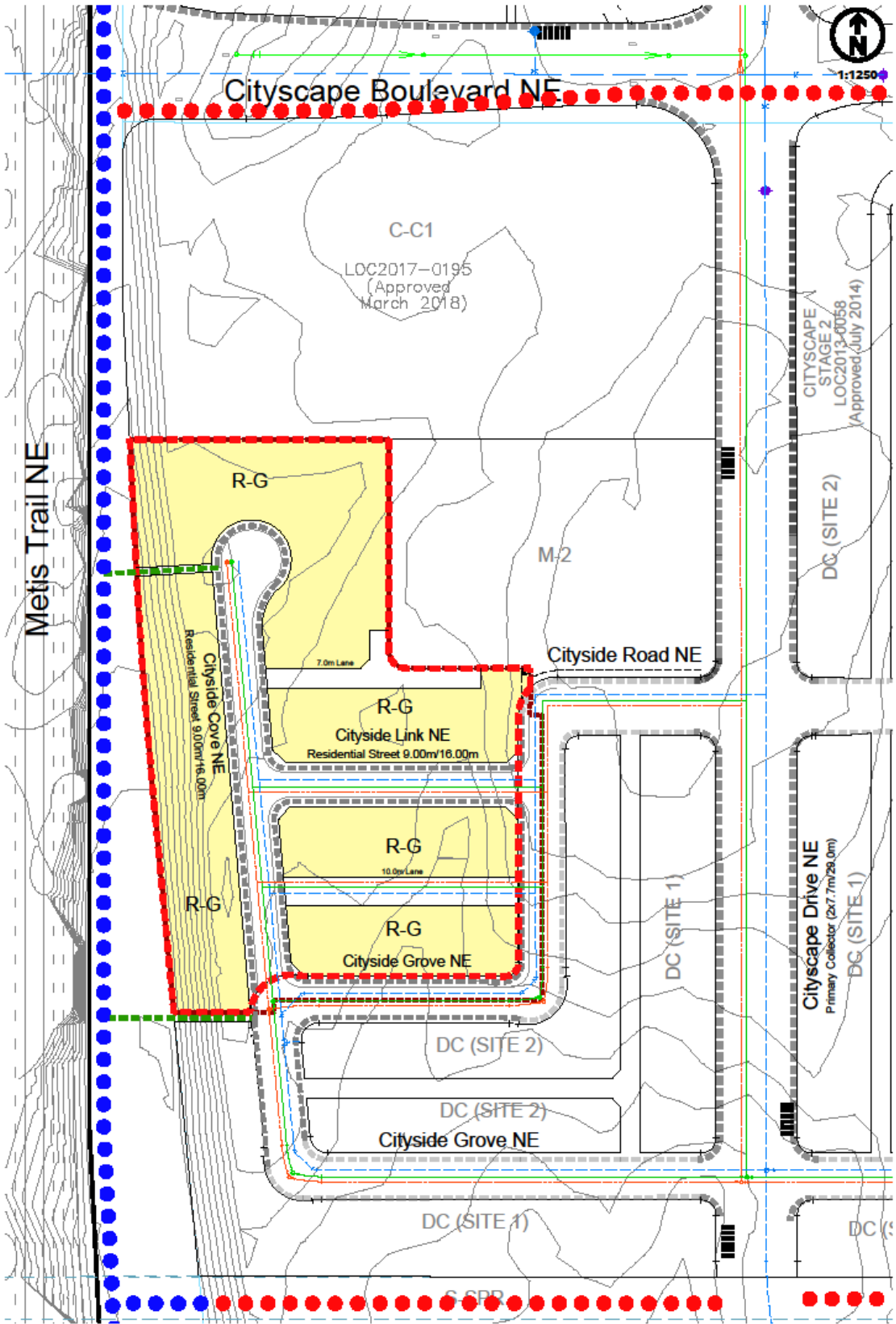
These lands are located within an existing approved Outline Plan (Cityscape Stage 2); however, because this Land Use Amendment also requires the addition of public road, a new Outline Plan application is being submitted concurrently for this area.

This land use amendment will result in a minor decrease in housing units but no change to population density as the product shift allows for multi-generational housing and an increase in number of residents per unit. This proposed Outline Plan area will achieve a projected 9.9 units per acre (24.5 units per hectare). Cityscape Stage 2, including the subject lands, will retain a density of 9.99 units per acre upon amendment, and the overall community of Cityscape will achieve a projected 9.25 units per acre. These densities exceed the minimum requirements of the MDP and the Northeast Community 'A' Area Structure Plan.

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of the Northeast Community 'A' Area Structure Plan. Additionally, the plan area aligns with the existing community vision as set out in approved Outline Plans for Cityscape.

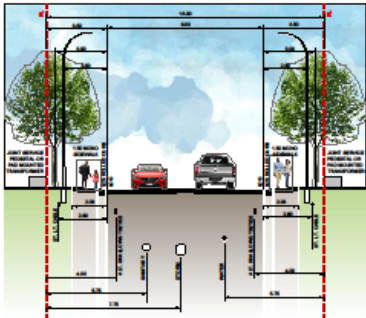


Proposed Outline Plan



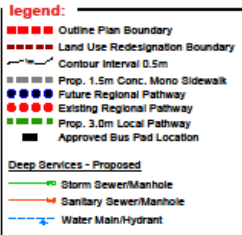
Proposed Land Use

FROM	TO	ha	ac
DC 7902014	R-G	2.38	5.87
Total Area		2.38	5.87



OUTLINE PLAN STATISTICS

	Lot Area (sq. m)	Frontage (m)	Acres	Number of Lots/Units	% of GDA
Total Area	2,211	3,445			
Gross Developable Area (GDA)	2,211	3,445			100.0%
Residential - Single Family	1,622	4,000			73.4%
Residential - Low Density Mixed Housing District (R-G)	5,750	252.82		20	
Anticipated number of lots based on 8.7m lot width	11.03	719.33		54	
Anticipated number of lots based on 11.0m lot width	9.00	530.95		28	
Maximum number of lots based on 9.0m lot width		530.95			
Total Frontage		530.95			
Total Number of Units					
Anticipated				54	
Maximum				88	
Density					
Anticipated			24.5 units/ha	9.9 units/ha	
Maximum			29.8 units/ha	16.1 units/ha	
Roadway and Lanes					
Residential Street (9.00m / 16.00m)	0.48	7.07			26.5%
Lane (7.0m)	0.07	0.17			
Lane (11.0m)	0.00	0.24			



prime consultant:  
B&A Planning Group  
600, 215 - 9<sup>th</sup> Ave SW  
Calgary, Alberta | T2P 1K3 | [bapg.ca](http://bapg.ca)  
t: 403 269 4733 f: 403 262 4480

copyright:  
Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client:

sub-consultant:

revisions:

no.	date	description
1	05-02-2020	File Setup
2	24-02-2020	Submission
3		
4		
5		
6		
7		
8		
9		

location map:



Subject Site

municipal address:

167 Cityside Grove NE

legal description:

Ptn of S.E.1/4 SEC. 22-25-29-W4M

file description:

pre-app:  
LOG:  
bylaw no.:

file info:

project no.: 2001-03  
drawn by: XX  
start date: Feb 5, 2020  
current date: Jun 08, 2020

project:

Cityscape

sheet title:

Outline Plan & Land Use Redesignation

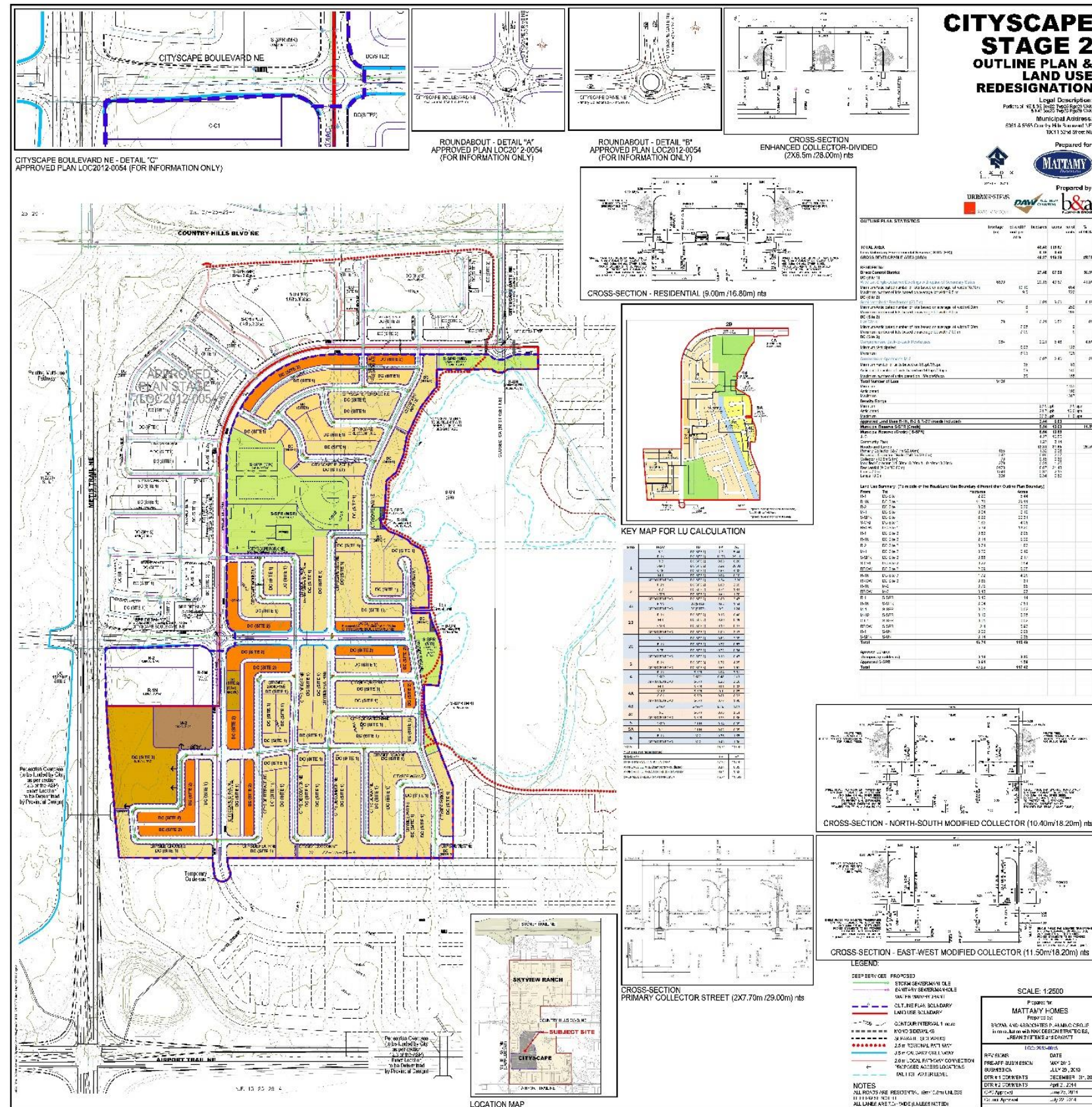
exhibit no.:

1.0



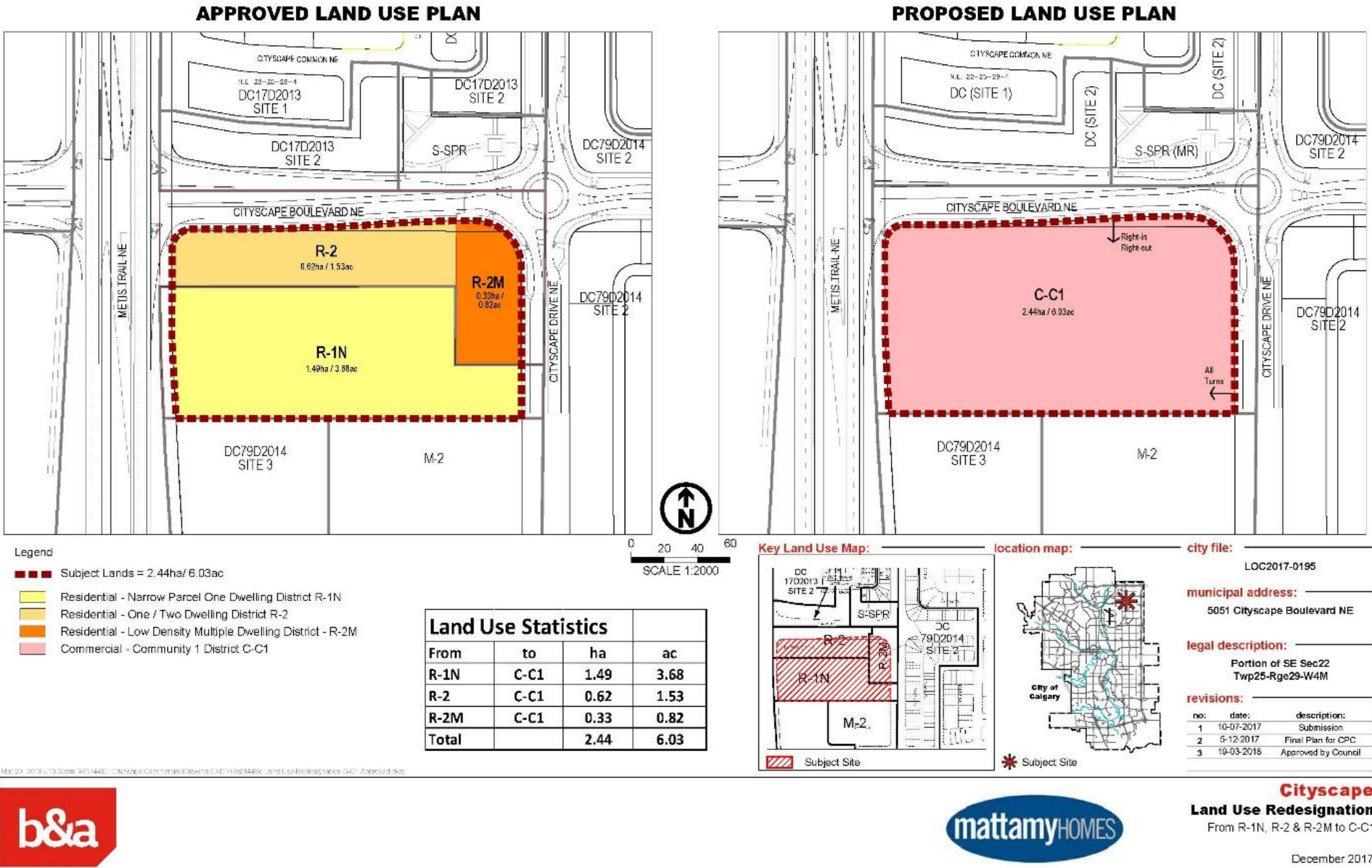


### Previously Approved Outline Plan





Previously Approved Outline Plan



# PROPOSED

CPC2020-0781  
ATTACHMENT 4

## BYLAW NUMBER 124D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0037/CPC2020-0781)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

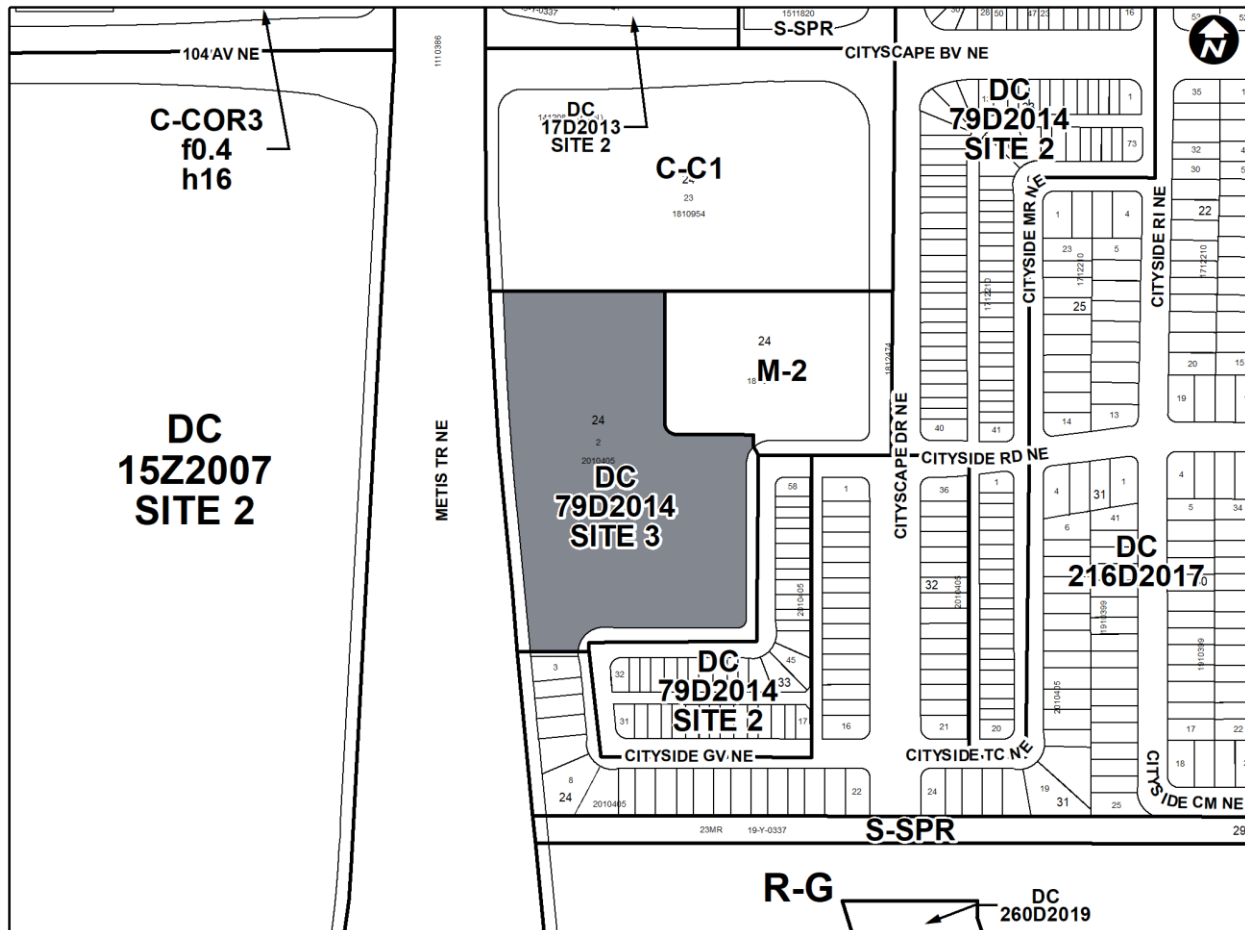
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0037/CPC2020-0781  
BYLAW NUMBER 124D2020

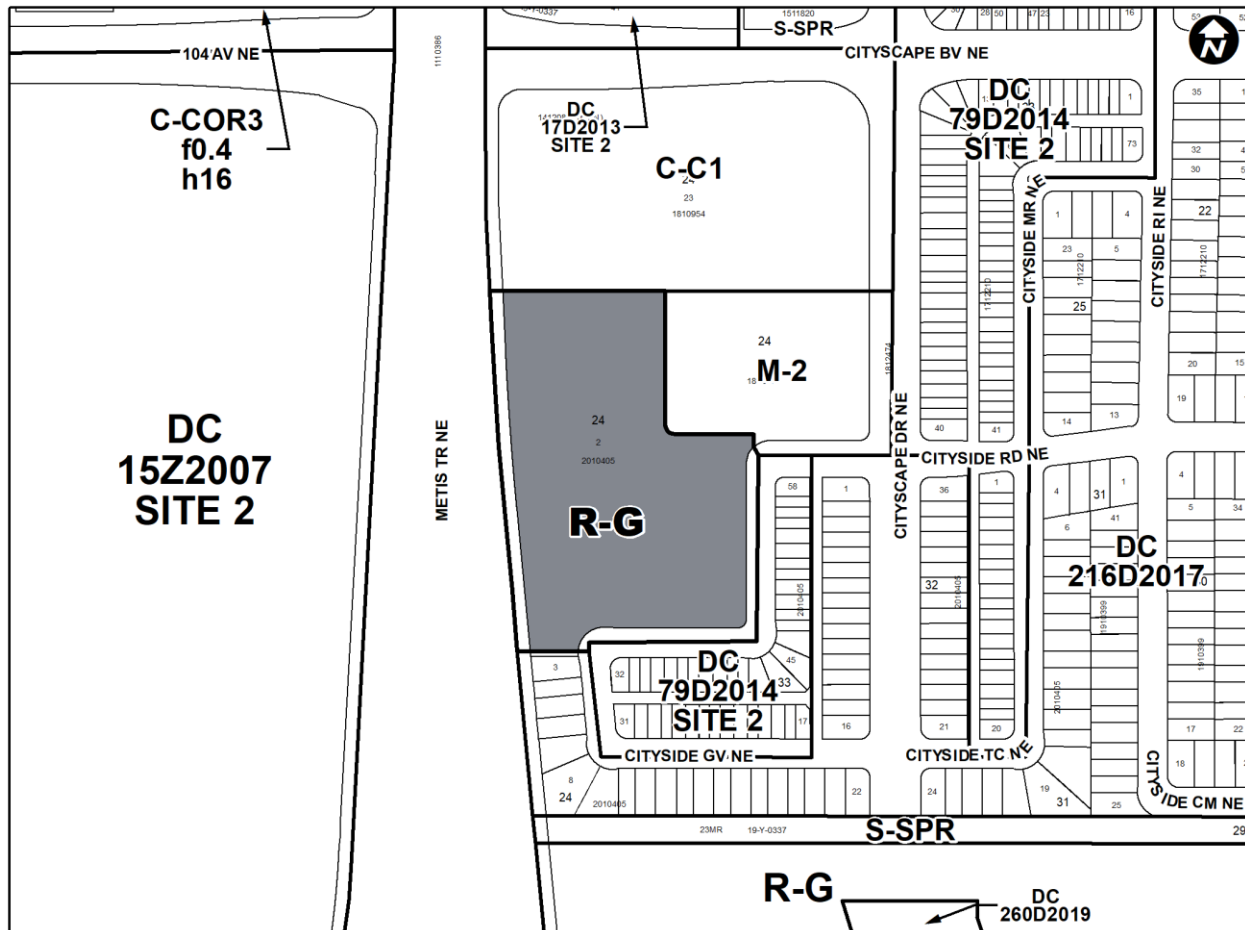
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0037/CPC2020-0781  
BYLAW NUMBER 124D2020

## SCHEDULE B





Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0853

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082

---

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by B&A Planning Group on 2020 June 5 on behalf of the landowners, Avtar S Klair and Klair Holding Inc. The application proposes to redesignate portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge from Residential – Low Density Mixed Housing (R-G), Multi-Residential – Medium Profile Support Commercial (M-X2) and Multi-Residential – Medium Profile (M-2) Districts to Commercial – Neighbourhood 1 (C-N1) and Residential – Low Density Mixed Housing (R-G) Districts. The proposed redesignation will allow for:

- approximately 0.42 hectares (1.04 acres) of low density housing, including single detached, semi-detached, cottage housing clusters and rowhouse development, all of which may include secondary suites (R-G District);
- a maximum building height of 12 metres for the R-G District (a decrease from the current maximum of 16 metres for M-2 District);
- approximately 0.05 hectares (0.12 acres) of primarily small commercial uses (C-N1 District);
- a maximum building height of 10 metres for the C-N1 District (a decrease from the current maximum of 12 metres for R-G District and 16 metres for M-X2 District); and
- the uses listed in the R-G and C-N1 Districts.

The proposal conforms to the applicable policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP).

A development permit application (DP2020-3950) has been submitted for the parcels with the proposed C-N1 District. No development permit application has been submitted for the parcel with the proposed R-G District.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.47 hectares  $\pm$  (1.16 acres  $\pm$ ) located at 4607 and 4715 – 88 Avenue NE and 4908 – 84 Avenue NE (Portion of Plan 6778AW, Block 2; Portion of Plan 6778AW, Block 3; Plan 6778AW, Block 12 and 12A) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District to Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0853

**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed land use redesignation of 0.47 hectares  $\pm$  (1.16 acres  $\pm$ ) located at 4607 and 4715 – 88 Avenue NE and 4908 – 84 Avenue NE (Portion of Plan 6778AW, Block 2; Portion of Plan 6778AW, Block 3; Plan 6778AW, Block 12 and 12A) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and Multi-Residential – Medium Profile (M-2) District to Commercial – Neighbourhood 1 (C-N1) District and Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to **Proposed Bylaw 117D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted by B&A Planning Group on 2020 June 5 on behalf of the landowners, Avtar S Klair and Klair Holding Inc. B&A Planning Group has provided a summary of their proposal in the Applicant Submission (Attachment 1).

The applicant proposes to redesignate portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge. These parcels were part of an outline plan, approved by Calgary Planning Commission in December 2018, which received approval for land use districts from Council in February 2019 (LOC2017-0042, Attachment 2).

This application includes two separate land use redesignation requests. First, a redesignation is proposed at 4607 – 88 Avenue NE and 4715 – 88 Avenue NE to align the C-N1 District boundary with the amended boundaries of the commercial site (a land use adjustment on the west side of the site, and one on the south end of the site). At the subdivision tentative plan stage, minor boundary changes were proposed to the previously approved commercial site with C-N1 District for accommodating road widening and alignment.

Second, the M-2 District at 4908 – 84 Avenue NE is proposed to be redesignated to R-G District as the existing multi-residential site has been reconsidered by the applicant following feedback around the density transition towards surrounding R-G lots. Furthermore, the proposed R-G District has been considered for offering of larger single-detached units which are being considered as more suitable for larger average household sizes, which is unique to the Saddle Ridge Community, and would better meet the housing demand at this location.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0853

**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

A development permit application (DP2020-3950) was submitted on 2020 June 26 by Eagle Builders LP for the parcels with the proposed C-N1 District. Attachment 3 provides a summary of the development permit application.

No development permit has been submitted for the parcel with the proposed R-G District. As noted in the Applicant Submission, the applicant intends to subdivide the parcel with the proposed R-G District into 6 lots and construct larger single-detached dwellings.

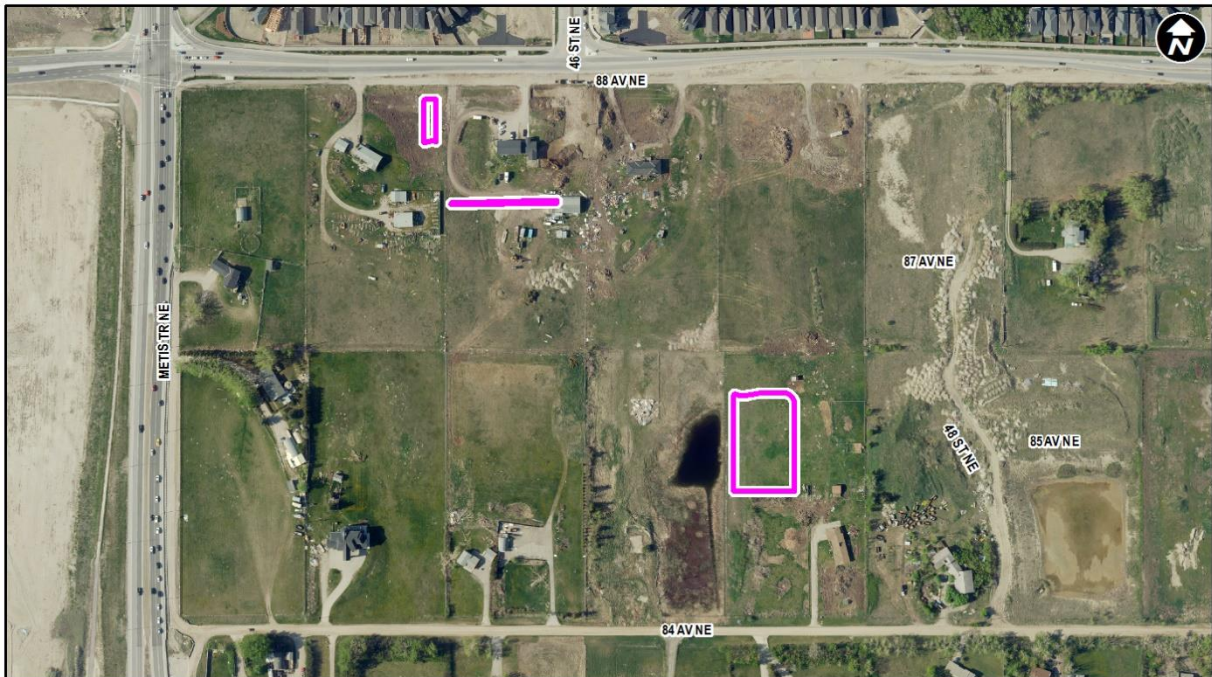
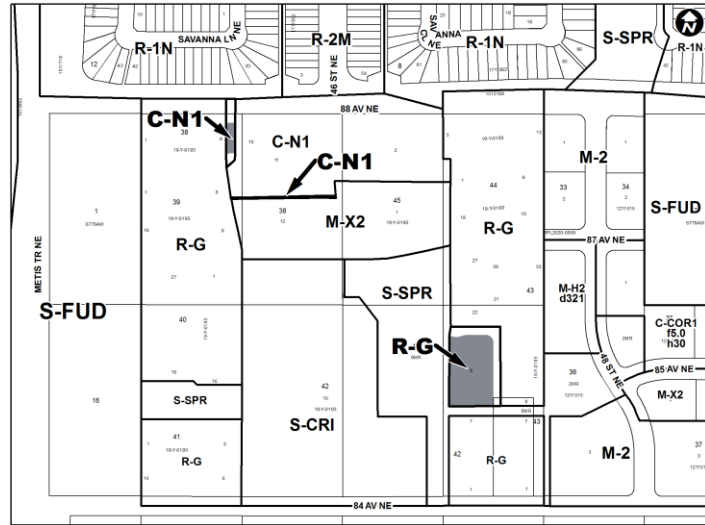
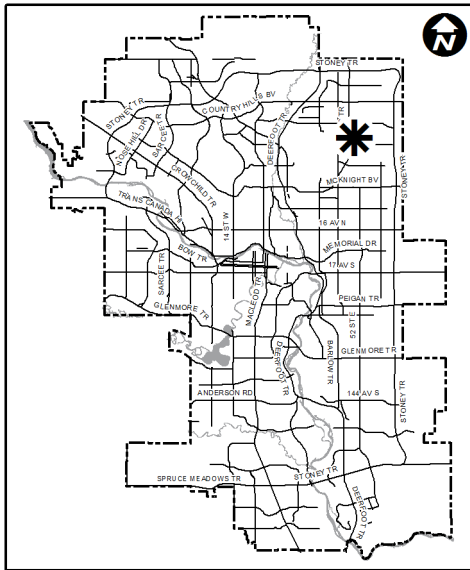


Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

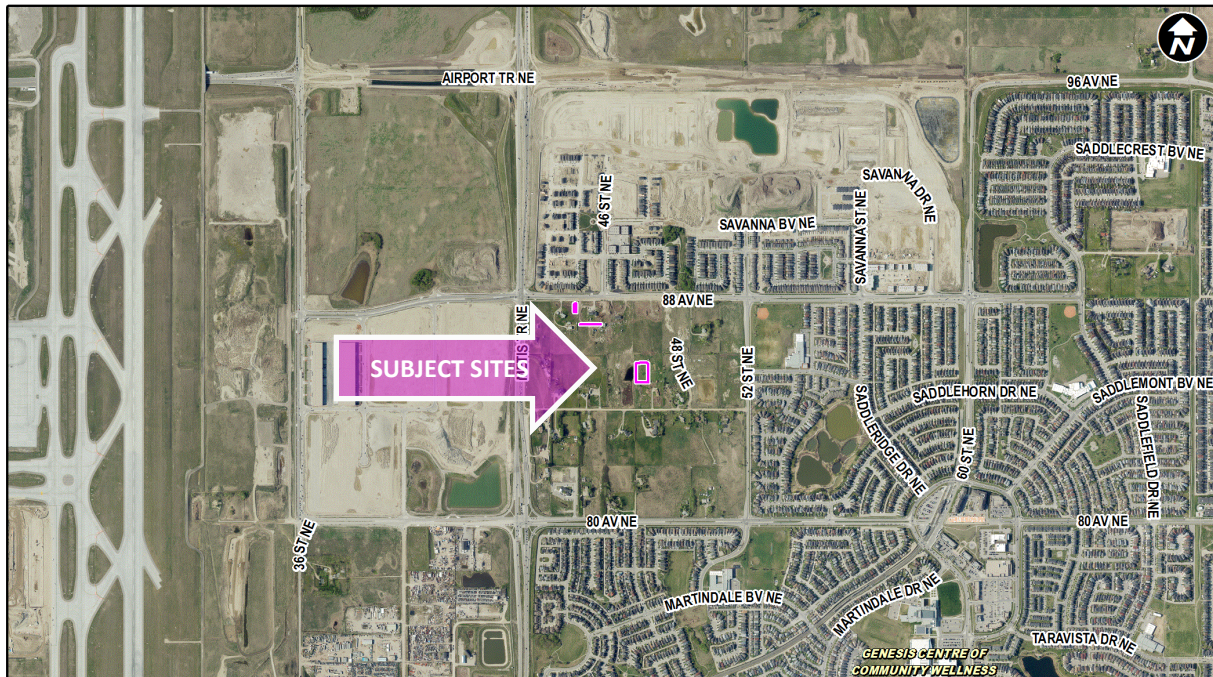
ISC: UNRESTRICTED  
CPC2020-0853

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082

Location Maps



**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**



### Site Context

The proposed land use redesignation includes portions of three parcels comprising a total land area of approximately 0.47 hectares (1.16 acres) in the northeast community of Saddle Ridge.

Two of the three subject parcels are located on the south side of 88 Avenue NE. Portions of these two parcels, with a total land area of approximately 0.05 hectares (0.12 acres), are proposed to have C-N1 District. These portions are located to the west and south sides of an existing commercial site with C-N1 District (see previously approved outline plan in Attachment 2). Once redesignated to C-N1, these portions will contribute to forming a 0.61 hectare (1.50 acre) commercial site with C-N1 District. Surrounding this commercial site are areas designated for low-density residential (R-G) development to the west, multi-residential (M-X2) development to the south and small-scale commercial (C-N1) development to the east. New low-density residential development is located to the north across 88 Avenue NE. A bus stop is located immediately north of the two subject parcels along 88 Avenue NE.

The third subject parcel is located on the north side of 84 Avenue NE. A 0.42 hectare (1.04 acre) parcel was approved for a multi-residential site with the M-2 District in the original outline plan. Surrounding this site is proposed to be low-density residential (R-G) development to the north, south and east. This site is proposed to have a neighborhood park located to the west. The nearest transit stop is located approximately 500 metres east along 52 Street NE.



## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082

---

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

*Figure 1: Community Peak Population*

Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation was reviewed against the policies of the *Saddle Ridge ASP* and the MDP. Due to consistency and fit of the proposed land uses with those already existing and immediately adjacent to the subject lands, no additional land uses were considered during the review of this application. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

This land use redesignation application includes portions of three subject parcels. Portions of the two subject parcels, located south of 88 Avenue NE, are currently designated R-G District and M-X2 District respectively and are proposed to be redesignated to C-N1 District. Portion of the third subject parcel, located north of 84 Avenue, is currently designated Multi-Residential – Medium Profile (M-2) District and is proposed to be redesignated to R-G District.

The existing M-X2 District is intended for multi-residential development with support commercial uses. This District is generally located at community nodes or transit and transportation corridors and nodes. It allows for a maximum floor area ratio of 3.0 and a maximum building height of 16 metres. It allows for a minimum residential density of 60 units per hectare.

The existing M-2 District is intended for multi-residential development in a variety of forms. This District is generally located at community nodes or transit and transportation corridors and nodes. It allows for a maximum floor area ratio of 3.0 and a maximum building height of 16 metres. It allows for a minimum residential density of 60 units per hectare.

The proposed C-N1 District is intended for small-scale commercial development with buildings that are in keeping with the scale of nearby residential areas. It also allows for residential uses

**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
CPC2020-0853**

**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

for the upper floors. It allows for a maximum floor area ratio of 1.0 and a maximum building height of 10 metres.

The R-G District is existing for portions of the two subject parcels, located south of 88 Avenue NE, and is proposed for the portion of the third subject parcel, located north of 84 Avenue NE. The R-G District is intended for low-density residential development in suburban greenfield locations in the form of single detached, semi-detached, cottage housing clusters and rowhouse development. It allows for secondary suites. It allows for a maximum building height of 12 metres.

**Density**

The *Saddle Ridge ASP* requires a minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) in the Cell D area. The average residential density originally approved for this outline plan and for the outline plan adjacent to the east boundary was 25 units per gross developable hectare (10.1 units per gross developable acre). The proposed redesignation will reduce the average residential density for this area to 24.2 units per gross developable hectare (9.8 units per gross developable acre). This calculation is based on the minimum residential densities required in the existing and proposed residential land use districts.

The proposal would remove approximately 15 units by this application, while still resulting in adherence to the local plan's density requirements. It is also noteworthy that, because of average household sizes in the Saddle Ridge community of 4.1 residents per household, (compared to the City of Calgary's average household size of 2.6), only minimal impacts to overall population are expected from the proposed land use changes.

**Development and Site Design**

The applicable land use policies and the rules of the proposed C-N1 and R-G Districts will provide guidance for the future development of the subject parcels including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the corner commercial site, future development permit evaluation will focus on ensuring a building and site design that prioritizes pedestrians and provides for high quality interface with the streets through landscaping and other features.

**Environmental Site Considerations**

An Environmental Site Assessment was not required. There are no environmental concerns associated with the subject parcels or this proposal.

## **Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

### **Transportation**

Site access for the parcels with the proposed C-N1 District will be available from future Guru Nanak Gate NE (right-in/right-out only) and Saddlepeace Manor NE. Site access for the parcel with the proposed R-G District will be available from future Saddlepeace Way NE. Details of the access design will be finalized at the development permit stage.

For the parcels with the proposed C-N1 District, the nearest transit stop is located immediately north along 88 Avenue NE and includes Route 128 (Cornerstone). For the parcel with the proposed R-G District, the nearest transit stop is located approximately 500 metres (6-minute walk) east along 52 Street NE and includes Route 59 (Savanna). These transit routes provide connectivity to Saddletowne LRT station.

A Transportation Impact Assessment was not required for this application.

### **Utilities and Servicing**

Water, sanitary, and storm sewer mains required to service the plan area are currently in the design stage and have not yet been installed. As a result, any utility and servicing changes required to accommodate the proposed land use designation will be reviewed in detail via the tentative plan and construction drawings.

### **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 standard practices, this application was circulated to relevant stakeholders, including the Saddle Ridge Community Association, and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No citizen comments were received by the Calgary Planning Commission (CPC) report submission date. No public meetings were held by the applicant or Administration for this application.

The Saddle Ridge Community Association had no objections to this proposal.

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.

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082

---

### 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)***

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the 'Planned Greenfield with Area Structure Plan' typology. The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas.

#### ***Climate Resiliency Strategy (2018)***

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

#### ***Saddle Ridge Area Structure Plan (Statutory – 2012)***

The subject parcels are located within the area covered by the [Saddle Ridge ASP](#). Map 6: Land Use Plan of the ASP shows the subject parcels within the Cell D Residential Area, but outside the Neighbourhood Activity Centre (NAC). Section 4.2.3 of the ASP includes composition, design and implementation policies for the Cell D Residential Area.

Section 4.2.3.1, Composition of the Cell D Neighborhood policy, describes that Cell D is intended to be designed as an integrated neighbourhood containing low to medium density residential development including a mix of housing types, a NAC, an interconnected grid-based street pattern, parks, and green infrastructure. The ASP prioritizes multi-residential, commercial and employment uses within the NAC and predominantly residential land use outside of the NAC area. The ASP requires a minimum average residential density of 20 units per gross developable hectare (8 units per gross developable acre) in Cell D. It also requires a minimum of 30 percent of the housing units within Cell D to be non-single detached housing units.

## **Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

Section 4.2.3.2, Design of the Cell D Neighborhood policy, recommends that complementary neighbourhood-scale commercial and employment uses outside of the NAC may be considered at: community entrance locations; adjacent to transit stops, along collector streets; or at neighbourhood gathering locations.

The proposal conforms to the applicable Cell D Residential Area policies. The proposed redesignation maintains low to medium density residential neighborhood character. It allows for a neighborhood-oriented commercial site at a community entrance location near future Guru Nanak Gate NE. The proposed redesignation of the multi-residential site with M-2 District to R-G District provides low-density residential development outside the NAC area; thereby, potentially increasing the viability of the multi-residential development previously approved within the NAC area.

The proposed redesignation will reduce the average residential density for this area to 24.2 units per gross developable hectare (9.8 units per gross developable acre) with at least 65 percent non-single detached housing units.

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

The proposed R-G District would allow for the development of a single-detached housing form. The demand for larger than average single-detached housing responds to the average increased household size in the community of Saddle Ridge. The proposal supports providing variety of housing choices in proximity to transit.

### **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.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0853

**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0082**

---

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

The proposal is in keeping with the applicable policies of the *Saddle Ridge Area Structure Plan* and the *Municipal Development Plan*. The proposed R-G District for the existing M-2 site enables appropriate residential density transitions for areas outside the Neighbourhood Activity Centre, and helps deliver on the needed housing demand in this area of the city. The proposed C-N1 District aligns the land use district boundary with the boundaries of a commercial site, which was marginally amended through the subdivision stages.

**ATTACHMENT(S)**

1. Applicant Submission
2. Approved Outline Plan
3. Development Permit Summary
4. **Proposed Bylaw 117D2020**





## Applicant Submission

June 19, 2020

### Introduction

The subject application includes two sites which are regionally located in the northeast quadrant of the City of Calgary and within the community of Saddle Ridge. The sites were part of an outline plan that was approved in December 2018 and redesignated in February 2019. Site 1 is proposed to accommodate future commercial development and is 0.05 hectares (0.12 acres). The future surrounding uses include commercial to the east, multi-residential to the south and low density residential to the west. The current designation of the site is Residential – Low Density Mixed Housing (R-G) and Multi-Residential – Medium Profile Support Commercial (M-X2) and it is proposed that they be redesignated to Commercial – Neighbourhood 1 (C-N1).

Site 2 was is proposed for lower density residential development and is approximately 0.42 hectares (1.04 acres). The site is rectangular in shape and gradually slopes down from east to west. The future surrounding uses include a park to the west, lower density residential to the north, south and east and a higher density site further to the east that is designated M-H2 with a minimum density requirement of over 60 units per acre. The current designation of the site is Multi-residential – Medium Profile (M-2) and it is proposed that it be redesignated to Residential – Low Density Mixed Housing (R-G).

### Purpose of Redesignation

With respect to Site 1, the City required Saddlepeace Manor NE be realigned and widened at the tentative plan stage from what was originally approved in the outline plan. This adjustment to the road impacted the size of the adjacent commercial site. To continue to retain the original retail square footage, the commercial site boundaries have been proposed to be shifted further west and south as per the tentative plan. To match the tentative plan boundaries for the commercial site, it is proposed that 0.04 hectares (0.10 acres) of the lands designated R-G and 0.01 hectares (0.02 acres) of the lands designated M-X2 be redesignated to C-N1.

Site 2 was originally anticipated to accommodate an apartment building. In combination with the higher density M-H2 site to the east, the M-2 designation is impacting the sale of surrounding R-G lots as there are concerns from potential builders that the higher density buildings will be out of proportion and overshadow surrounding lower density dwellings. To provide housing that is in character with its surroundings and motivate the sales of lower density residential dwellings, it is proposed that Site 2 be redesignated to R-G to allow for the construction of 6 single-detached dwellings.

### Resulting Density & Housing Types

The impact on the density was calculated for the subject and the adjacent eastern outline plan areas based on typical single-detached lot widths and the minimum densities required in the land use bylaw for multi-residential sites. This land use change leads to a loss of 15 units resulting in a minimal decrease in density from 10.1 units per acre to 9.8 units per acre. In addition, it is expected that 64% of the units will be multi-residential versus single or semi-detached.

## **Applicant Submission**

The owner of the subject site also owns the two M-2 sites at the southwest and southeast corners of the 48 Street NE/88 Avenue NE intersection. The owner is expecting to build either 80 townhouse units or 180 apartment units on these two sites which is significantly more than the minimum of 56 units required under the land use bylaw. Thus, the development of these two M-2 sites is anticipated to more than make up the change in density due to this land use application.

### **Park Interface**

To maximize the yard space adjacent to the western park, it is anticipated that 2 lots will back and another will side on the park on Site 2. The remaining lots will not directly interface with the park.

### **Policy Consideration**

The subject sites fall under the Saddle Ridge Area Redevelopment Plan and is identified as Cell D Residential. This cell is expected to be an integrated neighbourhood containing low to medium density residential with an average residential density of 20 units per gross developable hectare (8 units per gross developable acre) and 30% of the housing being non-single detached units. With an expected density of 9.8 units per acre and 64% multi-residential units for this portion of Cell D, the proposed land use change continues to ensure the proper density and mix of housing in accordance with this policy document.

### **Summary**

The proposed land use redesignation will offer several benefits to the community:

- The commercial site will retain an appropriate size to offer a variety of retail services to surrounding residents.
- The resulting housing will match the scale and configuration of development surrounding the site.
- The surrounding lower density development will now become marketable with the removal of the possibility of an apartment style development.
- There will be a gradual height transition from the park to the west and towards the higher density residential development to the east.
- The neighbourhood density and housing mix requirements will still be met as per the Saddle Ridge Area Structure Plan.

These benefits can be realized through the adoption of the proposed land use application. In consideration, the support of the City of Calgary it is respectfully requested for this proposal.





## Development Permit Summary

A development permit application (DP2020-3950) was submitted by Eagle Builders LP on 2020 June 26 for the commercial site encompassing portions of two parcels located at 4607 – 88 Avenue NE and 4715 – 88 Avenue NE. The development permit application is for a one-storey commercial development for the north portion of the site (with C-N1 District). The proposed site plan also shows a three-storey mixed-use development for a future phase in the south portion of the site (with M-X2 District).

The following excerpts (Figure 1 & 2) from the development permit application provide an overview of the proposal and are included for information purpose only. Administration's review of the development permit application will determine the ultimate building design and site layout details such as parking, landscaping, and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from west of site)





## Development Permit Summary

Figure 2: Site Plan



# PROPOSED

CPC2020-0853  
ATTACHMENT 4

## BYLAW NUMBER 117D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0082/CPC2020-0853)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

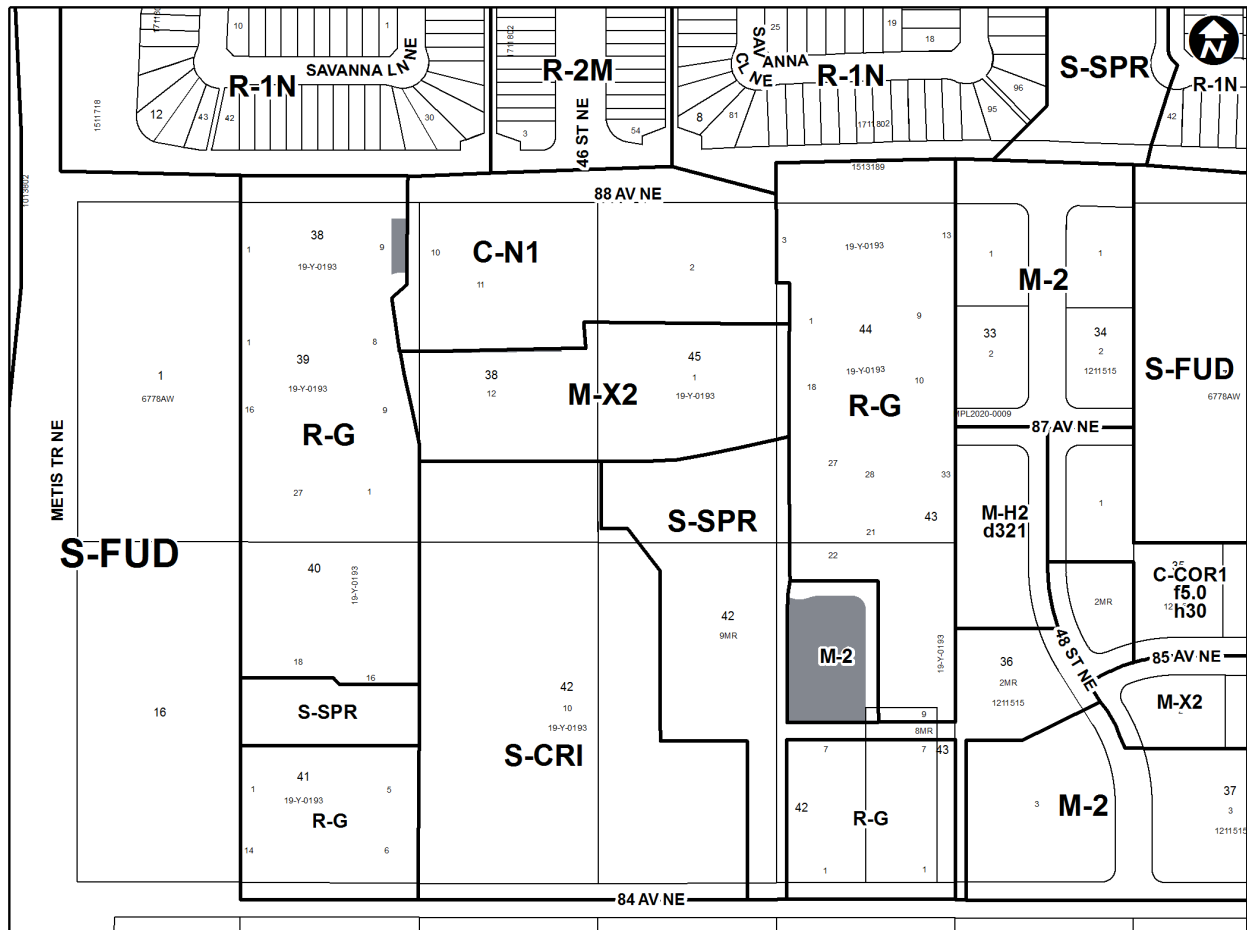
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2020-0082/CPC2020-0853  
BYLAW NUMBER 117D2020**

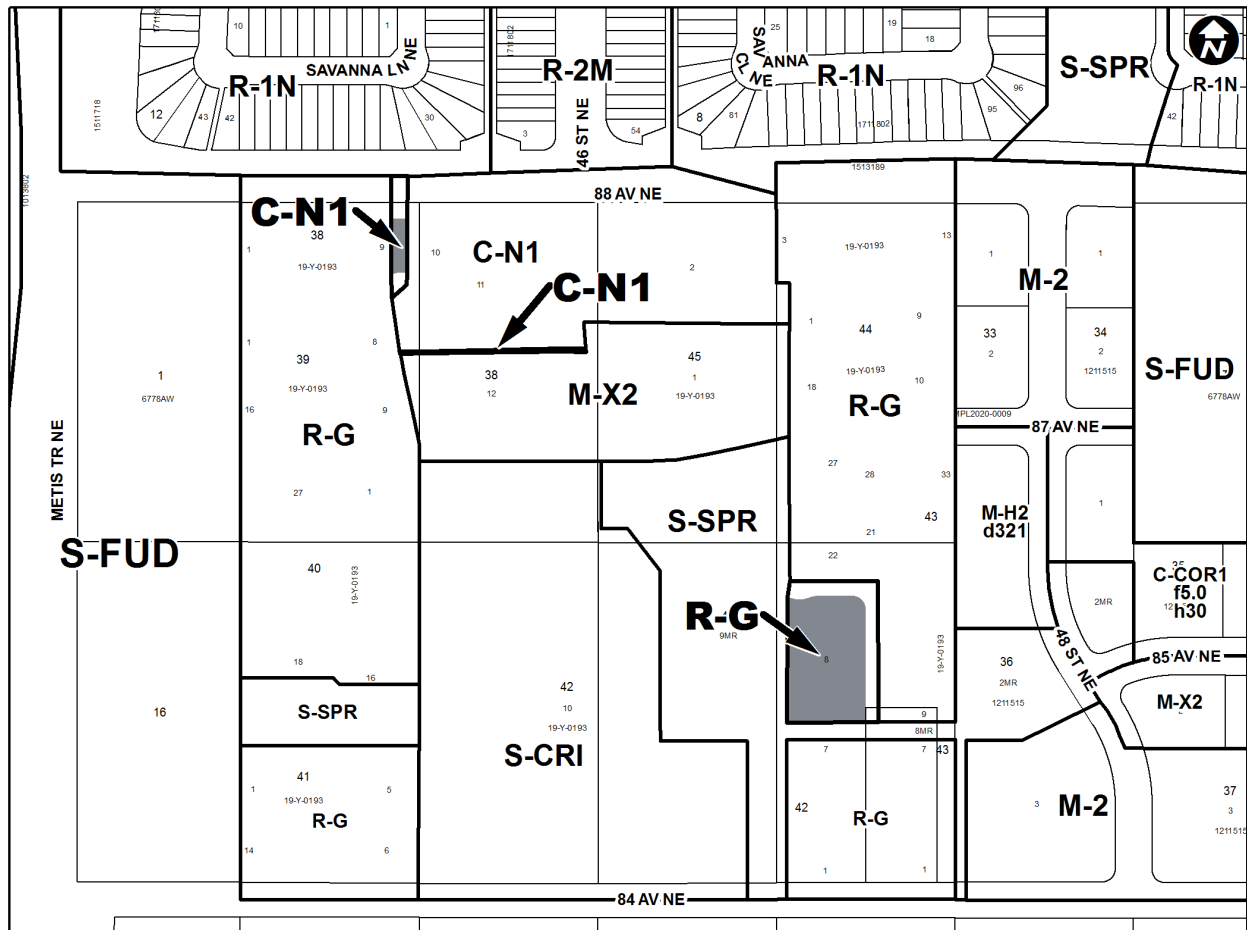
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0082/CPC2020-0853  
BYLAW NUMBER 117D2020

## SCHEDULE B





Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

## Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE LOC2020-0046

---

### EXECUTIVE SUMMARY

This land use amendment application was submitted by WSP Canada on 2020 April 13, on behalf of landowner Postmedia Network Inc. This application proposes to change the designation of the subject site from Industrial – Business (I-B) District to a DC Direct Control District based on the Industrial – Business (I-B) District to allow for:

- a greater variety of industrial uses that are complimentary to the industrial character of the area;
- a maximum building height of 12 metres (no change from the current maximum);
- a maximum floor area ratio (FAR) of 1.0 (no change from the current maximum); and
- the uses listed in the I-B District with the additional discretionary use of Vehicle Rental – Major.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* and is compatible with adjacent land uses.

No development permit application has been submitted at this time.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.08 hectares  $\pm$  (2.67 acres  $\pm$ ) located at 2615 - 12 Street NE (Plan 7810077, Block 12, Lot 1) from Industrial – Business f1.0 (I-B f1.0) District **to** DC Direct Control District to accommodate the additional use of Vehicle Rental – Major, with guidelines (Attachment 2); and
2. Give three readings to the proposed Bylaw.

#### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:

That Council hold a Public Hearing; and:

1. **ADOPT**, by bylaw, the proposed redesignation of 1.08 hectares  $\pm$  (2.67 acres  $\pm$ ) located at 2615 - 12 Street NE (Plan 7810077, Block 12, Lot 1) from Industrial – Business f1.0 (I-B f1.0) District to DC Direct Control District to accommodate the additional use of Vehicle Rental – Major, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 109D2020**.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

**Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046**

---

**BACKGROUND**

This land use amendment application was submitted by WSP Canada on 2020 April 13, on behalf of landowner Postmedia Network Inc. No development permit has been submitted at this time.

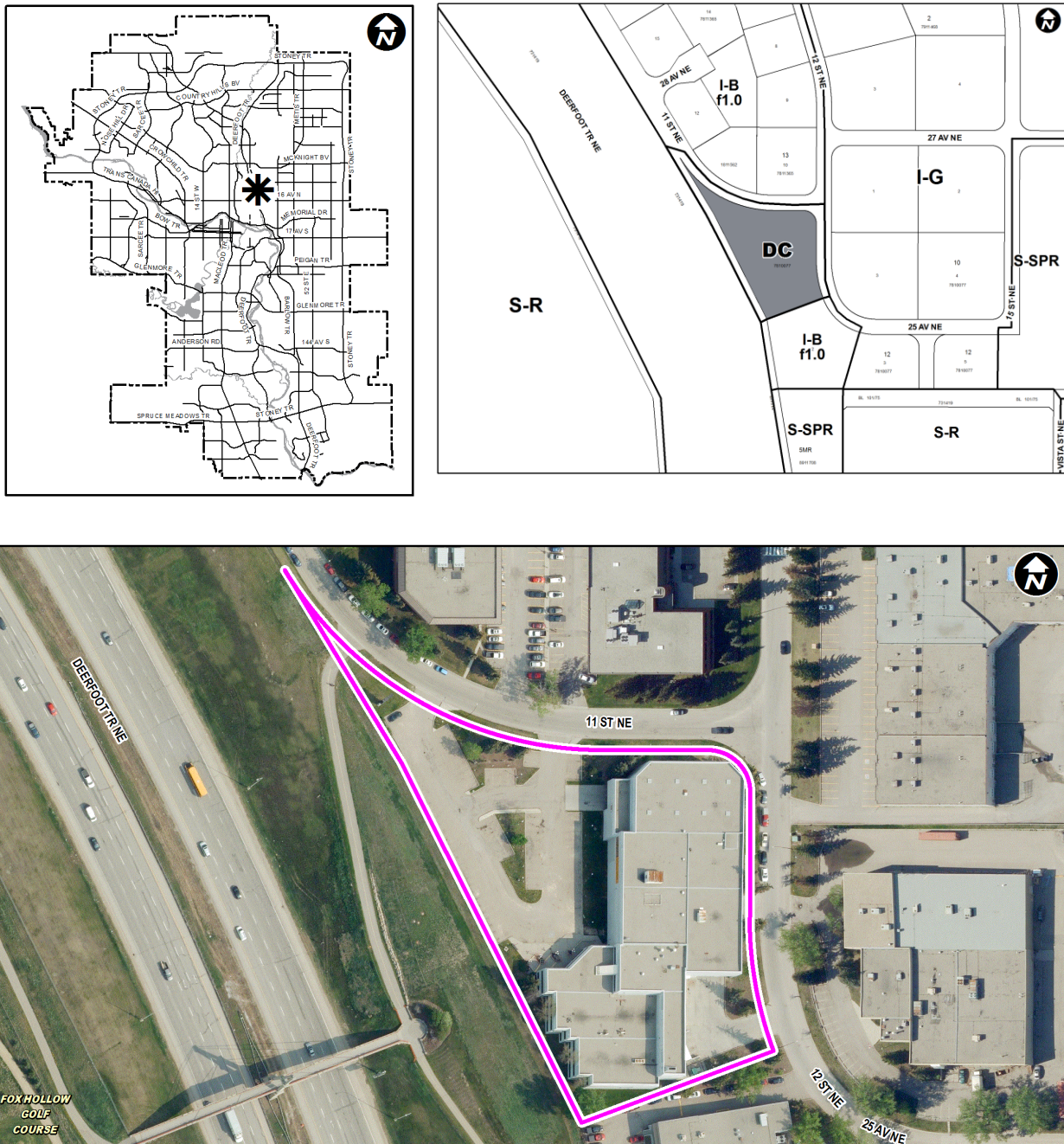
The proposed DC Direct Control District would allow for the addition of Vehicle Rental – Major as a discretionary use. U-Haul has expressed interest in locating on the subject site and only Vehicle Rental – Minor is allowed within the existing Industrial – Business (I-B) District. Additional information on the proposed business is outlined in the Applicant's Submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046

Location Maps





Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046



### Site Context

The subject site is located at the southwest corner of the intersection of 12 Street NE and 11 Street NE in South Airways. The site is irregularly shaped and approximately 1.08 hectares in area. The site is occupied by a single industrial building, the former Calgary Sun building. Primary vehicular access to the site is from 11 Street NE though there is vehicular access to the building from 12 Street NE as well. The parking area is located at the north and western portions of the site. A multi-use pathway is located immediately west, between the subject site and Deerfoot Trail N.

The surrounding parcels are predominantly designated as Industrial – General (I-G) District or Industrial – Business (I-B) District and include a variety of industrial uses. 32 Avenue NE is located approximately 600 metres directly north and is identified in the *Municipal Development Plan* (MDP) as an Urban Main Street and includes a mix of industrial and commercial uses.

The subject site is located within the Calgary International Airport Vicinity Protection Area (AVPA). Further information can be found in the Strategic Alignment section of this report.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the protection of industrial lands and allows a new business the opportunity to reuse the former Calgary Sun building.

**Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046**

---

**Land Use**

The existing Industrial – Business (I-B) District is an industrial designation that is intended for high quality manufacturing, research and office developments in locations visible from expressways and major streets. The existing Industrial – Business (I-B) District allows for a maximum building height of 12 metres and a maximum floor area ratio of 1.0.

The proposed DC Direct Control District allows the current rules to remain and proposes adding Vehicle Rental – Major to the list of discretionary uses. This use is typically found in industrial districts and allows for the rental of six or more vehicles. The Vehicle Rental – Minor use is listed as a discretionary use in the Industrial – Business (I-B) District currently onsite, but only allows up to five vehicles on site for rentals. The proposed additional use is compatible with other uses available within the existing area.

**Development and Site Design**

The current built form of the development consists of a single storey building which is currently vacant. No significant redevelopment of the site is anticipated through this application. A development permit would be required to approve the Vehicle Rental – Major use on the site if the land use amendment is approved.

**Transportation**

Vehicular access to the site is available from 11 Street NE and 12 Street NE. The area is served by Calgary Transit bus Route 32 with stops located approximately 150 metres walking distance. Route 38 is located approximately 600 metres from the subject site on 32 Avenue NE which forms part of the Primary Transit Network. There are no sidewalks in the immediate area, limiting pedestrian connectivity. A Transportation Impact Assessment was not required as part of this application and availability of on-site parking will be reviewed with subsequent development permits.

**Environmental Site Considerations**

An Environmental Site Assessment was not required for this application.

**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. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed at the development permit stage.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

## Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE LOC2020-0046

---

### Climate Resilience

In choosing to locate in an existing building (former newspaper publishing facility), the applicant has committed to adaptive reuse of the building, including the addition of LED lighting, double paned windows, thermally efficient building envelope and energy efficient roofs. Additional opportunities to enhance future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

### Stakeholder Engagement, Research and Communication

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

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

No community association exists in this area.

Four letters were received by the public. Comments regarding this application include:

- increase in traffic as a result of the uses associated with the proposed Vehicle Rental – Major use in this location;
- increase in demand for street parking which many adjacent businesses rely on for their customers;
- no direct access to the site from Deerfoot Trail N;
- roads to the site are not capable of accommodating truck traffic; and
- increase in pollutants and vehicle emissions.

These items will be further reviewed at the development permit stage.

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

### Strategic Alignment

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

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

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

## Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE LOC2020-0046

---

### ***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* (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees. The proposed use added to this site would be consistent with the intent of the MDP.

There is no local area plan for the subject area.

### ***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risk. Additional opportunities to enhance development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### ***Airport Vicinity Protection Area***

The [Airport Vicinity Protection Area Regulation](#) identifies the subject site as being located within the 30 – 35 and 35 – 40 Noise Exposure Forecast (NEF) of the Airport Vicinity Protection Area Regulation (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed Vehicle Rental – Major use is generally allowable within the higher noise exposure of 35-40 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The proposed land use district will provide opportunities for additional commercial activities while maintaining the industrial character of the area.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0797

**Land Use Amendment in South Airways (Ward 10) at 2615 - 12 Street NE  
LOC2020-0046**

---

**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 application.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District maintains the industrial nature of the area, and the proposed additional Vehicle Rental – Major use is compatible with and complementary to the existing uses in the area.

**ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 109D2020**

## Applicant's Submission



June 23, 2020

City of Calgary  
Planning & Development  
PO Box 2100, Station M (#8108)  
Calgary, Alberta, Canada T2P 2M5

### Re: Land Use Redesignation – 2615 12 ST NE (Lot 1 Block 12 Plan)

Dear Madam/Sir:

Please accept our application for a land use redesignation at the property municipally addressed 2615 – 12 Street NE (legally described as Lot 1 Block 12 Plan 7810077) located in the City of Calgary. The intent of this land use redesignation is to allow for the operation of a U-Haul Moving and Storage Store. As U-Haul is committed to serving the needs of Calgarians, an additional U-Haul store located within the City of Calgary will create an additional U-Haul truck and trailer share location to ease traffic at and pressure on existing U-Haul stores around the City. We are very confident that the location and visibility of this parcel will provide ample transportation access for customers.

### **Direct Control District**

On February 18, 2020, our team met with the CPAG team to review the proposal details (PE2020-00170). We received support from the CPAG team for the intent of our development proposal. At this meeting our file manager discussed the opportunity to redesignate the parcel to a Direct Control Zone. The intent of the DC will be based on the parcel's current land use district, Industrial Business (IB), with the addition of one discretionary use as follows:

### 323 Vehicle Rental – Major

- (a) means a use:
- i. where passenger vehicles and light trucks are rented to the public;
  - ii. where the gross vehicle weight of the vehicles rented is less than 8200 kilograms; and
  - iii. where more than five (5) vehicles are available for rent;

As per the intent of the Industrial District (IB): an industrial designation that is primarily for business park uses with high quality buildings in a campus-like setting, **typically in highly visible locations next to major roadways**. Uses may include offices, research and low-impact manufacturing. Outdoors industrial uses are not allowed.

The proposed discretionary uses currently permitted on site include:

- Retail and Consumer Service
- Self-Storage Facility
- Vehicle Rental – Minor

Given the site's highly visible location directly adjacent to Deerfoot Trail, the CPAG review team felt it may be more appropriate to maintain the existing land use designation of IB and its permitted and discretionary uses, and to simply add a single discretionary use through a Direct

## Applicant's Submission



Control District. In addition, the parcel has excellent access to Deerfoot Trail via the signalized intersection onto 32 Ave using either 11 Street or 12 Street.

### **Municipal Development Plan Compliance**

The City of Calgary Municipal Development Plan identifies the area as an Industrial – Standard Industrial Area. The proposal to add a use within a Direct Control District maintains the area's industrial intent.

### **Development Proposal**

The site is located adjacent to a regional pathway, often used for walking and cycling. The intent on site will be to provide bicycle racks through a development permit application, allowing employees or customers the option to cycle to the site as transit service is somewhat limited in this industrial area. Customer parking will be accommodated for on site, which will be enforced through signage and employee education.

We trust that the above explanations and justification for redesignation will satisfy the requirements for submission of a land use redesignation application.

Yours sincerely,

A handwritten signature in black ink that reads 'Gagatek'.

Lauren Gagatek

LG  
Encl.  
WSP Ref:19M-01699-00

# PROPOSED

CPC2020-0797  
ATTACHMENT 2

## BYLAW NUMBER 109D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0046/CPC2020-0797)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2020-0046/CPC2020-0797  
BYLAW NUMBER 109D2020**

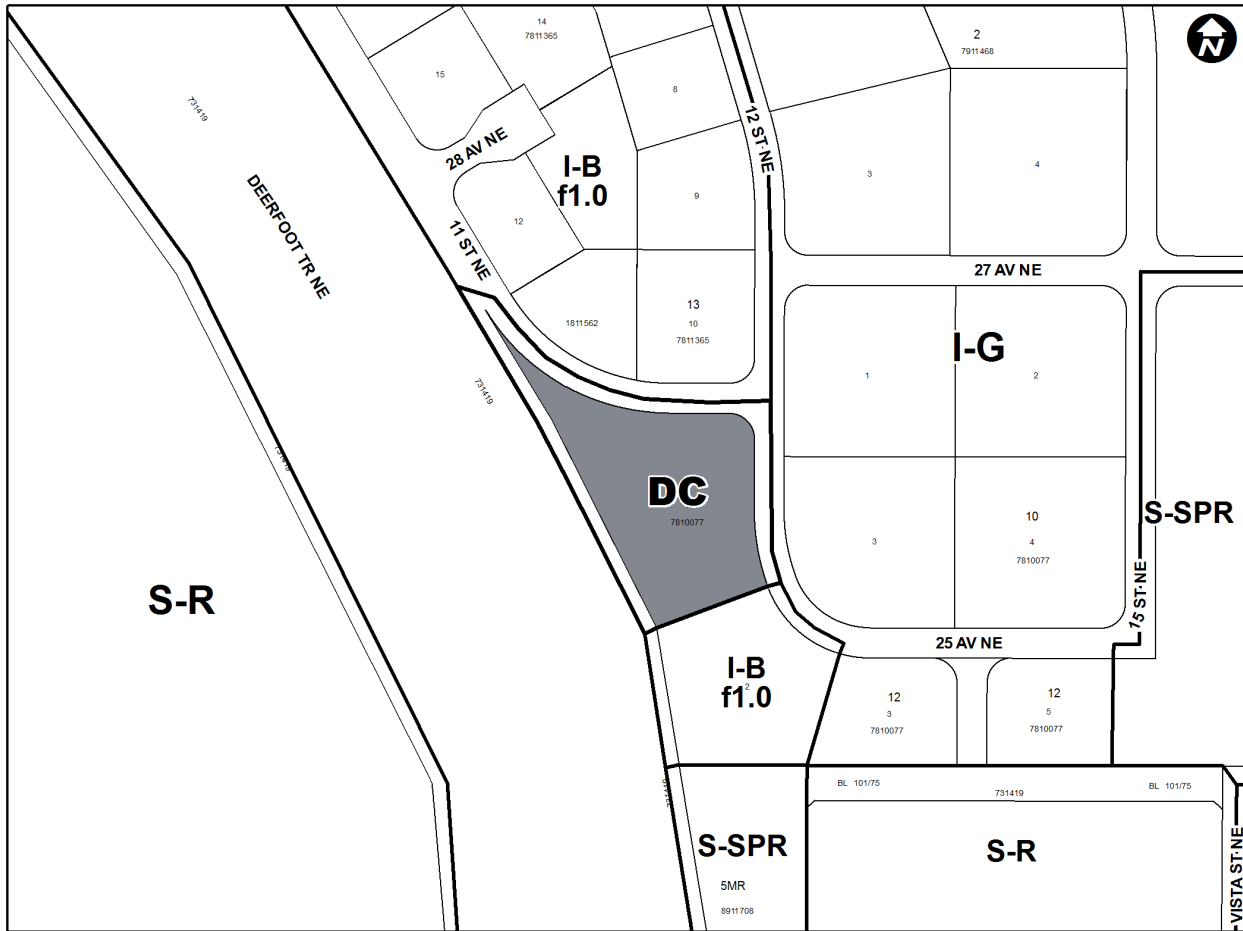
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0046/CPC2020-0797  
BYLAW NUMBER 109D2020

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of vehicle rental – major.

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

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



# PROPOSED

AMENDMENT LOC2020-0046/CPC2020-0797  
BYLAW NUMBER 109D2020

## Discretionary Uses

- 5 The ***discretionary uses*** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:
- (a) **Vehicle Rental – Major.**

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 1.0.

## Relaxations

- 8 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.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

## Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196

---

### EXECUTIVE SUMMARY

This application was submitted by Modern Office of Design & Architecture on behalf of the developer The Providence Group and the landowner 1615264 Alberta Ltd (Heather Robillard) on 2019 December 18. The application proposes to change the designation of the properties from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District to allow for:

- multi-residential development as well as a limited range of commercial uses;
- a maximum building height of 22 metres (an increase from the current maximum of 16 metres);
- a maximum building floor area of approximately 11,600 square metres (an increase from the current maximum of 9,700 square metres); and
- the uses listed in the M-H1 District.

An amendment to the *Crescent Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP).

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196**

---

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h22) District; and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Revised Attachment 2); and
2. Give three readings to **Proposed Bylaw 39P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District; and
4. Give three readings to **Proposed Bylaw 116D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This application was submitted by Modern Office of Design & Architecture on behalf of the developer The Providence Group and the landowner 1615264 Alberta Ltd (Heather Robillard) on 2019 December 18. A development permit application has not been submitted.

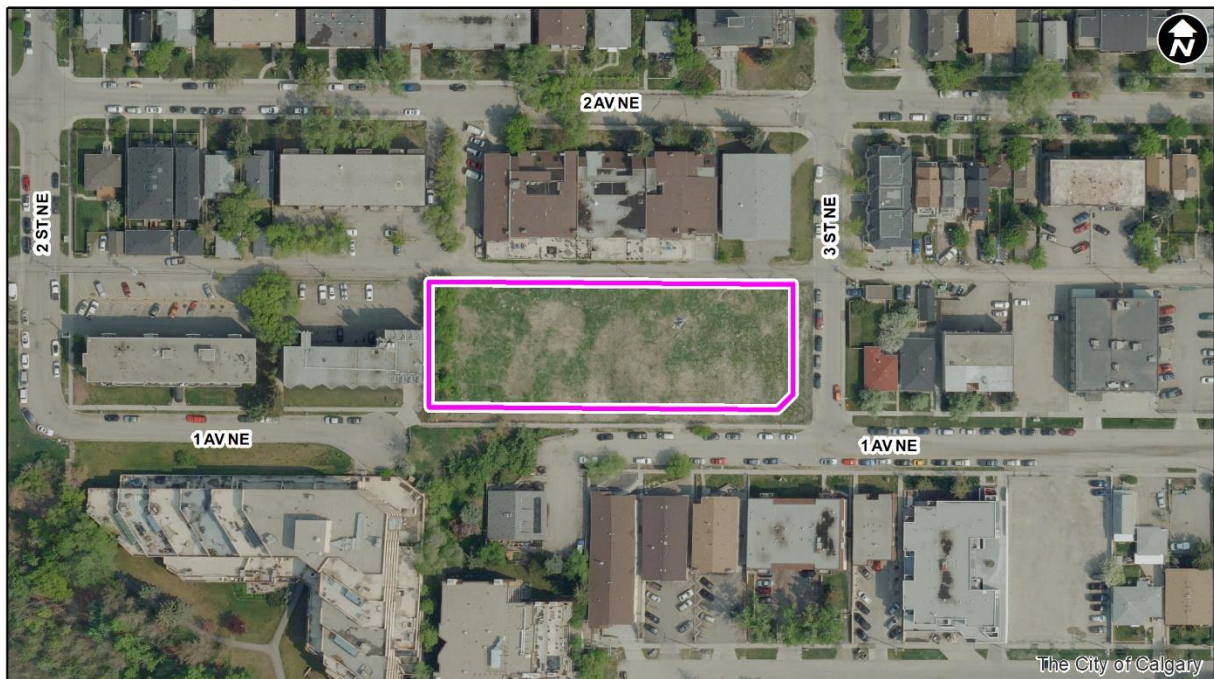
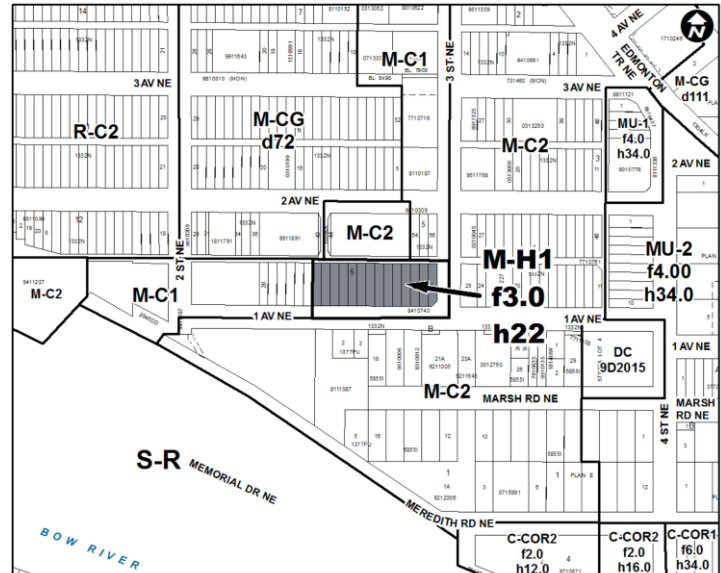
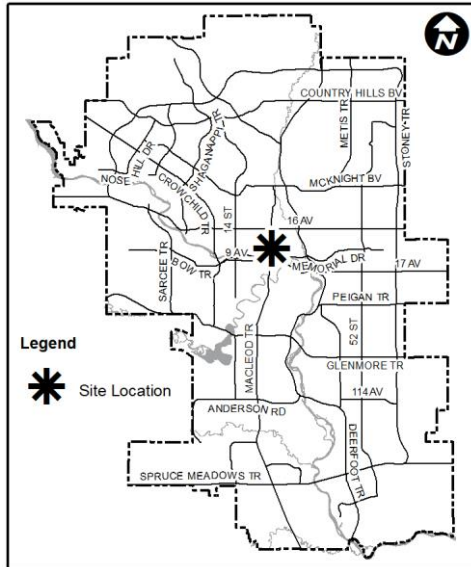
As stated in the Applicant's Submission (Attachment 1), the proposed land use redesignation will allow for six storey multi-residential development that is split into three buildings above grade with an underground parkade.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at  
multiple properties, LOC2019-0196

Location Maps

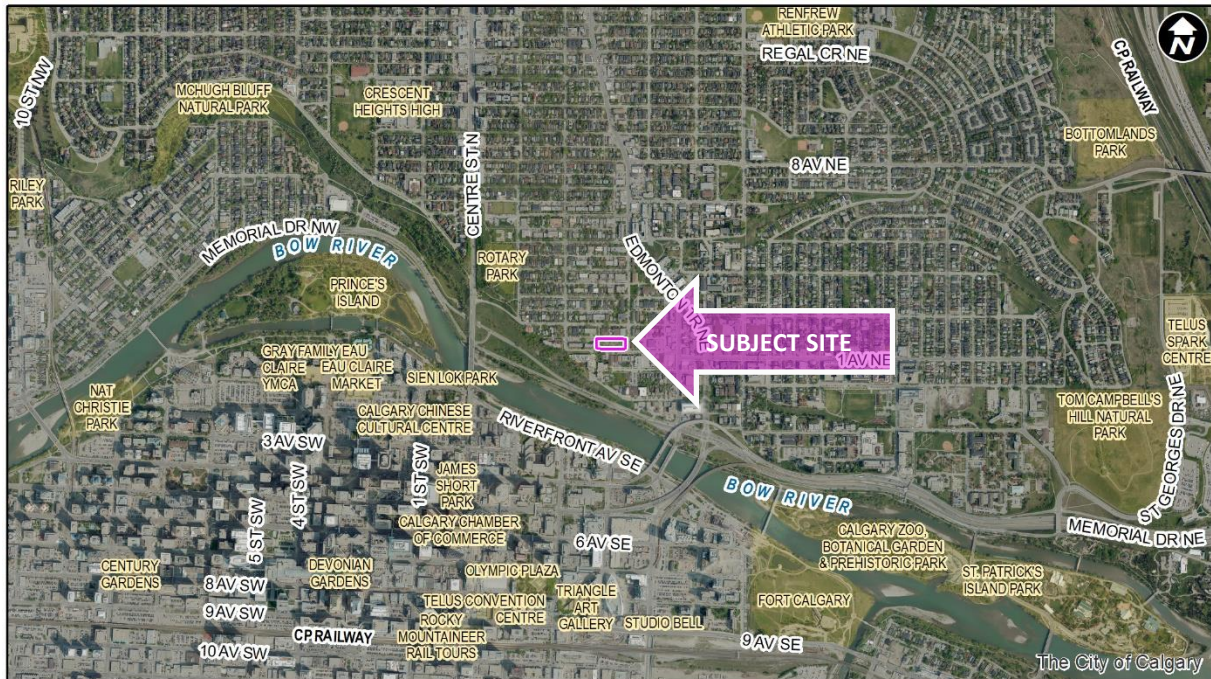




Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at  
multiple properties, LOC2019-0196



### Site Context

The subject site currently includes eight parcels and is located in the community of Crescent Heights at the northwest corner of 1 Avenue NE and 3 Street NE. The site is approximately 0.39 hectares (0.96 acres) in size, and is approximately 37 metres wide by 106 metres long. The site has a significant slope, with an elevation drop of approximately 13.5 metres (45 feet) from west to east with the lowest portion of the site adjacent to 3 Street NE. The parcel is currently vacant.

Surrounding development is generally apartment style, multi-residential development designated Multi-Residential – Contextual Grade – Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District and Multi -Residential – Contextual Medium Profile (M-C2) District. There is also a single detached dwelling to the east of the site that is designated Multi -Residential – Contextual Medium Profile (M-C2) District.

The Central Library, Bow Valley College and the City Hall LRT station are a 15 minute walk (1.2 kilometres) to the south of the site. The Rotary Off Leash dog park is a 5 minute walk (450 metres) to the northeast of the site. The site is also in close proximity (400 metres) to the recently redeveloped Meredith Block at 611 Meredith Road NE. Access to the Bow River pathway system near the Reconciliation Bridge is a seven minute walk (550 metres) to the southeast of the site.

## Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196

---

As identified in *Figure 1*, the community of Crescent Heights reached Peak population in 2019.

*Figure 1: Community Peak Population*

Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a two storey increase to the maximum building height for multi-residential development in an inner-city area. The proposal retains a medium-density typology as the proposed building height and floor area ratio modifiers will limit the potential residential development to six storeys with a maximum floor area ratio of 3.0. This proposed land use redesignation generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

The existing MC-2 District is a residential designation applied to developed areas that is primarily for Multi-Residential Development of medium height and medium density. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16 metres.

The proposed M-H1 District is a residential designation applied to developed areas that is primarily for taller Multi-Residential Development with high density. The M-H1 District allows for a maximum floor area ratio of 4.0, but this application proposes a floor area ratio modifier to limit the maximum floor area ratio to 3.0. The M-H1 District allows for a maximum building height of 26 metres, however this application proposes a height modifier to limit the maximum building height to 22 metres.

The height and floor area ratio modifiers are included with this proposed land use for compatibility with existing development adjacent to the site.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

## **Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196**

---

### **Development and Site Design**

The rules of the M-H1 District and policies of the *Crescent Heights ARP* will provide guidance for future site development including appropriate uses, building massing, access, height, landscaping and parking. Administration will provide particular attention to access and fire servicing when a future Development Permit is applied for.

As per [The City of Calgary Slope Adaptive Development Policy and Guidelines](#), the development should be planned to minimize potential soil, geological and drainage problems. Also, site planning should minimize grading, maximize views and endeavor to maintain access to solar energy.

### **Transportation**

Pedestrian access to the site is available from an existing sidewalk along 1 Avenue NE. Construction of a sidewalk adjacent to the development along 3 Street NE will be required at the development permit stage. Direct vehicular access for new development will be limited to 3 Street NE only. The site is serviced by Calgary Transit with bus stops located approximately 210 metres away on 4 Street NE and 550 metres away on Centre Street N. The City Hall LRT Station is a 15 minute walk (1.2 kilometres) to the south of the site.

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

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Public water mains are not available for connection to this site, and a water main extension will be required at the developer's expense. Previous discussions with Water Resources on this site have concluded that construction of a 250 millimetre main in the 3 Street NE right-of-way will be required that spans from 2 Avenue NE to 1 Avenue NE.

Sanitary sewer is available for connection from 1 Avenue NE. Storm sewer is available for connection from 3 Street NE.

Individual servicing connections, as well as appropriate stormwater management and slope stability will be considered and reviewed as part of a development permit.

## **Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196**

---

### **Climate Resilience**

The applicant has stated that electric vehicle charging stations will be provided and rooftop garden plots for local food production will also be included with the development. Additional 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 external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Crescent Heights Community Association provided a letter (Attachment 3) noting support of the application.

Administration received 11 public responses stating opposition. The responses included many reasons for opposition including concerns related to shadowing, views to downtown, parking, and property values.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The proposed M-H1 District is a residential designation applied to developed areas for sensitive intensification with consideration for adjacent development. A height modifier is included with the proposed land use redesignation to limit building height to six storeys (22 metres), along with future slope adaptive design to mitigate shadowing and integration with adjacent development. The design compatibility will be reviewed at the development permit stage, as well as parking requirements. Further review would be undertaken when a development permit is submitted.

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

### **Strategic Alignment**

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

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

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

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of



## **Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196**

---

promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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

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

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

The proposal is in keeping with relevant MDP policies as the proposed M-H1 District with a maximum building height of 22 metres and floor area ratio of 3.0 would provide for six-storey residential development, which is consistent with adjacent residential development and sensitive to the neighbouring context.

### ***Crescent Heights Area Redevelopment Plan (Statutory – 1997)***

The parcel is located within the Medium Density Multi Dwelling category of the [Crescent Heights ARP](#). The policy for this area currently provides for a variety of housing types up to four-storey apartments

To accommodate the proposed M-H1 District and subsequent development, a minor text amendment is required to allow for up to six storeys on this site. A six-storey multi residential development exists at a location adjacent to the site and the amendment is in keeping with the existing neighbourhood context. The additional building height will allow for sensitive intensification, slope adaptive design and more efficient use of existing infrastructure and services in the area.

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

### ***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 has stated that electric

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0872

## **Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at multiple properties, LOC2019-0196**

---

vehicle charging stations will be provided and rooftop garden plots for local food production will also be included with the development, aligning with Programs 4 and 7 of the *Climate Mitigation Action Plan*. Additional opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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

The recommended land use will allow for redevelopment of a vacant inner city site in close proximity to downtown. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. The ability to develop up to six storeys will make more efficient use of the land, existing infrastructure and services.

### **Financial Capacity**

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

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

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

The proposed land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time. All necessary upgrades are at the sole cost of the developer.

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*, as amended. The proposed Multi-Residential – High Density Low Rise (M-H1) District is a residential designation applied to developed areas. The proposed land use would allow for a potential building type that is consistent with the adjacent residential development and responsive to the sloping site. The proposed height and floor area ratio limitations, along with slope adaptive design best practices will provide for sensitive intensification within the existing neighbourhood context.

### **ATTACHMENTS**

1. Applicant Submission
2. **Proposed Bylaw 39P2020**
3. Community Association Comments
4. **Proposed Bylaw 116D2020**
5. **Public Submissions**



## **Applicant Submission**

December 18, 2019

The planning portion of the pre-application PE2019-01985 report reiterated that the draft of the North Hill Communities Plan proposes a max building height of six storeys at the subject site. With this in mind we are proposing a Land Use Redesignation from the current M-C2 to M-H1 f3 h22 d425. This would enable the zoning to achieve the six storey development.

### **FAR:**

M-H1 allows a max FAR of 4.0. For our proposal we would only require 3.0 to achieve the density to allow this project to be viable.

### **HEIGHT:**

M-H1 allows for a maximum building height of 26.0 meters. This proposal would only require 22.0 meters of building height so would ask that be the designator for height.

### **DENSITY:**

M-H1 has a minimum density of 150 units per hectare and no limits for a maximum. Our project is proposing 165 units (55 units I building) which would equate to 465 units per hectare.

### **PARKING STRATEGY:**

We are looking to have an underground parkade to accommodate 1.1 stalls I unit. The current bylaw only requires 1.0 stalls I unit. Instead of providing 165 stalls we are proposing 182 stalls, all housed within the below grade parkade. The owner is looking to alleviate any concerns the community may have when it comes to the added parking this density may introduce.

### **BUILDING FORM:**

Instead of the usual strategy of a single monolithic building stretching across the site we are proposing to split the building, above grade, into three buildings. This allows views through the site from the north side, giving some ease to the people living in the development across the lane. This also allows for public and private amenity spaces to happen between the buildings. By use of planted retaining walls these will be fantastic spaces. Our initial 3d studies show that these areas are beautiful.

### **FIRE LANE:**

We are proposing a 6.0 meter wide fire lane between each building accessed off of 1 AVE NE. This takes advantage of the areas between each building.

### **DIVIDING THE SITE:**

We are proposing to divide the property into three portions with the parkade below spanning all three. As the parcel has a fairly good slope we plan on three separate buildings placed down the slope. Having property lines near the east face of each building will allow us to achieve the six storey buildings without going over the building height maximum.



# PROPOSED

CPC2020-0872  
ATTACHMENT 2

## BYLAW NUMBER 39P2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE CRESCENT HEIGHTS AREA  
REDEVELOPMENT PLAN BYLAW 17P96  
(LOC2019-0196/CPC2020-0872)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Crescent Heights Area Redevelopment Plan Bylaw 17P96, as amended;

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

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

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:

(a) Under section 3.5, 'Multi-Unit Housing – Townhouses and Apartments', subsection 2, 'Policies', add the following sentence to the end of policy 2:

"Development of up to 6 storeys is supported for the site at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE."

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



## Community Association Comments



Wed 1/8/2020 1:27 PM

Dennis Marr <planning@crescentheightsyyc.ca>

[EXT] LOC2019-0196; 330-1 Ave NE; M-C2 to M-H1

To  Rockley, Matt A.

Hello Matt,

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

We support this rezoning request.

We look forward to reviewing the DP, for which we will have specific input. Drainage and landscaping are of particular interest to us given the challenging slope of this property.

Should you have questions, please contact me by phone at 403-807-7257 or by email.

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights, C.A.





# PROPOSED

CPC2020-0872  
ATTACHMENT 4

## BYLAW NUMBER 116D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0196/CPC2020-0872)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

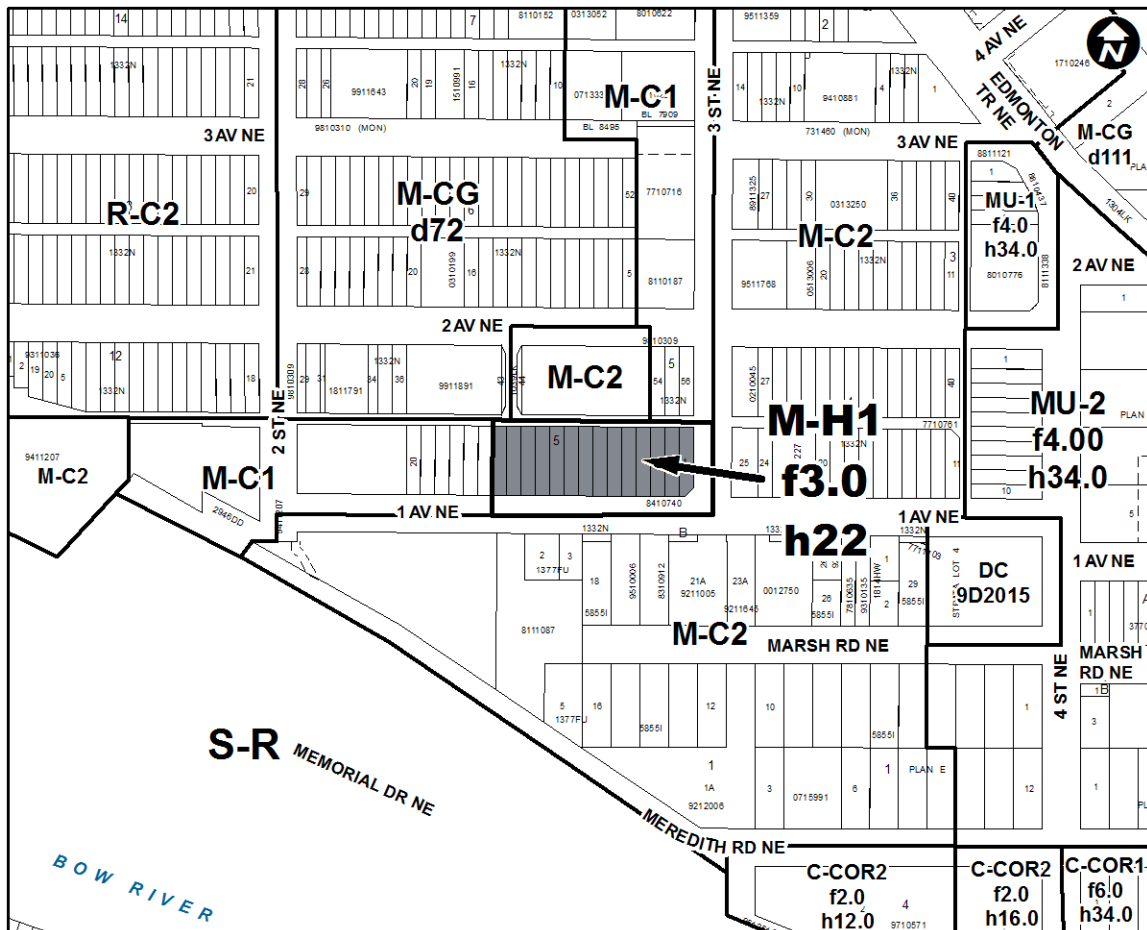
**AMENDMENT LOC2019-0196/CPC2020-0872  
BYLAW NUMBER 116D2020**

## SCHEDULE A



**AMENDMENT LOC2019-0196/CPC2020-0872  
BYLAW NUMBER 116D2020**

## SCHEDULE B





**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Doug

\* Last name Kuss

Email djkuss@live.com

Phone 403-230-5881

\* Subject Objection to Land Use Re-designation File # - LOC2019-0196

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached. Thank you.

**Objection to Land Use Re-designation**  
**File # - LOC2019-0196**  
**September 2020**

- Objection to land use re-designation from MC-2 to M-H1f3h22d425
- Resides at Brisebois Place 306 - 333 2<sup>nd</sup> Ave NE (southside, across the alley from the proposed site).
- People who live in the community do so for very specific reasons which are referenced in 2.2 - Community Vision and Goals on page 8 of the Crescent Heights ARP document.

## 2.2 Community Vision and Goals

### Vision:

Crescent Heights in the future continues to be a safe, clean, welcoming community - a good place to raise a family and to grow old. There is a feeling of neighbourliness, something like a small town with everyone feeling welcome in all aspects of community life. There is less traffic within the community than there has been and there is a more peaceful feeling. People are involved together in many activities in the community. Crescent Heights has a clear identity in the city. There is a range of retail, cultural and social activities within walking distance of the residents.

Residential and commercial development has continued with the new buildings fitting in harmoniously with the existing buildings. The community has retained a large number of apartments and townhouses providing a wide range of housing opportunities. There are more opportunities for seniors to stay and live in the community as they age. The low-density areas have been strengthened and new development has respected and reflected the heritage flavour and sense of history in the community. Better home maintenance is occurring, and the level of home ownership is increasing.

Along Centre Street and Edmonton Trail, there are more small businesses serving the neighbourhood, more pedestrian traffic and street beautification improvements. The shops are more enjoyable to visit and the streets are safer to cross. Centre Street is less of a barrier in the community. There is more of a mix of land uses in the commercial areas. More people work out of their homes keeping the community active throughout the day. Crescent Heights is a pleasant place to live, work and visit.

### Goals:

1. Help create an attractive, safe and active community which residents are proud of.
2. Maintain and strengthen the detached housing areas of the community.
3. Improve the multi-unit residential areas by addressing traffic, open space and design issues.
4. Improve the business environment of the retail areas and encourage a mix of commercial services for community residents.
5. Review the road system in the community, and revise if necessary, to ensure safe movement for pedestrians, cyclists and motorists and reduce the impact of short-cutting traffic.
6. Support city-wide planning goals in a manner sensitive to the goals and objectives of the Crescent Heights community.
7. Encourage and accommodate residents of differing ages, family sizes and income through a variety of housing types and community programs.
8. Encourage new development which contributes to achieving the goals of the ARP.
9. Encourage long term commitment to the community on the part of residents.

10. Promote community well being through social service and community initiatives.

- Application is also based on a draft of the North Hill Communities Plan that is not concluded. This will prematurely set precedent if approved prior to the finalization of the Plan.
- Below are some of our concerns based on the initial drawings of the project:

Height – too high in relation to the existing neighbourhood buildings. Rooftop decks pose an added higher imprint with privacy and noise issues to the 23 south facing decks at 333 2<sup>nd</sup> Ave. NE, those at 351 2<sup>nd</sup> Ave NE (Francois Apartments) and the balconies of the buildings occupying the southside of 1<sup>st</sup> Ave NE across from the project and the dwellings to the east.

Density – is over 3 times the minimum M-H1 limit and has too large of a footprint considering the existing buildings, the approval of the Bridgeland Car Wash project (186 units plus commercial), the dead-end cul-de-sac, narrow streets and one way in and out of the neighbourhood.

Safety – fire lane access is questionable and poses a safety concern as there is no access from the alley and limited access from 1<sup>st</sup> Ave. NE.

Property Lines – too close to the steep existing alley where multiple past vehicle accidents have occurred to the former houses occupying the application lots, including City waste removal trucks.

Shadow Study - it is evident that the added height will adversely affect the privacy and loss of sunshine, an issue for the residents on the south side of Brisebois Place and the Francois Apartments.

Parking – building entrances, parkade entrance and fire lanes will eliminate most if not all the street parking currently on the north side of 1<sup>st</sup> Ave NE and 3<sup>rd</sup> St NE (narrow street). This will also be impacted by the additional expected public parking issues for the Car Wash project; adding to the problem. In a conversation with Ray Blasetti, President of the Italian Cultural Centre, he had indicated that the Meredith Block (611 Meredith Road NE) had contacted him regarding the rental of 50 parking stalls during the day. This is evidence of the current stress on neighbour parking and that approved developments aren't providing enough.

Traffic – in the neighbourhood will be adversely affected by the one way in & out of the proposed project, the potential cross cutting issues through Crescent Heights, the current and future activity at the Italian Cultural Centre and the Car Wash project. Much of the existing infrastructure (narrow streets) can not handle the growth.

Building Form – although the applicant expresses the 3 buildings will alleviate the single monolithic building approach, it only replaces one for the other; not much of an easement.

Landscaping – proposal seems minimal with not much green space.

- There's no mention of a traffic study or the impact on adjacent buildings from digging into the hill for the proposed parkade.
- We are seeing a pattern of developer greed leading to overdevelopment in many Calgary communities including Downtown, China Town, Kensington, Sunnyside, Inglewood and the



East Village as well as a City Council that hasn't listened to the affected constituents. This has led to an excess in real estate inventory. Further, it has the potential to create transient, transitional neighbourhoods; ones that don't support solid community growth. It also devalues the existing properties where people have invested in building a sustainable neighbourhood.

- If the City continues to approve zoning density that only compounds future neighbourhood problems rather than approve developments the community can get behind, opposition will follow. The only neighbourhood project to receive community support was the Dragonfly proposal. It was deemed to be reasonable and fit the existing vision (ARP) of the community.
- It's concerning that the City is willing to sacrifice the quality of life for owners/residents living in the neighbourhood for the benefit of financial gains by a developer.
- We are asking Council to do the right thing for the community residents affected and reject the application. We also ask that any future land use re-designation applications be tied to a development permit to ensure proper community consistency prior to re-designation.

Thank you for your consideration.

Respectfully submitted by,

Candy & Doug Kuss  
#305 & 306 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[djkuss@live.com](mailto:djkuss@live.com)

Heather Streeton  
602 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[heather.streeton@gmail.com](mailto:heather.streeton@gmail.com)

Kyle McMillan  
504 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[bow.river333@gmail.com](mailto:bow.river333@gmail.com)

Jennifer Hews  
351 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[mjhews@shaw.ca](mailto:mjhews@shaw.ca)

Jim & Tammy Lacelle  
405 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[jim@monarchcentres.com](mailto:jim@monarchcentres.com)

Whitney Bastedo  
702 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[wbastedo@mccrums.com](mailto:wbastedo@mccrums.com)

Rebecca Fang  
401 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[rmfang00@yahoo.com](mailto:rmfang00@yahoo.com)

Barry Bortnick & Sylvie Bouchard  
503 - 333 2<sup>nd</sup> Avenue NE  
Calgary, AB T2E 0E5  
[bbortnick@gmail.com](mailto:bbortnick@gmail.com)  
[smbouchard@gmail.com](mailto:smbouchard@gmail.com)

Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal station 'M'  
Calgary, AB T2P 2M5  
[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)  
Ph: 403-268-5861  
Fax: 403-268-2362

From:  
Doug Kuss  
403-230-5881

RE: File # - LOC2019-0196

4 pages including title page.

**Objection to Land Use Re-designation**  
**File # - LOC2019-0196**  
**September 2020**

- Objection to land use re-designation from MC-2 to M-H1f3h22d425
- Resides at Brisebois Place 306 - 333 2<sup>nd</sup> Ave NE (southside, across the alley from the proposed site).
- People who live in the community do so for very specific reasons which are referenced in 2.2 - Community Vision and Goals on page 8 of the Crescent Heights ARP document.

## 2.2 Community Vision and Goals

### Vision:

Crescent Heights in the future continues to be a safe, clean, welcoming community - a good place to raise a family and to grow old. There is a feeling of neighbourliness, something like a small town with everyone feeling welcome in all aspects of community life. There is less traffic within the community than there has been and there is a more peaceful feeling. People are involved together in many activities in the community. Crescent Heights has a clear identity in the city. There is a range of retail, cultural and social activities within walking distance of the residents.

Residential and commercial development has continued with the new buildings fitting in harmoniously with the existing buildings. The community has retained a large number of apartments and townhouses providing a wide range of housing opportunities. There are more opportunities for seniors to stay and live in the community as they age. The low-density areas have been strengthened and new development has respected and reflected the heritage flavour and sense of history in the community. Better home maintenance is occurring, and the level of home ownership is increasing.

Along Centre Street and Edmonton Trail, there are more small businesses serving the neighbourhood, more pedestrian traffic and street beautification improvements. The shops are more enjoyable to visit and the streets are safer to cross. Centre Street is less of a barrier in the community. There is more of a mix of land uses in the commercial areas. More people work out of their homes keeping the community active throughout the day. Crescent Heights is a pleasant place to live, work and visit.

### Goals:

1. Help create an attractive, safe and active community which residents are proud of.
2. Maintain and strengthen the detached housing areas of the community.
3. Improve the multi-unit residential areas by addressing traffic, open space and design issues.
4. Improve the business environment of the retail areas and encourage a mix of commercial services for community residents.
5. Review the road system in the community, and revise if necessary, to ensure safe movement for pedestrians, cyclists and motorists and reduce the impact of short-cutting traffic.
6. Support city-wide planning goals in a manner sensitive to the goals and objectives of the Crescent Heights community.
7. Encourage and accommodate residents of differing ages, family sizes and income through a variety of housing types and community programs.
8. Encourage new development which contributes to achieving the goals of the ARP.
9. Encourage long term commitment to the community on the part of residents.

10. Promote community well-being through social service and community initiatives.

- Application is also based on a draft of the North Hill Communities Plan that is not concluded. This will prematurely set precedent if approved prior to the finalization of the Plan.
- Below are some of our concerns based on the initial drawings of the project:

Height – too high in relation to the existing neighbourhood buildings. Rooftop decks pose an added higher imprint with privacy and noise issues to the 23 south facing decks at 333 2<sup>nd</sup> Ave NE, those at 351 2<sup>nd</sup> Ave NE (Francois Apartments) and the balconies of the buildings occupying the southside of 1<sup>st</sup> Ave NE across from the project and the dwellings to the east.

Density – is over 3 times the minimum M-H1 limit and has too large of a footprint considering the existing buildings, the approval of the Bridgeland Car Wash project (186 units plus commercial), the dead-end cul-de-sac, narrow streets and one way in and out of the neighbourhood.

Safety – fire lane access is questionable and poses a safety concern as there is no access from the alley and limited access from 1<sup>st</sup> Ave. NE.

Property Lines – too close to the steep existing alley where multiple past vehicle accidents have occurred to the former houses occupying the application lots, including City waste removal trucks.

Shadow Study - it is evident that the added height will adversely affect the privacy and loss of sunshine, an issue for the residents on the south side of Brisebois Place and the Francois Apartments.

Parking – building entrances, parkade entrance and fire lanes will eliminate most if not all the street parking currently on the north side of 1<sup>st</sup> Ave NE and 3<sup>rd</sup> St NE (narrow street). This will also be impacted by the additional expected public parking issues for the Car Wash project; adding to the problem. In a conversation with Ray Blasetti, President of the Italian Cultural Centre, he had indicated that the Meredith Block (611 Meredith Road NE) had contacted him regarding the rental of 50 parking stalls during the day. This is evidence of the current stress on neighbour parking and that approved developments aren't providing enough.

Traffic – in the neighbourhood will be adversely affected by the one way in & out of the proposed project, the potential cross cutting issues through Crescent Heights, the current and future activity at the Italian Cultural Centre and the Car Wash project. Much of the existing infrastructure (narrow streets) can not handle the growth.

Building Form – although the applicant expresses the 3 buildings will alleviate the single monolithic building approach, it only replaces one for the other, not much of an easement.

Landscaping – proposal seems minimal with not much green space.

- There's no mention of a traffic study or the impact on adjacent buildings from digging into the hill for the proposed parkade.
- We are seeing a pattern of developer greed leading to overdevelopment in many Calgary communities including Downtown, China Town, Kensington, Sunnyside, Inglewood and the

East Village as well as a City Council that hasn't listened to the affected constituents. This has led to an excess in real estate inventory. Further, it has the potential to create transient, transitional neighbourhoods; ones that don't support solid community growth. It also devalues the existing properties where people have invested in building a sustainable neighbourhood.

- If the City continues to approve zoning density that only compounds future neighbourhood problems rather than approve developments the community can get behind, opposition will follow. The only neighbourhood project to receive community support was the Dragonfly proposal. It was deemed to be reasonable and fit the existing vision (ARP) of the community.
- It's concerning that the City is willing to sacrifice the quality of life for owners/residents living in the neighbourhood for the benefit of financial gains by a developer.
- We are asking Council to do the right thing for the community residents affected and reject the application. We also ask that any future land use re-designation applications be tied to a development permit to ensure proper community consistency prior to re-designation.

Thank you for your consideration.

Respectfully submitted by,

Candy & Doug Kuss  
#305 & 306 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[djkuss@live.com](mailto:djkuss@live.com)

Kyle McMillan  
504 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[bow.river333@gmail.com](mailto:bow.river333@gmail.com)

Jim & Tammy Lacelle  
405 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[jim@monarchcentres.com](mailto:jim@monarchcentres.com)

Rebecca Fang  
401 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[rmfang00@yahoo.com](mailto:rmfang00@yahoo.com)

Barry Bortnick & Sylvie Bouchard  
503 - 333 2<sup>nd</sup> Avenue NE  
Calgary, AB T2E 0E5  
[bbortnick@gmail.com](mailto:bbortnick@gmail.com)  
[smbouchard@gmail.com](mailto:smbouchard@gmail.com)

Heather Streeton  
602 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[heather.streeton@gmail.com](mailto:heather.streeton@gmail.com)

Jennifer Hews  
351 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[mjhews@shaw.ca](mailto:mjhews@shaw.ca)

Whitney Bastedo  
702 - 333 2<sup>nd</sup> Ave NE  
Calgary, AB T2E 0E5  
[wbastedo@mccrums.com](mailto:wbastedo@mccrums.com)



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Devamonie

\* Last name Naidoo

Email d\_d\_naidoo@yahoo.com

Phone

\* Subject 14 September 2020 Public Hearing on Planning - comments submission with multiple signees

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached.  
Let me know if this is the appropriate format for more than one signee.  
A confirmation of receipt would be appreciated.

7 September 2020

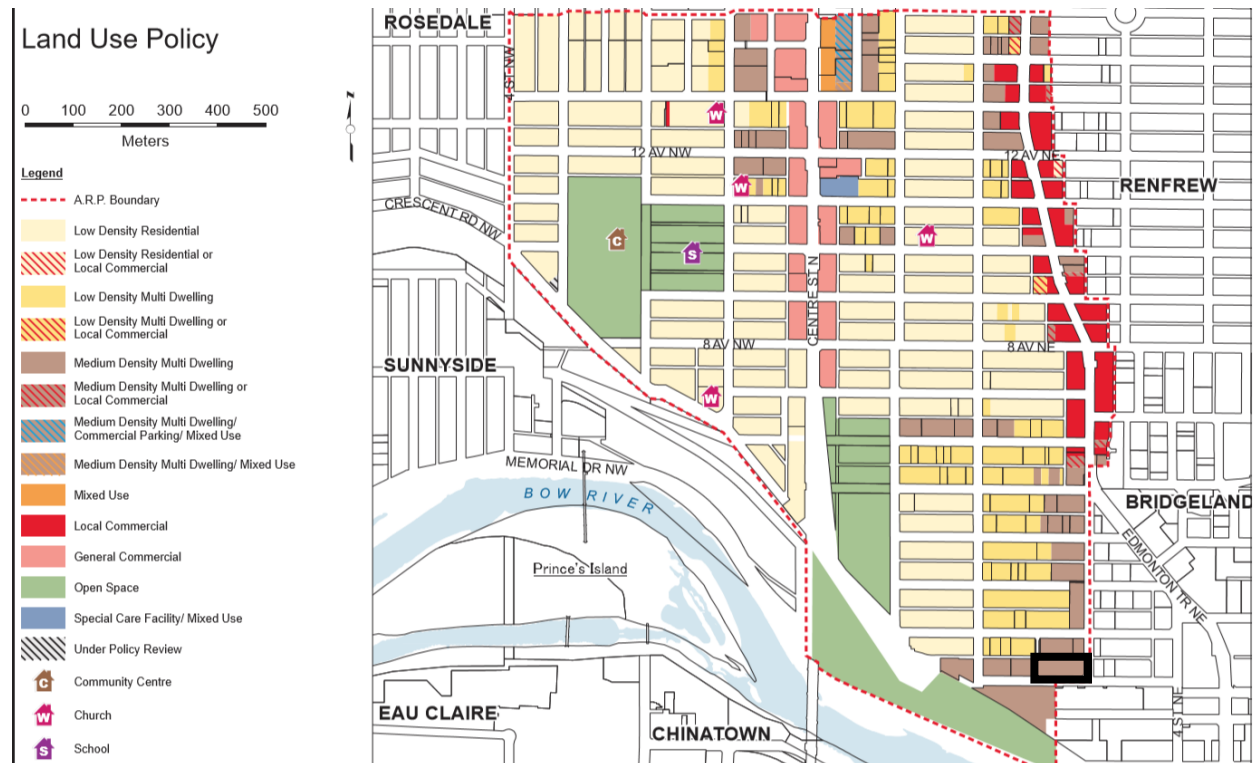
Office of the City Clerk, The City of Calgary  
P.O. Box 2100, Postal Station 'M'  
Calgary, AB T2P 2M5

Attn: [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)

RE: LOC2019-0196 (CPC2020-0872) – Amending the Crescent Heights ARP

Thank you for the opportunity to comment with respect to the Land Use Amendment to 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE. The Applicant seeks a new land use designation [LUD] of M-H1 f3.0 h22 d425 (per 31 December 2019 circulation package) that would replace the existing M-C2. We are strongly opposed to such ad hoc rezoning by means of this application for several reasons.

For reference, below is a map of the land use policy from the Crescent Heights Area Redevelopment Plan [ARP]. The outlined site is situated along the escarpment which has a pronounced impact on building feasibility, built forms, and traffic.





**1) Height impacts:**

- i. Development is already permitted up to 5 storeys under M-C2 without requiring any amendment to our ARP. This would still be higher than the apartment buildings immediately adjacent to the north and south that are all 3-4 storeys.
- ii. The maximum height would increase by almost 40% from 16m under M-C2 to 22m under this M-H1. With a height for each storey that is generally around 3-3.1 m, buildings could be constructed up to 7-storeys high.
- iii. The added height will adversely affect the privacy of all residents in the immediate vicinity. In particular, residents on the north side (in the Brisebois and Francois apartment buildings) are separated from the site by a very narrow, gravel lane with wooden power poles. They will, in addition, be negatively impacted substantially by the loss of sunshine.

**2) Density designation:**

- i. The maximum density for approval by Council is d425 per the City's circulation package (31 December 2019 – Page 1). However, this conflicts with the Applicant Submission in the same document for "465 units per hectare" (Page 2).
- ii. As evident from the preceding map, this part of Crescent Heights (between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, and south of 7<sup>th</sup> Ave NE) already has the highest residential density away from the Main Streets.
- iii. "Neighbourhood - Low-Rise" dwellings under M-C2 represent "Character Areas" and are desirable aspects of inner-city living that should be maintained as affordable housing options.

**3) From residential to multi-use:**

- i. There could be commercial storefronts under this M-H1 LUD which is inappropriate in the heart of an M-C2 residential community.
- ii. There are ample redevelopment locations within Crescent Heights for mixed use zoning along Centre St, 4<sup>th</sup> St NE, and Edmonton Trail.
- iii. The City-initiated Main Streets Project creates a suitable area for this exact M-H1 zoning. The Crescent Heights community has been accepting of these increased density objectives but extending this beyond these areal limits is not justifiable.

**4) Additional negative changes from M-C2 to M-H1:**

- i. Changing the maximum floor area ratio [FAR] from 2.5 under M-C2 to 3 under this M-H1 LUD represents a substantial building floor area increase of 17%.
- ii. The FAR of 3 requested by the Applicant is actually an underestimate because it does not take into account the rooftop patio areas in the Developer's current plans.
- iii. The required landscaped area to be provided at grade will decrease from 90% to 50%.
- iv. The minimum building setback with the lane will decrease from 1.2 to 0 metres.

**5) Traffic patterns and connections:**

- i. Access to this site is heavily constrained by the natural topography of the steep hill. At most, only the lower two-thirds can be accessed from the narrow, east-sloping 1st Ave NE that ends in a tight cul de sac. The upper third is situated between thin



stairs to the south and an alley to the north. The even narrower 3rd St NE at the base of the hill is south-sloping.

- ii. With the 220-unit Minto developments (at the intersection of 4<sup>th</sup> St NE with 1<sup>st</sup> Ave NE and Marsh Rd) slated for construction, we already expect an increase in traffic in our vicinity.
- iii. In view of anticipated Main Street changes as well, we request a Transportation Impact Assessment as to what is feasible for this site prior to any rezoning.

**6) Parking limitations:**

- i. The streets bordering this site are narrow but at least provide some parking for adjacent buildings (resident/visitor cars, Inn from the Cold vans, taxi cabs, etc).
- ii. Public parking availability in our vicinity is expected to become a problem with the construction of the 220-unit Minto tower and town-homes (at the intersection of 4<sup>th</sup> St NE with 1<sup>st</sup> Ave NE and Marsh Rd).
- iii. There will be little to no surplus capacity to accommodate both customers for commercial businesses and the larger number of guests for a M-H1 LUD development at this site.
- iv. Under the Developer's current plans, most if not all the street parking for existing residents would be eliminated by the building entrances, parkade entrance and fire lanes.
- v. A 3- to 4-level underground parkade would be required on a site that has a significant slope – as shown in the photo below. Nonetheless, this challenge is not addressed in the Applicant's submission.



**7) Site analysis:**

- i. Per the [The City of Calgary Slope Adaptive Development Policy and Guidelines](#), the Applicant should demonstrate that risks can be mitigated on slopes over 15%. However, the following have not been submitted at the LOC stage:
  - Site Survey
  - Geotechnical Report
  - Preliminary Grading Plan
- ii. Given the Developer's current plan to excavate the slope for a multi-level, underground parkade, we are also concerned about:
  - Drainage
  - Erosion and Sediment Control

- Structural impacts on the buildings to the west and north

8) **Development permit plans:**

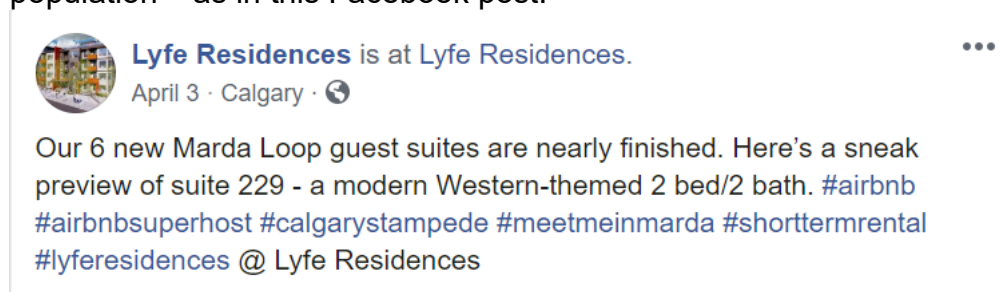
- i. This LOC application is not tied to development permit [DP] plans. With an approved decision in hand, the Developer/Landowner could elect to sell this site to another developer who has made no particular claims to the community. Indeed, any number of external factors could leave the site with M-H1 zoning but unconstrained. Any rezoning ought to be conditionally tied to current DP plans.

9) **Conformance with Calgary's existing development plans:**

- i. The Applicant cites the North Hill Communities Local Area Plan [LAP] but the LAP is not even due for Council approval in 2020. As of now, it is a [work in progress](#) that still has to be aligned with the Guidebook for Great Communities, the Green Line, etc.
- ii. Note that according to the [Municipal Development Plan](#) [MDP], *"In areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction."* (Page 20)

10) **Condo overdevelopment in Calgary market:**

The glut of condos in Calgary is likely to continue as there are over 5,000 units under construction (Canadian Mortgage and Housing Corporation, July 2020). In fact, the Lyfe project in Marda Loop by the developer, The Providence Group, had to be converted to rentals and its marketing now focuses on attracting a transient population – as in this Facebook post.



Our immediate neighbourhood already includes Homespace and Inn from the Cold housing. We risk becoming a transitional area with such patchwork upzoning, as requested in LOC 2019-0196.

11) **Inclusivity:**

- i. Although the City only notified owners of immediately adjacent properties about this Public Hearing, long-term renters are also a large part of our community. Consequently, we are joint signees on this Objection.
- ii. As the Applicant/Landowner can attest, the previous [Dragonfly Cohousing](#) project had the full support of the neighbours. Therefore, this Objection should not be mistakenly dismissed as anti-development on this site.

**12) Shortcomings in due process:**

- i. A sign was posted and a letter received about this public hearing barely a week before the deadline for submissions. This is very short notice for residents to adequately respond before the long Labour Day weekend.
- ii. The Calgary Planning Commission [CPC] was not provided with the written public responses in opposition; nor were they even mentioned by the City of Calgary planner (Matt Rockley) in his presentation at the 6<sup>th</sup> August 2020 meeting.
- iii. The Crescent Heights Community Association [CHCA] letter that was attached for the CPC and here to the Council does not include any discussion and input from affected residents. We were unaware that this was on the agenda for the 7<sup>th</sup> January 2020 meeting and nor had we even received the letters from the City by then.

In conclusion, the Applicant refers in the submission to a “*minor text amendment*” (Page 8) to our ARP. However, as we have documented, the significant upzoning does not respect the scale of this East Crescent Heights block. Consequently, it would be detrimental to our community and result in a decline in property value for existing neighbours. Therefore, I urge the Council to refuse the Applicant’s request and instead, encourage developer proposals under the current M-C2 LUD.

Sincerely,

<b>Name</b>	<b>Address</b>	<b>Community member</b>
Board of Brisebois Place	333 2 Ave NE, Calgary AB T2E 0E5	30 units with 26 Owners
Devamonie Naidoo	201 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner; Brisebois Board member
Danielle Gwilliam	302 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner; Brisebois Board member
Rebecca Fang	401 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner; Brisebois Board member
James Burdan	601 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner; Brisebois Board President
Heather Streeton	602 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner; Brisebois Board member
Suzanne Facca	101 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner
Tamiza Lakhu	102 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner
Laura Bily	406 – 333 2 Ave NE, Calgary AB T2E 0E5	Renter
Jace Richards	502 – 333 2 Ave NE, Calgary AB T2E 0E5	Co-owner
Caston Richards	502 – 333 2 Ave NE, Calgary AB T2E 0E5	Co-owner
Sharina Dumaran	506 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner
Kandace Jordan	603 – 333 2 Ave NE, Calgary AB T2E 0E5	Owner
Zenon Goral	103 - 351 2 Ave NE, Calgary AB T2E 0E5	Renter
Mathew Biggs	202 - 351 2 Ave NE, Calgary AB T2E 0E5	Renter
Brianna Donovan	202 - 351 2 Ave NE, Calgary AB T2E 0E5	Renter
Ronalee McDonald	303 - 351 2 Ave NE, Calgary AB T2E 0E5	Renter
Allan Galka	351 - 351 2 Ave NE, Calgary AB T2E 0E5	Renter
Sasha Robey	402 - 1 Ave NE, Calgary AB T2E 0B4	Renter
Cristina Pimienta	104 - 212-3 St NE, Calgary AB T2E 8Z4	Owner
Kin Yu	202 - 212-3 St NE, Calgary AB T2E 8Z4	Owner
Kimberly Creller	204 - 212-3 St NE, Calgary AB T2E 8Z4	Co-owner
Christopher Curtis	204 - 212-3 St NE, Calgary AB T2E 8Z4	Co-owner
Philip Curley	206 - 212-3 St NE, Calgary AB T2E 8Z4	Owner
Jennifer Daye	208 - 212-3 St NE, Calgary AB T2E 8Z4	Owner

## **Objection to Land Use Redesignation**

**File # - LOC2019-0196**

**September 8th, 2020**

Re: Objection to land use redesignation from MC-2 to M-H1f3h22d425

From: Whitney Bastedo, Resides at Brisebois Place 702 - 333 2nd Ave NE

Hello, my name is Whitney Bastedo and I reside at 702, 333 2<sup>nd</sup> Avenue NE, southside, across from the alley of the proposed site. I have resided in my unit for the past 6 years and couldn't be prouder to be a part of the Crescent Heights Community. I chose Crescent Heights as it was an attractive and unique community within the city. Over the years, I have watched my community grow with further development along Centre Street and Edmonton Trail and have supported the local business wholeheartedly. I have reviewed the plans of the new project and do have some concerns, professionally, as I work in the A&D community in Calgary and personally, as some design details will directly affect me. Some of my concerns are:

1. The height of the building. If you have ever had the pleasure to visit our community, one of my favorite aspects is that most of the buildings are not higher than 4 stories. This enhances everyone's "right to light" within the community. In my specific unit, I enjoy access to sunlight in the mornings and with this new proposal, it would directly affect not only my privacy but my access to the sunshine. I'm concerned that a proper Shadow Study has not been conducted, which needs to be addressed to my building and those at 351 2<sup>nd</sup> Ave NE. The design's height will directly affect my unit's property value and views.
2. Density of the proposed project. It has come to my attention that this project is 3 times the minimum M-H1 limit. In my professional opinion, it has too large of a footprint considering the existing buildings in our community. The scale of the proposal isn't consistent with other buildings and I worry about the property lines. As well, if you have never personally travelled to this proposed location, I encourage you to go so that you can experience the dead-end cul-de-sac, narrow streets and one way in and out of the neighborhood. You should also consider the approval of the Bridgeland Car Wash project (186 units plus commercial), which will further impact our small neighborhood.
3. Parking in my neighborhood. Again, I encourage you to come visit the site and you can see that at any given day, most of the street parking is taken up by residents or downtown workers who walk to work. As well, there is very little street parking as the slope of the hill is quite steep which doesn't allow for a lot of spaces. Although I saw that the plan had

dedicated spots for visitors, I do not believe that they will be sufficient and people will take to parking on the already overcrowded and narrow streets. As well, I believe that my building's visitor spots will be affected as this project will have access to them. With the addition of the Car Wash Project and this, our streets will be overtaken with parked cars which inadvertently brings up my next point.

4. Increased Traffic. Due to the increased density of the proposed project and the additional parking that it will require, this will without doubt increase traffic in our already busy and narrow streets. As well, it's important to remember that this is only one way in and out of the proposed project which the existing infrastructure of narrow streets cannot support. As well, I believe the use of the old and pot-hole ridden alleyway between my building and the proposed site is a poorly thought out plan. The alleyway as it is barely allows residents to use it, let alone garbage or fire trucks in the event of an emergency.
5. Safety and Fire Access. In the event of an emergency or fire, how will Fire Trucks access this site? As it is now, our fire lane and access from 1<sup>st</sup> Ave NE is questionable and poses a safety concern to all buildings adjacent. When fire trucks are called to this neighborhood, they have a hard time maneuvering the streets and exiting fire lanes as it is. If this project is approved, this should be City Counsel's greatest concern and must be addressed.
6. Landscaping and lack of green space. Unfortunately, the proposed plan shows little green space which I think would help enhance our community.

In conclusion, I believe that the proposed project plan is poorly designed and there are many design flaws that will directly impact my community and do not align with Crescent Heights Community Vision and Goals. I would love to support a project that is mindful of the community's existing infrastructure and design elements, adds value to existing residents by not blocking our "right to light" and supports a safe community however, I do not believe that this project is it. I strongly urge City Council to listen to my neighbors and I, please do not sacrifice our quality of life and living for the financial payoff of a developer. Please support projects that enhance Calgary's beloved neighborhoods and work with the residents to support proper community consistency that benefit all stakeholders.

Thank you for your time and consideration,

Whitney Bastedo, B.I.D.

**Gibb, Linda A.**

---

**From:** Dee Naidoo <d\_d\_naidoo@yahoo.com>  
**Sent:** Tuesday, September 8, 2020 10:15 AM  
**To:** Public Submissions  
**Cc:** d\_d\_naidoo@yahoo.com  
**Subject:** [EXT] 14 September 2020 Public Hearing on Planning - comments submission with multiple signees  
**Attachments:** Objection\_2020-09-08\_final.pdf; City-notice.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TO: City Clerk

Attached are two documents:

- the first is the land use redesignation of which we were notified by the City
- the second is a letter of objection with multiple signees (let me know if this is the appropriate format)

I would appreciate confirmation of this submission.

Please include these comments in the Agenda of Council for the Public Hearing on 14 September 2020.

Sincerely,  
D. D. Naidoo



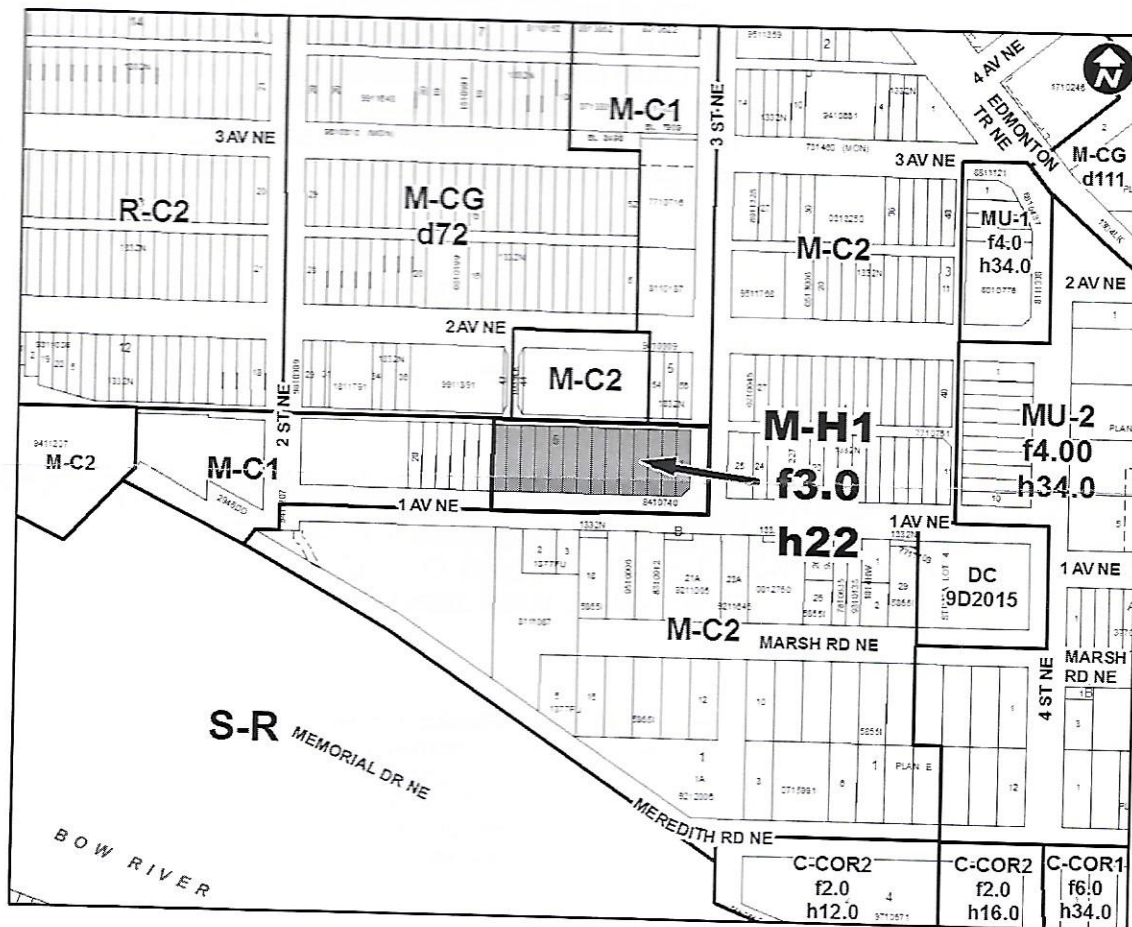
In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca).

## LAND USE REDESIGNATION

### CRESCENT HEIGHTS BYLAW 116D2020

To redesignate the land located at 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE (Plan 1332N, Block 5, Lots 1 to 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h22) District.





7 September 2020

Office of the City Clerk, The City of Calgary  
P.O. Box 2100, Postal Station 'M'  
Calgary, AB T2P 2M5

Attn: [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)

RE: LOC2019-0196 (CPC2020-0872) – Amending the Crescent Heights ARP

Thank you for the opportunity to comment with respect to the Land Use Amendment to 201, 207 and 209 – 3 Street NE and 330, 334, 340, 344 and 346 – 1 Avenue NE. The Applicant seeks a new land use designation [LUD] of M-H1 f3.0 h22 d425 (per 31 December 2019 circulation package) that would replace the existing M-C2. We are strongly opposed to such ad hoc rezoning by means of this application for several reasons.

For reference, below is a map of the land use policy from the Crescent Heights Area Redevelopment Plan [ARP]. The outlined site is situated along the escarpment which has a pronounced impact on building feasibility, built forms, and traffic.



**1) Height impacts:**

- i. Development is already permitted up to 5 storeys under M-C2 without requiring any amendment to our ARP. This would still be higher than the apartment buildings immediately adjacent to the north and south that are all 3-4 storeys.
- ii. The maximum height would increase by almost 40% from 16m under M-C2 to 22m under this M-H1. With a height for each storey that is generally around 3-3.1 m, buildings could be constructed up to 7-storeys high.
- iii. The added height will adversely affect the privacy of all residents in the immediate vicinity. In particular, residents on the north side (in the Brisebois and Francois apartment buildings) are separated from the site by a very narrow, gravel lane with wooden power poles. They will, in addition, be negatively impacted substantially by the loss of sunshine.

**2) Density designation:**

- i. The maximum density for approval by Council is d425 per the City's circulation package (31 December 2019 – Page 1). However, this conflicts with the Applicant Submission in the same document for "465 units per hectare" (Page 2).
- ii. As evident from the preceding map, this part of Crescent Heights (between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, and south of 7<sup>th</sup> Ave NE) already has the highest residential density away from the Main Streets.
- iii. "Neighbourhood - Low-Rise" dwellings under M-C2 represent "Character Areas" and are desirable aspects of inner-city living that should be maintained as affordable housing options.

**3) From residential to multi-use:**

- i. There could be commercial storefronts under this M-H1 LUD which is inappropriate in the heart of an M-C2 residential community.
- ii. There are ample redevelopment locations within Crescent Heights for mixed use zoning along Centre St, 4<sup>th</sup> St NE, and Edmonton Trail.
- iii. The City-initiated Main Streets Project creates a suitable area for this exact M-H1 zoning. The Crescent Heights community has been accepting of these increased density objectives but extending this beyond these areal limits is not justifiable.

**4) Additional negative changes from M-C2 to M-H1:**

- i. Changing the maximum floor area ratio [FAR] from 2.5 under M-C2 to 3 under this M-H1 LUD represents a substantial building floor area increase of 17%.
- ii. The FAR of 3 requested by the Applicant is actually an underestimate because it does not take into account the rooftop patio areas in the Developer's current plans.
- iii. The required landscaped area to be provided at grade will decrease from 90% to 50%.
- iv. The minimum building setback with the lane will decrease from 1.2 to 0 metres.

**5) Traffic patterns and connections:**

- i. Access to this site is heavily constrained by the natural topography of the steep hill. At most, only the lower two-thirds can be accessed from the narrow, east-sloping 1st Ave NE that ends in a tight cul de sac. The upper third is situated between thin

stairs to the south and an alley to the north. The even narrower 3rd St NE at the base of the hill is south-sloping.

- ii. With the 220-unit Minto developments (at the intersection of 4<sup>th</sup> St NE with 1<sup>st</sup> Ave NE and Marsh Rd) slated for construction, we already expect an increase in traffic in our vicinity.
- iii. In view of anticipated Main Street changes as well, we request a Transportation Impact Assessment as to what is feasible for this site prior to any rezoning.

**6) Parking limitations:**

- i. The streets bordering this site are narrow but at least provide some parking for adjacent buildings (resident/visitor cars, Inn from the Cold vans, taxi cabs, etc).
- ii. Public parking availability in our vicinity is expected to become a problem with the construction of the 220-unit Minto tower and town-homes (at the intersection of 4<sup>th</sup> St NE with 1<sup>st</sup> Ave NE and Marsh Rd).
- iii. There will be little to no surplus capacity to accommodate both customers for commercial businesses and the larger number of guests for a M-H1 LUD development at this site.
- iv. Under the Developer's current plans, most if not all the street parking for existing residents would be eliminated by the building entrances, parkade entrance and fire lanes.
- v. A 3- to 4-level underground parkade would be required on a site that has a significant slope – as shown in the photo below. Nonetheless, this challenge is not addressed in the Applicant's submission.



**7) Site analysis:**

- i. Per the [The City of Calgary Slope Adaptive Development Policy and Guidelines](#), the Applicant should demonstrate that risks can be mitigated on slopes over 15%. However, the following have not been submitted at the LOC stage:
  - Site Survey
  - Geotechnical Report
  - Preliminary Grading Plan
- ii. Given the Developer's current plan to excavate the slope for a multi-level, underground parkade, we are also concerned about:
  - Drainage
  - Erosion and Sediment Control

- Structural impacts on the buildings to the west and north

8) **Development permit plans:**

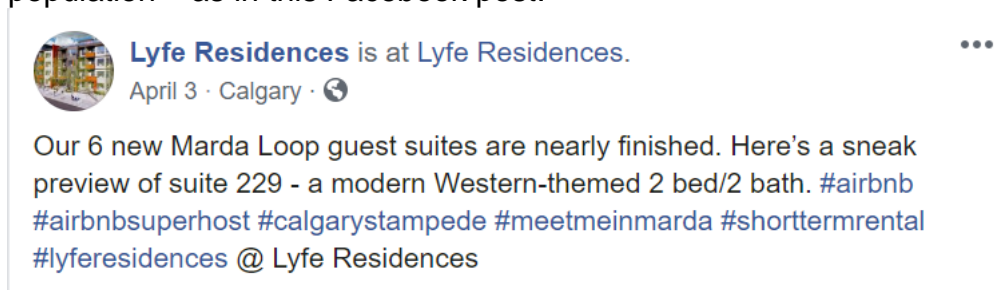
- i. This LOC application is not tied to development permit [DP] plans. With an approved decision in hand, the Developer/Landowner could elect to sell this site to another developer who has made no particular claims to the community. Indeed, any number of external factors could leave the site with M-H1 zoning but unconstrained. Any rezoning ought to be conditionally tied to current DP plans.

9) **Conformance with Calgary's existing development plans:**

- i. The Applicant cites the North Hill Communities Local Area Plan [LAP] but the LAP is not even due for Council approval in 2020. As of now, it is a [work in progress](#) that still has to be aligned with the Guidebook for Great Communities, the Green Line, etc.
- ii. Note that according to the [Municipal Development Plan](#) [MDP], "*In areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction.*" (Page 20)

10) **Condo overdevelopment in Calgary market:**

The glut of condos in Calgary is likely to continue as there are over 5,000 units under construction (Canadian Mortgage and Housing Corporation, July 2020). In fact, the Lyfe project in Marda Loop by the developer, The Providence Group, had to be converted to rentals and its marketing now focuses on attracting a transient population – as in this Facebook post.



Our immediate neighbourhood already includes Homespace and Inn from the Cold housing. We risk becoming a transitional area with such patchwork upzoning, as requested in LOC 2019-0196.

11) **Inclusivity:**

- i. Although the City only notified owners of immediately adjacent properties about this Public Hearing, long-term renters are also a large part of our community. Consequently, we are joint signees on this Objection.
- ii. As the Applicant/Landowner can attest, the previous [Dragonfly Cohousing](#) project had the full support of the neighbours. Therefore, this Objection should not be mistakenly dismissed as anti-development on this site.

12) **Shortcomings in due process:**

- i. A sign was posted and a letter received about this public hearing barely a week before the deadline for submissions. This is very short notice for residents to adequately respond before the long Labour Day weekend.
- ii. The Calgary Planning Commission [CPC] was not provided with the written public responses in opposition; nor were they even mentioned by the City of Calgary planner (Matt Rockley) in his presentation at the 6<sup>th</sup> August 2020 meeting.
- iii. The Crescent Heights Community Association [CHCA] letter that was attached for the CPC and here to the Council does not include any discussion and input from affected residents. We were unaware that this was on the agenda for the 7<sup>th</sup> January 2020 meeting and nor had we even received the letters from the City by then.

In conclusion, the Applicant refers in the submission to a “*minor text amendment*” (Page 8) to our ARP. However, as we have documented, the significant upzoning does not respect the scale of this East Crescent Heights block. Consequently, it would be detrimental to our community and result in a decline in property value for existing neighbours. Therefore, I urge the Council to refuse the Applicant's request and instead, encourage developer proposals under the current M-C2 LUD.

Sincerely,

Names and Addresses are held confidential pursuant to Section 17 (Disclosure to personal privacy) the *Freedom of Information and Protection of Privacy Act*.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

**Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034**

---

**EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on 2020 March 02 on behalf of landowner, The Governors of the University of Calgary. The application proposes to change the land use designation from Multi-Residential – At Grade Housing (M-G) to Multi-Residential – Low Profile (M-1) to allow for:

- a multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 14 metres (an increase from the current maximum of 13 metres);
- a density of between 50 and 148 dwelling units per hectare (an increase from the current density range of between 35 and 80 dwelling units per hectare); and
- the uses listed in the M-1 District.

The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP). 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 3.82 hectares  $\pm$  (9.44 acres  $\pm$ ) located at 3825 and 3921 - 32 Avenue NW (Portion of Plan 6672JK, OT; Plan 1512578, Block 1, Lot 1) from Multi-Residential – At Grade Housing (M-G) District to Multi-Residential – Low Profile (M-1) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 3.82 hectares  $\pm$  (9.44 acres  $\pm$ ) located at 3825 and 3921 - 32 Avenue NW (Portion of Plan 6672JK, OT; Plan 1512578, Block 1, Lot 1) from Multi-Residential – At Grade Housing (M-G) District to Multi-Residential – Low Profile (M-1) District; and
2. Give three readings to **Proposed Bylaw 110D2020**.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

**Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner, the Governors of the University of Calgary on 2020 March 02. The Applicant Submission (Attachment 1) indicates that the intent is to provide greater flexibility and variety of the multi-residential built form on these parcels.

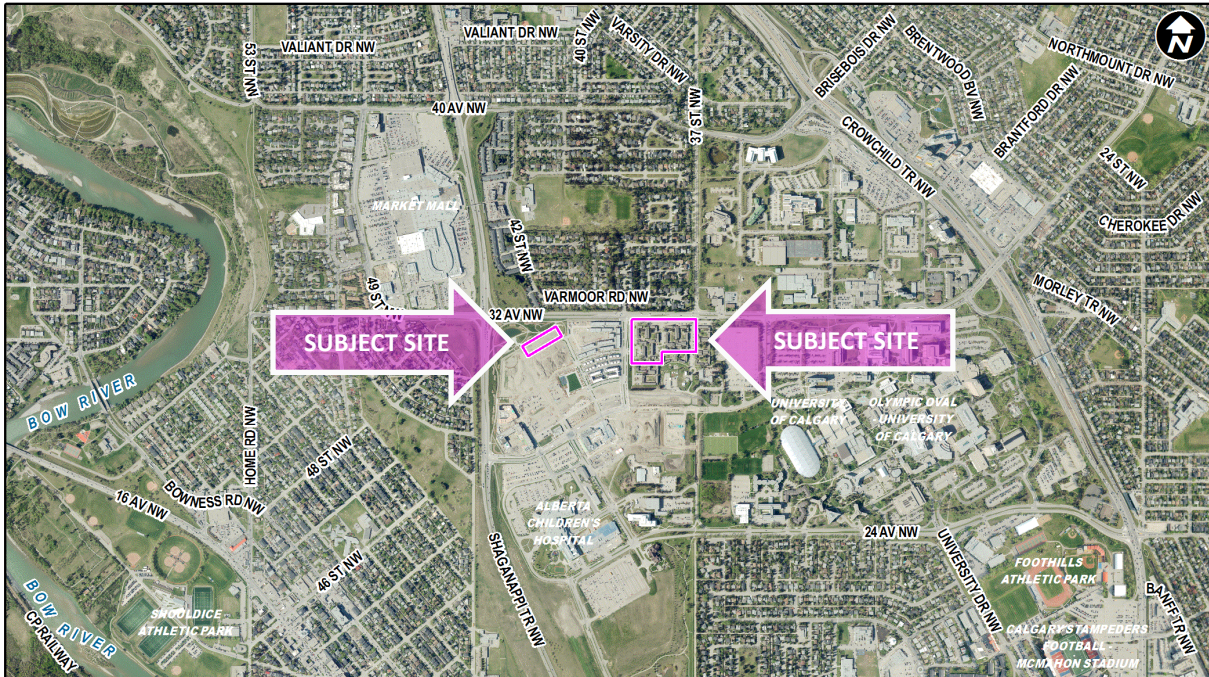




Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue  
NW, LOC2020-0034



### Site Context

These two relatively flat sites, equating to 3.82 hectares (9.44 acres) are located in the University District, south of 32 Avenue NW and east of Shaganappi Trail NW. Both areas were included within the boundary of the original West Campus Outline Plan, indicated for residential development.

The area is identified as a Major Activity Centre (MAC) in the South Shaganappi Communities Area Plan (2011), which encourages employment and higher population densities that the M-1 District represents.

The larger parcel, to the east, is bounded by Varley Drive NW to the west and north, Jackson Place NW to the east and student family housing and open space with a playground area to the south. The site is currently developed for student family housing. Access to the site is from 39 Street NW to the west, corresponding to the location of Norford Avenue NW (west of 39 Street NW).

To the east of 39 Street NW is the ongoing residential development of the University District, comprising Multi-Residential – At Grade Housing (M-G) and Multi-Residential – Medium Profile (M-2) Districts.

## **Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034**

---

To the north of both sites, north of 32 Avenue NW is part of the low density residential community of Varsity.

The smaller site is bounded by open space to the north and west, which includes the storm pond for the wider area redevelopment, with 32 Avenue NW north of that and Shaganappi Trail NW to the west. The southern boundary is formed by Lebel Crescent NW, which is accessed via Norford Avenue NW and, in turn, 39 Street NW.

The land south of this parcel is designated Multi-Residential – Medium Profile (M-2) District.

Further to the south of both sites is the ongoing development of the University Avenue retail and commercial area, under a number of separate DC Direct Control Districts.

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

The proposal allows for a range of building forms that respect the scale and character of the area currently under development. As the existing student family housing stock ages towards the end of its building life, the intention is to demolish it and redevelop the land with the higher density M-1 product. The proposal is within a Major Activity Centre as defined by the *Municipal Development Plan* and meets the objectives of applicable policies as discussed further in this report.

#### **Land Use**

The existing M-G District provides for multi-residential development in a medium density and low height form, which is intended to be located close to or adjacent with low density residential development. This district anticipates that all residential units will have direct pedestrian access from grade. The maximum height of buildings is 13 metres, built at a density of between 30 and 80 units per hectare.

The proposed M-1 District is similar in its purpose to provide medium density, low height multi-residential buildings close to or adjacent with low density residential areas. The principal differences between M-G and M-1 is that the M-1 District does not require all units to have direct pedestrian access from grade; it has an increased maximum height allowance of 14 metres (1 metre higher than the existing land use); and has a higher density range of between 50 and 148 units per hectare.

Previously, the applicant anticipated approximately 184 dwelling for both sites. An increase in those dwelling numbers are likely with a change to the M-1 District, but the applicant has not yet undertaken any layouts or projections of anticipated densities.

The permitted and discretionary uses for both districts are identical, save for the inclusion of Child Care Service as a discretionary use in the M-1 District.

## Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034

---

### Development and Site Design

The rules of the proposed Multi-Residential – Low Profile (M-1) district will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site, on the corner of 32 Avenue NW and 39 Street NW, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 32 Avenue NW and 39 Street NW frontages, including access for main floor dwellings that incorporate grade-oriented design considerations; and
- Improving or maintaining pedestrian connections along 32 Avenue NW and 39 Street NW.

The location, with proximity to new commercial uses on University Avenue NW and relative proximity of Market Mall (identified in the South Shaganappi Community Area Plan as a Commercial Activity Centre) presents major employment opportunities that support higher density residential development. Nearby transit availability, open spaces and an appropriate interface of an M-1 product to the street and opposite development, favourably lends this site to an increase in density and multi-residential form anticipated by this land use redesignation.

### Transportation

Pedestrian connectivity is available in the area, with connections from the intersection of 39 Street NW, south to University Avenue NW and east/west along 32 Avenue NW where there is an existing sidewalk the length of 39 Street NW. There is a pedestrian pathway from Varley Drive (between the site and 32 Avenue NW), west to the University campus.

There are 11 public transit stops within 400 metres of the site, linking to regular bus services Route 408, Route 31 and Route 8, along 32 Avenue NW and 39 Street NW. The Bus Rapid Transit MAX Orange line is available along Collegiate Boulevard NW, from 32 Avenue NW, on to University Avenue NW and Route 90 from the Alberta Children's Hospital.

### Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

### Utilities and Servicing

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

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

## Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034

---

### Climate Resilience

The general area of University District, which these two sites lie within, is committed to achieving LEED for Neighbourhood Development (ND) Platinum – Stage 2 certification. In addition, all residential buildings are required to achieve Built Green Gold or equivalent certification. Use of recycled materials in roads and infrastructure construction identifies a minimum of 15 percent energy reduction. Areas of open space include opportunities for community gardens and local farmers markets within the University District. Storm ponds and a tree retention policy provide habitat for wildlife. Additional specific measures for achieving climate resiliency goals will be explored and encouraged at subsequent development approval stages.

### 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 applicant has undertaken outreach with residents and community groups including the following:

- 2020 February 05 presentation to the South Shaganappi Area Planning Group;
- 2020 March 26 mail drop to Varsity community residents adjacent to the University District along 32 Avenue NW and residents of Varmoor Place NW; and
- 2020 March 26 details of mail drop materials provided to Varsity Community Association representatives and posted to the University Trust website.

A copy of the applicant's Engagement Summary is attached (Attachment 2).

Administration circulated the application to the Community Association and have not received any comments.

Comments have been received from one concerned citizen opposed to the proposed land use amendment. The comments relate to the intensification of development in the area generally and issues relating to cumulative traffic generation (with the proximity to Market Mall and the University). Concerns were also raised in relation to traffic noise and consideration of a landscape buffer along 32 Avenue NW in mitigation.

Comments received in response to the land use proposal were generally more appropriate to the future development of the land and will be fully considered at the development permit stage.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

## **Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034**

---

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

### **Strategic Alignment**

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

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

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

The recommendation aligns with the policy direction of the *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 lands are identified on the Urban Structure Map of the MDP (Map 1) [Map 1: Urban Structure](#) as a Major Activity Centre (MAC). MACs are defined as areas of high job and population concentrations, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The [Municipal Development Plan](#) (MDP) outlines MAC policies related to: establishing an appropriate mixture of land use typologies; density and intensity; urban design; street network layout, design and multi-modal capacity; parking; compatibility and transitioning with surrounding neighbourhoods; coordinating public investment decisions; accessing the primary transit network; and open spaces and the public realm. The increase in density that the M-1 District would signify would meet with MDP framework for MAC's of encouraging 200 people per gross developable hectare when the area is fully built out.

#### ***South Shaganappi Communities Area Plan (2011)***

The South Shaganappi Communities Area Plan [South Shaganappi Communities Area Plan](#) (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a detailed vision and policy framework for development in the area. The SSCAP recognizes and supports the development of the West Campus lands as a MAC. It outlines policies related to urban design; transit connectivity; minimum intensity thresholds; mixture of land uses; consultation with adjacent communities;



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0799

## Land Use Amendment in University District (Ward 7) at 3825 and 3921 - 32 Avenue NW, LOC2020-0034

---

compatibility and transitioning with surrounding neighbourhoods; and environmental design and sustainability considerations. The proposal is in alignment with the SSCAP.

### ***Climate Resiliency Strategy (2018)***

The [\*Climate Resilience Strategy\*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application identifies a requirement to achieve LEED – ND Platinum certification in University District as a whole. LEED – ND certification comprehensively addresses climate mitigation and adaptation actions within the *Climate Resilience Strategy*.

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

The proposed M-1 land use district will provide a further range of housing types than the existing M-G District which is intended to allow additional flexibility and development would allow for a wider range of housing types. Given this, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal aligns with applicable policies of the *Municipal Development Plan* and the *South Shaganappi Areas Plan*. The proposal represents a change in building form that would allow for increased density within a Major Activity Centre (University District) while remaining compatible with the built form and character envisioned in the area. Furthermore, the proposal provides an opportunity for the development of a variety of residential forms in the area that is near a number of amenities, including commercial, retail, open space, education and health care. There is safe, easy access to the primary transit network (both regular and rapid services). The proximity of an established Commercial Activity Centre (Market Mall) and ongoing commercial development on University Avenue NW presents significant employment opportunities to support higher density residential development.

### **ATTACHMENTS**

1. Applicant Submission
2. Engagement Summary
3. **Proposed Bylaw 110D2020**





## **Applicant Submission**

March 3, 2020

B&A Planning Group has been retained by West Campus Development Trust to pursue a land use amendment application on approximately 3.82 hectares (9.43 acres) of land in the University District located south of 32<sup>nd</sup> Avenue NW, east of Shaganappi Trail NW, and west of the University of Calgary. The subject lands are composed of two parcels; the easterly parcel presently accommodates U of C student housing immediately adjacent to 32<sup>nd</sup> Avenue NW and the westerly parcel is immediately adjacent to a dedicated City park and pathway and storm pond in the northwest corner of the University District.

The application proposes to redesignate these lands from Multi-residential – At Grade Housing (M-G) District to a Multi-residential – Low Profile (M-1) District.

The application will result in more flexibility and variety for the multi-residential built form on these parcels. The M-1 District proposed will allow the opportunity to intermix the traditional apartment style building in conjunction with townhomes to provide a broader range of housing options within the University District.

We request the support of Calgary Planning Commission and Council for this land use redesignation which will provide more flexibility and variety of housing in the University District in alignment with the vision of this unique community.



## Engagement Summary

### Our Process

Together, we harness the engine of ideas that is the University, the experience of residents, and the entrepreneurial spirit that is characteristic of Calgary to create a community that is future focused with a strong sense of place.

We aim to accomplish our goal of creating truly amazing places by collaborating with partners who are leaders in their fields. This approach champions an openness to hearing diverse perspectives and a commitment to open proactive communication. We believe that collaboration is key in creating a plan that captures the opportunities of the land while incorporating the values and priorities of stakeholders. To us, being change-makers means constantly innovating to push the boundaries and challenge the norm.



### Summary of Engagement

---

**Date:**

*February 5, 2020*

**Engagement:**

*South Shaganappi Area Planning Group (SSAPG)*

A summary of our Land-Use Amendment application was presented to the regular scheduled SSAPG meeting at the University of Calgary Dinning Centre (see attached copy of presentation). The communities of University Heights, Montgomery, and Parkdale were in attendance along with local stakeholders including the City of Calgary. The community of Varsity was not in attendance, so a separate meeting time was established to go through the presentation.

**Feedback & Response:**

No concerns were raised at the SSAPG by any of the communities in attendance, or stakeholders. The community of Varsity asked for adjacent residents along 32<sup>nd</sup> ave to be notified but had no concerns or questions about what was being proposed.

---

## Engagement Summary

**Date:**

*March 26, 2020*

**Engagement:**

*Mail drop to Varsity Residents adjacent to University District (32<sup>nd</sup> Ave) – Varmoor Place NW*

A mail drop notification (see attached) was distributed to Varsity residents along Varmoor Place as requested by the Varsity Community Association. The notification was also sent to the Varsity Community Association representatives (see attached email) and posted on the Trust website.

**Feedback & Response:**

The Trust received no correspondence or concerns from any Varsity residents.



---

**Date:**

*April 13, 2020*

**Engagement:**

*Mail drop to University Heights Residents adjacent to University District (South Lands) – Unity Place, Underhill Place, Uxbridge Drive, and Utah Drive.*

A mail drop notification (see attached) was distributed to University Heights residents adjacent to the south lands that border University District. The notification was also sent to the University Heights Community Association representatives and posted to the Trust website.

**Feedback & Response:**

The Trust did receive inquiries from University Heights residents and the Community Association around the submission and clarity of what was being proposed. The questions centered around confirmation of height and form (Place of Worship – Large). The Trust was able to confirm the height was not going to be changed and that the approved design manual and guidelines are in place to address the form and interface with the street.

The Community Association also requested clarity around the relaxation clause being proposed. The Trust did convey to the Community Association that the relaxation clause proposed was regarding providing flexibility in the Direct Control District.

# PROPOSED

CPC2020-0799  
ATTACHMENT 3

## BYLAW NUMBER 110D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0034/CPC2020-0799)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

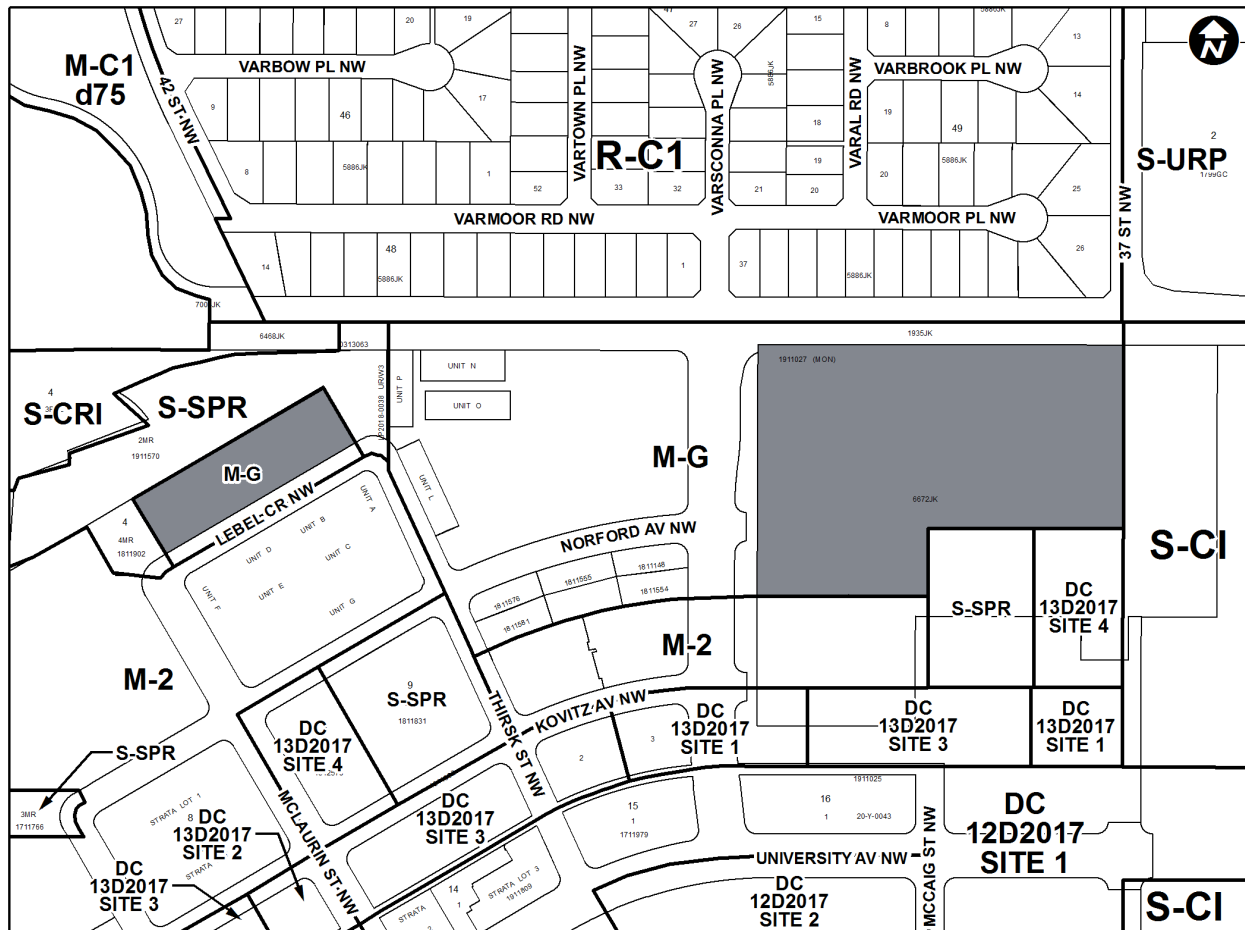
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

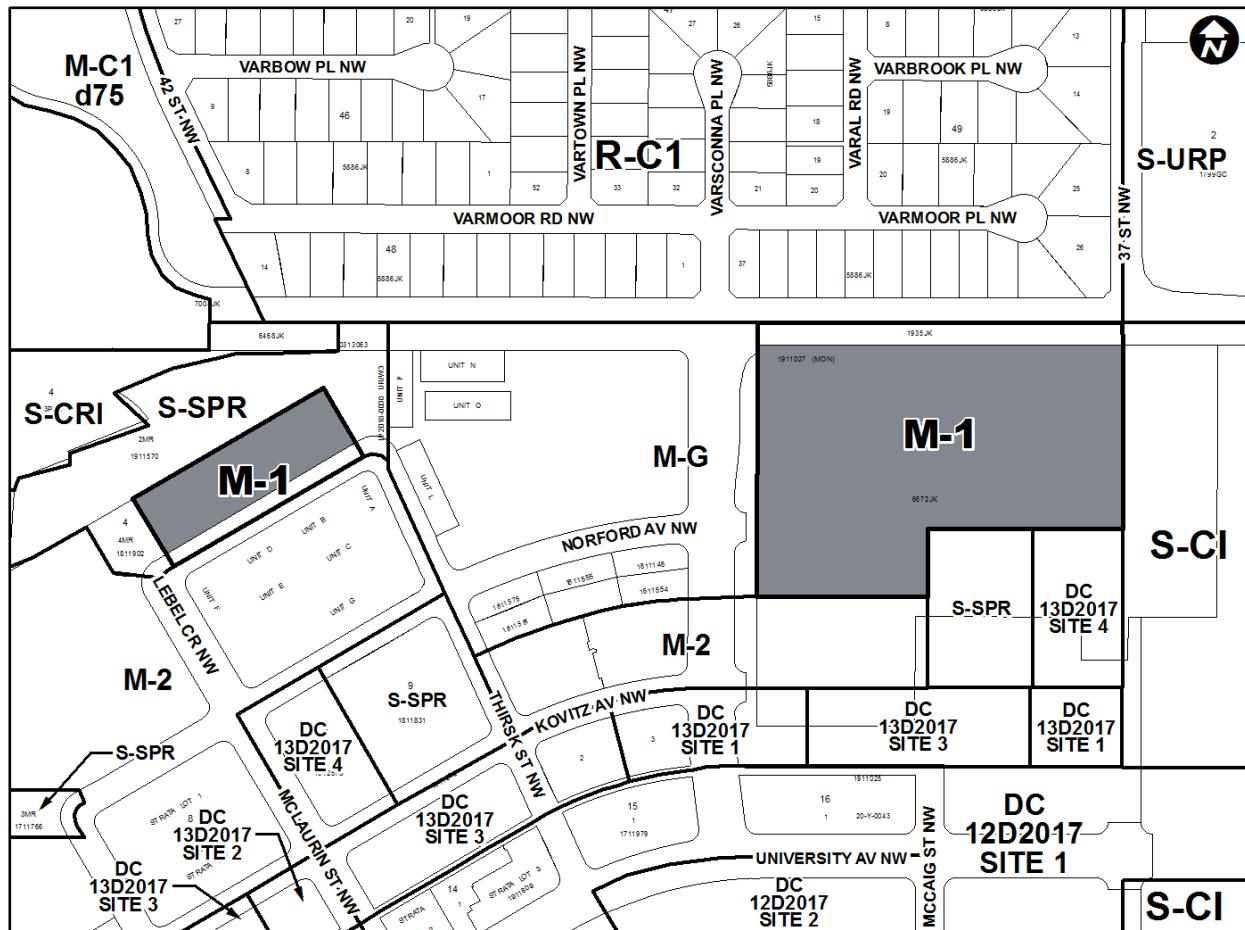
AMENDMENT LOC2020-0034/CPC2020-0799  
BYLAW NUMBER 110D2020

## SCHEDULE A



**AMENDMENT LOC2020-0034/CPC2020-0799  
BYLAW NUMBER 110D2020**

## **SCHEDULE B**







Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0844

**Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033**

---

**EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on 2020 March 02 on behalf of landowner, the Governors of the University of Calgary. The purpose of the application is to replace four existing DC Direct Control Districts with four new DC Direct Control Districts for the same locations in the University District to allow for:

- multi-residential, commercial or mixed-use development similar to what is found within the current land use districts;
- additional permitted and discretionary uses in select sites;
- clarification of language surrounding building setbacks;
- maximum building heights of 17 to 58 metres;
- a mix of commercial uses that allow for flexibility along the University Avenue NW high street; and
- updates to language to current DC Direct Control District standards.

The proposed land use amendments are consistent with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Area Plan* (SSCAP) and are compatible with adjacent land uses.

No development permit application has been submitted at this time. Five development permits for new buildings within the subject area have been approved under the current DC Districts.

**Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033**

---

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 6.39 hectares  $\pm$  (15.79 acres  $\pm$ ) located at 2500 University Drive NW, 3921 - 32 Avenue NW, and 3932, 4001, 4030, 4105, 4106 and 4135 University Avenue NW (Portion of Plan 859JK, Block U; Portion of Plan 1911025, Block 23, Lot 1; Portion of Plan 1512578, Block 1, Lot 1; Plan 1911025, Block 16, Lot 1; Plan 1711979, Block 15, Lot 1; Plan 1811865, Block 22, Lot 2; Plan 1911809, Block 14, Lot 3; Plan 1711979, Block 22, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate mixed-use development with guidelines (Attachment 2).
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 3.71 hectares  $\pm$  (9.17 acres  $\pm$ ) located at 104 Smith Street NW and 3921 – 32 Avenue NW (Plan 1711979, Block 21, Lot 1; Portion of Plan 1512578, Block 1, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development with guidelines (Attachment 3).
4. Give three readings to the proposed bylaw.
5. **ADOPT**, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (5.19 acres  $\pm$ ) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development with guidelines (Attachment 4).
6. Give three readings to the proposed bylaw.
7. **ADOPT**, by bylaw, the proposed redesignation of 2.10 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate residential development with guidelines (Attachment 5).
8. Give three readings to the proposed bylaw.

**Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033**

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 6.39 hectares  $\pm$  (15.79 acres  $\pm$ ) located at 2500 University Drive NW, 3921 - 32 Avenue NW, and 3932, 4001, 4030, 4105, 4106 and 4135 University Avenue NW (Portion of Plan 859JK, Block U; Portion of Plan 1911025, Block 23, Lot 1; Portion of Plan 1512578, Block 1, Lot 1; Plan 1911025, Block 16, Lot 1; Plan 1711979, Block 15, Lot 1; Plan 1811865, Block 22, Lot 2; Plan 1911809, Block 14, Lot 3; Plan 1711979, Block 22, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate mixed-use development with guidelines (Revised Attachment 2).
2. Give three readings to **Proposed Bylaw 120D2020**.
3. Adopt, by bylaw, the proposed redesignation of 3.71 hectares  $\pm$  (9.17 acres  $\pm$ ) located at 104 Smith Street NW and 3921 - 32 Avenue NW (Plan 1711979, Block 21, Lot 1; Portion of Plan 1512578, Block 1, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (Revised Attachment 3).
4. Give three readings to **Proposed Bylaw 121D2020**.
5. Adopt, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (5.19 acres  $\pm$ ) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (Revised Attachment 4).
6. Give three readings to **Proposed Bylaw 122D2020**.
7. Adopt, by bylaw, the proposed redesignation of 2.10 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 3791 - 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development with guidelines (Revised Attachment 5).
8. Give three readings to **Proposed Bylaw 123D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

B&A Planning Group, on behalf of the Governors of the University of Calgary, submitted the subject application to The City on 2020 March 02 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The University of Calgary Properties Group Ltd (UCPG), formerly the West Campus Development Trust, has been established by the Governors of the University of Calgary to oversee the development of the University District (formerly West Campus) lands. The UCPG model is a unique approach to land development in Calgary, as it is focused on optimizing the return on the land over the long term for the benefit of the University.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0844

## **Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033**

---

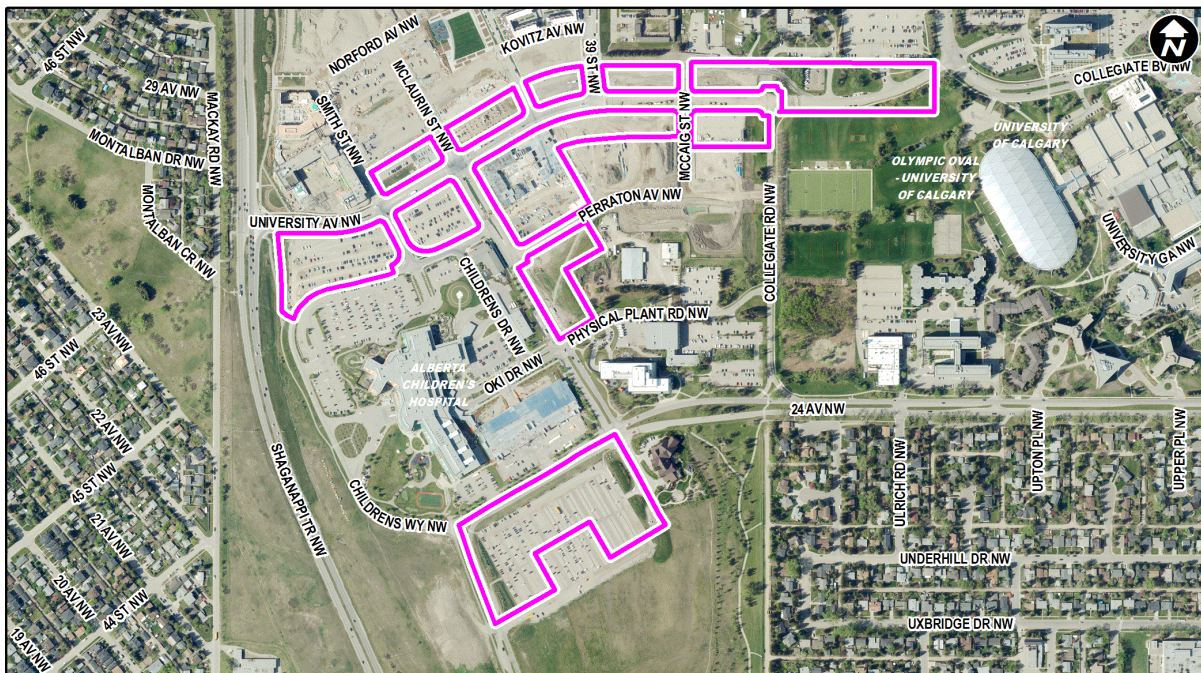
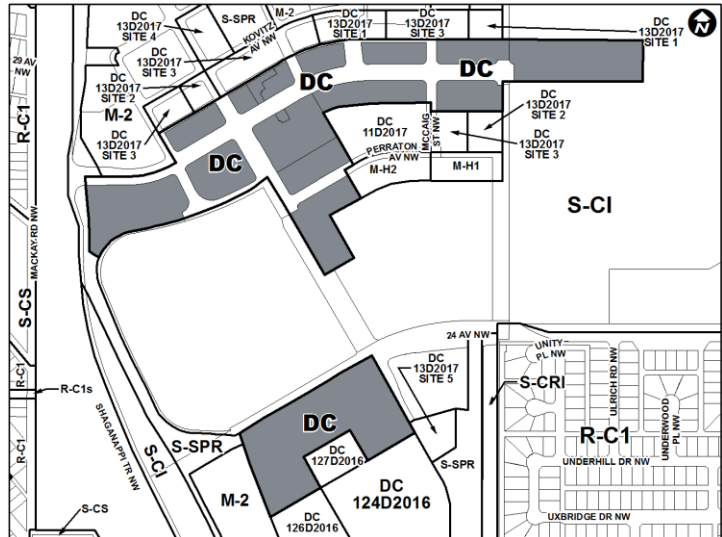
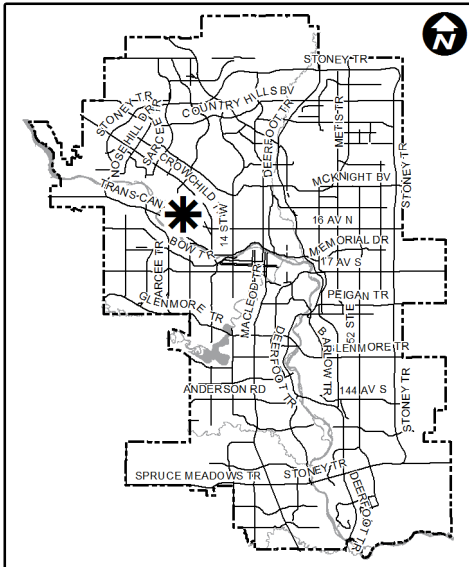
An outline plan for 74.55 hectares was approved by CPC 2014 July 03 and a land use redesignation for the complete University District lands was approved by Council 2014 September 08. Subsequent redesignations for the subject parcels were approved by Council in 2016 (LOC2016-0018) and 2017 (LOC2016-0050).

The [University District Urban Design Manual](#) was approved by Calgary Planning Commission in 2016 and outlines the overall vision and urban design strategy for the community. This document includes guidelines for future site plans and building design to ensure new development is compatible with the overall vision of the UCPG.

The community has been actively developing following these approvals. To date, 12 development permits for new buildings have been approved throughout the University District.

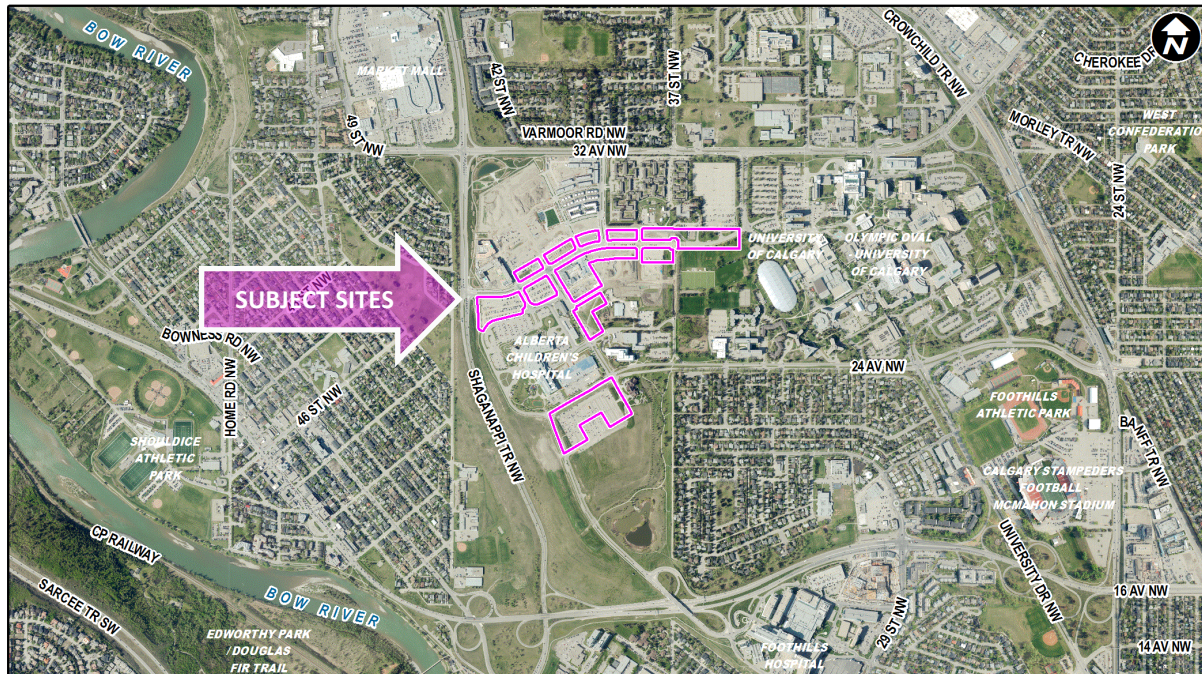
Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033

Location Maps





**Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033**



## Site Context

The subject sites are located at the western edge of the University of Calgary, south of 32 Avenue NW, east of Shaganappi Trail NW and north of 16 Avenue NW. The lands are bordered by the communities of Montgomery to the west, Varsity to the north, University Heights to the east and Parkdale to the south. This application area consists of multiple parcels, totalling approximately 13.8 hectares (34.1 acres).

The topography of the site is relatively flat and is currently occupied by multi-residential development, mixed-use development, parks, several parcels under construction and vacant land. Adjacent land uses consist of predominantly single detached residential in the Montgomery, Varsity and University Heights communities. However, there is a significant institutional presence in the area with the University of Calgary to the east, the Foothills Medical Centre to the southeast, and the Alberta Children's Hospital and Ronald McDonald House within the community boundaries. A Community Activity Centre, Market Mall, is also located immediately northwest of the University District land holdings area.

There is currently occupancy in multi-residential buildings within the University District and additional occupancy is expected in mixed-use buildings in 2020. There are also several buildings under construction or approved and have yet to begin construction.

## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

As identified in Figure 1, University District's peak population was in 2019, reaching 705 residents.

*Figure 1: Community Peak Population*

University District	
Peak Population Year	2019
Peak Population	705
2019 Current Population	705
Difference in Population (Number)	0
Difference in Population (Percent)	0

*Source: The City of Calgary 2019 Civic Census*

The University District community profile was created in 2016 by subtracting a portion of the University of Calgary lands.

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The subject sites currently consist of 4 separate DC Direct Control Districts:

- proposed DC 1 is designated under [Bylaw 12D2017](#) which is based in the Commercial – Corridor 1 (C-COR1) District;
- proposed DC 2 is designated under [Bylaw 14D2017](#) which is based in the Commercial – Office (C-O) District;
- proposed DC 3 is designated under [Bylaw 15D2017](#) which is based on the Commercial – Office 1 (C-O) District; and
- proposed DC 4 is designated under [Bylaw 125D2016](#) which is based in the Multi-Residential – Medium Profile (M-2) District.

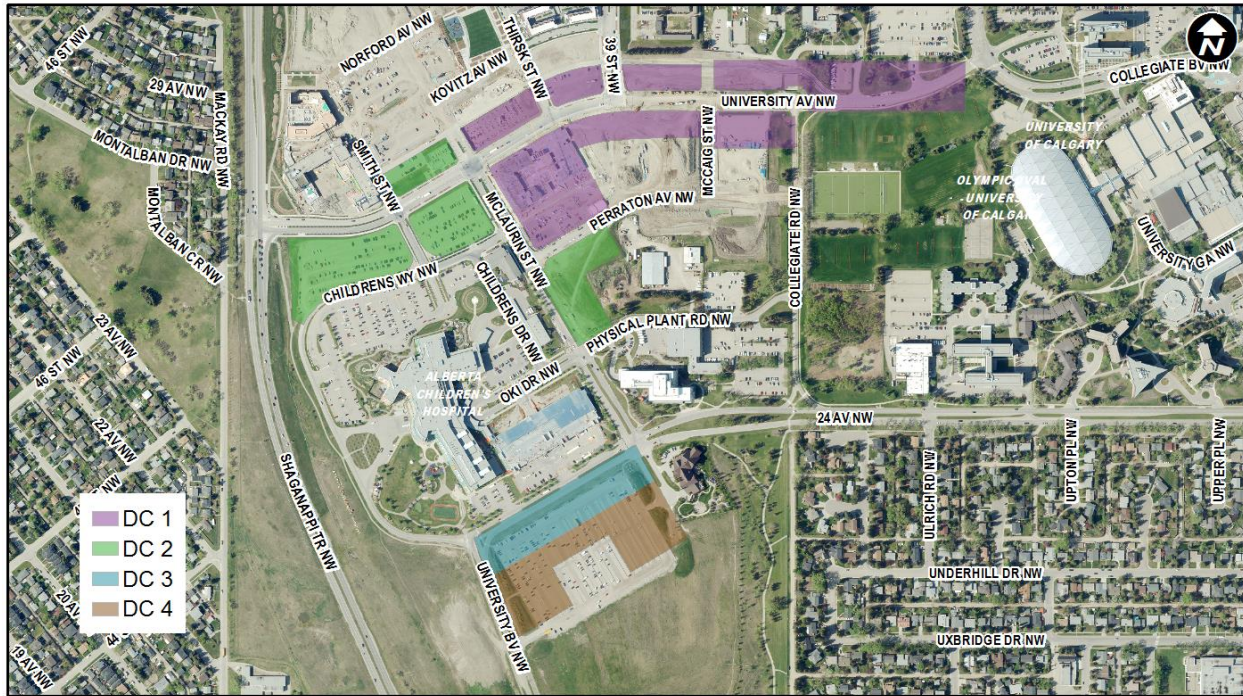
This application proposes to redesignate the lands to four DCs that will retain the boundaries and base districts of the existing DCs while adding additional uses to the subject sites, clarifying language surrounding setbacks, modifying use rules, increase the allowable height in one of the subject sites, and updating language to reflect current standards for DC Direct Control Districts.

The overall intention of the amendments proposed is to increase flexibility within the different areas. The changes are intended to allow for flexibility of use and provide greater clarity in the implementation of DC guidelines. Administration has reviewed and approved a number of development permits within the subject area and the new DCs are intended to provide greater clarity and remove redundancies to aid in the review of future applications in the area.



**Land Use Amendment in University District (Ward 7) at multiple addresses,  
LOC2020-0033**

## Land Use



***Proposed DC 1***

The existing DC District (12D2017) covers a large portion of University Avenue NW which serves as the community's commercial high street. The DC District is separated into three separate sites with distinct setback and use rules for each. The proposed changes to this DC Direct Control District are in large part related to the uses allowed on the high street. UCPG has expressed that with 300,000 square feet of leasable commercial space along the high street at build out that flexibility in uses is important given the current economic climate.

The University District is a master planning community that is managed by the UDT. A retail strategy and urban design manual are in place for the community which highlights appropriate uses for various locations within the community. The intent is to create a main street that is a destination for local residents as well as for the broader community. The addition of discretionary uses is intended to allow for greater variety along the high street.

In order to address concerns with flexibility along the commercial high street, the following changes are also proposed to each of the 3 DC sites:

- The language regarding permitted uses has been changed to include uses as permitted in ‘approved buildings’ rather than ‘approved and existing buildings’. This allows for a streamlined review process and greater certainty as tenants are signed by the UCPG.
- Several uses are proposed to be added to the list of permitted uses including Artist’s Studio, Restaurant: Licensed – Small, and Restaurant: Food Service Only – Medium.

Approval(s): T. Goldstein concurs with this report. Author: J. Maximattis-White

City Clerks: L. Gibb

## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

Through the review, Administration reviewed other commercial districts within the land use bylaw and looked at the potential impacts of including these as discretionary uses. Due to the size of the uses included in this list and their relative impact it was determined that these uses were appropriate to be included as permitted.

- Additional discretionary uses are proposed and intended to be complementary to the existing commercial uses allowed along the retail high street. The new uses proposed to be added as discretionary include: Amusement Arcade, Drinking Establishment – Large, and Kennel – Urban. Discretionary development would be required to approve the uses on site and they would be reviewed against applicable policies.

An increase in height of 4 metres to **Site 1** is also proposed. The existing DC for Site 2 includes a maximum height of 53 metres for a Hotel use and 23 metres for all other uses. The additional height for other uses is intended to allow for greater flexibility in providing rooftop amenity space, particularly indoors.

Further changes to this DC District are proposed which are considered housekeeping in nature and include updating language to current DC District standards, removing redundancies, and including a relaxation clause. This is intended to clarify the intent of the DC and remove any issues of interpretation during reviews of future development permit applications.

### ***Proposed DC 2***

The existing DC District (14D2017) includes eastern portions of University Avenue NW and lands south on McLaurin Road NW. The base land use is Commercial – Office (C-O) District and no changes to the base district are proposed. Changes in this DC Direct Control District predominantly involve clarifying language around setbacks and updating language to current DC District standards. Subdivisions within the area have created some irregularly shaped lots with multiple street frontages. Rules regarding setbacks has been amended to include street names to avoid issues of interpretation when development permits are submitted for review within the area.

In addition, there is a change of boundary proposed, with Site 1 of the DC Direct Control District expanding to the south side of University Avenue which is currently included in Site 2. This is intended to include rules that are consistent on the north and south sides of University Avenue NW to extend commercial uses west.

A new provision for use area is proposed which would restrict the size of ground floor uses to 1900 square metres, with no maximum floor area for uses on upper floors. This same rule is also included in DC 1 and will help to ensure consistency across the commercial high street and extend commercial uses along the high street west along University Avenue NW.

## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

### *Proposed DC 3 and DC 4*

DCs 3 (15D2017) and 4 (125D2016) are located south of the Alberta's Children's Hospital, between Shaganappi Trail and Ronald McDonald House. The base land use Districts are Commercial – Office (C-O) and Multi-Residential – Medium Profile (M-2) respectively. This application proposes including the additional discretionary use of Place of Worship – Large. Small and medium places of worship are currently listed as discretionary uses within these two areas

These particular areas were considered appropriate locations for this use in the University District due to their proximity to other institutional uses, and the ability to meet the full range of potential uses within this MDP Major Activity Centre, which is intended to provide a broad range of uses where all daily needs can be met, including cultural facilities, and in this instance, all within a walkable community design. This use is proposed to be discretionary therefore an in depth review of parking, design and setbacks would be occur at the development permit stage.

### **Development and Site Design**

Any future developments for this site would be guided by the rules of the proposed DC Direct Control Districts. Items that will be considered for future development include, but are not limited to building frontage, building heights, setbacks, landscaping, parking and use compatibility. The previously approved Urban Design Manual will be used in reviews of future development permit applications to ensure that proposed developments fit in with the overall vision and urban design strategy for the community.

### **Transportation**

The lands are framed by Shaganappi Trail NW to the west, 16 Avenue NW and 24 Avenue NW to the south, and 32 Avenue NW to the north. All of these roads are divided arterials, or a divided skeletal road (16 Avenue NW). The sites can be accessed through the existing interchange at University Boulevard NW and 16 Avenue NW, signalized intersections at 24 Avenue NW and McLaurin Street NW, 39 Street and 32 Avenue NW, and University Avenue and Shaganappi Trail NW.

Calgary Transit currently operates four routes with the area with additional routes surrounding the site providing a high level of service. In addition, the MAX Orange BRT provides east-west connectivity across the city and provides service to major destinations like Foothills Medical Centre, Alberta Children's Hospital, SAIT, University of Calgary, McMahon Stadium, North Hill Centre, and the Genesis Centre.

A Transportation Impact Assessment (TIA) was not required as part of this application. A TIA submitted by Watt Consulting Group was provided in 2014 in support of the initial land use application for the area (LOC2013-0062), and has been accepted by Administration and is still applicable to this proposal. Recommended improvements to the transportation network within the report will be implemented as required during future construction phases.

### **Environmental Site Considerations**

There are no environmental concerns with the proposed land use.

## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

### Utilities and Servicing

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

### Climate Resilience

The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. A key element integrated into the University District promoting environmental sustainability is the commitment to achieve LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) Platinum certification. The University District neighbourhood development as a whole will achieve a higher standard of environmental performance compared to conventional neighbourhood construction and design. The development's location, subdivision design, and its use of green technology and building techniques all contribute to meeting this higher standard.

### Stakeholder Engagement, Research and Communication

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

The applicant presented this application to the South Shaganappi Area Strategic Group which includes representation from five area Community Associations as well as institutional partners such as the University of Calgary and Alberta Health Services.

The applicant also did a mail drop to residences in University Heights adjacent to the University District outlining the changes proposed.

No letters were received from the public to Administration during the notice posting period. There is no community association within the University District to circulate the application for comment.

Letters were received by from the Varsity Community Association and the University Heights Community Association and are included in Attachments 6 and 7. Concerns were expressed regarding the use of Place of Worship – Large in two of the DC Direct Control Districts due to a potential increase in traffic and parking demand in the area.

Administration considered the relevant planning issues specific to the proposed redesignation and have determined that the proposal is appropriate for the area. Administration maintains discretion at the development permit stage to address concerns relating to the design and with relation to the comments received.

## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

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

### Strategic Alignment

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

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

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

The recommendation aligns with the policy direction of the *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 lands are identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP) as a Major Activity Centre (MAC). MACs are defined as areas of high job and population concentrations, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The MDP outlines MAC policies related to establishing an appropriate mixture of land use typologies; density and intensity; urban design; street network layout, design and multi-modal capacity; parking; compatibility and transitioning with surrounding neighbourhoods; coordinating public investment decisions; accessing the primary transit network; and open spaces and the public realm.

The relatively minor changes proposed within this application continue to meet the policies of the MDP as they allow for a wide variety of uses within a MAC, continue to achieve the community and built form design objectives originally envisioned, and maintain the intensities as anticipated in the existing DC Districts.

#### ***South Shaganappi Communities Area Plan (2011)***

The [South Shaganappi Communities Area Plan](#) (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a detailed vision and policy framework for development in the area. The SSCAP recognizes and supports the development of the University District lands as a Major Activity Centre. It outlines policies related to urban design; transit connectivity; minimum intensity thresholds; mixture of land uses; consultation with adjacent communities; compatibility and transitioning with surrounding neighbourhoods; and environmental design and sustainability considerations.



## Land Use Amendment in University District (Ward 7) at multiple addresses, LOC2020-0033

---

The proposal meets the intent and aligns with the relevant 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 identifies a commitment to achieve LEED – ND Platinum certification in University District as a whole. LEED – ND certification comprehensively addresses climate mitigation and adaptation actions within the *Climate Resilience Strategy*.

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

The proposed land use districts will allow for a greater diversity of businesses in the University District that contribute to an active and vibrant community. The new DC Districts also allow for greater clarity which will assist in application reviews and timely decisions.

### **Financial Capacity**

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

There are no impacts to current and future operating budgets.

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

There are no impacts to current and future capital budgets.

### **Risk Assessment**

Without adjustments to the existing DC Districts, it will continue to be a challenge for the landowner to attract a diversity of uses within the University District which could result in large scale amendments to the entire development.

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

The proposed land use redesignations are aligned with the applicable policies of the *Municipal Development Plan* which includes the subject area as a Major Activity Centre. The proposed Direct Control Districts will allow for greater flexibility in the uses allowed with the area and offer greater clarity in reviewing development permit applications within the University District community.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 120D2020**
3. **Proposed Bylaw 121D2020**
4. **Proposed Bylaw 122D2020**
5. **Proposed Bylaw 123D2020**
6. Community Association Letter – Varsity
7. Community Association Letter – University Heights



## **Applicant's Submission**

March 10, 2020

B&A Planning Group has been retained by West Campus Development Trust to pursue a land use amendment application on approximately 12 hectares (29 acres) of land in the University District located north and east of the Children's Hospital along University Avenue NW and McLauren Street NW and south of the Children's Hospital along 24th Avenue NW. The subject lands are currently designated under 4 Direct Control Districts each unique to their location within the comprehensive development.

The application proposes to maintain these sites within the same 4 Direct Control Districts and introduces subtle changes to allow for more flexibility to accommodate innovation as well as unforeseen circumstances and allow for a broader range of uses and opportunities as follows:

### 12D2017 (Main Street - Commercial Corridor 1 Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Allow uses to be considered permitted in existing and proposed buildings;
- Provide for some additional discretionary uses to provide more variety of services on the Main Street;
- Allow for an increase in maximum building height from 23m to 27m (1 storey) to encourage and facilitate more roof top amenities.
- Allow for seniors housing to be accessible at grade.

### 14D2017 (North & East of Children's Hospital – Commercial Office Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Remove use area restrictions along University Avenue (Main street) for consistency;
- Building setbacks to more accurately address street frontage.

### 15D2017 (South of Children's Hospital – Commercial Office Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Provide an additional discretionary use of Place of Worship – Large.

### 125D2016 (South of Children's Hospital – Multi-Residential Medium Profile Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Provide an additional discretionary use of Place of Worship – Large.

We request the support of Calgary Planning Commission and Council for this land use redesignation which will provide more flexibility and opportunity in the University District in alignment with the vision of this unique community.





# PROPOSED

CPC2020-0844  
ATTACHMENT 2

## BYLAW NUMBER 120D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0033/CPC2020-0844)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

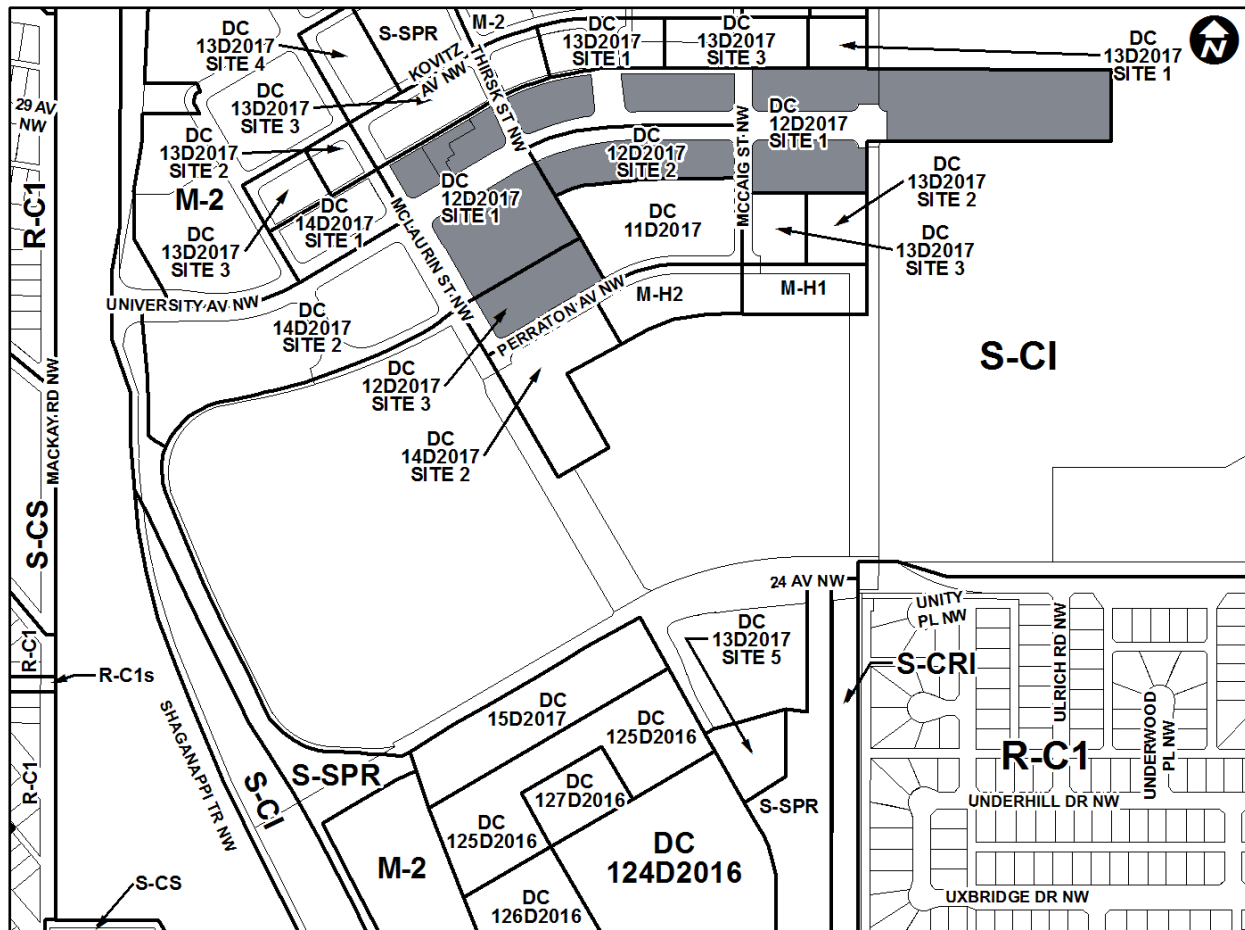
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020**

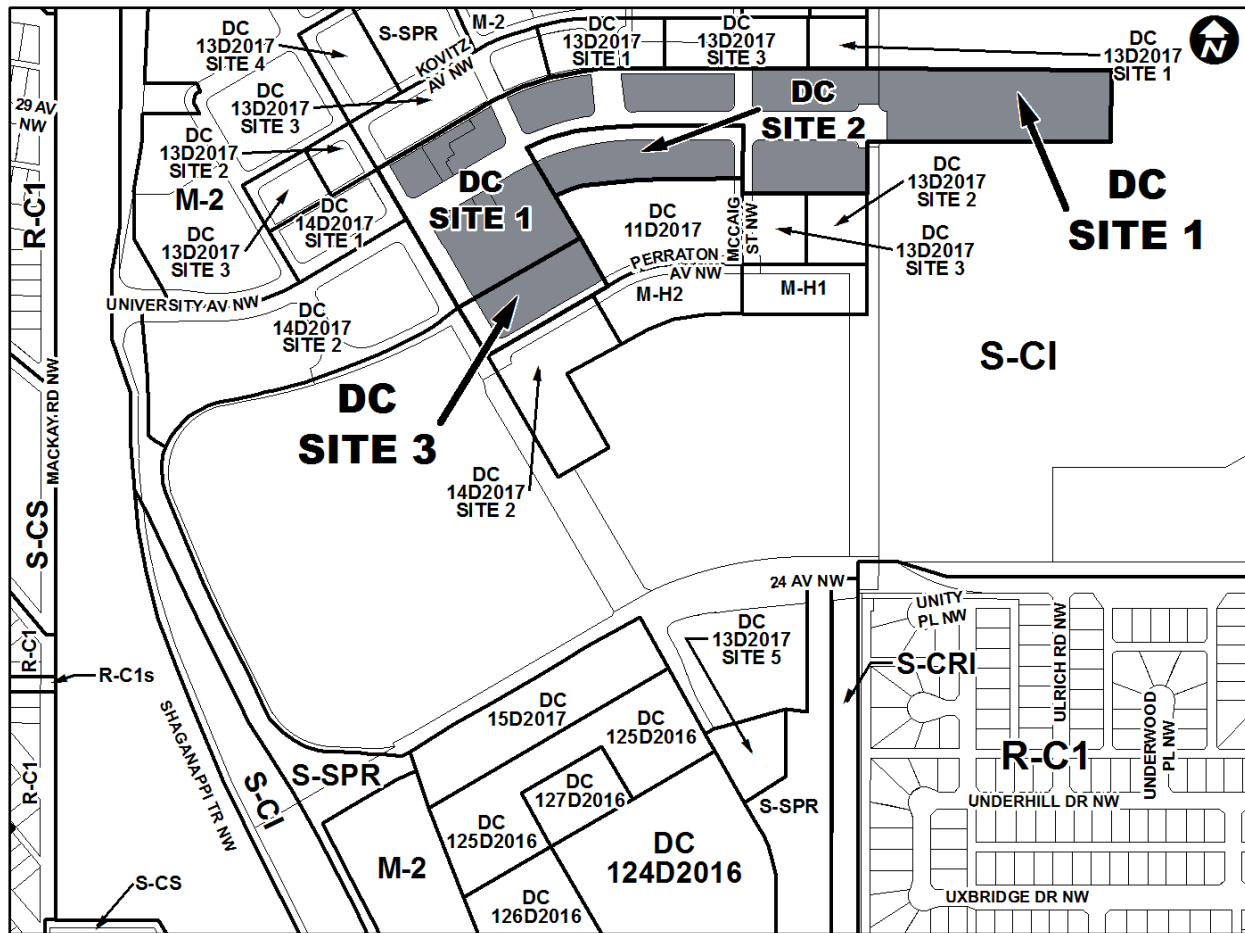
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) create a highly animated, urban, and compact high street environment for the main retail street;
- (b) establish a continuous commercial street wall on both sides of the street, allowing for visible access to open space amenities such as plazas and parks, and clear breaks for street intersections;
- (c) create plazas and parks to be inviting, easily accessible, and to have a relationship with abutting uses such as a restaurant or café;
- (d) prescribe building setbacks that will help to create a pedestrian oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;

# PROPOSED

## AMENDMENT LOC2020-0033/CPC2020-0844 BYLAW NUMBER 120D2020

- (e) create a highly attractive, non-obstructive, and comfortable street environment for the pedestrian, considering: a balance of tree canopy for shade and sunny areas for café spill-over, the use of attractive and safe street paving, seating areas, and amenities such as bike racks and recycling bins;
- (f) allow for flexible and diverse community amenities, services and attractive destinations along the main retail street;
- (g) allow for a majority of retail oriented commercial uses on the ground floor of buildings; and
- (h) allow for some commercial uses on the upper floors of buildings, in addition to office and residential uses, to encourage a highly mixed-use environment.

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### Bylaw 1P2007 Rules

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

### Defined Uses

- 5 In this Direct Control District Bylaw;

- (a) “**Kennel – Urban**” means a *use*:
  - (i) where domestic animals are boarded overnight or for periods greater than 24 hours;
  - (ii) that may provide for the incidental sale of products relating to the services provided by the use; and
  - (iii) that includes animal enclosures, pens, runs or exercise areas.

### Required Motor Vehicle Parking Stalls for Kennel - Urban

- 6 There is no requirement for ***motor vehicle parking stalls*** for **Kennel – Urban**.

### Required Bicycle Parking Stalls for Kennel - Urban

- 7 (1) **Kennel – Urban** requires a minimum of 1.0 ***bicycle parking stalls – class 1*** per 250.0 square metres of ***gross usable floor area***.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

- (2) **Kennel – Urban** requires a minimum of 1.0 *bicycle parking stalls – class 2* per 250.0 square metres of *gross usable floor area*.
- Use Area**  
**8**
- (1) Unless otherwise referenced in subsections (3) or (4), the maximum *use area* for *uses* on the ground floor of *buildings* in this Direct Control District is 1900.0 square metres.
- (2) Unless otherwise referenced in subsections (3) or (4), there is no maximum *use area* requirement for *uses* located on upper floors of *buildings* in this Direct Control District.
- (3) The maximum ground floor *use area* of a:
- (a) **Cinema**, or a **Cinema** combined with any other *use*, is 3300.0 square metres;
  - (b) **Performing Arts Centre**, or a **Performing Arts Centre** combined with any other *use* is 3330.0 square metres; and
  - (c) **Supermarket**, or a **Supermarket** combined with any other *use*, is 3800.0 square metres.
- (4) The following *uses* do not have a *use area* restriction:
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Custodial Care**;
  - (d) **Hotel**; and
  - (e) **Residential Care**.

## Location of Uses within Buildings

- 9**
- (1) Except as otherwise provided in this Direct Control District Bylaw the following *uses* must not be located on the ground floor of *buildings*:
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Catering Service – Minor**;
  - (d) **Counselling Service**;
  - (e) **Custodial Care**;
  - (f) **Health Services Laboratory – With Clients**;
  - (g) **Home Based Child Care – Class 1**;
  - (h) **Home Occupation – Class 1**;
  - (i) **Home Occupation – Class 2**; and
  - (j) **Residential Care**.
- (2) Except where otherwise provided in this Direct Control District Bylaw **Dwelling Units** must not be located on the ground floor of *buildings* fronting onto University Avenue NW.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

- (3) Main entrances to multi-residential **buildings** and **Hotels** are allowed on University Avenue NW.

## Front Setback Area

- 10 (1) The **front setback area** for any **building** along the south side of University Avenue NW must have a maximum depth of 2.0 metres.
- (2) The **front setback area** for any **building** along the north side of University Avenue NW must have a minimum depth of 3.0 metres and maximum depth of 6.0 metres.

## Parking Requirements

- 11 (1) The **Development Authority** may consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study is submitted as part of a **development permit** application. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**.
- (2) **Motor vehicle parking stalls** for any **use** within this Direct Control District must be provided in an above **grade** or below **grade** parking structure.
- (3) Notwithstanding subsection (2), a temporary **development permit** may be issued for surface parking.
- (4) Notwithstanding subsection (2), the **Development Authority** may approve **motor vehicle parking stalls**, outside of a parking structure for the following purposes:
- (a) **visitor parking stalls**;
  - (b) **motor vehicle parking stalls** for **units** that face a **lane**; and
  - (c) **parking area – short stay**.
- (5) **Motor vehicle parking stalls** located outside of a parking structure must not be located between a **building** and a **street**.
- (6) **Motor vehicle parking stalls** within a **Parking Lot – Structure** to be used for public purposes may be used to satisfy minimum parking requirements for **uses** within this Direct Control District.

## Site 1 (± 6.88 hectares)

### Application

- 12 The provisions of sections 13 to 16 only apply to Site 1 of this Direct Control District Bylaw.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

## Permitted Uses

- 13 (1) The ***permitted uses*** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.
- (2) The following are additional ***permitted uses*** when located in approved ***buildings***:
- (a) **Accessory Food Service;**
  - (b) **Artist's Studio;**
  - (c) **Billiard Parlor;**
  - (d) **Catering Service – Minor;**
  - (e) **Computer Games Facility;**
  - (f) **Convenience Food Store;**
  - (g) **Financial Institution;**
  - (h) **Fitness Centre;**
  - (i) **Food Kiosk;**
  - (j) **Information and Service Provider;**
  - (k) **Market;**
  - (l) **Medical Clinic;**
  - (m) **Office;**
  - (n) **Outdoor Cafe;**
  - (o) **Pet Care Service;**
  - (p) **Print Centre;**
  - (q) **Radio and Television Studio;**
  - (r) **Restaurant: Food Service Only – Small;**
  - (s) **Restaurant: Food Service Only – Medium;**
  - (t) **Restaurant: Licensed – Small;**
  - (u) **Restaurant: Neighbourhood;**
  - (v) **Retail and Consumer Service;**
  - (w) **Seasonal Sales Area;**
  - (x) **Specialty Food Store; and**
  - (y) **Takeout Food Service.**

## Discretionary Uses

- 14 The ***discretionary uses*** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:
- (a) **Amusement Arcade;**
  - (b) **Community Recreation Facility;**
  - (c) **Drinking Establishment – Large;**
  - (d) **Dinner Theatre;**
  - (e) **Funeral Home;**
  - (f) **Kennel – Urban;**
  - (g) **Parking Lot – Grade (temporary);**
  - (i) **Performing Arts Centre;**
  - (j) **Restaurant: Food Service Only – Large; and**
  - (k) **Restaurant: Licensed – Large.**

## Floor Area Ratio

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



# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

## Building Height

- 16 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 27.0 metres.
- (2) The maximum **building height** for a **Hotel** is 53.0 metres.

## Site 2 (± 1.10 hectares)

### Application

- 17 The provisions in sections 18 through 22 apply only to Site 2 of this Direct Control District Bylaw.

### Permitted Uses

- 18 (1) The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following are additional **permitted uses** when located in approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Artist's Studio;**
  - (c) **Billiard Parlor;**
  - (d) **Catering Service – Minor;**
  - (e) **Computer Games Facility;**
  - (f) **Convenience Food Store;**
  - (g) **Financial Institution;**
  - (h) **Fitness Centre;**
  - (i) **Food Kiosk;**
  - (j) **Information and Service Provider;**
  - (k) **Market;**
  - (l) **Medical Clinic;**
  - (m) **Office;**
  - (n) **Outdoor Cafe;**
  - (o) **Pet Care Service;**
  - (p) **Print Centre;**
  - (q) **Radio and Television Studio;**
  - (r) **Restaurant: Food Service Only – Small;**
  - (s) **Restaurant: Food Service Only – Medium;**
  - (t) **Restaurant: Licensed – Small;**
  - (u) **Restaurant: Neighbourhood;**
  - (v) **Retail and Consumer Service;**
  - (w) **Seasonal Sales Area;**
  - (x) **Specialty Food Store; and**
  - (y) **Takeout Food Service.**

### Discretionary Uses

- 19 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District,

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

(a) with the addition of:

- (i) **Community Recreation Facility;**
- (ii) **Dinner Theatre;**
- (jj) **Drinking Establishment – Large;**
- (iii) **Kennel – Urban;**
- (iv) **Performing Arts Centre;**
- (v) **Restaurant: Food Service Only – Large;**
- (vi) **Restaurant: Licensed – Large; and**

(b) with the exclusion of:

- (i) **Addiction Treatment.**

## Use Rules

**20** A 25.0 per cent minimum open space **frontage** between University Avenue NW and the central **Park** must be provided.

## Floor Area Ratio

**21** There is no maximum **floor area ratio**.

## Building Height

**22** The maximum **building height** is 17.0 metres.

## Site 3 (± 0.79 hectares)

## Application

**23** The provisions in sections 24 through 28 only apply to Site 3.

## Permitted Uses

**24 (1)** The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**(2)** The following are additional **permitted uses** when located in approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Artist's Studio;**
- (c) **Billiard Parlor;**
- (d) **Catering Service – Minor;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Food Kiosk;**
- (j) **Information and Service Provider;**
- (k) **Market;**
- (l) **Medical Clinic;**
- (m) **Office;**
- (n) **Outdoor Cafe;**

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 120D2020

- (o) Pet Care Service;
- (p) Print Centre;
- (q) Radio and Television Studio;
- (r) Restaurant: Food Service Only – Small;
- (s) Restaurant: Food Service Only – Medium;
- (t) Restaurant: Licensed – Small;
- (u) Restaurant: Neighbourhood;
- (v) Retail and Consumer Service;
- (w) Seasonal Sales Area;
- (x) Specialty Food Store; and
- (y) Takeout Food Service.

## Discretionary Uses

- 25 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) Community Recreation Facility;
- (b) Dinner Theatre;
- (c) Funeral Home;
- (d) Kennel – Urban
- (e) Parking Lot – Grade (temporary);
- (f) Performing Arts Centre;
- (g) Restaurant: Food Service Only – Large; and
- (h) Restaurant: Licensed – Large.

## Floor Area Ratio

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

## Building Height

- 27 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 36.0 metres.
- (2) The maximum **building height** adjacent to the central **Park** is 26.0 metres.
- (3) The maximum **building height** for a **Hotel** is 53.0 metres.

## Location of Residential Uses

- 28 **Dwelling Units, Assisted Living, Hotel, Live Work Unit** and **Residential Care** may be located on the ground floor of **buildings**.

## Relaxations

- 29 The **Development Authority** may relax the rules contained in Sections 4, 7, 8, 10, 16, 22, 27 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# PROPOSED

CPC2020-0844  
ATTACHMENT 3

## BYLAW NUMBER 121D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0033/CPC2020-0844)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

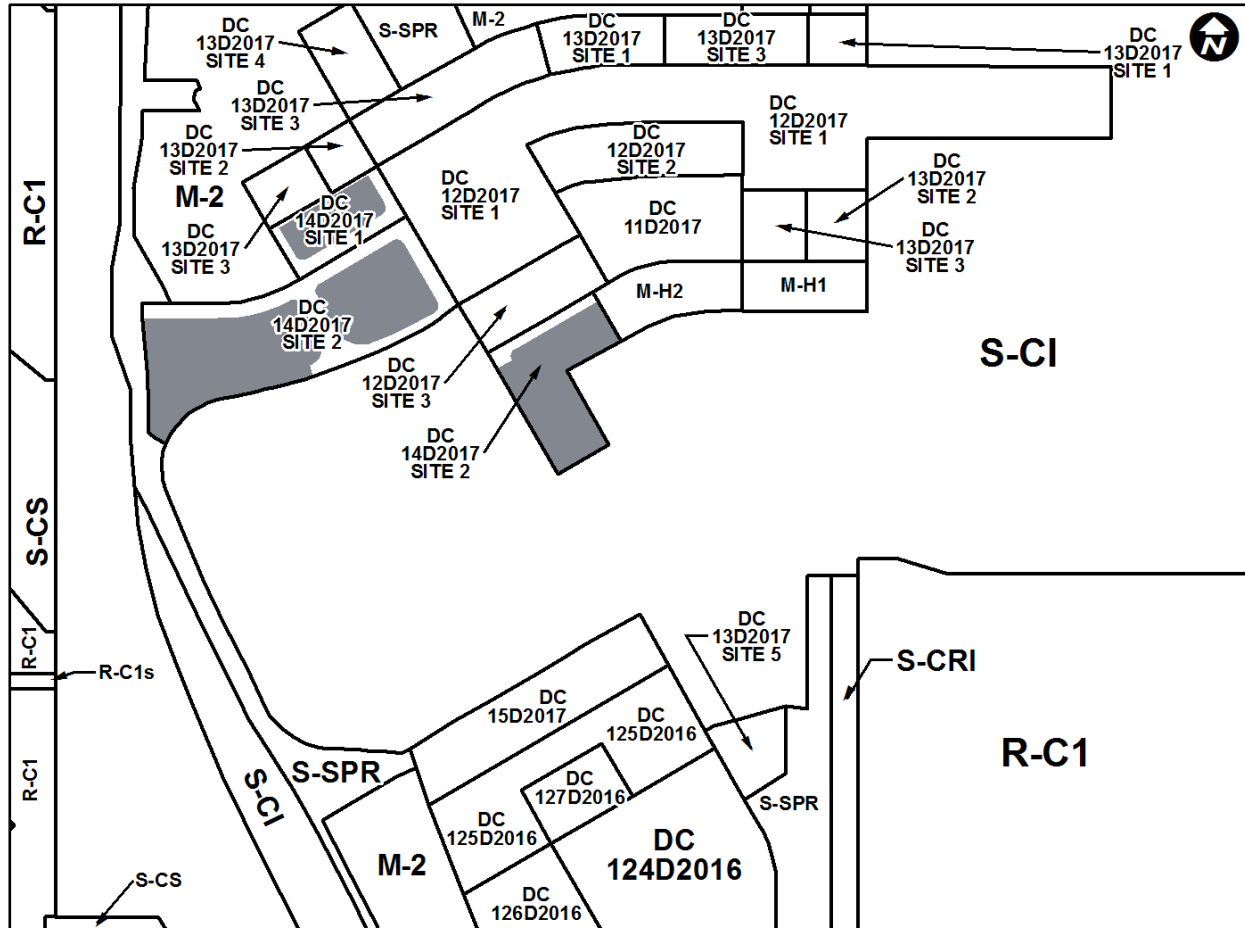
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

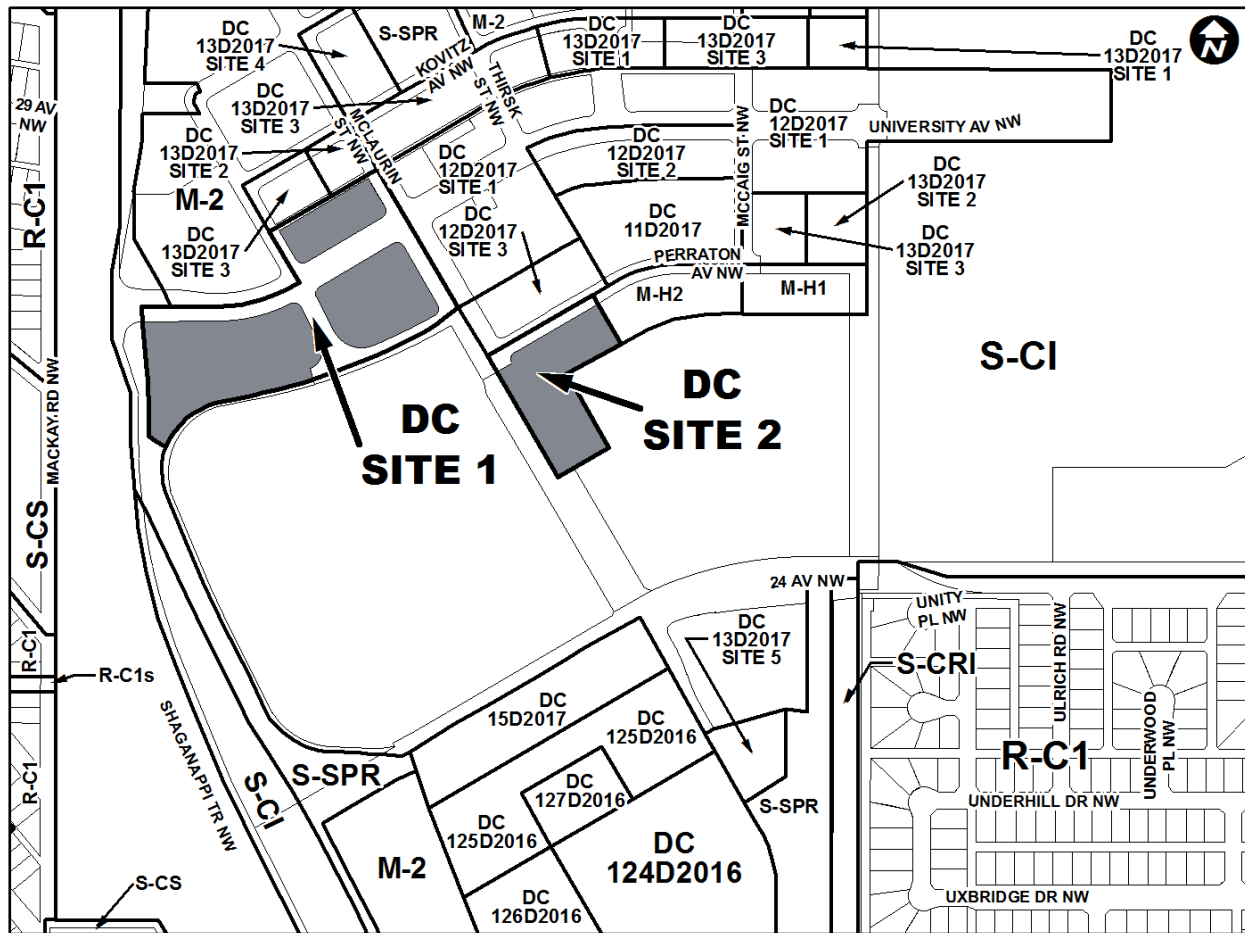
AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 121D2020

## SCHEDULE A



**AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 121D2020**

## **SCHEDULE B**



## DIRECT CONTROL DISTRICT

## Purpose

**1** This Direct Control District Bylaw is intended to:

- (a) create a character of place for the employment precinct that is compact and urban in context;
- (b) provide a new frontage to the Hospital, with building addresses fronting the surrounding streets;
- (c) prescribe building setbacks that will create a pedestrian oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
- (d) allow for the continuation of commercial uses at grade along the University Avenue NW High Street; and

# PROPOSED

## AMENDMENT LOC2020-0033/CPC2020-0844 BYLAW NUMBER 121D2020

- (f) have the majority of the motor vehicle parking stalls located within parking structures except in specific cases for short stay parking.

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### Bylaw 1P2007 Rules

- 4 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

### Permitted Uses

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

### Discretionary Uses

- 6 The ***discretionary uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Hotel**; and
- (b) **Parking Lot – Grade (temporary)**.

### Use Area

- 7 (1) Unless otherwise referenced in subsection (3), the maximum ***use area*** for ***uses*** on the ground floor of ***buildings*** in this Direct Control District is 1900.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum ***use area*** requirement for ***uses*** located on upper floors of a ***building*** in this Direct Control District.
- (3) There is no ***use area*** restriction for **Hotel**.

### Parking Requirements

- 8 (1) The ***Development Authority*** may consider a relaxation of the required ***motor vehicle parking stalls*** and ***visitor parking stalls*** for a ***development*** where a parking is study submitted as part of a ***development permit*** application. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of ***Motor vehicle parking stalls*** and ***visitor parking stalls*** when they are not occupied for their designated ***uses***.
- (2) ***Motor vehicle parking stalls*** for any ***use*** within this Direct Control District must be provided in an above grade or below grade parking structure.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 121D2020

- (3) Notwithstanding subsection (2), a temporary **development permit** may be issued for **Parking Lot – Grade (temporary)**.
- (4) Notwithstanding subsection (2), the **Development Authority** may approve a **parking area – short stay** outside of a parking structure.
- (5) **Motor vehicle parking stalls** located outside of a parking structure must not be located between a **building** and a **street**.

## Floor Area Ratio

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

## Building Height

- 10 (1) Unless otherwise specified in subsection (2) or (3), the maximum **building height** is 34.0 metres.
- (2) The maximum **building height** for a **Hotel** is 58.0 metres.
- (3) The maximum **building height** is reduced to 18.0 metres when the **building** is within the flight path of the Alberta Children's Hospital.

## Site 1 (± 2.68 hectares)

### Application

- 11 The provisions in section 12 apply only to Site 1.

### Setback Areas

- 12 (1) The **setback area** for any **building** along the north side of University Avenue NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (2) The **setback area** for any **building** along the south side of University Avenue NW must have a maximum depth of 3.0 metres.
- (3) The **setback area** for any **building** along Children's Way NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (4) The **setback area** for any **building** along Smith Street NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (5) The **setback area** for any **building** along McLaurin St NW have a maximum depth of 3.0 metres
- (6) Where the **parcel** shares a **rear property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (7) In all other cases, the **setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.



# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 121D2020

## Site 2 (± 1.03 hectares)

### Application

13 The provisions in section 14 apply only to Site 2.

### Setback Areas

- 14 (1) The **setback area** for any **building** along McLaurin Street NW must have a maximum depth of 3.0 metres.
- (2) The **setback area** for any **building** along Perraton Street NW must have a maximum depth of 3.0 metres.
- (3) Where the **parcel** shares a **side property line** with a parcel designated as a **special purpose district or residential district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (4) Where the **parcel** shares a **rear property line** with a parcel designated as a **special purpose district or residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (5) In all other cases, the **setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

### Relaxation

- 15 The **Development Authority** may relax the rules contained in Sections 4, 7, 10, 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# PROPOSED

CPC2020-0844  
ATTACHMENT 4

## BYLAW NUMBER 122D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0033/CPC2020-0844)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

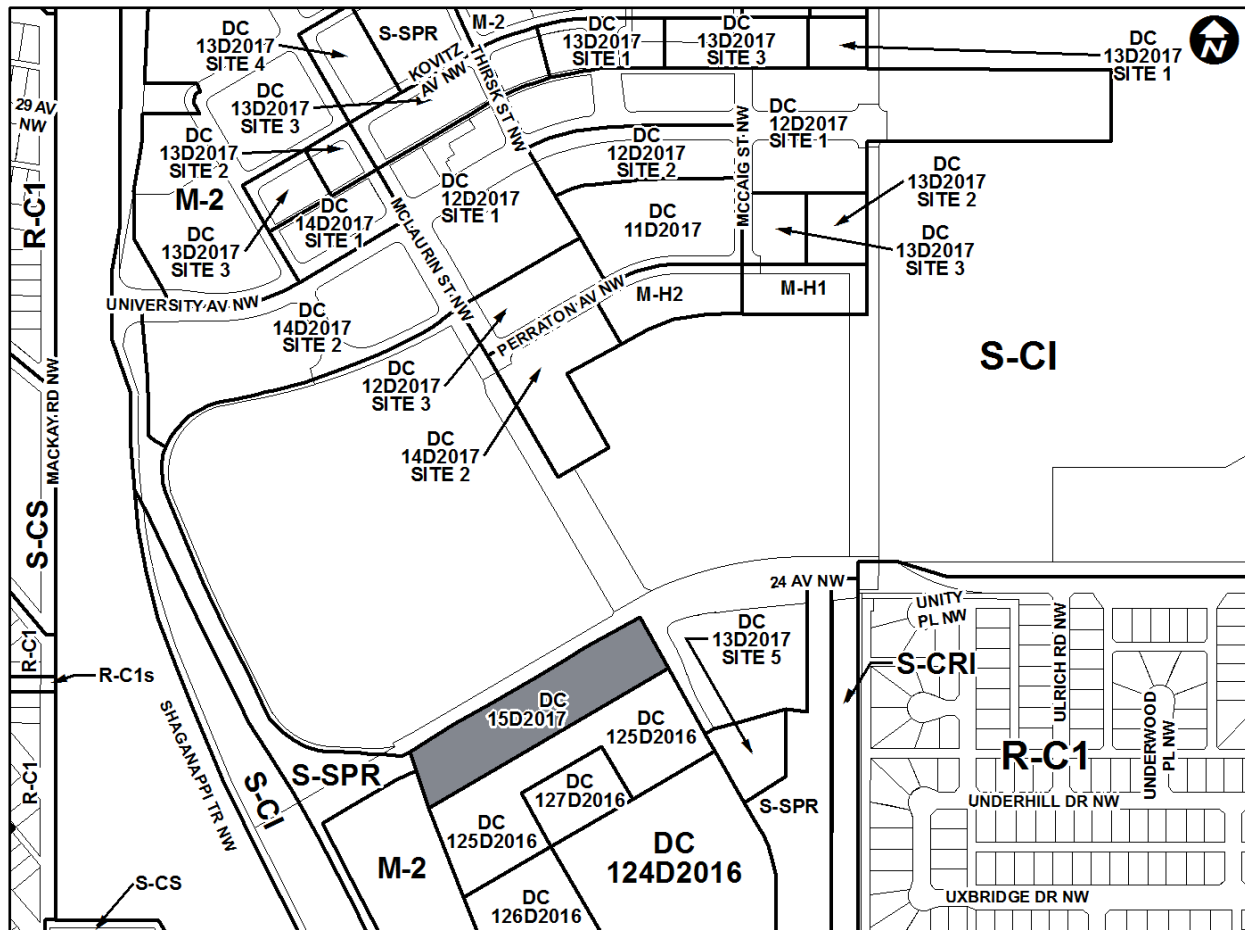
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 122D2020**

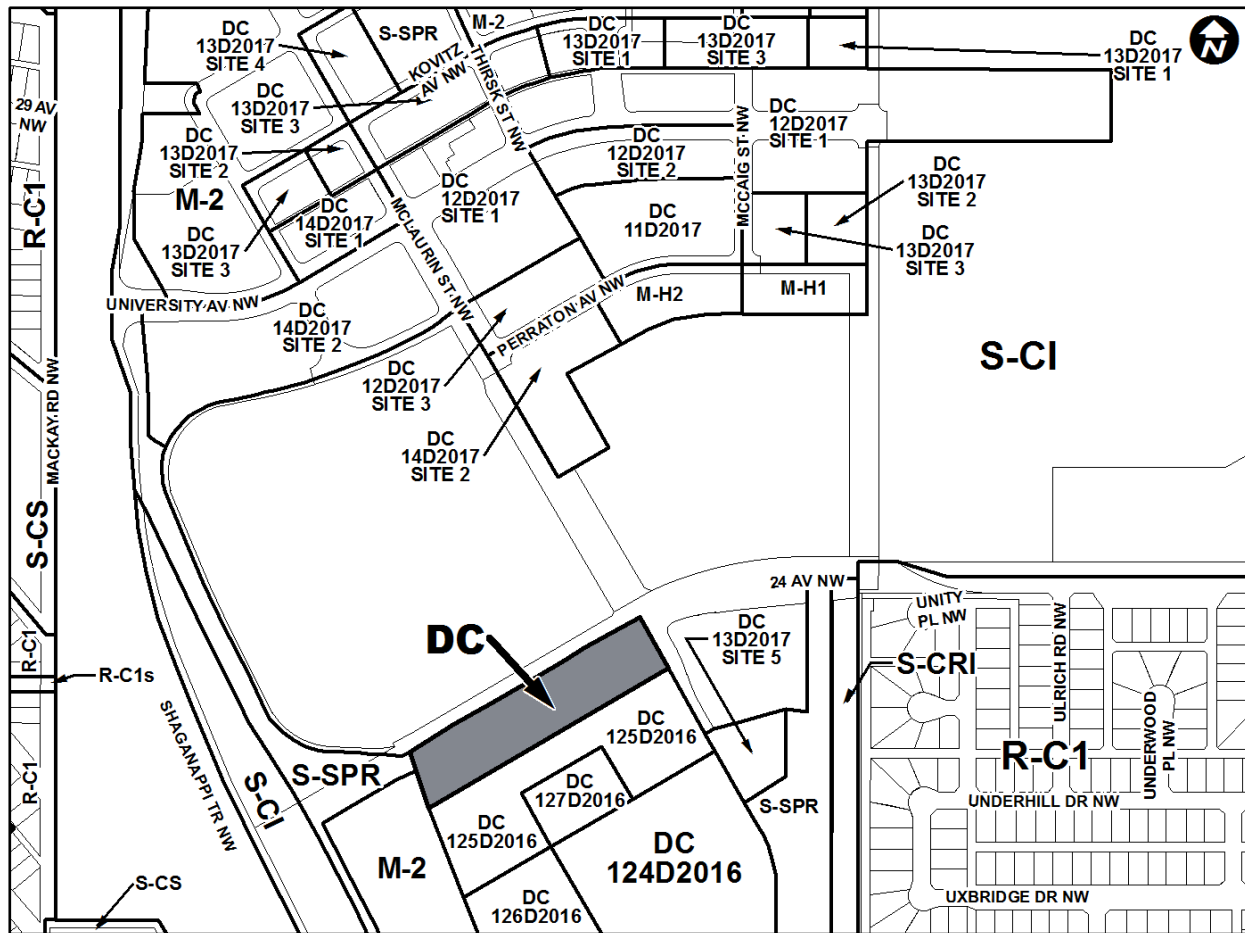
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 122D2020

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) create a character of place for the employment precinct that is compact and urban in context;
- (b) provide a new frontage to the Hospital, with building addresses fronting the surrounding streets;
- (c) prescribe building setbacks that will create a pedestrian oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
- (d) allow for assisted living and residential care as permitted uses in selected sites;

# PROPOSED

## AMENDMENT LOC2020-0033/CPC2020-0844 BYLAW NUMBER 122D2020

- (e) allow for parking lot – grade (temporary) and place of worship – large as discretionary uses; and
- (f) have the majority of the motor vehicle parking stalls located within parking structures except in specific cases for short stay parking.

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The ***permitted uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the addition of:
- (a) **Assisted Living**; and
  - (b) **Residential Care**.

### Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:
- (a) **Parking Lot – Grade (temporary)**; and
  - (b) **Place of Worship – Large**.

### Bylaw 1P2007 Rules

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

### Parking Requirements

- 7 (1) The ***Development Authority*** may consider a relaxation of the required ***motor vehicle parking stalls*** and ***visitor parking stalls*** for a ***development*** where a parking study is submitted as part of a ***development permit*** application. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of ***motor vehicle parking stalls*** and ***visitor parking stalls*** when they are not occupied for their designated ***uses***.
- (2) ***Motor vehicle parking stalls*** for any ***use*** within this Direct Control District must be provided in an above grade or below grade parking structure.
- (3) Notwithstanding subsection (2), a temporary ***development permit*** may be issued for **Parking Lot – Grade (temporary)**.
- (4) Notwithstanding subsection (2), the ***Development Authority*** may approve a ***parking area – short stay*** outside of a parking structure.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 122D2020

- (5) **Motor vehicle parking stalls** located outside of a parking structure must not be located between a **building** and a **street**.

## Front Setback Area

- 8 The **front setback area** must have a maximum depth of 3.0 metres.

## Rear Setback

- 9 (1) Where the **parcel** shares a **rear property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) In all other cases, the **rear setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

## Side Setback Area

- 10 (1) Where the **parcel** shares a **side property line** with a **street**, there is no minimum **side setback area**.
- (2) In all other cases, the **side setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

## Building Height

- 11 The maximum **building height** is 18.0 metres.

## Floor Area Ratio

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

## Relaxations

- 13 The **Development Authority** may relax the rules contained in Sections 6, 8, 9, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# PROPOSED

CPC2020-0844  
ATTACHMENT 5

## BYLAW NUMBER 123D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0033/CPC2020-0844)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

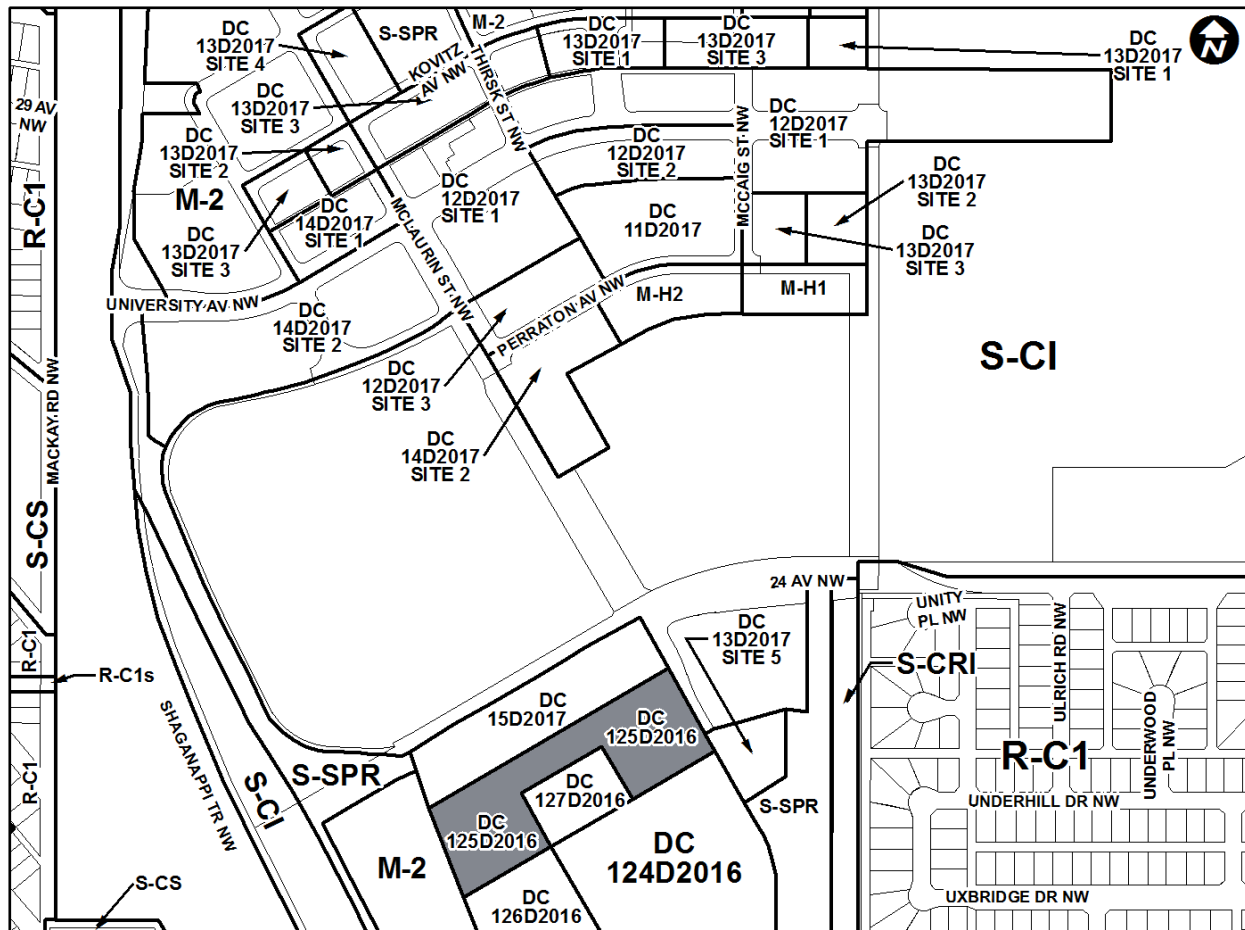
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 123D2020**

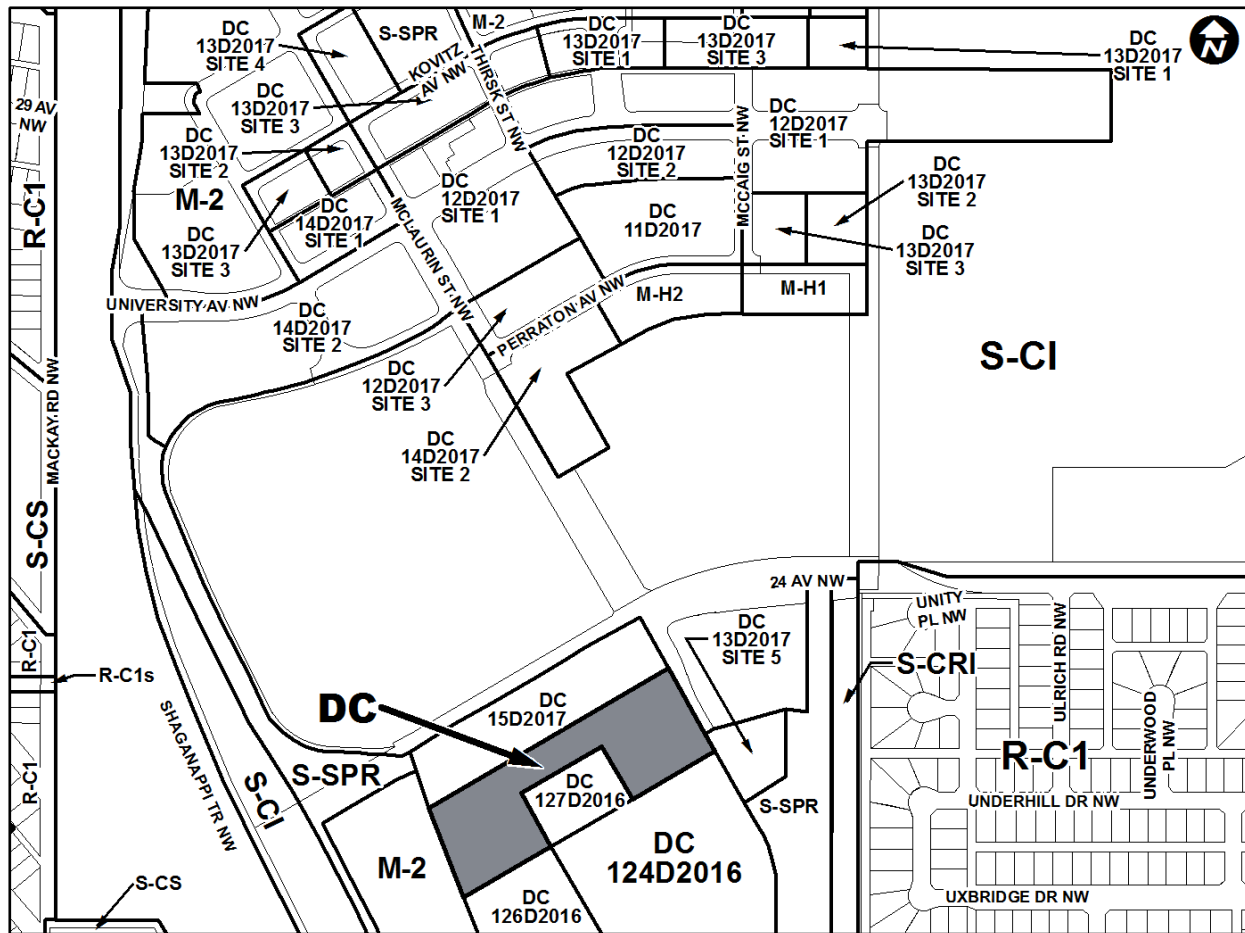
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 123D2020

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 The intent of this Direct Control District is to accommodate the additional uses of parking lot – grade (temporary) and place of worship – large.

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

# PROPOSED

AMENDMENT LOC2020-0033/CPC2020-0844  
BYLAW NUMBER 123D2020

## Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary); and**
- (b) **Place of Worship – Large.**

## Bylaw 1P2007 Rules

6 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

## Parking Requirements

7 The ***Development Authority*** may consider a relaxation of the required ***motor vehicle parking stalls*** and ***visitor parking stalls*** for a ***development*** where a parking study is submitted as part of a ***development permit*** application.

## Relaxation

8 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.

## Community Association Letter - Varsity

---

**From:** Darlene Feil [REDACTED]  
**Sent:** Thursday, April 9, 2020 2:37 PM  
**To:** CPAG Circ  
**Cc:** Maximattis-White, Jennifer  
**Subject:** [EXT] Land Use Amendment- 104 SMITH STREET NW University Heights District

Good Afternoon Jennifer,

On behalf of the Varsity Community Association Civic Affairs Committee Thank YOU for sending the information as noted above to the Varsity Community Association for Comments.

Upon review of the information we are not in support of having a PLACE OF WORSHIP LARGE. The main reason is that there is in general never sufficient parking stalls on the premises of the Church sites and thus the parishioners will tend to park in the neighbourhood which in turn affects the ability of the residents to access their property without having to walk a long way.

We look forward to your comments.

Yours truly,

Darlene Feil

Chair Varsity Civic Affairs Committee

Director VCA Board of Directors

Board of Directors



## Community Association Letter – University Heights

2020 April 17

Comments on APPLICATION NOTICE LOC2020-0033

The documentation for the proposed changes are somewhat unclear. On the City documentation it states the existing uses are DC and the proposed uses are; M-2, C-COR1, and C-0; whereas, the applicant's documentation Land Use Redesignation exhibit no.: 1 it indicates that the various specific DC will be designated to an 'open' DC zone.

I clarified the intent of these proposed redesignations with Travis Oberg from West Campus Trust, and I am led to believe that the intention is to give some flexibility to development particularly in the 'main street' corridor.

With regard to the redesignation DC12D2017 and DC14D2017 (north parcels) my main concern is with the request to "Allow the Development Authority to relax rules in the DC when considered appropriate;". We understand that there is a need for some flexibility in developing a 'main street' as the developer must be able to respond to market conditions and demand for specific uses and tenant needs, but the wording must be much tighter so that the intent, the scale, the uses all maintain and not conflict with the original 'main street' planning concept.

With regard to the redesignation DC15D2017 and DC125D2016 (south parcels) my main concerns are: first, I would like the "Allow the Development Authority to relax rules in the DC when considered appropriate;". to be removed. Due to our community's location University Heights should be able to comment on any changes to these parcels and their appropriateness. Second, we are concerned with the addition of a 'Place of Worship - Large' as a discretionary use. We are concerned that a Place of Worship-Large will not fit into the urban context nor urban form that the overall development is trying to achieve. Such uses are most notably found in a suburban context. We also question how such a use would be able to provide parking without large surface lots. Underground parking for an assembly building like this would not be financially feasible. My understanding is Mr Oberg is doing research on this use in similar context and will provide more information when available. It is noted that Place of Worship – small is listed as a discretionary use for M-2 but parking would still be a factor. If a "small" use is deemed feasible then the neighbours in University Heights would need to be consulted.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078

---

**EXECUTIVE SUMMARY**

This application was submitted by the New Century Design on behalf of the landowners, Alyssa and Nadeem Keshavjee, on 2020 June 02. The application proposes to change the land use designation of this property from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One/Two Dwelling (R-C2) District to allow for:

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

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP). No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 81 Westminster Drive SW (Plan 4335HM, Block 19, Lot 26) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 81 Westminster Drive SW (Plan 4335HM, Block 19, Lot 26) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to **Proposed Bylaw 113D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**

---

**BACKGROUND**

This application was submitted by the New Century Design on behalf of the landowners, Alyssa and Nadeem Keshavjee, on 2020 June 02.

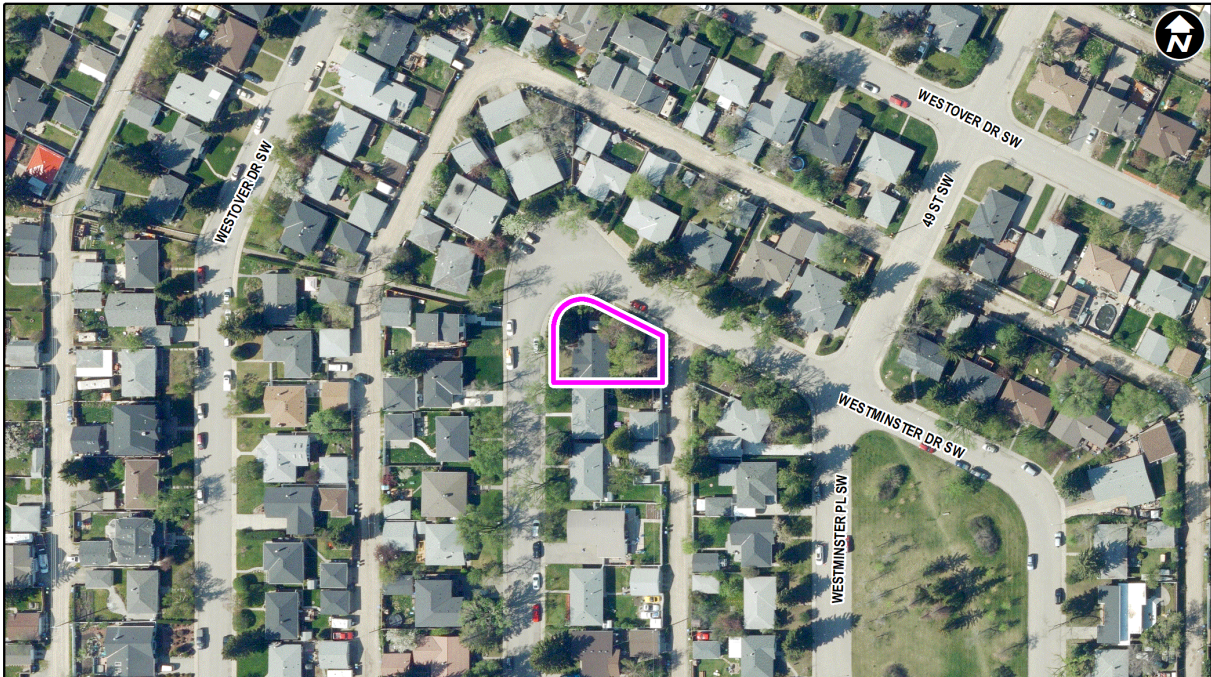
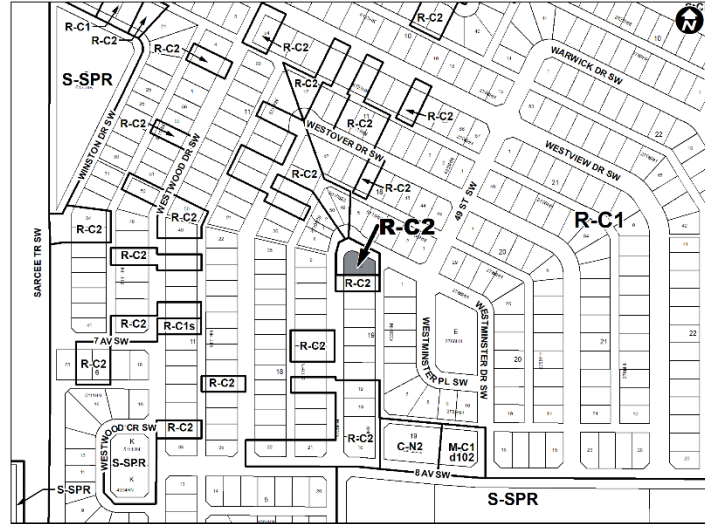
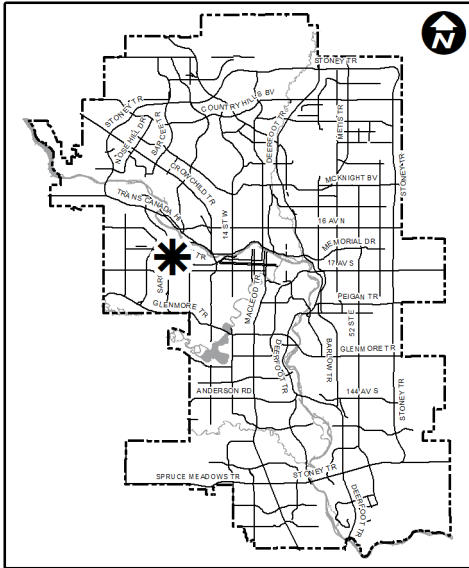
No development permit application has been submitted at this time. As stated in the applicant's submission letter (Attachment 1), they are unsure what redevelopment this application may facilitate or if redevelopment will be undertaken by them.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078

Location Maps

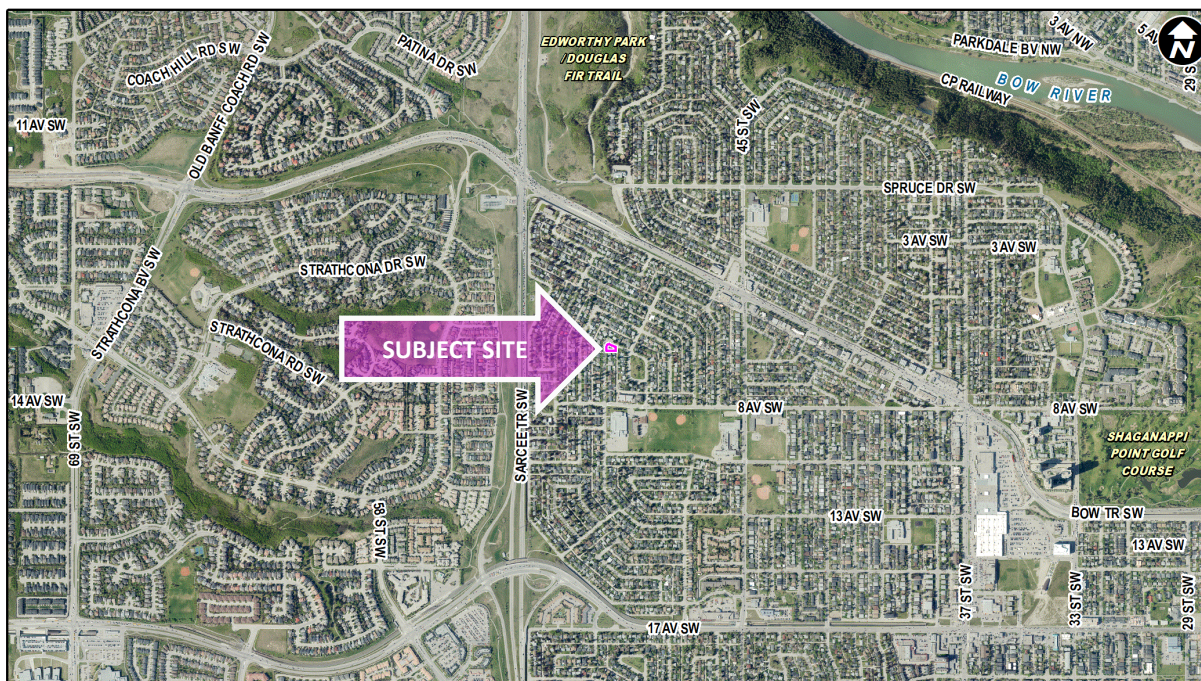




**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

ISC: UNRESTRICTED  
Corrected CPC2020-0859

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**



## Site Context

The site is located west of Westminster Place SW and to the south of Westminster Drive SW within the Community of Westgate. It is located 70 metres from nearest open space and 200 metres from Westgate school. The site is a corner lot that is approximately 0.07 hectares (0.17 acres) in size, is generally flat and is developed with a single detached dwelling and detached garage. Due to an electrical pole guy-wire blocking the site rear lane frontage, vehicle access is currently not possible from the lane and is currently accessed from the street.

*Figure 1: Community Peak Population*

Community of Westgate	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-24%

Source: *The City of Calgary 2019 Civic Census*

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

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**

---

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application proposes to redesignate the site from R-1s District to R-C2 District. The proposed land use district will enable a moderate increase in density.

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

**Land Use**

The proposed R-C2 District allows for low-density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of low-density residential housing types such as single detached, semi-detached, duplex dwelling and secondary suites.

The applicant has indicated that they are unsure what their future redevelopment plans are at this time or if redevelopment will be undertaken taken by them. The proposed district is appropriate for this site as it only allows for building scale and forms that are suitable for the surrounding low-density residential area and would result in a moderate increase in density that aligns with the policies of the [Municipal Development Plan \(MDP\)](#).

**Development and Site Design**

If the application is approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site, ensuring vehicle access is provided via the rear lane that may necessitate conditioning the relocation of existing electrical pole guy-wires that currently may be preventing this access will be considered at the time of development permit review.

**Transportation**

Access to the site is available from Westminster Drive SW and the rear lane, although there are existing electrical pole guy-wires within the rear lane that may need to be relocated to allow for rear access. There are no parking restrictions in the area. The nearest bus stop is located at 49 Street SW, which is approximately 380 metres from the site, providing access to Route 11. The site is approximately 1.1 kilometres from the Primary Transit Network with the nearest stops located at the intersection of Westminster Drive SW and 8 Avenue SW as well as the 45 Street LRT station.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

## **Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW, LOC2020-0078**

---

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

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

### **Climate Resilience**

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 will 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.

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.

Of the letters received by citizens as part of the application circulation and notice posting process, 4 letters are in support and 50 letters oppose this application. No reasons for support were stated. The reasons for opposition are summarized as follows:

- applicant has indicated that they "may" redevelop the site or that they may sell the property with the price lift that the R-C2 land use district would provide;
- increased density will have negative impact on community character;
- increased density will create more traffic and on-street parking congestion; and
- taller buildings will result in adjacent neighbors' loss of privacy.

Administration has taken these comments into consideration as part of their review of this application as follows:

- Administration does not consider the economic impact of a land use redesignation because neither the MDP, Land Use Bylaw nor sound planning rationale directs them to do so;
- both the existing and proposed land use districts are part of the "low-density residential" category in the Land Use Bylaw, which is consistent with the neighbourhood character.

**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Corrected CPC2020-0859**

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**

---

As such, these rules ensure an appropriate transition between adjacent parcels and no dramatic contrasts in the overall physical development pattern;

- Administration has determined that any trip generation increase will be minimal. Minimum on-site parking requirements will be addressed as part of a future development permit application; and
- both the existing and proposed land use districts have the same maximum height requirements.

The Westgate Community Association (CA) provided a letter indicated that they are neither in support nor opposed to the application. Their letter provides a summary of the community development history, comments on the lack of Transit Orientated Development along 17 Avenue SW and questions if it is appropriate for The City to approve any development before the [Westbrook Communities Local Growth Plan](#) is completed. The CA letter is included in this report under Attachment 2.

Administration encouraged the applicant to undergo community outreach efforts as a part of their application and to complete these measures prior to going before Calgary Planning Commission. The applicant and landowner spoke with one of the board members from the Westgate CA as the entire board is not available for the summer. Initially the applicant was considering a redesignation to R-CG District but after this discussion, they decided to pursue the R-C2 District instead.

The landowners conducted community outreach through an existing Facebook discussion group that is intended for Westgate community members. The Facebook outreach explained that they were pursuing the R-C2 redesignation and what the rules allow for. The applicant indicates that they received a mix of support and opposition from the group. Further detail on the applicant-led outreach is included as Attachment 3 of this report.

## **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.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**

---

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

This site is within the “Developed Residential – 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 dwelling unit 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.

***Local Area Policy***

There is no existing local area policy affecting this site.

Administration is currently undertaking the [Westbrook Communities Local Growth Plan](#) that includes Westgate and surrounding communities. The multi-community planning process does not prohibit applications from being submitted. The local growth plan is anticipated to be finalized within 2021 and may include more detailed direction regarding suitability of densification in alignment with The Guidebook for Great Communities.

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

**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.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0859

**Land Use Amendment in Westgate (Ward 6) at 81 Westminster Drive SW,  
LOC2020-0078**

---

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use would be compatible with the existing uses in the area, allowing for discretion to be applied at development permit stage, and maintain the low-density residential character of the area.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Westgate Community Association Letter
3. Applicant Outreach Summary
4. **Proposed Bylaw 113D2020**
5. **Public Submissions at Committee**
6. **Public Submissions**





## Applicants Submission

June 2, 2020

Our clients are seeking to re-designate their Westgate corner lot from RC-1 to RC-2. Westgate is a beautiful developed community, where most homes were originally built in the 1960's, with great access to transportation, schools and services. The community also has a fair amount of RC-2 lots already and for those reasons we feel our proposal should be supported.

The Blue Line LRT is located on 17th Ave, where there is also constant bus services. Bow Trail is a short distance to the north and also has constant bus services as well as easy access to downtown. Finally there is Sarcee Trail to the west which will soon give easy access onto the Stoney Trail Ring Road but also makes for a short trip to the Westhills Shopping Area. Overall, in terms of transportation, we feel this lot is very accessible and has great access to public transportation.

Within just a few blocks are both a public elementary school and junior high school while within the neighboring communities there are plenty of other schools, both public and private. A short drive up 17th avenue, or a ride on the LRT, is the brand new Ernest Manning High School and the Westside Recreation Centre.

This site is also located in close proximity to many shopping centres and city services. A short walk to the east is the Westbrook Mall, which is also adjacent to another Blue Line LRT station. Westhills shopping area, as previously mentioned, is a short drive to the south on Sarcee Trail. There is also a Calgary Police Station located nearby on 17th Ave and 45 St SW

Lastly we feel that there is neighbourhood context to support the requested change in zoning. One of the adjacent lots is already zoned to RC-2 and multiple lots across the road as well. There are more than 50 RC-2 lots in the community and the majority of them have been spot rezoned. Therefore we feel, given the current presence of RC-2 in the neighbourhood, that our proposal fits well into the existing community and should be supported by the city.

Westgate has gone through significant redevelopment through the last few years and we feel that this lot has a great location, access to city services and many other aspects that support our proposed change in designation. I have attached a copy on the Land use map for this area in the submission set for reference

**If our clients do choose to develop the lot at some point they would be doing so in a manner that is contextual to neighbourhood and also conforming to all land use bylaws. In terms of a built form our clients are keeping all options within the RC-2 zoning available. This includes a single family home, a semi-detached home, a duplex or two single family homes.** All of these options are fall under the same height and lot coverage restrictions, as set by the land use bylaw. For more information on Calgary's land use bylaw please contact the planner assigned to this file.

From the Client:

"I would, suggesting that the house immediately adjacent to us is already zoned RC2, there are 2 duplexes across from us as well that I believe are zoned RC2 as well, and that our property is on a corner lot.



## **Westgate Community Association Letter**

July 2, 2020

Good afternoon Tom

Further to the above noted proposal. Westgate Community Association is aware of the concerns and respects opinions expressed by our residents: more are negative than supportive.

Concerns noted are:

- Increased traffic, lack of parking
- Potential for 2 residences with secondary suites increasing the footprint to 4 residences, how will parking on site be provided?
- Precedent setting, changing the face of the community
- No clear plans have been forthcoming from the property owner.

Many existing residences have been renovated, some with a second story added to the existing footprint. Also re-development of new RC1 homes, predominately 2 story. A few above garage secondary suites have been developed, as have basement secondary suites. All with Westgate Community support.

Existing RC2 in Westgate has been in effect since the area was developed, approximately 1958/59. After the Drive-In Theatre closed in late 1970's, West Heritage Manor Co-Op Housing on 45 Street SW and the Condo building on Westwood Drive SW were constructed on the site. A condo building was constructed on a former service station site, corner 8 Avenue SW & Westminster Drive SW. New development at 47 Street SW and Westwood Drive SW was approved by City Council in Jan/Feb 2020.

During West LRT construction Westgate was advised a LRT TOD for the west leg would occur, to date this has not materialized.

Currently the Westbrook Communities Local Growth Planning Project is underway. We await the report from this working group.

From November 2018 to April 2019 the communities of Westgate, Rosscarrock and Glendale worked with the U of C Masters of Planning Students to develop a plan for re-development and possible increase in density. This plan was forwarded to the Westbrook Communities Local Growth Planning Project and Cllr. Davidson.

This proposal for re-zoning has created much discussion and feedback. Is this application premature? Do we want Ad-Hoc development? Should we be waiting until all the Planning documents and groups have been completed? Unfortunately we do not have the answers.

**Westgate Community Association Letter**

As previously noted Westgate Community Association respects the opinions of our residents on both sides of the application.

Should you require additional information, please contact myself.

Regards,

Pat Guillemaud  
Director, Westgate Community Association

## Applicant Outreach Summary



### Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0078

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

n/a

#### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

--May 1, 2020: Spoke with Westgate CA board member. Westgate community association board not meeting due to COVID pandemic & as such, we're unable to meet collectively with them.

--June 10, 2020 to Present: Alyssa & Nadeem Keshavjee (resident landowners) conducting outreach via a Westgate community Facebook discussion group. Mail-drop outreach not undertaken due to concerns around COVID pandemic and potential public interactions.

--June, 2020: Sent an information pack to the Councilor and requested some feedback which we have not received at this point.

- July 9, 2020: Email to the CA and the director replied "we understand the application is still in the approval process and will be debated at CPC, then a public hearing at City Council. It is premature to discuss redevelopment whilst the rezoning awaits approval."

#### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Westgate Community Association Director - phone calls and email  
Westgate community members via local Facebook page  
Direct Neighbors - requested letters of support

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

## Applicant Outreach Summary



### Community Outreach for Planning & Development Applicant-led Outreach Summary

#### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

To date, a total of 37 comments on one Facebook posting and an additional 54 comments on a second Facebook post, providing mixed feedback on this application with support and opposition being voiced. Screenshots of the above Facebook posts follows this summary.

The main issues raised were parking, density & street safety. Many community members had concerns regarding the massing of R-C2, which is the same as R-C1.

#### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

After taking into account the CA's opposition to RCG we decided to submit for R-C2

#### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Some opposition was based on of incorrect information, or a misunderstanding of the land use bylaw. We provided information to the our clients to try and inform the community members.

Thus far we have provided information to the community to address their concerns and have worked to ensure them that our clients intend to develop the lot completely within the rules of R-C2.

Our clients still intend to develop the subject lot and still intend to move forward with this application. We have continued to be transparent with the community and our client's have been honest and open throughout the process.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

## Applicant Outreach Summary

Like · 7h



Nadeem Kesh

Hi there,

We own and live on the main floor of the property at 81 Westminster Drive that is being re-zoned from RC-1S to RC-2. We were renting out our basement suite and our tenants recently moved out. In terms of further background:

1. The property is currently zoned RC-1S which is a single family dwelling that allows for a legal secondary suite.
2. The property currently has approval for a legal secondary (basement) suite.
3. The house immediately adjacent (to the south) as well as 2 properties across the street (to the northwest) are all zoned RC-2 as well. The 2 properties across the street are already developed into duplexes.
4. There is Multifamily zoning in certain parts of Westgate for which properties have been developed into townhouse and apartment style properties, however that type of zoning is not contemplated here.
5. We have not yet decided what we would develop on the property (if anything). The requested RC-2 zoning would allow us to develop a duplex or 2 single family homes in the future.
6. Our personal circumstances are such that we have young children in the house and we were thinking about getting more space. We were considering selling the property to buy a larger home, however with what us happened with property prices in the last few years after we purchased, we would have to sell our home at a loss. As such the re-zoning may allow for an increase in property value or for us to develop a duplex or 2 single family homes in future.
7. We are open to dialogue and if you have any questions or would like to discuss further feel free to private message us and we can have a conversation there or over the phone.

Thanks! 😊

Like · 6h



9



## Applicant Outreach Summary



**Nadeem Kesh**

Hi everyone,

Based on a few questions we have received we are providing some additional information here:

If we choose to develop the lot at some point we would be doing so in a manner that is consistent with the neighbourhood and also conforming to the RC-2 zoning. In terms of the future building, we have yet to decide what we would build within the RC-2 zoning. However, the potential buildings types allowed under RC-2 are a single family home, duplex or two single family homes.

All of these options are fall under the same height restrictions as the current RC-1S zoning. In terms of parking, there is currently 1 garage stall for both the main floor and basement suite which results in a number of cars on the street. If 2 single family homes or a duplex were to be developed, R-C2 requires development to have a minimum 2 on-site parking stalls for each dwelling unit (which would be a total minimum requirement of 4 stalls for both units combined).

In terms of current zoning in Westgate, please see attached the Calgary landuse map for Westgate. We have highlighted our unit, in green, and shown the units around us in yellow that are currently zoned RC-2.

Adjacent to our property on Westminster Drive, there are currently 10 homes that are zoned RC-2 with many more on the neighbouring streets (over 50 in the neighbourhood). A link to the official source land use map can be found here:

[https://www.calgary.ca/PDA/pd/Documents/lud\\_section\\_maps/1p2007/13W.pdf](https://www.calgary.ca/PDA/pd/Documents/lud_section_maps/1p2007/13W.pdf)

If you have any further questions please don't hesitate to private message us on Facebook and we can schedule a time to discuss over the phone.

Alternatively you can contact our designer at New Century Homes at [info@newcenturydesign.ca](mailto:info@newcenturydesign.ca).



5w

Applicant Outreach Summary

**R-C2 lots in yellow**  
**Subject Lot in Green**





# PROPOSED

CPC2020-0859  
ATTACHMENT 4

## BYLAW NUMBER 113D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0078/CPC2020-0859)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

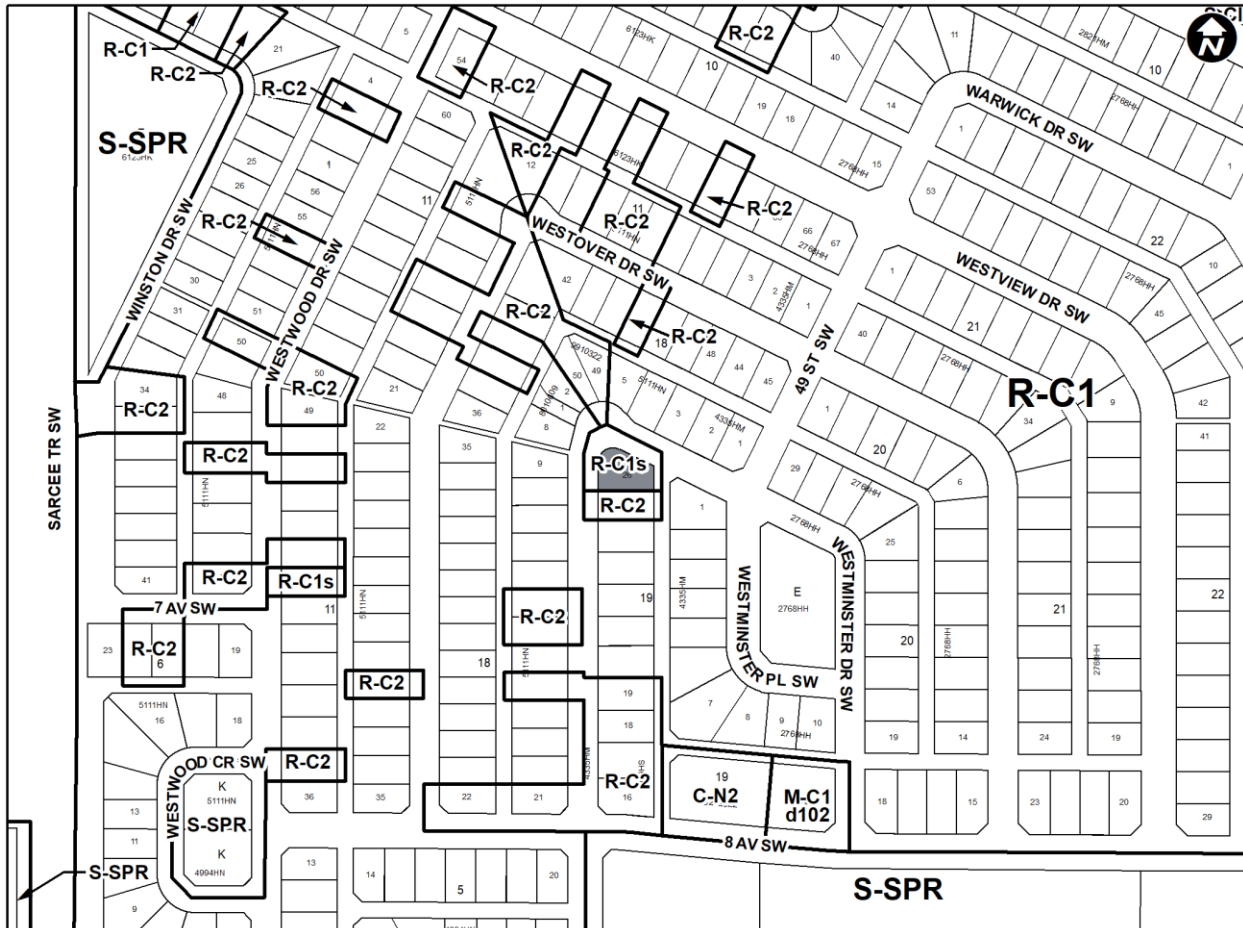
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0078/CPC2020-0859  
BYLAW NUMBER 113D2020

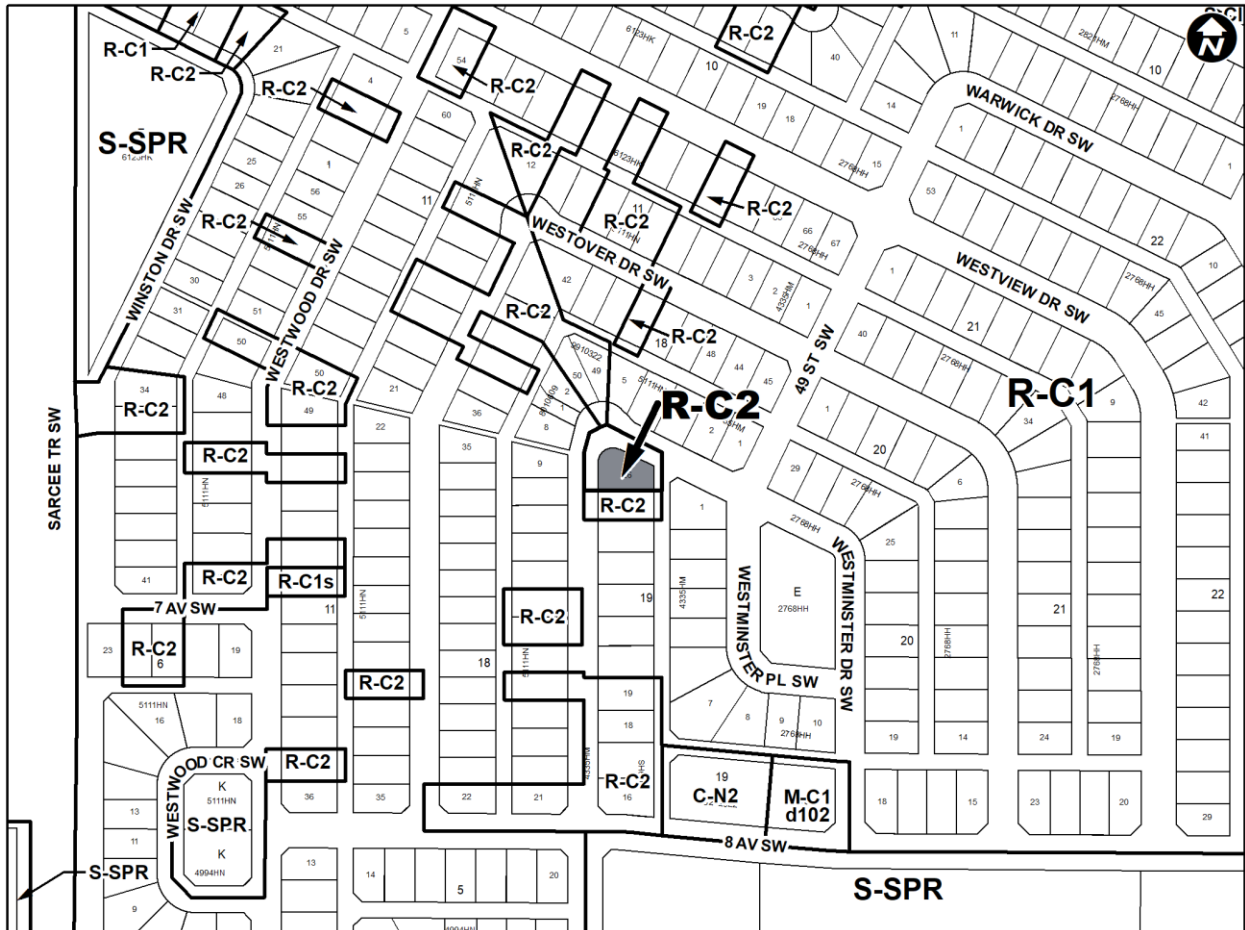
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0078/CPC2020-0859  
BYLAW NUMBER 113D2020

## SCHEDULE B





**Gibb, Linda A.**

---

**From:** noreply@calgary.ca  
**Sent:** Wednesday, August 5, 2020 7:28 AM  
**To:** Public Submissions  
**Subject:** 81 Westminster Drive SW Application LOC2020-0078  
**Attachments:** Public Submission to City Clerks.pdf

Public Submission from Mariette Vanderlaan





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Mariette

\* Last name Vanderlaan

Email mahrietta@gmail.com

Phone -403 266-7552

\* Subject 81 Westminster Drive SW Application LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to building a duplex/4-plex on this property.  
It will totally alter the community in a negative way. More noise, less parking, reduced safety, especially at that corner.  
In 2005 I moved to this neighborhood, because of it's low density and would like to keep it that way.  
Please don't move forward with this proposal.  
Thank you.  
Mariette

**Gibb, Linda A.**

---

**From:** Laura Arbuthnot <laura.ashlin@gmail.com>  
**Sent:** Wednesday, August 5, 2020 12:35 AM  
**To:** Public Submissions  
**Subject:** [EXT] \*Urgent - Re: Aug. 6 Calgary Planning Council Meeting LOC2020-0078 - 81 Westminster Dr SW

To whom it may concern,

Despite considerable community opposition it appears the land use designation change for 81 Westminster Dr. SW in The community of Westgate is being recommended for approval.

This will open the flood gates for developers to come in, tear down existing structures and replace with homes inconsistent with the current residences.

We bought our home with the intent of renovating with respect to the community aesthetic, not to cash in on selling to a developer.

I for one am tired of seeing the city catering to developers with little regard for the impact to residents. Case in point, the new multi story condo building going up in Inglewood despite the disapproval of the majority of residents.

Can you share details of how residents can participate in Thursday's meeting to voice our concerns and suggest a postponement of an official decision?

For reference my original email to the city is below.

Thank you,  
Laura

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

From: **Laura Arbuthnot** <[laura.ashlin@gmail.com](mailto:laura.ashlin@gmail.com)>  
Date: Wed, Jul 1, 2020 at 2:31 PM  
Subject: LOC2020-0078 - 81 Westminster Dr SW  
To: <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>  
CC: <[info@westgatecommunity.ca](mailto:info@westgatecommunity.ca)>

Hi Tom,

I'm writing in regards to the proposed land-use change application (LOC2020-0078) in the SW neighbourhood of Westgate at 81 Westminster Dr SW.

As a property owner in Westgate I am concerned about the immediate impact, and future ramifications the proposed land-use change will have on the community if it is approved. Specifically, I am opposed to approving the one-off change submitted by a developer, as they are focused on maximizing their profits and have no vested interest in the preservation of the community aesthetic, the impact on traffic and school accessibility or the availability of street parking. As such, I am requesting to see the plans associated with 81 Westminster Dr. SW and have listed the additional concerns I have below.

My concerns regarding changing the zoning are:

- Development of new infills will have a detrimental impact to the property value of existing 1950's bungalows in the area
- Development of new infills will result in an increase in property taxes for homeowners in Westgate
- Will there be any guidelines for the builder (or future developers) to follow in ensure that new development(s) fit into the aesthetic of the neighbourhood?
- 81 Westminster is located on an inside corner beside an alley entrance, has any consideration been made regarding how increasing density at this spot will impact the flow of traffic on the street?
- How many more residents can Westgate realistically handle without a detrimental impact on flow of traffic?
- How will this affect the availability of parking on Westminster?
- Impact on school capacity, will increasing community density result in Westgate schools exceeding capacity?
- Impact to mature trees, will construction result in the removal or disturbance of the neighbourhoods extensive network of mature trees?
- If this one off request is approved, it will open the flood gates for other developers and Westgate will succumb to the redevelopment by builders that took over other neighbourhoods such as Altadore, Marda Loop , Rosscarrock and Killarney
- If zoning is changed will homeowners of bungalows stop focusing on keeping up their properties and cancel planned renovations because they know a developer will just end up buying their property and they won't recoup their investment?

Looking towards the future, if the city is interested in changing the land use designation for Westgate, I would prefer to see a vote posed to everyone in the community to decide on zoning for the community as a whole. This way, resident's that are interested can participate in deciding how the community should evolve, instead of approving one-off requests that signal an opening of the doors for developers to churn out identical 3 storey boxes for quick sales at the expense of the community.

Thank you for your consideration,

Laura Near  
 32 Winslow Cres. SW  
[laura.ashlin@gmail.com](mailto:laura.ashlin@gmail.com)  
 (403) 630-1851



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name THU VAN

\* Last name NGUYEN

Email TVANN1125@YAHOO.CA

Phone 4036861262

\* Subject I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81 Westminster Drive SW, which is going to be considered at the August 6, 2020 meeting of the Calgary Planning Commission.



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Andrew

\* Last name Davison

Email afdavison@gmail.com

Phone 4036129248

\* Subject Aug 6 meeting of Planning Commission - public submission about an agenda item for consideration

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

At the August 6, 2020 Planning Commission meeting I request that the Planning Commission either reject the application LOC2020-0078 meeting or, at the very least, put the application on hold in order for the community to conduct a vote or plebiscite regarding such applications.

I am a homeowner in Westgate and I oppose the land use redesignation application LOC2020-0078 for 81 Westminster Drive SW, which is going to be considered at the August 6, 2020 meeting of the Calgary Planning Commission. I made a submission by the July 2 deadline (see attached – personal information has been removed) and have several concerns about the proposed land use redesignation.

I am disappointed that safety concerns, community opposition (over 50 submissions against the proposal!) and the impact on the community do not seem to influence the recommendation from the planning staff. Further, after reviewing the applicant's submission I have serious concerns about its accuracy and their lack of effective engagement, especially as the first such application in 50+ years in Westgate.

I am submitting this request because of the strong community opposition and the applicant's admission that they have no plans at this point. Such a request is in the interests of the Westgate community and would not prejudice the applicant.

Please feel free to contact me if you have any questions or concerns.

Andrew Davison

July 2, 2020

Mr. Tom Schlodder  
City of Calgary, Planning Services Centre  
[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)

Greetings Mr. Schlodder and City of Calgary Planning Staff

This submission is in response to Calgary development change reference number LOC2020-0078 at 81 Westminster Drive SW (the Property). The proposed land use change is from R-C1s to R-C2 zoning to allow for semi-detached duplex homes and suites (in addition to the single detached homes with suite already allowed), potential subdivision of the Property into 2 lots, and 2 dwelling units (an increase from the current maximum of 1).<sup>1</sup>

My name is Andrew Davison, and my family and I (we) live in Westgate [REDACTED]. We request that the proposed land use change be denied. We oppose the proposed land use change for several reasons, which are explained in this submission, including:

- A) negative impacts on safety;**
- B) negative impacts on the community;**
- C) does not advance the local growth plan; and**
- D) the lack of plans and stakeholder engagement.**

**A. The proposed land use change negatively impacts safety.**

Rezoning the Property to R-C2 will exacerbate existing safety concerns: i) it is on the apex of a blind corner, ii) the street has a school zone for an elementary school that serves the local community, and iii) parking is already crowded in the area of the Property.

The corner of Westminster Drive on which the Property is located is a blind corner due to a slight rise and a non-typical bend in the road that is sharper than 90 degrees. As there is a bend in the road, rather than an intersection, there are no stop or yield signs to slow traffic. The speed limit around this corner is 50 km/hr. Currently, cars parked directly in front of the Property add to the danger of the corner by blocking sightlines around the corner (see **Image 1**). It has become such a problem that someone in the neighbourhood has started painting "slow" across the road just before the corner when travelling west on Westminster Drive (see **Image 2**). Any potential redevelopment on the Property, (for example, a modern-style R-C2 duplex that is common across Calgary) would likely further block the sightlines for the corner, and allowing more dwellings will invariably lead to more cars parked on the road which further block sightlines. Both factors increase the danger of the corner.

---

<sup>1</sup> As set out on the placard on the Property and at <https://developmentmap.calgary.ca/?redirect=/development>.

The south end of the block that the Property is located on is a school zone for the Westgate Elementary School. There are many families with young children along Westminster Drive and the surrounding streets who walk to the school. Also, as can be seen in the second map in **Image 5** there is a pass-through walkway used by school children for access to the school and for pedestrians to access nearby streets and dog parks. Increasing the density along Westminster Drive will only increase traffic along a road with a school zone and elementary aged children walking to and from school daily and pedestrians crossing Westminster Drive to access the pass-through. This is concerning to families in the area with young children, [REDACTED], and to those who use the pass-through.

Parking along Westminster Drive near the Property is currently congested, likely due to several secondary suites and existing duplexes. At the corner where the Property is located, there are already parking issues to the point that multiple vehicles at the homes adjacent to the Property park perpendicular to the sidewalk and curb (see **Image 2**). The proposed land use change would allow at least a two-fold increase in the density of the Property, which will only exacerbate the existing parking issues.

**Image 1:** Turning south on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked directly in front of the property block sightlines around the sharp corner. Increasing the density will add more cars, which further block sightlines. Photo taken June 18, 2020.



**Image 2:** Travelling west on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked perpendicular to the curb due to existing overcrowding and “slow” painted on roadway. Photo taken June 18, 2020.





## B. The proposed land use change will negatively impact the community.

These days the typical R-C2 duplex or 4-plex dwellings in Calgary are 2-3 stories tall, cover the maximum allowable footprint for the property, fill the entire allowable building envelope (height, width and depth, also known as the mass of the dwelling) and are very modern-style. Such dwellings bear little to no resemblance to the existing mid-century bungalows in Westgate, and to the best of my knowledge, there are no such dwellings anywhere in Westgate. The proposed land use change would allow such a dwelling at 81 Westminster Drive, which would: i) disrupt the existing community and investment in the community, ii) not match the current aesthetics of the neighbourhood, iii) not assist with the Westbrook Communities Local Growth Planning project, and iv) invariably be a catalyst for further such redevelopments in Westgate.

We, along with several families in the neighbourhood, have specifically moved to the Westgate to enjoy the more calming and neighbourly atmosphere that comes with mid-century bungalows. While I do not have access to the history of renovation permits, **Image 3** shows a few of the many examples right now where homeowners in Westgate are making financial investments in renovating their *existing* bungalows, rather than redeveloping. These don't include any renovations that have happened in the recent past, a few examples of which are shown in **Image 4**. Further, Westgate has very limited direct access to Bow Trail to the north and 17<sup>th</sup> Ave to the south, and no access to Sarcee Trail to the west. This makes Westgate a unique community with very little through-traffic – when you see a car driving by it's likely a neighbour that you know.

**Image 3:** Bungalows currently being renovated, from left to right: 4947 10 Ave SW, 256 Westminster Dr SW, 30 Westwood Dr SW and 107 Westover Dr SW.<sup>2</sup>



**Image 4:** A sample of the many recently renovated bungalows, from left to right: 96 Westminster Dr SW, 58 Westminster Dr SW, 80 Westover Dr SW and 12 Wheatland Ave SW.



Today's redevelopments allowed under R-C2 zoning would erode each of these aspects that make Westgate wonderful. The calming atmosphere would be negatively impacted by increasing the mass of dwellings, there would be a disincentive to make investment in existing bungalows, investments that have already been made will be negatively impacted, and greater density will increase traffic.

<sup>2</sup> Not pictured is 120 Westminster Dr, which has begun interior renovations, nothing exterior yet.



While there are several R-C2 zoned lots and duplex or 4-plex dwellings in the area, they were constructed half a century ago and are consistent with the style and aesthetics of the neighbourhood. For example, in **Image 2** the dwelling directly ahead and the one to the right of it are both duplexes, but since they are mid-century bungalow style they completely blend in with the dwellings on either side and with the Property. The mass of dwellings from a typical modern-day Calgary duplex or side-by-side is totally incongruent with the community and would negatively impact neighbours by overshadowing.

Westgate is full of residents with a strong sense of community who are or have made investments to preserve their neighbourhood of mid-century bungalows. Introducing R-C2 zoning to Westgate would allow development of high-density and high-mass modern-style homes that will totally alter the community. If possible, this type of neighbourhood should be preserved and enhanced, not eroded by rezoning for higher density or increased property values.

### C. The proposed land use change does not advance the local growth plan.

As noted in the City of Calgary's Westbrook Communities Local Growth Planning project,<sup>3</sup> updating policies in the area will provide a more comprehensive picture of where growth should occur in the future. This is important for key growth areas such as 17<sup>th</sup> Ave, 37<sup>th</sup> Street, and the Blue Line and BRT transit corridors.

Some of the neighbourhoods near Westgate, such as Rosscarrock and Killarney, and to a lesser extent Spruce Cliff, Shaganappi, and Glendale, have seen considerable R-C2 redevelopments over the past 10 years and it continues to happen today. As seen in **Image 5**, the neighbourhoods where R-C2 rezoning is prevalent are all adjacent to the key growth areas. This type of redevelopments make sense in these neighbourhoods because they are much close to the key growth areas and advance the overall planning for Westbrook. Conversely, the Property could hardly be farther from any of the key growth areas, transit corridors and the nearest bus routes on Bow Trail and 45<sup>th</sup> Avenue.

**Image 5:** The first map shows Westbrook Communities (red outline) with key areas for future growth such as Main Streets and Transit Corridors highlighted in yellow. The second map shows existing bus routes and pass-through walkway highlighted in yellow. On both maps the Property is highlighted in yellow and circled in red.



<sup>3</sup> <https://engage.calgary.ca/westbrook>.

**D. There are no development plans and no stakeholder engagement.**

We understand from communication with Mr. Schlodder and from Facebook posts by the owner of the Property that there are no development plans for the Property, so it is difficult to assess the impact of the proposed land use change. As set out on the City of Calgary website, a common reason for delay or refusal of a land use redesignation application is “incomplete plans”.<sup>4</sup> Also, rezoning to R-C2 without any approved development plans creates a potential unfair situation for any investor wishing to purchase the Property for redevelopment. There is no requirement for the current owner to inform any potential investor about concerns from the neighbours and community regarding redevelopment at the site, which could unfairly impact the investor. It seems contradictory to propose to rezone to R-C2 unless there is intent to redevelop or to sell to another developer. If there are no plans, then it seems logical that the owner intends to sell the Property if they win approval for the proposed land use change. Not only would this be potentially unfair to a developer, it is definitely unfair to the residents of Westgate.

There have been some posts, including by the owner, on the Westgate Community Association Facebook page about the proposed land use change. However, there has been no notice beyond the placard on the lawn of the Property and no open houses. We live a few doors away from the Property and have not been consulted by those proposing this land use change, and from discussions with others in the community they have not either. As noted, this is the first such proposed land use change in years in Westgate, and such a change is a watershed moment that will impact the entire community. For a proposal with such wide-reaching implications the lack of outreach and communication could hardly be described as stakeholder engagement. This is the exact type of proposed land use change that should be considered by the entire community, for example through a community vote or plebiscite. To do otherwise would be unfair to the residents of Westgate.

**We request the proposed land use change be denied.**

Urban planning is more than just density and property values, it is about creating, maintaining and fostering safe and healthy communities. We have several concerns with the negative impacts the proposed land use change will have on safety in the area. We believe this is the first proposed land use change to R-C2 in Westgate in decades and are concerned that introducing the present-day developments allowed under R-C2 zoning anywhere in Westgate will negatively impact the community. We do not believe the proposed land use change fits with the Westbrook Communities Local Growth Planning project. We do not have access to development plans to review and the owner has not properly engaged stakeholders in the community.

For the reasons set out above, we object to proposed land use change reference LOC2020-0078 and request that it be denied.

---

<sup>4</sup> <https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx#:~:text=A%20redesignation%20changes%20the%20land,the%20area%20to%20guide%20applications.>

We will engage our community members and coordinate our efforts to lobby the community, City Council and other stakeholders to join in our opposition to this proposed land use change. If the land use change is approved, we will also oppose any R-C2 development on the site proposed by the owner or another developer. And if necessary and applicable, we anticipate filing any and all possible appeals, including with the Calgary Subdivision and Development Appeal Board.<sup>5</sup>

Finally, we request to be informed when any process steps are set out, including meetings, voting, debriefs, submission dates or other, to which the public, and specifically a concerned and impacted homeowner, may attend or make a submission. We also request to be provided with any publicly available summaries, reports or recommendations regarding the proposed land use change. Please use the contact information provided at the end of this letter.

Please feel free to contact me with any questions or concerns.

Sincerely,

*<submitted electronically>*

Andrew Davison  


Copies forwarded to:

1. Mr. Jeff Davison, Ward 6 Councillor at [jeff.davison@calgary.ca](mailto:jeff.davison@calgary.ca)
2. Westgate Community Association at [info@westgatecommunity.ca](mailto:info@westgatecommunity.ca)

---

<sup>5</sup> <http://calgarysdab.ca/>.



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Jennifer

\* Last name Myers

Email jennifermeyers@shaw.ca

Phone

\* Subject LOC2020-0078 application for land use re-designation

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the proposed land use re-designation of 81 Westminster Drive. Given that there are already two developed R-C2 lots directly across the street in this very corner, adding another one, in addition to those on the street which are already designated RC-2 but not yet developed, is too many, with too much potential for crowding of this corner of the street. This part of Westminster drive already has a sufficient number of lots with R-C1S and R-C2 zoning to create density and potential density and increased affordable living in the neighbourhood.

Furthermore, development of the site is limited by the existence of utilities in the alley which are adjacent to the property, making the full development of the lot --including access to parking for a potential of four residences (including 2 suites) -- street facing instead of alley access. I realize this point is related to an actual development plan, but it has to be considered during the re-zoning stage as it would directly impact how a development could proceed. This number of street-facing parking spots on a single lot is not in keeping the character of the neighbourhood. There is no other R-C2 lot in the neighbourhood with this kind of restriction on its development.

An R-C2 development, with secondary suites, would increase density of people, vehicles, traffic and parking on a sharp corner that is already a blind corner for traffic and busy corner for children playing and bicyclists. I speak from experience because I park on the street, directly across from this property, in the corner. I can not park or unpark my vehicle without severe caution, daily. An R-C2 development would make this corner much more dangerous than it already is for traffic, young children playing, and cyclists. (and there are many young children and cyclists playing/traveling on this street in this

ISC:

1/2

Unrestricted

Aug 5, 2020

1:26:15 PM



## Public Submission

City Clerk's Office

---

corner, including my own.) Speed of vehicle traffic is already an issue in this corner and on numerous other streets in Westgate as is evidenced by numerous resident's posting signs outside their homes to slow traffic. I have seen that someone has even spray painted the word "SLOW" on the road between #81 Westminster Drive and 72 Westminster Drive, the home neighbouring mine to the East. There is also a "slow down" symbol on the other side of this corner, as well as signs to slow down on Warwick Drive SW and Wakefield Drive SW.

My home is directly across the street from 81 Westminster Drive and beside the current developed R-C2

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Grant
* Last name	Milner
Email	grantmilner@shaw.ca
Phone	4038010168
* Subject	Westgate land use change application at 81 Westminster Drive SW (LOC2020-0078)
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am OPPOSED to the land use redesignation application at 81 Westminster Drive SW (LOC2020-0078). The position of this multi-unit dwelling interior to the neighbourhood and far away from major roads like Bow Trail and 8th Ave SW is a significant change from any existing multi-unit dwellings in the area. The result will be increased traffic on quiet residential roads, parking demand beyond area capacity and taller buildings higher than current in the area. I am a homeowner and resident in Westgate and believe this will be a tipping-point in the wrong direction in the community, Please do not pass this motion.

ISC:

1/1

Unrestricted

Aug 31, 2020

4:51:47 PM



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lonnie
* Last name	DeSorcy
Email	lidesorcy@shaw.ca
Phone	403-243-9335
* Subject	Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW.
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	In opposition to this application for a number of reasons and generally supporting other people opposed.

35 Westview Drive SW  
Calgary AB  
T3C 2R8

August 31<sup>st</sup>, 2020

Councillors of the City of Calgary (Submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW.

Honourable members of City Council,

My name is Lonnie DeSorcy. I co-own and reside at the address above with my husband and our two adult children.

We raised our family in Westgate over the last twenty-one years. My husband grew up in the neighbourhood, as have many other people who live nearby. We moved to this house originally because of the R-C1 zoning, mature trees and landscaping, coherent mid-century design with low profiles, nearby police and fire stations, large lot sizes, easy parking, ample access to quality public schooling, and ready accessibility to downtown and other parts of the city. We grow a vegetable garden and regularly use three compost bins as well as a rainwater barrel. We consider ourselves to be forward-thinking residents of the City of Calgary.

Since first arriving we have seen many seniors pass or move on to assisted care and new families take up residence in those homes. Most of these younger residents were also looking for R-C1 zoning and have redeveloped their homes at significant time and expense, modernizing and improving while maintaining the look and feel of the neighbourhood.

The only dual- or multi-family dwellings in the neighbourhood were developed decades ago, in most cases within ten years of Westgate's beginnings. Meanwhile we find that somehow a number of miscellaneous lots, particularly in the district's NW corner, have been rezoned to R-C2 without ever having been redeveloped. This last point is of particular concern as every new application likes to point to them as precedent-setting, and of the lots in Westgate, they are the furthest away from public transit and collector roads.

In June I wrote to Mr. Schlodder to request more information and to register my opposition to the application for re-zoning / land-use change application submitted for 81 Westminster Drive SW, primarily due to the threat it poses to the very qualities that attracted us to move into and remain in this community in the first place. I was very disappointed, and in fact, shocked, to discover that the planning department recommended to the Calgary Planning Commission that this application be approved even though it received fifty letters in opposition and only four in support.

My understanding is that once a zoning change takes place, it remains until some new application is approved. Our community will be saddled with whatever that new zoning permits existing or future owners to undertake, regardless of what the current owners tell us they are planning. Possible under this R-C2S zoning, from what I can discern, is a single dwelling replaced by two side-by-side, thirty-three-foot-high structures, each with a permissible secondary suite, potentially housing four "families" with as many as six on-site parking stalls. I also understand that such structures could be as close as three feet away from the property line on either side. That particular site is on a tight corner. There is a power line that prevents



parking in the rear and there are mature City trees on the north side. Something about the story the current homeowners and their developer representative are telling doesn't add up. One has to wonder why a rezoning would even be considered.

I am not a nay-sayer or fearful of change. I have been a proponent of increasing density in the inner city and have supported the idea of transit-oriented design. However, the property in question is not near enough LRT or a major roadway for this to be a consideration. The homeowners misrepresented the availability of transit in their submission to the Planning Commission, stating that Route 11 ran within a couple of blocks of 81 Westminster. That route no longer comes through the neighbourhood. Further, with the recent and significant downturn in the local economy and COVID-19 changing how we see mass gatherings and public transit, I am strongly rethinking my favour of population density, at least for the next five years.

Additionally, with regard to this application for rezoning, I am concerned about:

- Density possible under the application and its impact on infrastructure such as
  - parking,
  - school access (ability for children to attend school in their own, established neighbourhood of Westgate could be put at risk),
  - traffic and safety (entering and leaving the neighbourhood or moving around the schools and public spaces already is challenging during rush hour and before and after school, and can be, in fact, dangerous for children crossing roads),
  - sunlight and air circulation in yard and windows, and
  - mature landscaping in yards (and ability to grow a vegetable garden!),
  - stress on sewer and water infrastructure that is visibly and, in a disruptive manner, showing its age over the last couple of years
- Property tax increases due to perceived or real increases in property value. This could be particularly concerning to residents who depend on a fixed income, and now, with COVID-19, others who may not even have the income to pay their taxes, let alone redevelop their properties or try to sell their home in a time of recession/depression. I recently became aware that the Calgary Planning Commission doesn't consider property value or tax concerns when recommending approval. I respectfully submit that Councillors and bureaucrats have, in fact, factored in impact on property taxes when espousing a pro-density philosophy.
- Detrimental effect on the aesthetics of the streets of the community resulting from a piecemeal approval of such zoning applications.
- Approving this and other applications piecemeal when I understand Westgate's redevelopment plan is in the works but incomplete. Applications such as this, especially when the homeowners have no plans and where they have misrepresented both the facts of transit service and the extent of their attempts to engage the community, should be postponed until at least that redevelopment plan is enacted.

My sincere hope is that City Council will decline this land-use application as it is not in the best interests of the people living here. The applicants apparently have little interest in understanding, let alone living, in this community.

Sincerely,  
~Lonnie  
Lonnie DeSorcy

403-243-9335

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Bonnie

\* Last name Jones

Email jonesbo@shaw.ca

Phone 4035474948

\* Subject LOC2020-0078 - Objection Letter

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please find attached our Letter of Objection to Land Use Amendment Application LOC2020-0078 and the related CPC 2020-0859 affecting 81 Westminster Drive SW.

Bonnie and Keith Jones  
27 Westview Drive SW  
Calgary, Alberta  
Email: [jonesbo@shaw.ca](mailto:jonesbo@shaw.ca)

September 2, 2020

Via email to: [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)  
Office of the City Clerk  
The City of Calgary 700 Macleod Trail SE  
PO Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

RE: Land Use Amendment application LOC2020-0078, and the related CPC2020-0859 affecting 81 Westminster Drive SW

We write to formally oppose the proposed Land Use Amendment Application LOC2020-0078, made by New Century Design, on behalf of Alyssa Keshavjee and Nadeem Keshavjee (the "Developer") to amend the Land Use for the property at 81 Westminster Drive SW (the "Subject Property") to allow for the construction of a duplex or subdivision of the existing lot. In addition, we oppose the approval of the rezoning from RC1 to RC2 (CPC2020-0859 – August 6, 2020) as we do not feel the City of Calgary sufficiently reviewed the application.

We are the residents of 27 Westview Drive SW, and although we are not adjacent stakeholders, we are community members who want to maintain the integrity of the community. Westgate is an older community that was developed in 1958/59 and is comprised of primarily single dwelling homes with some duplexes scattered throughout the community.

We are concerned with LOC2020-0078 at the Subject Property for the following:

- Lack of transparency by the Developer
- Density of the development, which brings the additional concern of parking
- Lack of parking
- Increased traffic within the community
- Lack of stakeholder engagement
- Potential impact to existing mature trees
- What is the purpose of the Application given the applicants have no firm plans

It is frustrating as a resident that there is not a firm development plan at this time only a LOC application and we are unclear why anyone would want to make this application at this time with COVID.

Our comments will make reference to report CPC2020-0859 (dated August 6, 2020), the "CPC Report", where possible. We will also refer to the Developer's planning documents

LOC2020-0078  
September 2, 2020  
Objection to Application Letter

associated with Land Use Amendment LOC 2020-0078, the “Land Use Amendment” where that information is relevant to our concerns regarding the redesignation application.

1. The CPC Report does not clearly address any planning alternatives for the site, stating that “the proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood”. However, the Developer’s submission (in Attachment 1 of the CPC Report) only states that they are unsure of what redevelopment they may be undertaking in the future. This is somewhat vague and to date no Development Permit Application has been filed.
2. The CPC Report is deficient in that it does not address whether this specified building type is compatible with the “established building form of the existing neighbourhood”. We contend that this specified intent is not a compatible form when compared to any of the established building types within close proximity of the subject property. The existing duplexes and multifamily housing (existing R-C2 zoning) has been in effect since the area was development in 1958/59
3. The CPC Report section “Alternatives and Analysis” provides no discussion of alternatives. In particular, under the existing the proposed R-C2 land use designation allows for increased density as outlined in PUD2018-1323(Backyard Suite development). Given that the City’s stated desire (reference: PUD2018-1323) is to “provide flexibility and choice for home owners by providing housing form that can allow a property to better suit changing household needs ... and add different types and sizes of homes that are more affordable in low density neighbourhoods”, there should be a more complete assessment of alternative built forms.
4. The CPC Report section “Transportation” states that there is existing bus access. This is incorrect as the bus service within Westgate was discontinued. No Calgary transit is located within close proximity to the subject property.
5. The CPC Report “Stakeholder Engagement” section notes that the community is concerned with the resident concern of the lack of clarity for the rezoning, potential sale of property, increased density on community character, additional traffic, lack of on-street parking congestion, and tall buildings that may impact privacy of adjacent neighbors.
6. The engagement process related to the Developer’s Stakeholder Engagement has been completely inadequate. Given that there is an enormous imbalance of power working against the affected neighbours, the lack of accountability, inclusiveness, transparency, commitment and responsiveness (refer to the Calgary Engage Policy) is a serious problem.

Affected residents find the planning and redesignation processes to be complex and obscure, are generally unaware that the City is not proactively managing land use

LOC2020-0078  
September 2, 2020  
Objection to Application Letter

redesignations on a district wide basis, and are constantly trying to comprehend arcane urban planning terminology.

- a. The Developer's attempt to "solicit" input was to contact the Westgate Community Association by email and telephone, the Facebook page and only the adjacent stakeholders, to place two signs on the property. Both of these means of reaching out were essentially self-aggrandizing marketing pieces that, rather offensively, began with "Hello neighbour!" To be perfectly clear, the Developer is actively working with a commercial development company (New Century Design) with the intent to sell the property.
- b. No other attempt by the Developer were made to conduct direct engagement with the neighbours or the Community Association, due to COVID.
- c. Regarding the substantive imbalance of power between the Developer and the stakeholders, the onus needs to be on the Developer to proactively initiate conversations with the neighbours and the Westgate Community. The application is the Developer's and they hold all of the knowledge regarding their plans – it is impossible for the neighbours to guess what might be planned until the next City sign appears on the subject property.
- d. The City's engagement process generally lacks clarity in the community as to the land use changes that are in progress. In particular, we and our neighbours have had little appreciation for the scope and scale of the patchwork effect of spot zoning that is occurring in Westgate. Specifically, with regard to this application, having the City place lawn signs 10 days into the response period is one example of a lack of transparency. Another example is the lack of clarity on the relationship between the land use redesignation application and the development permit application. The fact that the two applications (redesignation and amendment) are concurrent has created confusion. Notices are not engagement.

In conclusion, we appeal to the City to DENY LOC2020-0078 as the proposed Land Use Change application by the Developer does not clearly meet the original objectives of the community.

We respectfully suggest that the time to stop the succession of patchwork spot zoning applications in Westgate is now. The fact that developers are selecting the timing and the locations to be redesignated, independently of any engagement with the community, is not sustainable or likely to result in well planned, harmonious neighbourhoods.

As residents of Calgary, we would like to see City Council take the time now to fight for better neighbourhoods by:

- Consulting with the community,
- Being proactive about exactly where the LOC applications is most appropriate in the neighbourhood.

LOC2020-0078  
September 2, 2020  
Objection to Application Letter

A better, more thoughtfully planned Calgary is worth the time and energy to create.  
We hope that City Council agrees.

Sincerely,

Bonnie and Keith Jones

cc: :

[publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca), [info@westgatecommunity.ca](mailto:info@westgatecommunity.ca), [jeff.davison@calgary.ca](mailto:jeff.davison@calgary.ca), [themayor@calgary.ca](mailto:themayor@calgary.ca), [ward01@calgary.ca](mailto:ward01@calgary.ca), [ward02@calgary.ca](mailto:ward02@calgary.ca), [ward03@calgary.ca](mailto:ward03@calgary.ca), [ward04@calgary.ca](mailto:ward04@calgary.ca), [ward05@calgary.ca](mailto:ward05@calgary.ca), [ward06@calgary.ca](mailto:ward06@calgary.ca), [ward07@calgary.ca](mailto:ward07@calgary.ca), [ward08@calgary.ca](mailto:ward08@calgary.ca), [ward09@calgary.ca](mailto:ward09@calgary.ca), [ward10@calgary.ca](mailto:ward10@calgary.ca), [ward11@calgary.ca](mailto:ward11@calgary.ca), [ward12@calgary.ca](mailto:ward12@calgary.ca), [ward13@calgary.ca](mailto:ward13@calgary.ca), [ward14@calgary.ca](mailto:ward14@calgary.ca)



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Joanne

\* Last name Simmons

Email teachsim@yahoo.co.uk

Phone 4035816176

\* Subject Re zoning application LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the application to allow a rezoning of this property in Westgate. As a homeowner I. The community I can see no advantage to this plan. My concerns are mainly due to safety, traffic and access within the community. I specifically chose to purchase a property in Westgate due to the mainly R1 zoning. I feel that approval of this application will lead to a destruction of our little community, turning us into another Killarney. I encourage you to consider the beauty of our majority 1950s bungalow community and choose not to destroy this corner of Calgary with infills and parking problems.

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Kerry

\* Last name Kaminski

Email gkirbyso@telus.net

Phone 4036866406

\* Subject LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please accept my attached file as my submission opposing the land use change at 81 Westminster Dr. SW. It is in an open office format that I trust you will be able to open.



## **Written Submission**

**Re: 81 Westminster Dr. SW  
LOC 2020-0078  
Bylaw 113D2020**

**Change from RC1 to RC2, with duplex/side by side/and suites**

**Position: Opposed**

By: Kerry Kaminski, Homeowner,  
105 Westminster Dr. SW  
403 686 6406  
gkirbyso@telus.net

Since the City has advertised this land use change again, I am writing again to **OPPOSE** this land use change.

It is difficult to discuss this without dealing with both the individual issues around this development, and the larger community implications since this is a precedent setting proposal.

### **Individual Issues:**

This potential development introduces the usual changes with added density ie. added traffic, more scarcity of street parking and tension that follows, as well as more noise and ongoing disruption for the neighbours. All this will be made worse if secondary suites are eventually built. Though parking requirements will help, it is unlikely to be adequate. Two housing units will replace one, with more demand for street parking - space which will be further reduced by front driveways. Further, with smaller, skinnier main housing units and with secondary suites, the garages become storage facilities and tenant parking obligations are routinely ignored by the owner and are unenforceable.

The aesthetics of the change are profound. The loss of green space on the property and loss of trees will be notable. One only has to look to neighbouring Rossbarrow to see the denuding of the neighbourhood from all the multi-family development on formerly single family lots.

It is not an adequate response from the city planner officer that these impacts are negligible, or to wave them away as "density concerns" given that this is a precedent setting change – much more will follow. Westgate is presently quite a pleasant and desirable neighbourhood that self renews and diversifies without any zoning changes. Adding this sort of density only degrades what makes it a great.

### **Regarding the Applicants:**

Since the applicants have placed their personal features at issue, it is fair to respond.

The applicants make much of the fact of having children and suffering a property value loss. They included that they looked at moving to a larger house but could not afford it since their present house lost value. So what? Any potential larger house also lost value. If they truly wanted more space, they could merely reincorporate their recently built basement suite back into their living space. Further, today's unrealized property value loss can quickly become tomorrow's property value gain. As far as

their having children goes, not only should that be irrelevant to this application, but the applicants are already certainly very richly compensated by government for having children from the new Child Benefit. In short, this is merely a profit seeking opportunity for which the applicant has not paid while also degrading the quality of life for near neighbours.

The applicant has stated that they have not decided what and when the development will look like or occur. If so, then it is curious that they have hired a professional builder/architect to manage this application. They also state that they will possibly continue to live at the current address. Again, so what? They are much more likely to move on, taking their profits by selling the two new units, while buying another property in the neighbourhood to do the same again since the door to this sort of development opportunity will be opened by this application to the general harm of the neighbourhood.

Most likely, we will see a general freeze in renovating these lovely old homes, an exodus of existing residents, and a redevelopment frenzy that will quickly make Westgate as unattractive as neighbouring Rossacarrock.

### **The Larger Planning Issues**

The applicant's hired builder/architect who is shepherding this process for them has passed around a flyer making the applicant's case to the neighbourhood. They have included a pitch for how added density benefits the neighbourhood and the City generally. Their argument includes, in short, that Westgate's population is lower than in 1969, that added density helps the City stay with the "limits of its infrastructure", and that it brings in more revenue to pay for City services. All of these arguments fail for the following reasons.

Added density does not allow the City to grow within its present "infrastructure limits", since there really aren't any. The City has always built out new infrastructure as needed and until the Nenshi era, it has avoided the unsustainable tax increases that are alleged to flow from that. Further, added density does not allow the City to avoid building new infrastructure at all. Typically, the City is forced to upgrade old infrastructure to accommodate the demands from the added density. Little is saved from this process, though congestion and frustration for residents is increased, often intentionally as we have seen with the City's efforts to literally remove traffic capacity on many pre-existing roadways.

Regarding the added revenues, again, density does not add revenues. It merely concentrates them in existing areas. Density is almost irrelevant to revenues except to the extent it harmfully raises property values from the artificially created land scarcity. The City has services that it pays for and taxes all property owners accordingly as needed, regardless of densities. What drives costs, however, is more people which means more services, and especially more transit and LRT as densities rise. "Transit oriented development" and its necessary running mate – high density development (apartments), are an interesting counter example to the benefits claimed by the applicant's developer. Every new person the City has to accommodate as a regular transit user costs the City \$thousands annually to subsidize beyond the contributions of the user, a subsidy that, interestingly, is mostly paid for by private vehicle users via grants from fuel tax and parking revenues from all levels of government. Meanwhile, as the City forces more people into a transit oriented lifestyle and into apartments, they effectively delete those people from contributing anything at all to all of the other City services since taxes are comparatively very low on apartments. In short, the City's present development strategy is fiscally unsustainable and is a big part of what is driving its huge Nenshi era tax increases. For those wanting to fall back on a global warming argument, it is also provably true that transit is not "green".

That Westgate's population is presently lower than in 1969 – so what? Is 1969's population the magic

number? Must it always be growing? It is well known that higher density living conditions force people to have smaller families. Westgate is ideal for encouraging families, something that future Calgary promises to not be. In addition, the COVID pandemic should remind everyone of why suburbs came into being as soon as transportation technology allowed. People need and desire space for health and happiness reasons. Being able to pass through this pandemic in a neighbourhood like Westgate, with back yards, greenery, and easy access to parks and good roads, and less crowding, is an obvious blessing that should be available to a lot more people.

In short, high density urban living is less desirable than the current fad in city planning suggests. Imitating the worst features of Vancouver and Toronto is a poor way to stand out. What was once more common and still is one of the best features for many of living Calgary should be preserved, and extended.

Please **reject** this land use change application.

Thankyou for your consideration,  
Kerry Kaminski

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name John

\* Last name DeSorcy

Email kasparent@aol.com

Phone

\* Subject Opposition to Land Use Change Application LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached letter

35 Westview Drive SW

Calgary AB

T3C 2R8

September 1<sup>st</sup>, 2020

Councillors of the City of Calgary (submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW

Honourable members of City Council

My name is John DeSorcy. I co-own and reside at the address above with my wife and 2 adult children.

I was born and raised in the community of Westgate. I returned to the community with my young family because of the nature of the community: mostly C-1 single family houses with good schools and easy access to the core and other areas of the city. Since moving into our current house we have seen a marked change for the better in the community. Many original owners, now elderly, sold their homes and young families moved in to the area. Many of these new owners spent significant amounts of money to renovate and expand their homes. This has enhanced the community, with more and more homeowners willing to spend money to improve their homes.

In June I wrote to Mr. Schlodder opposing the rezoning of this subject property. I was disappointed to learn that the committee recommended approving the rezoning. I write to you today again to oppose the rezoning for the following reasons:

- The applicant mislead the committee when they stated that there was a bus stop close to the home (less than a 100 metres away). The bus for Westgate was removed over a year ago. The property is not located close to transit or the LRT.
- The applicant mislead the committee when they stated that they tried to engage the community and got no response. Members of the community association were in conversation with the applicant but had difficulty getting a response in a timely fashion. I object to the insinuation that the community is against development. The two homes directly to the south of my property and the home immediately to the north underwent significant renovations (expanded footprint of the home) in the last decade. When I

inquired the builder and home owners if anyone one had objected to these 3 renovations, I was told they did not have one complaint.

- I object to the addition of another R-2 property in the neighborhood. Currently there are 58 R-2 properties in the community of Westgate. Of those properties only 18 of them are duplexes. These 18 were duplexes when the community was built in the late 1950's-early 60's. 26 of the R-2 properties are along 47 avenue SW. These properties were built on the old 17<sup>th</sup> Avenue Drive In property. These homes, though on R-2 lots, are all single-family homes.
- The major reason I have for opposing the designation is that the applicant has no clear answer other than to "keep their options open", "family needs more space" when asked why the need for rezoning. I ask again, why does the property need to be rezoned?

The City of Calgary currently is undertaking a new redevelopment plan for the Westgate neighborhood. I ask that Council refuse the request for zoning change for that reason alone. The community needs to have a clear plan in place with community member's feedback, and stop what might become a piecemeal rezoning development and hurt what I have come to call my much loved home community.

Sincerely,

John DeSorcy

403-243-9335



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Ian

\* Last name Cameron

Email ian.gerry.cameron@gmail.com

Phone

\* Subject Opposition to Land Use Change Application Westgate (LOC2020-0078)

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Good morning Councillors/Mayor,  
I write to you in opposition of the proposed land use application LOC2020-0078 to change land use zoning from R-C1 to R-C2 at 81 Westminster Drive SW. I am a Westgate homeowner and resident and am very concerned that if this application is successful it could have devastating consequences to our neighborhood. My primary concerns are as follows:

1. No Demand/Need: The City of Calgary is expected to see a 43% to 64% year over year decline in housing starts in 2020 versus 2019. It is of no benefit to have 3 or 4 potential residences sit vacant in this neighborhood due to a pre-existing lack of demand for the residence(s) this land change application would allow for. As of today there are several vacant homes available either for sale or rent in the immediate area/ same street (homes for sale at 193 Westminster Drive SW and 19 Winslow Crescent SW; homes for rent at 97 Westminster Drive SW and several basement suites available also on Westminster Drive SW). It is highly unlikely that a person would elect to purchase or rent an attached infill option if a single family detached alternative is available in that same neighborhood. Given the enormous inventory of "infill" product in surrounding communities, namely Rossbarok with over 15 separate "infill" listings currently for sale, one cannot reasonably defend a position that there is an overwhelming demand to have these types of homes in Westgate at this time. Having stale listings and empty homes is surely the opposite of promoting active and vibrant communities.
2. No Clear Development Plan: The applicant has stated " We have not yet decided what we would develop on the property (if anything). The requested RC-2

ISC:

1/2

Unrestricted

Sep 8, 2020

2:28:04 PM



## Public Submission

City Clerk's Office

zoning would allow us to develop a duplex or 2 single family homes in the future" on various community platforms (facebook group) in an effort to quell neighbor concerns. While I commend reaching out to your neighbors for input, this response is even more concerning. With no clear plan on what is actually intended to be built, how can the Planning Department, in good conscience, recommend council vote in favor of a proposed land use application? Having dealt with the planning departments in both Calgary and other major municipalities on several rezoning applications, using the argument of "future optionality" to support rezoning a property is not a very compelling reason. Better to have the applicant do his/her homework, put together a professional





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Laura

\* Last name Near

Email Laura.Ashlin@gmail.com

Phone 4036301851

\* Subject Proposed Land Use Change Application (LOC2020-0078) 81 Westminster Dr. SW

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Providing documentation in opposition to the proposed land-use change at 81 Westminster Drive SW in the community of Westgate in SW Calgary, for the consideration of city council at their meeting on September 14th, 2020.

For the consideration of Calgary's City Council:

I'm writing in regards to the proposed land-use change application (LOC2020-0078) in the SW neighbourhood of Westgate at 81 Westminster Drive SW, scheduled for council's review on September 14, 2020.

As a property owner in Westgate, I am concerned about the immediate impact, and future ramifications the proposed land-use change will have on the community if it is approved. Specifically, I am opposed to approving the one-off change as it will set precedent for others looking to change lot zoning in Westgate, and there are significant issues that need to be addressed within the community before increased density could successfully be increased and supported. Issues associated with changing land use in Westgate from R-C1 to R-C2 have been listed below.

1. **Water Services:** This year Westgate had some repair work done to a portion of the water main on Westminster Dr. & Wakefield Dr. due to continued failure of the old iron pipe system. A large portion of the community still hasn't been upgraded to the new PVC pipe system, and adding more homes to the area will put undue strain on water services resulting in more maintenance work by the city.
2. **Parking:** 81 Westminster is located on a corner lot beside an alley. There is not a lot of room for parking due to the driveway on the property and the adjacent alley. Due to the lot configuration, there are limited options for adding a double car garage, let alone 2 double car garages to provide the required number of parking stalls when putting 2 homes on an R-C2 lot. Increasing the number of homes on the lot will increase parking congestion on Westminster Drive.
3. **School Access:** Access to high school continues to be an issue for Westgate residents, with our designated school most recently being changed to Central Memorial, a school that is at capacity and is a significant journey for students to get to. Our designated junior high is also at capacity. Ensuring all residents have reasonable access to education should be resolved before allowing more homes to be built in Westgate
4. **Mature Trees:** Construction of a multi-family dwelling and the required parking structure will result in the removal of several healthy mature trees on the lot
5. **Traffic:** Due to ongoing redevelopment and the addition of new homes in our neighbouring community of Rosscarrock there has been an increasing strain on the two main community exit points we share: 45th St SW & Bow Trail and 45th St SW & 17th Ave SW  
Adding additional homes in Westgate prior to addressing the congestion issues would only exacerbate the existing problem and make it incredibly difficult for Westgate residents to leave the community during peak times.
  - 81 Westminster is located in the centre of Westgate. Increasing density on this street would increase the traffic on several roads within the community, including ones that go through playground zones and by schools.
6. **Precedent:** If approved, this would be the first land-use change in Westgate in decades and would set the precedent for future land-use change applications.
7. **Community:** The plans proposed by the homeowner are inconsistent with the current community layout. All R-C2 lots were designated over 50 years ago and are well balanced throughout the neighbourhood with R-C1 lots. All recent development in the community has been built to fit in with the existing feel and flow of the neighbourhood.

Looking towards the future, if the city is interested in changing the land use designation for Westgate significant attention needs to be paid to the issues listed above in order for the community to successfully support an increase in density.

Thank you for your consideration,  
Laura Near



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Alana

\* Last name Hogstead

Email hogstead@telusplanet.net

Phone 4032291849

\* Subject Land-Use Change Application at 81 Westminster Dr SW LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to this application for land use change in our neighborhood. My husband and I moved to Calgary eight years ago and after a lot of research found our home in Westgate. It was exactly what we were looking for with established trees and yards, character, and zoning RC-1. It was just perfect. Since that purchase we have taken a somewhat tired house and with time and money rejuvenated it. We have landscaped and now want to enjoy our labors. It is our wish to stay in this neighborhood and love the streets we take walks on in the evening. We enjoy the uniqueness of the yards and homes and always see something different on each walk. We have seen a lot of positive changes to the homes in the eight years we have been in this city. I have seen other communities in this city where developers have been allowed to take away some of the character and overbuild in some cases. It can really stick out like a sore thumb in that community. Westgate is perfect the way it is and allowing developers to build four-plexes will in turn destroy this community like others and I ask for what? A few more tax dollars; extra money in someones' pocket. A lot like 81 Westminster Drive does not need a duplex or four-plex. Parking will be an issue. If the landowner needs a bigger residence let them build a bigger house. A lot of people in this neighborhood have done just that. We do not need rental suites and one family does not need four houses. If they need that they should be looking for a different property in a different area. That is not what Westgate is about. Westgate is about families and schools and parks and everyone trying to be a good neighbor. It is not about four-plexes and rentals. There are a lot of snow angels during the winter out doing walks for seniors and helping each other out. There has even been times in the past few winters

ISC:

1/2

Unrestricted

Sep 7, 2020

6:30:56 PM



## Public Submission

City Clerk's Office

these same people have helped the city out with snow removal on city walkways. That is just the kind of neighborhood it is. Don't take that away by allowing an influx of developers to build up and break the character of this neighborhood in Calgary. I always hear the mayor say that Calgarians have a lot to be proud of and Westgate is just part of that.

Thank you for allowing me to make these comments and I do hope that someone will listen to all the comments being made on this particular land application. We must really care for our community if we would take the time to write letters to the city.

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Kevin

\* Last name Magowan

Email kevin.magowan@gmail.com

Phone 4038296246

\* Subject Westgate land use change application at 81 Westminster Drive

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am not in favor of changing the Land Use for 81 Westminster Drive SW, Calgary. This land-use change will negatively affect the core and fabric of this community. We are a very close community that is very close to our neighbors. Every community that allowed land-use changes had a completely changed fabric of their community. I'm speaking about Killarney, Rosscarrack, and Spruce Cliff. I do not want to see that happen to Westgate.

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Christina

\* Last name de Vries

Email c.devries@shaw.ca

Phone

\* Subject LOC2020-078 (81 Westminster Dr SW)

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached our letter to Council in regards to this application. We do not support the application and request that it be denied.

ISC:

1/1

Unrestricted

Sep 8, 2020

11:33:30 AM



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Janice

\* Last name Harvie

Email harviej84@gmail.com

Phone 4036409431

\* Subject Reference # LOC2020-0078 rezoning

Hello, I received notification to re-submit my concerns and objections to re-zoning residential property in my neighbourhood so it will be considered at the public hearing on this matter. Please find below reiteration of my opposition on the grounds of traffic safety, environmental (destruction of trees), congestion for amenities and impact to property values. The proponents application on the grounds of improving property values has the potential for negative impact on this property's neighbours. The property in question is already zoned for revenue which should sufficiently allow for addressing the developer's economic concerns without creating double or quadruple the dwellings. Kind regards, Janice Harvie 76 Westminster Dr. SW Calgary, AB T3C2T1403-640-9431

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

From: Janice Harvie <harviej84@gmail.com>

Date: Sat, Jun 27, 2020 at 6:30 PM

Subject: response to Application for land use amendment LOC2020-0078 81 Westminster Dr SW

To: Schlodder, Tom <Tom.schlodder@calgary.ca>

Cc: <jeff.davison@calgary.ca>

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello Tom, I am the homeowner/resident at 76 Westminster Drive SW. I received notification of an application for land use amendment for 81 Westminster Drive SW (LOC2020-0078), directly across the street from me.

ISC:

1/2

Unrestricted

Sep 8, 2020

12:05:39 PM



## Public Submission

City Clerk's Office

---

I am strongly opposed to this land use amendment from R-C1s to R-C2. This proposed land use is not suitable for the Westgate community, which was designed in 1959 as a small neighbourhood of single detached bungalows and it largely remains this way today. Subdividing the lot and/or construction of new duplex or fourplex homes will increase density and traffic beyond the capacity of what the roads, amenities and City services can safely accommodate. R-C2 does not fit the profile of Westgate and would result in decreased property values for the entire community, not just on Westminster Drive or nearby streets. R-C2 zoning often results in absentee property owners and deterioration of home and yard maintenance which again negatively impact property values for all.

The property in question already has a secondary suite which strains the street's available parking and traffic capacity, which reduces safety for all residents, but particularly for the children and many seniors who currently enjoy living, walking or biking in the neighbourhood. The ability to safely get around in and enjoy our neighbourhood (regardless of age and ability) is paramount since access to public transit service was significantly reduced, requir

---





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Andrew

\* Last name Davison

Email westgatehomeowner@gmail.com

Phone

\* Subject Opposition to LOC2020-0078 at 81 Westminster Drive SW - item for next City Council meeting

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attached is my submission re LOC2020-0078, which is an agenda item at the next City Council meeting on September 14. I have also sent this via email. I would like the opportunity to speak at the City Council meeting too.  
Regards  
Andrew

ISC:

1/1

Unrestricted

Sep 8, 2020

12:14:46 PM

**September 8, 2020**

**TO: The City of Calgary City Council**

**RE: Objection to Land Use Re-designation LOC2020-0078 (81 Westminster Drive SW)**

**FROM: Andrew Davison, Westgate Homeowner and Resident**

Greetings

My name is Andrew Davison and I am a homeowner and resident in Westgate. **I OPPOSE the proposed land use designation to change from R-C1s to R-C2 at 81 Westminster Drive SW, LOC2020-0078.** I oppose the application for several reasons, including the negative impacts on the community including safety, the owner/applicants misleading consultation with the community, the owner/applicants misleading presentation to the City of Calgary, and concerns about possible relaxations of the land use bylaws that would be required in order to accommodate R-C2 at the site.

The negative impacts to the community, including safety, are presented in Attachment 1. This was my submission on July 2, 2020 to the City of Calgary Planning & Development Department and is on the public record by way of City of Calgary Planning Commission meeting notes from August 6, 2020.

The presentation by the applicants and New Century Designs, whether to the community and stakeholders or to the City, has been disingenuous and in some cases dishonest. This has led to considerable frustration, confusion and lack of trust. The homeowners have said they are new to the redevelopment process, so they hired New Century Designs (who profess to having over 25 years' experience with such matters) to assist with this application. Either or both of the homeowners and New Century Designs should have known that this was a first-mover application in a community of R-C1 mid-century bungalows and that there would likely be considerable interest from the community – this is not simply a minor application. The misleading consultation with the community and misleading presentation of information to the City are either due to lack of experience with such matters or is being done on purpose. My concerns on this matter are summarized in the tables in Attachment 2.

Finally, despite the lack of plans for the site, there are considerable concerns about how and R-C2 redevelopment would happen on the site. Many of these concerns impact safety in the community, and they are summarized in Attachment 3.

I plan to speak to this matter at the City Council meeting on September 14. Please feel free to contact me with any questions or concerns.

Sincerely,

*<submitted electronically>*

Andrew Davison

# **Attachment 1: Andrew Davison Submission from July 2, 2020 to the City of Calgary Planning and Development Department**

July 2, 2020

Mr. Tom Schlodder  
City of Calgary, Planning Services Centre  
[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)

Greetings Mr. Schlodder and City of Calgary Planning Staff

This submission is in response to Calgary development change reference number LOC2020-0078 at 81 Westminster Drive SW (the Property). The proposed land use change is from R-C1s to R-C2 zoning to allow for semi-detached duplex homes and suites (in addition to the single detached homes with suite already allowed), potential subdivision of the Property into 2 lots, and 2 dwelling units (an increase from the current maximum of 1).<sup>1</sup>

My name is Andrew Davison, and my family and I (we) live in Westgate [REDACTED]. We request that the proposed land use change be denied. We oppose the proposed land use change for several reasons, which are explained in this submission, including:

- A) negative impacts on safety;**
- B) negative impacts on the community;**
- C) does not advance the local growth plan; and**
- D) the lack of plans and stakeholder engagement.**

**A. The proposed land use change negatively impacts safety.**

Rezoning the Property to R-C2 will exacerbate existing safety concerns: i) it is on the apex of a blind corner, ii) the street has a school zone for an elementary school that serves the local community, and iii) parking is already crowded in the area of the Property.

The corner of Westminster Drive on which the Property is located is a blind corner due to a slight rise and a non-typical bend in the road that is sharper than 90 degrees. As there is a bend in the road, rather than an intersection, there are no stop or yield signs to slow traffic. The speed limit around this corner is 50 km/hr. Currently, cars parked directly in front of the Property add to the danger of the corner by blocking sightlines around the corner (see **Image 1**). It has become such a problem that someone in the neighbourhood has started painting "slow" across the road just before the corner when travelling west on Westminster Drive (see **Image 2**). Any potential redevelopment on the Property, (for example, a modern-style R-C2 duplex that is common across Calgary) would likely further block the sightlines for the corner, and allowing more dwellings will invariably lead to more cars parked on the road which further block sightlines. Both factors increase the danger of the corner.

---

<sup>1</sup> As set out on the placard on the Property and at <https://developmentmap.calgary.ca/?redirect=/development>.

The south end of the block that the Property is located on is a school zone for the Westgate Elementary School. There are many families with young children along Westminster Drive and the surrounding streets who walk to the school. Also, as can be seen in the second map in **Image 5** there is a pass-through walkway used by school children for access to the school and for pedestrians to access nearby streets and dog parks. Increasing the density along Westminster Drive will only increase traffic along a road with a school zone and elementary aged children walking to and from school daily and pedestrians crossing Westminster Drive to access the pass-through. This is concerning to families in the area with young children, [REDACTED], and to those who use the pass-through.

Parking along Westminster Drive near the Property is currently congested, likely due to several secondary suites and existing duplexes. At the corner where the Property is located, there are already parking issues to the point that multiple vehicles at the homes adjacent to the Property park perpendicular to the sidewalk and curb (see **Image 2**). The proposed land use change would allow at least a two-fold increase in the density of the Property, which will only exacerbate the existing parking issues.

**Image 1:** Turning south on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked directly in front of the property block sightlines around the sharp corner. Increasing the density will add more cars, which further block sightlines. Photo taken June 18, 2020.



**Image 2:** Travelling west on Westminster Drive. The fence in the left of the photo is 81 Westminster Drive. Cars parked perpendicular to the curb due to existing overcrowding and “slow” painted on roadway. Photo taken June 18, 2020.

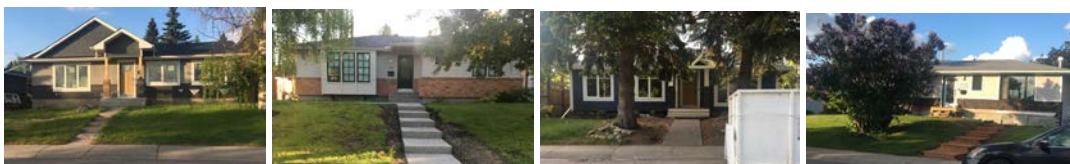


**B. The proposed land use change will negatively impact the community.**

These days the typical R-C2 duplex or 4-plex dwellings in Calgary are 2-3 stories tall, cover the maximum allowable footprint for the property, fill the entire allowable building envelope (height, width and depth, also known as the mass of the dwelling) and are very modern-style. Such dwellings bear little to no resemblance to the existing mid-century bungalows in Westgate, and to the best of my knowledge, there are no such dwellings anywhere in Westgate. The proposed land use change would allow such a dwelling at 81 Westminster Drive, which would: i) disrupt the existing community and investment in the community, ii) not match the current aesthetics of the neighbourhood, iii) not assist with the Westbrook Communities Local Growth Planning project, and iv) invariably be a catalyst for further such redevelopments in Westgate.

We, along with several families in the neighbourhood, have specifically moved to the Westgate to enjoy the more calming and neighbourly atmosphere that comes with mid-century bungalows. While I do not have access to the history of renovation permits, **Image 3** shows a few of the many examples right now where homeowners in Westgate are making financial investments in renovating their *existing* bungalows, rather than redeveloping. These don't include any renovations that have happened in the recent past, a few examples of which are shown in **Image 4**. Further, Westgate has very limited direct access to Bow Trail to the north and 17<sup>th</sup> Ave to the south, and no access to Sarcee Trail to the west. This makes Westgate a unique community with very little through-traffic – when you see a car driving by it's likely a neighbour that you know.

**Image 3:** Bungalows currently being renovated, from left to right: 4947 10 Ave SW, 256 Westminster Dr SW, 30 Westwood Dr SW and 107 Westover Dr SW.<sup>2</sup>



**Image 4:** A sample of the many recently renovated bungalows, from left to right: 96 Westminster Dr SW, 58 Westminster Dr SW, 80 Westover Dr SW and 12 Wheatland Ave SW.



Today's redevelopments allowed under R-C2 zoning would erode each of these aspects that make Westgate wonderful. The calming atmosphere would be negatively impacted by increasing the mass of dwellings, there would be a disincentive to make investment in existing bungalows, investments that have already been made will be negatively impacted, and greater density will increase traffic.

---

<sup>2</sup> Not pictured is 120 Westminster Dr, which has begun interior renovations, nothing exterior yet.

While there are several R-C2 zoned lots and duplex or 4-plex dwellings in the area, they were constructed half a century ago and are consistent with the style and aesthetics of the neighbourhood. For example, in **Image 2** the dwelling directly ahead and the one to the right of it are both duplexes, but since they are mid-century bungalow style they completely blend in with the dwellings on either side and with the Property. The mass of dwellings from a typical modern-day Calgary duplex or side-by-side is totally incongruent with the community and would negatively impact neighbours by overshadowing.

Westgate is full of residents with a strong sense of community who are or have made investments to preserve their neighbourhood of mid-century bungalows. Introducing R-C2 zoning to Westgate would allow development of high-density and high-mass modern-style homes that will totally alter the community. If possible, this type of neighbourhood should be preserved and enhanced, not eroded by rezoning for higher density or increased property values.

### C. The proposed land use change does not advance the local growth plan.

As noted in the City of Calgary's Westbrook Communities Local Growth Planning project,<sup>3</sup> updating policies in the area will provide a more comprehensive picture of where growth should occur in the future. This is important for key growth areas such as 17<sup>th</sup> Ave, 37<sup>th</sup> Street, and the Blue Line and BRT transit corridors.

Some of the neighbourhoods near Westgate, such as Rosscarrock and Killarney, and to a lesser extent Spruce Cliff, Shaganappi, and Glendale, have seen considerable R-C2 redevelopments over the past 10 years and it continues to happen today. As seen in **Image 5**, the neighbourhoods where R-C2 rezoning is prevalent are all adjacent to the key growth areas. This type of redevelopments make sense in these neighbourhoods because they are much close to the key growth areas and advance the overall planning for Westbrook. Conversely, the Property could hardly be farther from any of the key growth areas, transit corridors and the nearest bus routes on Bow Trail and 45<sup>th</sup> Avenue.

**Image 5:** The first map shows Westbrook Communities (red outline) with key areas for future growth such as Main Streets and Transit Corridors highlighted in yellow. The second map shows existing bus routes and pass-through walkway highlighted in yellow. On both maps the Property is highlighted in yellow and circled in red.



<sup>3</sup> <https://engage.calgary.ca/westbrook>.



**D. There are no development plans and no stakeholder engagement.**

We understand from communication with Mr. Schlodder and from Facebook posts by the owner of the Property that there are no development plans for the Property, so it is difficult to assess the impact of the proposed land use change. As set out on the City of Calgary website, a common reason for delay or refusal of a land use redesignation application is “incomplete plans”.<sup>4</sup> Also, rezoning to R-C2 without any approved development plans creates a potential unfair situation for any investor wishing to purchase the Property for redevelopment. There is no requirement for the current owner to inform any potential investor about concerns from the neighbours and community regarding redevelopment at the site, which could unfairly impact the investor. It seems contradictory to propose to rezone to R-C2 unless there is intent to redevelop or to sell to another developer. If there are no plans, then it seems logical that the owner intends to sell the Property if they win approval for the proposed land use change. Not only would this be potentially unfair to a developer, it is definitely unfair to the residents of Westgate.

There have been some posts, including by the owner, on the Westgate Community Association Facebook page about the proposed land use change. However, there has been no notice beyond the placard on the lawn of the Property and no open houses. We live a few doors away from the Property and have not been consulted by those proposing this land use change, and from discussions with others in the community they have not either. As noted, this is the first such proposed land use change in years in Westgate, and such a change is a watershed moment that will impact the entire community. For a proposal with such wide-reaching implications the lack of outreach and communication could hardly be described as stakeholder engagement. This is the exact type of proposed land use change that should be considered by the entire community, for example through a community vote or plebiscite. To do otherwise would be unfair to the residents of Westgate.

**We request the proposed land use change be denied.**

Urban planning is more than just density and property values, it is about creating, maintaining and fostering safe and healthy communities. We have several concerns with the negative impacts the proposed land use change will have on safety in the area. We believe this is the first proposed land use change to R-C2 in Westgate in decades and are concerned that introducing the present-day developments allowed under R-C2 zoning anywhere in Westgate will negatively impact the community. We do not believe the proposed land use change fits with the Westbrook Communities Local Growth Planning project. We do not have access to development plans to review and the owner has not properly engaged stakeholders in the community.

For the reasons set out above, we object to proposed land use change reference LOC2020-0078 and request that it be denied.

---

<sup>4</sup> <https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx#:~:text=A%20redesignation%20changes%20the%20land,the%20area%20to%20guide%20applications.>



We will engage our community members and coordinate our efforts to lobby the community, City Council and other stakeholders to join in our opposition to this proposed land use change. If the land use change is approved, we will also oppose any R-C2 development on the site proposed by the owner or another developer. And if necessary and applicable, we anticipate filing any and all possible appeals, including with the Calgary Subdivision and Development Appeal Board.<sup>5</sup>

Finally, we request to be informed when any process steps are set out, including meetings, voting, debriefs, submission dates or other, to which the public, and specifically a concerned and impacted homeowner, may attend or make a submission. We also request to be provided with any publicly available summaries, reports or recommendations regarding the proposed land use change. Please use the contact information provided at the end of this letter.

Please feel free to contact me with any questions or concerns.

Sincerely,

*<submitted electronically>*

Andrew Davison  


Copies forwarded to:

1. Mr. Jeff Davison, Ward 6 Councillor at [jeff.davison@calgary.ca](mailto:jeff.davison@calgary.ca)
2. Westgate Community Association at [info@westgatecommunity.ca](mailto:info@westgatecommunity.ca)

---

<sup>5</sup> <http://calgarysdab.ca/>.

## Attachment 2: Andrew Davison Concerns re Misrepresentations to Community and City

1. Initial consultation with a Westgate Community Association (WCA) board member, Mrs. Pat Guillemaud:

Applicants Position	Mrs. Guillemaud's Position
<ul style="list-style-type: none"> <li>Indicated to WCA:               <ul style="list-style-type: none"> <li>Owners intention was to maximize property value.</li> <li>Intention to develop 4 townhouses for the site (RCG).</li> </ul> </li> <li>Stated in application to the City that "after taking into account the [W]CA's opposition to RCG we decided to submit for R-C2."</li> </ul>	<ul style="list-style-type: none"> <li>WCA board member did not support RCG or R-C2.</li> <li>No mention to the community about the owners intention to maximize property value or consider 4 townhouses.</li> </ul>
<ul style="list-style-type: none"> <li>Applicant assured WCA board member that they would be in contact when they decided what is next.</li> </ul>	<ul style="list-style-type: none"> <li>No further contact with WCA board member. Instead, the application was filed with Calgary Planning &amp; Development department.</li> </ul>

2. In the Land Use Re-designation Application from the applicant (part of Agenda Item 5.4 from the Calgary Planning Commission meeting on August 6, 2020) and City Planning & Development Department report, the applicant presents facts in a manner that is misleading to anyone reading the application:

Applicants Submission	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> <li>"We feel that there is neighbourhood context to support the requested change in zoning. One of the adjacent lots is already zoned to RC-2 and multiple lots across the road as well. There are more than 50 RC-2 lots in the community...given the presence of RC-2 in the neighborhood, that our proposal fits well into the existing community and should be supported by the city."</li> <li>"The community also has a fair amount of RC-2 lots already and for those reasons we feel our proposal should be supported."</li> </ul>	<p>Taken out of context, it seems like the application to change to R-C2 fits in perfectly with the neighbourhood. However, this is not the case:</p> <ul style="list-style-type: none"> <li>First, the R-C2 lots were developed over 50 years ago with bungalow-style duplexes with no basement suites. Infill duplexes from 50+ years ago are completely different from infill duplexes today in terms of mass of building and basement suites. The applicant makes no mention of this distinction.</li> <li>Second, this is the first application to re-develop to R-C2 in 50+ years in Westgate. <b><u>As this is the first-mover, ALL of Westgate should be consulted rather than just the immediate neighbours.</u></b></li> </ul>
<ul style="list-style-type: none"> <li>"Westgate has gone through significant development through the last few years..."</li> </ul>	<ul style="list-style-type: none"> <li>The "significant development" in recent years is homeowners investing heavily in renovating their EXISTING bungalows across Westgate.</li> <li>To be clear, there has been no infill or duplex</li> </ul>

	residences constructed in Westgate in over 50 years.
<ul style="list-style-type: none"> <li>• “The nearest bus stop is located at 49 Street SW, which is approximately 380 metres from the site, providing access to Route 11.”</li> </ul>	<ul style="list-style-type: none"> <li>• There is no bus stop on 49 Street, and Route 11 runs through Shawnessy and Midnapore, neither of which are anywhere near Westgate.</li> </ul>

3. Further, in the submission from the applicant to the City of Calgary Planning Commission:

Applicant-led Outreach Summary	Misleading or Misrepresenting the Facts
<p>Q: Outreach Strategy</p> <ul style="list-style-type: none"> <li>• Resident landowners conducted outreach via a Westgate community Facebook discussion group.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• <b><u>The WCA Facebook page should not be mistaken for conducting any kind of effective stakeholder engagement.</u></b> There are less than 840 members of the group, while there are over 3,200 residents in Westgate (per Tom Schlodder’s report to City Planning Commission).</li> <li>• <b><u>The homeowner did not initiate or lead any of the stakeholder consultation, on the WCA Facebook page or other.</u></b> Instead, the homeowners waited until several posts had been created and then responded with the 2 carefully crafted responses included in their summary of the “Facebook consultation”.</li> <li>• The posts from the owners may appear helpful and responsive when read on their own, but in relation to the posts on Facebook they are largely out of context, do not address the concerns from the existing posts, and appear to be simply a way to “check off the box” of responding to stakeholder concerns.</li> </ul>
<p>Q: What did you hear?</p> <ul style="list-style-type: none"> <li>• To date, 91 comments “providing mixed feedback on this application with support and opposition being voiced.”</li> <li>• “Main issues raised were parking, density and street safety.”</li> </ul>	<ul style="list-style-type: none"> <li>• It is factually correct that 91 comments were received and the results were not unanimous. However, it would be factually correct yet incredibly misleading to say there was “mixed feedback” if 90 comments are opposed and 1 comment supports the application.</li> </ul> <p>Regarding the “main issues raised”:</p> <ul style="list-style-type: none"> <li>• First, <b><u>nowhere does the applicant use the word “safe” or address concerns about “safety” in any of their application or submission materials.</u></b> The applicant has simply ignored any and all safety issues raised by the community members.</li> <li>• Second, the applicant has stated that any redevelopment would require corresponding off-street parking, but the applicant has not provided any plans for the redevelopment. Given the presence of existing utility stabilization wires across the entire back of the lot adjacent to the alley and the relatively narrow width of the lot on the alley, it is unclear at this point how the applicant would provide such off-street parking without i) relocating utility wires and ii) relaxing the existing building codes for garage</li> </ul>

	<p>setbacks and lot widths.</p> <ul style="list-style-type: none"> <li>• Third, we know there were many more issues raised, so why hasn't the applicant provided more than 3 issues?</li> </ul>
<p>Q: How did you close the loop with stakeholders?</p> <ul style="list-style-type: none"> <li>• "Thus far we have provided information to the community to address their concerns..."</li> <li>• "Our clients still intend to develop the subject lot and still intend to move forward with this application. We have continued to be transparent with the community and our client's have been honest and open throughout the process."</li> </ul>	<ul style="list-style-type: none"> <li>• As noted above in this table, <b><u>the applicant has ignored or not addressed many of the concerns raised by residents.</u></b></li> <li>• As noted earlier in this document, the homeowners intention has been to maximize property value, including the original intention to develop RCG. None of this was communicated to the community, so <b><u>the applicant has not been transparent, honest or open with the community.</u></b></li> </ul>

4. August 19, 2020 phone conversation (via Zoom video) between Andrew Davison and the owners and developer:

<ul style="list-style-type: none"> <li>• Scope of the call</li> </ul>	<ul style="list-style-type: none"> <li>• The owners added the developer to the call at the last minute.</li> <li>• Given the feedback from Councillor Davison to the applicants, I expected the call would be about how to conduct a community engagement. <b><u>There was no discussion about how to conduct community or stakeholder engagement.</u></b></li> <li>• I started the call by indicating I am one homeowner and that I do not speak for anyone else in the community but myself, and that I am not on the Board of the WCA.</li> </ul>
<ul style="list-style-type: none"> <li>• My concerns with the application.</li> </ul>	<ul style="list-style-type: none"> <li>• My submission from July 2, 2020 to Tom Schlodder was also added to the City Planning &amp; Development Committee minutes for the August 6, 2020 meeting and is publicly available.</li> <li>• To my surprise and dismay, <b><u>the owner and developer haven't even read my submission that covered many of my concerns with the application!!!</u></b></li> </ul>
<ul style="list-style-type: none"> <li>• My concerns with how information has been presented to residents and to the City via application and summary materials.</li> </ul>	<ul style="list-style-type: none"> <li>• I indicated that I believe their submissions to the City ignored many of the issues, mischaracterized the results of their engagement and misrepresented the current developments in Westgate. <b><u>There was no response from the homeowner or applicant about my concern with how they presented misleading information to stakeholders and the City.</u></b></li> </ul>

5. Leading into an outreach call on September 3, 2020 hosted by the applicant via Zoom:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> <li>• In their August 20 email to WCA the applicant stated "we are doing a mail</li> </ul>	<ul style="list-style-type: none"> <li>• As of August 31, 2020:               <ul style="list-style-type: none"> <li>- No information posted on the WCA webpage or</li> </ul> </li> </ul>

<p>drop <b>again</b> next week to the blocks around their home.” [emphasis added]</p> <ul style="list-style-type: none"> <li>• Who received the info drop and invitation to the September 3 outreach call?</li> </ul>	<p>Facebook group.</p> <ul style="list-style-type: none"> <li>- I live 5 houses away on the same block as the property and I have not seen any mail drop.</li> <li>• “Again” insinuates that a mail drop has been done in the past, but to the best of my knowledge this has not happened.</li> </ul>
<ul style="list-style-type: none"> <li>• In their August 20 email to WCA the applicant stated “there are many residents that don’t want to see any new developments in the community, <b>not even renovations</b>. They feel everyone should live happily in the midcentury bungalows that exist already. This is not productive since it has no bearing on what the actual Land Uses are in place for.”</li> </ul>	<ul style="list-style-type: none"> <li>• This is incorrect and misleading:           <ul style="list-style-type: none"> <li>- <b><u>Residents of Westgate are not concerned with renovations and to the contrary residents have and continue to invest heavily in renovating their existing homes.</u></b> This is outlined in my July 2 submission that is now on the public record.</li> <li>• “Land Uses” are not just there to increase an owners property value. They are there for many more reasons, including to protect and preserve aspects of existing and healthy communities.</li> </ul> </li> </ul>

6. The information flier for the September 4, 2020 outreach call was eventually distributed at close of business on Tuesday, September 1:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> <li>• The owners indicated they want more space and to “regain some of the recently diminished value of their property” as “re-zoning may allow for an increase in property value or for them to develop a duplex or 2 single family homes in the future.”</li> </ul>	<ul style="list-style-type: none"> <li>• <b><u>If the owners realize increased property value by selling to a developer, then the financial gain of one homeowner by introducing an optional and first-mover change to an neighbourhood are deemed to be more important than the financial and community impacts on all residents of Westgate who have not done anything to incur this impact. At LEAST 50 of those residents have opposed this application.</u></b></li> <li>• Nothing is stopping the owners from re-developing under the existing zoning for R-C1s, which would give them more space.</li> <li>• Also, a review of the publicly available information shows that <b><u>the 2020 assessed value of 81 Westminster Drive is considerably higher than the purchase price paid by the homeowners.</u></b> This has been misleading to the community and stakeholders.</li> </ul>
<ul style="list-style-type: none"> <li>• “Currently the lot has a two car garage which is used by our clients.”</li> <li>• “To summarize, the current unit has two parking stalls and a semi-detached home would require that future development would need four on site parking stalls, therefore reducing the numbers of cars on the street by at least 1.”</li> </ul>	<ul style="list-style-type: none"> <li>• <b><u>There is no two car garage on the property.</u></b></li> <li>• What does “used by our clients” mean? Storage can be considered “used by our clients.” I have been living on this street for 5 years and have never seen a car entering or leaving the garage OR park on the driveway stall. As far as I can tell, <b><u>cars for the current residents are always parked on the street.</u></b></li> </ul>

7. Outreach calls on September 4, 2020 hosted by the applicant via Zoom:

Applicants Position	Misleading or Misrepresenting the Facts
<ul style="list-style-type: none"> <li>The Zoom calls were hosted on September 4, 2020, at 2:30-3:30pm.</li> <li>After considerable backlash from the community a second time slot from 7:00-8:00pm was added.</li> </ul>	<ul style="list-style-type: none"> <li>The homeowners and applicants knew for over a month that they should be hosting some form of community outreach.</li> <li><b><u>They waited to host their outreach:</u></b> <ul style="list-style-type: none"> <li><b><u>- During a time when people are either working or picking up children from school (the second time slot was added after considerable push-back from the community).</u></b></li> <li><b><u>- In the afternoon and evening of a Friday before a long weekend.</u></b></li> <li><b><u>- When submissions were due to the city by noon the next business day.</u></b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>During the call the homeowners repeated stated they were new at this redevelopment process, which is why they hired New Century Designs to help them with the application process. They admitted they should have done more consultation work to understand the impact on the community.</li> </ul>	<ul style="list-style-type: none"> <li>The stakeholder consultation for such a watershed application has been completely inadequate, and as shown by the timing of this Zoom outreach call it is suspect.</li> <li><b><u>The owners and their representative are either inept at conducting stakeholder consultations or are conducting it this way on purpose in order to minimize and diminish the communities position – the antithesis of a stakeholder consultation.</u></b></li> </ul>
<ul style="list-style-type: none"> <li>On the call and throughout discussions with the community, the homeowners and New Century Designs have repeated referred to existing R-C2 in Westgate as somehow supporting their application.</li> </ul>	<ul style="list-style-type: none"> <li>Apparently the City of Calgary does not consider precedent when assessing a rezoning application (i.e. considers each application on its own merit), so this has been misleading to the community and stakeholders.</li> </ul>
<ul style="list-style-type: none"> <li>New Century Designs repeatedly stated that increased density does not affect safety, without citing any studies or reports to support this position.</li> </ul>	<ul style="list-style-type: none"> <li>Without any independent studies or reports this is merely opinion and is misleading to the community and stakeholders.</li> <li>If increased density doesn't affect safety in terms of the number of accidents per number of trips, then increased density will by it's nature have a negative impact on safety. This is because increasing the density increases the number of trips, so the time it takes to get to a set number of trips is reduced. For example, there is 1 accident per 100 trips. Doubling the density of a neighbourhood may not change the 1 accident per 100 trips, but the neighbourhood would see 100 trips in half the time compared to prior to changing the density. <b>Therefore, safety is negatively impacted by doubling the density</b></li> </ul>

	<b>because during a given time period there are twice as many accidents.</b>
<ul style="list-style-type: none"><li>• New Century Designs stated that “it is not fair to dictate what owners can and can’t do with their property.”</li></ul>	<ul style="list-style-type: none"><li>• This is a complete fallacy, ignores reality to the benefit of the applicants and is misleading to the community and stakeholders.</li><li>• <b><u>The very nature of the existing R-C1s designation dictates what owners can and can’t do – any development is limited to the existing land use designation. Similarly, there are a plethora of city bylaws from clearing walkways of snow to maintaining laws to limit weeds to noise violations that all dictate what owners can and can’t do with their property.</u></b></li></ul>

## Attachment 3: Land Use Bylaw Concerns

As there is no redevelopment plan yet for the site, these concerns are more generic in nature in terms of any R-C2 at the site. This is not an exhaustive list, but simply provide an example of possible design issues that may require relaxation of the current land use bylaws, to which I and many residents of Westgate would oppose.

Re-designation to R-C2 at this site raises some concerns:

- The site would barely meet the lot width requirements as the units would be at best 17' wide.
- How will the site be subdivided for two units, especially given the utility right of way and existing pole and support wires in the alley which would restrict or limit building placement.
- How will any garages fit off the lane and meet all bylaws? Garages on corner lots must have a 4' sideyard, you need 40' for the garages, 2' on the one side and 4' on the other for 46'. Currently the back lot dimension is only 44.8'. This would require building the garage right on the property line with 81 Westminster Drive and a relaxation of the land use bylaw.
- Redevelopment would have to respect the contextual front setback of 57 Westminster Drive and 89 Westminster Drive (the neighbours on either side). If not, this would require a relaxation of the land use bylaw.
- How will the visibility triangle on the large curved corner be addressed, in conjunction with the other limitations mentioned above?





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Shawn

\* Last name Bunnin

Email sbunnin@atb.com

Phone 4036698272

\* Subject land use change application at 81 Westminster Drive (LOC2020-0078)

This letter is in response to Calgary development change reference number LOC2020-0078 at 81 Westminster Drive SW (the Property). The proposed land use change is from R-C1s to R-C2 zoning to allow for semi-detached duplex homes and suites. I am writing to express my opposition to the proposed rezoning of the Property located at 81 Westminster Drive. I am a homeowner and father on Westminster Drive. My opposition is based on the following facts:

1. Safety: The subject property sits on an acute corner. This portion of the street is immediately preceding a school zone, and is often driven inappropriately fast by vehicle traffic. In the winter, this corner is often reduced to a single lane, and is treacherous due to an off-camber grade and a north shadow. Due to the acute angle of the corner, a blind spot is produced, and building to the limits of the property setbacks would increase this blind spot. There are several pre-school and school-aged children in the households on this street.

2. Context of the neighborhood: Westgate is a community that many residents have selected for the character of late 50's era mid-century bungalows which are prevalent, and the pride of ownership that is evident in the upkeep of these homes. The economics of modern home construction dictate that any newly built homes resulting from re-zoning would be materially taller, and not of the style that is consistent with the neighborhood. This diminishes the value of the neighborhood to those who have chosen to live here for the reasons stated above.

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Sep 8, 2020

1:19:01 PM



## Public Submission

City Clerk's Office

3. Insufficient community consultation: To date there has been no consult with the residents of Westgate to see how they feel about rezoning and redevelopment in the community. It would be appropriate to arrange an orderly community consultation before a rezoning such as this sets a precedent in our community. Many members of the community share the views expressed above, and consultation would provide an opportunity for all stakeholders to have their views considered.

In conclusion, Westgate is desirable for the consistency and character noted above. There are several examples of bungalows that have sold for "land value" in the past 24 months; and subsequently had their new owners successfully perform full renovations on the existing homes.

There are no examples of new duplex or multi-unit building structures in Westgate. There are examples of new homes constructed on RC-1 zoned lots are evident in Westgate.

I do not wish to suppr

**From:** [robinson.jilly@gmail.com](mailto:robinson.jilly@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 81 WESTMINSTER DR SW - LOC2020-0078 - Comment from Development Map - Tue 9/8/2020 8:43:47 AM  
**Date:** Tuesday, September 08, 2020 8:43:37 AM

---

Application: LOC2020-0078

Submitted by: Jillian Robinson

Contact Information

Address: 122 Waskatenau cres SW

Phone: 4037148773

Email: [robinson.jilly@gmail.com](mailto:robinson.jilly@gmail.com)

Feedback:

Good morning,

I am a Westgate homeowner that is writing to you to oppose the proposed development at 81 Westminster Drive SW. As a resident on Waskatenau cres who has had the unfortunate experience of having a 30 ft tall single family home built next to them, I feel for the residents that live near this proposed development. When the house next to us was demolished and rebuilt, we lost our privacy and sunlight on our front yard. As our new neighbours cut down all the trees in their yard, they can see directly into our backyard every time they walk outside, which obviously reduces our privacy.

We bought in Westgate because of the beautiful, large, old trees. As well as, the quiet neighbourhood that is not congested, bungalow houses that have unique charm and streets that are not too busy for children to play on. Once one R-C2 land development is allowed, there will be more. Four units on one lot will leave little room for outside space, not to mention the added noise of four units for the surrounding neighbours. The corner that this lot is on already is somewhat blind and more vehicles parked in front will contribute to the congestion.

Please consider the beauty of our neighbourhood and the unique charm that still exists. Downtown living does not need to leave the downtown core. There are plenty of lots to build properties like this elsewhere.

Kind Regards, Jillian Robinson (Westgate Homeowner)

**From:** [Schlodder, Tom](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Re, REF LOC2020-0078 zoning 81 Westminster by law 113D2020  
**Date:** Tuesday, September 08, 2020 12:22:19 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

**Tom Schlodder**

**T** 403.268.5654 | **F** 403.268.2941 | **E** [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

[Clean hands, clear heads, open hearts!](#)



**From:** Allan/Anne Anne/Allan <aashantz@telusplanet.net>

**Sent:** Tuesday, September 8, 2020 11:54 AM

**Cc:** Schlodder, Tom <Tom.Schlodder@calgary.ca>

**Subject:** [EXT] Re, REF LOC2020-0078 zoning 81 Westminster by law 113D2020

Hello to whom it may Concern;

I am 100 percent against the rezoning . I have a special needs son that is deaf and with mobility issues he rides a scooter along that route. The increased traffic will be a danger to him. The long construction period will be a danger to him. We bought in this neighbourhood as it was R1 single houses..friendly community. Since lrt has come in, Crime gone up in the area. I worry when he is out and about .Nadeen said he wanted at first to rent, now he's not sure so telling half truth.. As he states he is not sure what he wants done. Westminster is a bad road in winter right now with them in the corner parking diagonal if he turns into infill we will have at least 6 more cars with no place to park as he cannot build a big enough garage street parking is already at a premium . also with the snow only 1 car can get down that road at a time we have no space to pull over on the street . Please do not allow re zoning he has recently changed to have a legal rental suite downstairs. Please keep in mind the extra traffic for school down the street, extra school buses,with his extra cars as per city We do not have transit only on 17ave or bow trail.. the roads are not able to address high density , people coming from up the hill to schools as school boundaries changed are kids have to walk 15 min now to catch a bus to central. 45 min ride when we had lrt to come up to take them to ernest 5 min lrt ride what a waste.Drainage/ flooding will a concern also in construction privacy of home window placements

Thank you please take my concern Seriously

Anne Shantz

183 Westover dr. SW

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name John

\* Last name DeSorcy

Email kasparent@aol.com

Phone 403-243-9335

\* Subject 81 Westminister Drive SW LOC2020-0078

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)  
Please see attached

35 Westview Drive SW

Calgary AB

T3C 2R8

September 1<sup>st</sup>, 2020

Councillors of the City of Calgary (submitted by on-line form)

Re: Land-Use Change Application (LOC2020-0078) at 81 Westminster Drive SW

Honourable members of City Council

My name is John DeSorcy. I co-own and reside at the address above with my wife and 2 adult children.

I was born and raised in the community of Westgate. I returned to the community with my young family because of the nature of the community: mostly C-1 single family houses with good schools and easy access to the core and other areas of the city. Since moving into our current house we have seen a marked change for the better in the community. Many original owners, now elderly, sold their homes and young families moved in to the area. Many of these new owners spent significant amounts of money to renovate and expand their homes. This has enhanced the community, with more and more homeowners willing to spend money to improve their homes.

In June I wrote to Mr. Schlodder opposing the rezoning of this subject property. I was disappointed to learn that the committee recommended approving the rezoning. I write to you today again to oppose the rezoning for the following reasons:

- The applicant mislead the committee when they stated that there was a bus stop close to the home (less than a 100 metres away). The bus for Westgate was removed over a year ago. The property is not located close to transit or the LRT.
- The applicant mislead the committee when they stated that they tried to engage the community and got no response. Members of the community association were in conversation with the applicant but had difficulty getting a response in a timely fashion. I object to the insinuation that the community is against development. The two homes directly to the south of my property and the home immediately to the north underwent significant renovations (expanded footprint of the home) in the last decade. When I

inquired the builder and home owners if anyone one had objected to these 3 renovations, I was told they did not have one complaint.

- I object to the addition of another R-2 property in the neighborhood. Currently there are 58 R-2 properties in the community of Westgate. Of those properties only 18 of them are duplexes. These 18 were duplexes when the community was built in the late 1950's-early 60's. 26 of the R-2 properties are along 47 avenue SW. These properties were built on the old 17<sup>th</sup> Avenue Drive In property. These homes, though on R-2 lots, are all single-family homes.
- The major reason I have for opposing the designation is that the applicant has no clear answer other than to "keep their options open", "family needs more space" when asked why the need for rezoning. I ask again, why does the property need to be rezoned?

The City of Calgary currently is undertaking a new redevelopment plan for the Westgate neighborhood. I ask that Council refuse the request for zoning change for that reason alone. The community needs to have a clear plan in place with community member's feedback, and stop what might become a piecemeal rezoning development and hurt what I have come to call my much loved home community.

Sincerely,

John DeSorcy

403-243-9335

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

## Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008

---

### EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on behalf of the landowner and developer, Falcon Real Estate Holdings Ltd on 2020 January 16. The application seeks to re-designate the subject parcel from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- a multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 16 metres;
- a maximum building floor area of approximately 2,405 square metres based on a floor area ratio (FAR) of 2.5 (a shift from the current maximum density of 148 units per hectare); and
- the uses listed in the M-C2 District.

An amendment to the *South Calgary / Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the applicable policies of the *Municipal Development Plan* (MDP) and the ARP, as amended.

A development permit application for a two-storey building and a five-storey building, with 31 residential units in total, has been submitted and is currently under review by Administration.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711  
15 Street SW, LOC2020-0008**

---

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 3711 - 15 Street SW (Plan 4363AG, Block B, Lots 17 to 20) from the Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 02:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 36P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 3711 - 15 Street SW (Plan 4363AG, Block B, Lots 17 to 20) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to **Proposed Bylaw 104D2020**.

Opposition to Recommendations:

---

Against: Commissioner Cameron

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711  
15 Street SW, LOC2020-0008**

---

**BACKGROUND**

This redesignation application was submitted by Civicworks Planning + Design on behalf of the landowner, Falcon Real Estate Holdings Ltd on 2020 January 16. The Applicant's Submission (Attachment 2) outlines the proposal.

A Development Permit application (DP2020-0704) was submitted for its review alongside this land use amendment application for a two-storey low profile building and five-storey multi-residential building, with 31 proposed residential units in total. Attachment 3 includes a summary of the proposed development.

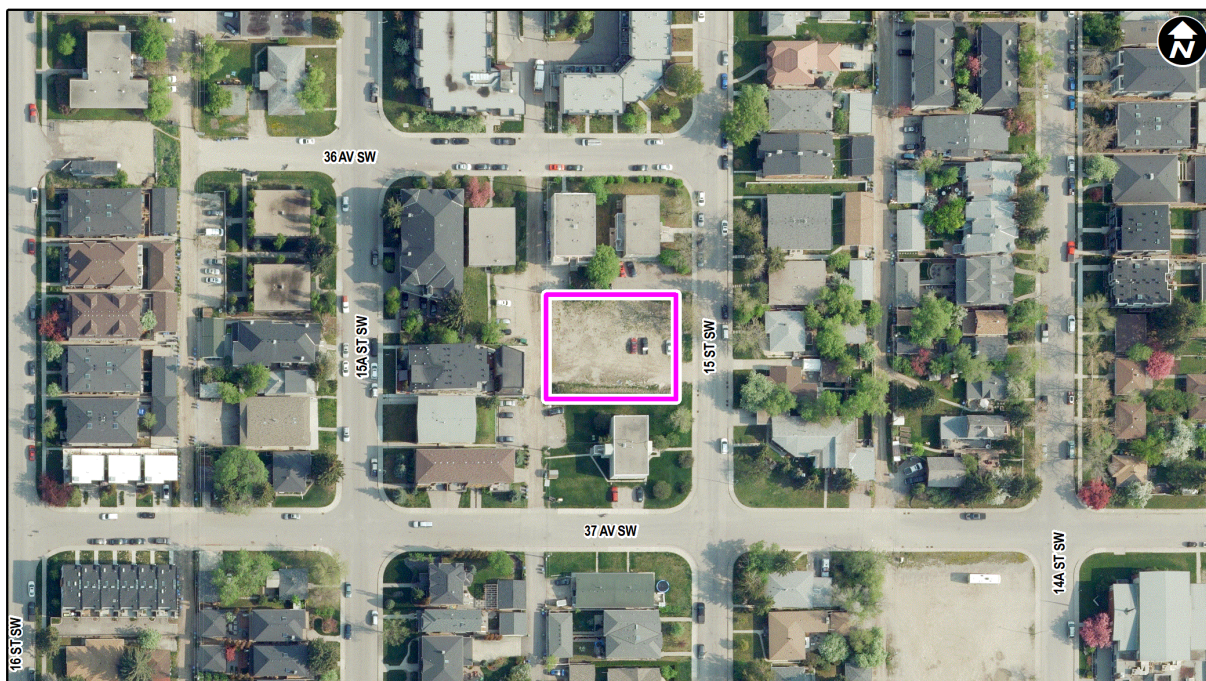
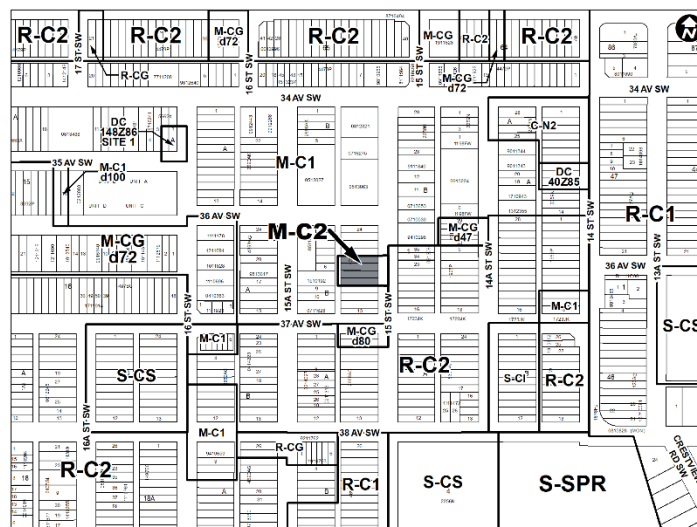
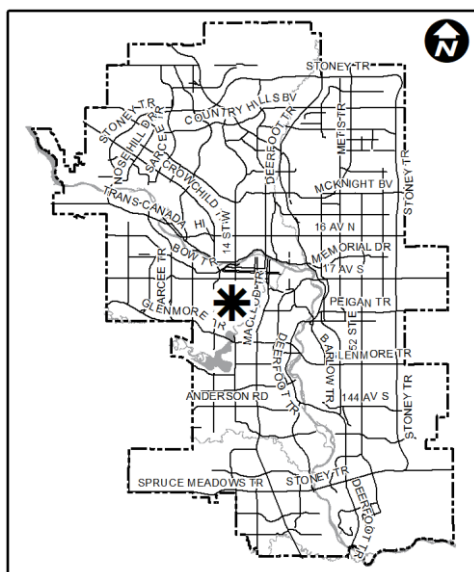
Both the land use and development permit applications had been reviewed by the Urban Design Review Panel and the City Wide Urban Design team, in keeping with the direction of the Urban Design Review Framework.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711  
15 Street SW, LOC2020-0008

Location Maps







## Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008

---

As identified in *Figure 1*, the community of South Calgary has seen an increase in population and is currently at its peak population.

*Figure 1: Community Peak Population*

South Calgary	
Peak Population Year	2019
Peak Population	4,492
2019 Current Population	4,492
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant proposes to amend this land use redesignation application from M-C1 to M-C2 District. This was encouraged and supported by Administration and is in keeping with the applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

The existing M-C1 District allows for medium density residential development with a set maximum density of 148 units per hectare, or 17 units on this parcel, and a maximum height of 14 metres.

The proposed M-C2 District is to allow for a slightly higher intensity multi-residential development with a FAR of 2.5 rather than a set density maximum.

The proposed M-C2 District would mitigate this site constraint, and enable the outcome of a reasonable and feasible redevelopment as follows:

- With the maximum FAR of 2.5, the M-C2 District allows for a more optimal number of dwelling units to be developed on this parcel, than the maximum allowable amount with the 148uph density rule of the M-C1 District would have.
- This FAR of 2.5 effectively helps to offset the potential loss of dwelling units if the redevelopment were to have proceeded under the M-C1 District. This translates to firstly, an effective utilization of land, yielding more housing units with a compact ecological footprint; and secondly, a modest densification at a very walkable location, that supports nearby local businesses and amenities along 14 Street SW and 33 Avenue SW.

**Planning & Development Report to  
Calgary Planning Commission  
2020 July 02**

**ISC: UNRESTRICTED  
CPC2020-0604**

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711  
15 Street SW, LOC2020-0008**

---

- Both the MDP and the *Calgary Transportation Plan* (CTP) call for such compact urban development and growth, through thoughtful and moderate densification development such as this in Calgary.

The contextual fabric of the subject parcel, comprising M-C1 District land uses predominantly, has been envisioned for densification. This M-C1 District stretches southwards from the Marda Loop Area Redevelopment Plan area boundary at 33 / 34 Avenue SW. It continues and ends along 37 Avenue SW, bounded by parts of 14 Street SW, 14A Street SW, 15 Street SW, 15 A Street SW, 35 Avenue SW, 36 Avenue SW and the rear lane of the block just west of 15 A Street SW.

The function of this M-C1 District is to allow for transition from the higher density and higher rise development intended for the Marda Loop plan area, with built form outcomes that would fit sensitively with the R-C2 District of low density residential development surrounding this M-C1 District.

Both the M-C1 and M-C2 Districts have contextual rules that are very alike. The rules of both districts focus on ensuring contextual building setbacks and capping the extent of the building height horizontal cross-sections at no more than 40 percent. These rules, with moderate height differences, aim at achieving the same outcomes as intended by the transitioning function of M-C1 District of the Bylaw 1P2007 and the policies of the *South Calgary / Altadore ARP*.

With the current evolving built form characteristics of South Calgary, Administration is confident that the contextual rules of the M-C2 District are equally able as those of the M-C1 District in:

- allowing buildings to fit well within the primarily M-C1; and
- supporting the development of a diverse urban fabric that readily includes low density to medium density multi-residential buildings, that could transition sensitively to the surrounding low density residential development.

### **Development and Site Design**

A related development permit application DP2020-0704 (as summarized in Attachment 3) was submitted on 2020 February 6 and is currently under review by Administration. The application proposes a two-storey low profile building and a site sensitive five-storey multi-residential building that offers individual street-oriented unit entrances along 15 Street SW. The proposed development, comprising 31 dwelling units with a mix of one- to two-bedroom types, reflects a creative site design despite being encumbered by a substantial stormwater utility-right-of way. Enhanced landscaping together with careful building massing provides for a good contextual fit of the proposed building.

### **Transportation**

The subject parcel is situated with good connectivity in terms of walking, cycling, and transit infrastructure and service. Located at 15 Street SW, classified as a local road in the CTP, it is

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

## **Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008**

---

close to several destinations such as Marda Loop (33 Avenue SW/34 Avenue SW), 14 Street SW Neighbourhood Main Street, various schools (Richmond K-6, Mount Royal Junior High), and parks (South Calgary Park & Outdoor Pool, Marda Loop Communities Association), and community resources (cSPACE King Edward, Giuffre Family Library).

A shared cycle lane on 15 Street SW connects to the greater municipal cycle network. Other cycling routes close by include the on-street bikeways along 34 Avenue SW. These connect to the 20 Street SW bike lanes and Elbow River Pathway system. Public transit Routes 7, 13, and 107 are within walking distance along 33 Avenue SW and at the intersection of 14 Street SW and 38 Avenue SW.

With the generation of a limited number of trips anticipated from this proposed development, a Transportation Impact Assessment was not required.

A Parking Study was required as part of the review of this application and this has been submitted with outcomes to be addressed at Development Permit stage.

Transportation is overall supportive of the land use amendment on the basis its present infrastructure has the capacity to accommodate this.

Vehicular access to the parcel will be provided from the rear lane to the proposed on-site underground parkade and at grade visitor parking stalls.

### **Environmental Site Considerations**

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

### **Utilities and Servicing**

The subject parcel has a stormwater utility right-of-way running through it from the eastern property line to the western property line (adjoining the rear lane). This compromises the full redevelopment potential of the subject parcel.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management are being reviewed and evaluated in detail as part of the related development permit application.

## **Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008**

---

### **Climate Resilience**

The applicant has indicated the following climate resiliency initiatives are proposed for the related development permit application, namely incorporating active mode transportation through Transportation Demand Management provisions of transit/bike store credit, shared e-bike program, surplus indoor secure bike storage and an onsite bike maintenance facility.

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

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

An applicant-led public meeting was conducted on 2020 January 28 at cSPACE King Edward. There were ten persons in attendance who were concerned primarily about building scale and height, and parking (Attachment 4).

The applicant also met with the Community Association on 2020 February 10 to discuss the land use amendment application. In addition, the applicant had hand-delivered 275 neighbourhood postcards to residents in the neighbourhood, provided a project website and phone line for the public to provide comments on the proposed development.

Administration received three letters of concern from nearby residents for the M-C2 District. These letters identified concerns with the height, over developing the area, parking and loss of neighbourhood character.

The Marda Loop Communities Association submitted a letter on 2020 February 21 in opposition to the land use M-C2 proposal (see Attachment 5). The Community Association had also submitted a letter on 2020 March 03 for the related development permit application DP2020-0704. Whilst appreciating the design of the proposed development, the community association continued to express reservation over the proposed five-storey building, favouring a four-storey building, at the subject parcel. It also expressed concern over the parking deficiency while appreciating both the proposed provisions of surplus bike stalls and bike maintenance facility.

Administration has considered relevant planning issues specific to the proposed redesignation and determined the proposal to be appropriate even with the height increase of 3 metres above the current allowable maximum height. Deep building setbacks and stepping back of higher building levels (above 10 metres as allowable for single family homes), conformance to the 40 percent limit of horizontal building cross-section area at the fifth uppermost level, would effectively moderate the overall proposed building massing and height – to fit appropriately/sensitively within the site context of the proposed development. Compliance with relevant policies and bylaws, as well as site design, the compatibility of discretionary uses with surrounding neighbourhood context, traffic and access are all reviewed as part of the related development permit process.



Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

## **Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008**

---

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

### **Strategic Alignment**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Inner City area of the [Municipal Development Plan](#) (MDP). The Residential - Developed - Inner City area is supportive of modest intensification in a form and nature that reflects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner-city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with these policies of the MDP.

### **Climate Resilience**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The transportation demand management measures indicated by the applicant for implementation through the development permit are supportive of Program 5: Low or Zero-Emissions Transportation of this strategy.

#### ***South Calgary / Altadore Area Redevelopment Plan (Statutory – 1986)***

The [South Calgary / Altadore ARP](#) shows the subject parcel being within the medium density residential policy area. The medium density area states that redevelopment should use the RM-4 designation, which correlates to the M-C1 District in Land Use Bylaw 1P2007. In order to align the proposed redesignation with the ARP, an amendment has been proposed to show the subject parcel is appropriate for its M-C2 designation.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

## **Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711 15 Street SW, LOC2020-0008**

---

The *South Calgary / Altadore ARP* is also currently under review by Administration as part of the [West Elbow Communities Local Growth Planning project](#). Whilst the project was launched on 2020 March 02, project and engagement timelines will be adjusted due to the COVID-19 pandemic. This multi-community planning process does not prohibit applications from being submitted. Decision related to planning applications will be reviewed against existing Council-approved policies and follow current processes. Currently, the multi-community local area plan does not have an anticipated date of completion.

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

The proposal will allow for additional residential intensity that facilitates a more compact urban form and thus encourages the efficient use of both existing land and existing infrastructure. The proposed land use and policy amendment also offers a positive social gain for the community of greater housing choices that are close to a good range of services and amenities as well as employment opportunities.

### **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 amendments do not trigger any capital infrastructure 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 of the *Municipal Development Plan* and the *South Calgary / Altadore Area Redevelopment Plan*, as amended. The proposed M-C2 District allows for a moderate increase in intensity and additional housing choices, while still respecting the existing context immediately adjacent to the parcel.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0604

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) for 3711  
15 Street SW, LOC2020-0008**

---

**ATTACHMENT(S)**

- 1. Proposed Bylaw 36P2020**
2. Applicant's Submission
3. Development Permit Application (DP2020-0704) Summary
4. Applicant's Community Outreach
5. Community Association Letter
- 6. Proposed Bylaw 104D2020**
- 7. Public Submissions**
- 8. CPC Member Comments**

# PROPOSED

CPC2020-0604  
ATTACHMENT 1

## BYLAW NUMBER 36P2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE SOUTH CALGARY/ALTADORE  
AREA REDEVELOPMENT PLAN BYLAW 13P86  
(LOC2020-0008/CPC2020-0604)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary / Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

1. The South Calgary / Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Under Section 2.3 Policy, policy 2.3.4, in the second sentence add the following address "3711 - 15 Street SW" to the sites considered appropriate for M-C2 designation.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



## **Applicant's Submission**

January 20, 2020

RE: Land Use Redesignation - 3711 15 ST SW - ENSEMBLE  
FROM: Multi Residential - Contextual Low Profile (M-C1) District  
TO: Multi Residential - Contextual Medium Profile (M-C2) District

The proposed Land Use Redesignation (LOC) subject site and project, Ensemble, is situated midblock on 15 ST SW between 36 AV SW and 37 AV SW in the community of Altadore. The land assembly is composed of one parcel, with a site area of 0.12 hectares. The project team has undertaken a concurrent application process, with a Development Permit (DP) submission for Ensemble that shortly followed the LOC submission. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, it has been determined in partnership with Administration that a minor, map-based ARP Amendment will be required.

Ensemble is a multi-residential building designed with 31 dwelling units in a mix of one, two and three bedroom units across two buildings. Two buildings are being introduced as a creative solution to a Utility Right of Way that bisects the site and cannot be developed upon. The main building will be five storeys while a second building will measure two storeys. Site FAR will not exceed 2.5 per M-C2 Bylaw rules, while building height of the five storey building at 17m will require a minor relaxation of the maximum 16m M-C2 bylaw height (CPAG has supported this proposed relaxation through DTR). The South Calgary / Altadore ARP (1986) places the subject site within its medium density residential policy area. In the 34 years since this plan was approved, City-wide objectives have changed and as a result, the project team is looking to higher order policies such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) to provide primary development guidance for the Ensemble site in its Inner City location.

The MDP and DAG encourage the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Altadore, especially in proximity to its Main Streets (33/34AV SW and 14 ST SW). Within a ten minute (800m) walkshed of the subject site, there are numerous community amenities including parks, pathways and open spaces, South Calgary Pool, sports courts and fields, Giuffre Family Library, cSPACE, small commercial nodes, and Marda Loop's commercial core. Further supporting the proposed modest increase to neighbourhood density is Ensemble's proximity to the Primary Transit Network along Altadore's Main Streets and the high frequency service that will connect residents to nearby MAX Yellow service, the greater city and Calgary's downtown.

The Ensemble project team has undertaken a best practice stakeholder outreach process in Altadore. The outreach process commenced upon submission of LOC and provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief forming part of the DTR response submission includes a What We Heard Report, summarizing the project team's outreach program that formally concluded on May 15, 2020. It details outreach strategies and timeline, logs feedback, and responds to common feedback themes from stakeholders. A condensed version of this What We Heard Report has been shared with CPAG for incorporation into CPC and Council Reports.



## Development Permit Application (DP2020-0704) Summary

A development permit application (DP2020-0704) has been submitted by Formed Alliance Architecture Studio (FAAS) on 2020 February 6. The development permit application is for a two-storey low profile building and a five-storey multi-residential building, 17 metres in height, with 31 dwelling units and 15 on-site motor vehicle stalls.

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

**Figure 1:** Rendering of Proposed Development (southwest view from 15 ST SW)

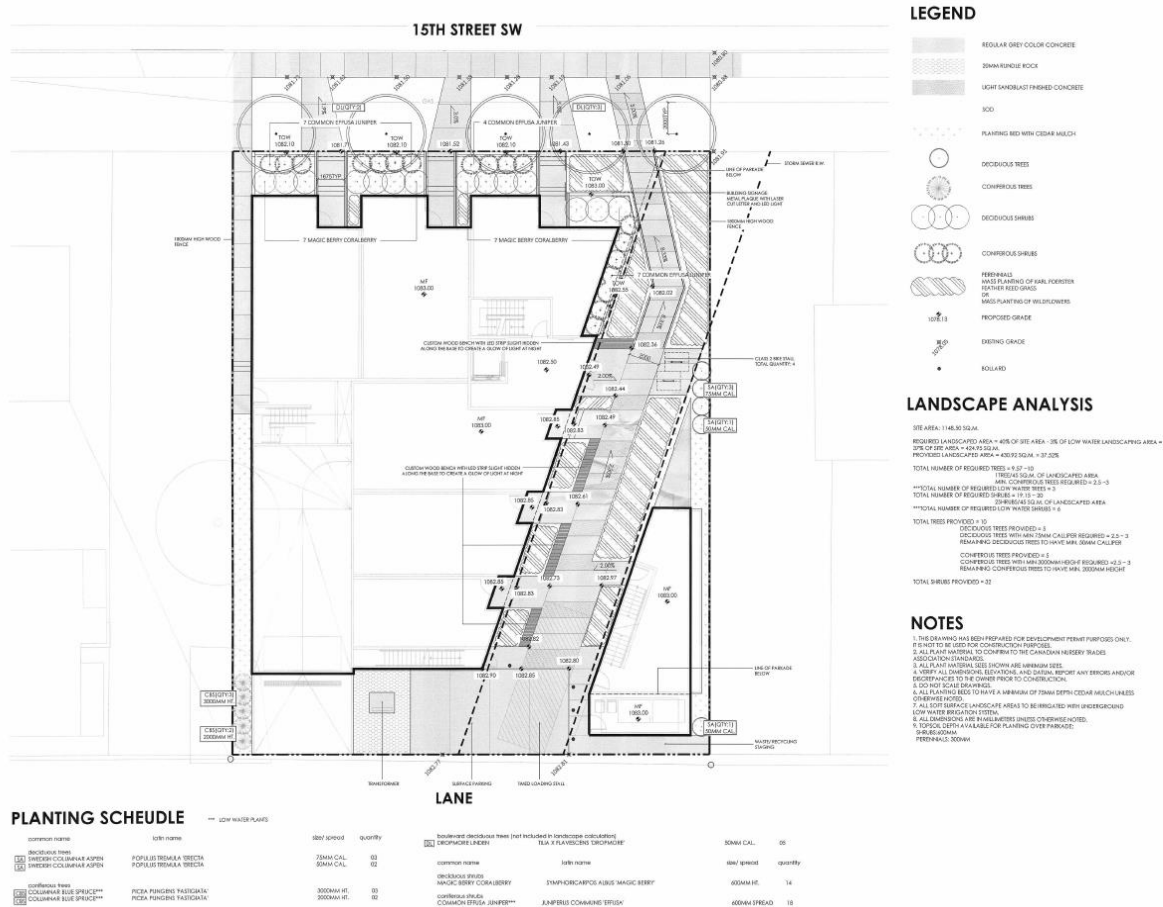






Development Permit Application (DP2020-0704) Summary

Figure 3: Landscape Plan





## Applicant's Community Outreach



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

### Outreach Strategies



#### PROJECT WEBSITE & FEEDBACK FORM

Dedicated project website (falconaltadore.com) launched (14.01.2020), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.



#### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@civicworks.ca) goes live (14.01.2020), serving as a direct line to the project team.



#### COMMUNITY NEWSLETTER

Full page advertisement in The Source (January 2020 - 8,000 households), sharing project team contact information and notification of upcoming information session



#### ON-SITE SIGNAGE

Large format signage installed (14.01.2020), notifying the surrounding community of the project and sharing project team contact information. Periodically updated.



#### CANADA POST MAILERS

Mail drop reaching ±275 area residences deployed (14.01.2020), providing project information and notification of upcoming information session.



#### COMMUNITY ASSOCIATION MEETING

The project team met with the MLCA Planning & Development Committee (10.02.2020) to present the development vision + discuss their review of the proposal.



#### INFORMATION SESSION

Drop-in information session (28.01.2020) in coordination with other 24 AV NW corridor redevelopment applicants and City Administration.



#### WHAT WE HEARD REPORT

Summary of outreach strategies, common feedback themes + project team responses, verbatim exchanges. Released in Application Brief 2.0 (20.05.15), available on website.

### What We Heard + Team Response



#### 1 PROJECT SUPPORT

##### WHAT WE HEARD

Generally, stakeholders were supportive of the design and proposed materiality presented in the Ensemble proposal, feeling that it sets a positive tone for the redevelopment in this part of Altadore.

##### TEAM RESPONSE

The project team appreciates the positive feedback on the proposed design for Ensemble. FAAS embraced site constraints by utilizing the utility right of way to create unique building forms and site circulation. The modern design presented is part of a bricks and mortar concurrent land use and development proposal meant to provide certainty to the community that the visualizations are reflective of what will be constructed should the land use redesignation be approved.



#### 2 BUILDING HEIGHT

##### WHAT WE HEARD

Feedback from stakeholders was varied regarding the proposed building height: some preferred a three or four storey form while others believed that the Ensemble proposal is not tall enough considering its inner city location and proximity to amenities. Questions were also asked on the decision to orient the five storey portion of the building to the street.

##### TEAM RESPONSE

The building is five storeys with a 17m maximum height, representing a minor, 1m relaxation to the proposed M-C2 Land Use District (maximum height 16m). This means that overall, the building will be 3m taller than the 14m currently allowed under the M-C1 District. Based on bylaw height rules in the M-C2 District, the fifth storey is far smaller than the other storeys (only two units) and as a result, the Ensemble proposal is primarily a four storey form. The project team

## Applicant's Community Outreach

believes this form strikes a balance between interfacing with existing 2-3 storey neighbours and the fact that Altadore is an evolving neighbourhood deserving of density to support its amenities.

The mass of the fourth and fifth storeys is reduced through building stepbacks and the application of unique materials that break down the visual perception of mass. Additional setbacks and stepbacks have been incorporated through The City of Calgary's review to further reduce massing. The design decision to orient the fifth storey mass to the street is a best practice design principle, whereby attractive streets are defined by a 1:1 building height to street right of way ratio.

### **3** **PARKING**

#### **WHAT WE HEARD**

A number of stakeholders expressed concern that the street parking network does not have the capacity to accommodate parking generated by the Ensemble proposal, especially considering 15 vehicle parking stalls are being provided for 31 dwelling units.

#### **TEAM RESPONSE**

Bunt & Associates Transportation Planners and Engineers (Bunt) was hired to complete a Parking Study to determine the parking impact that both the Ensemble and Cadence proposals would have on the greater street network. On-street parking demand was measured hourly over two days (Thursday, November 14 and Saturday, November 16, 2019) in the vicinity of both sites. At peak demand, an unused supply of 120/308 (39%) public on-street parking stalls were still available for use in the study area, representing significant capacity in the network able to accommodate parking generated by Ensemble. Please see the Parking Study in Chapter 3 for more details on the study area and parking demand.

On the Ensemble site, the proposed 15 vehicle parking stalls represent a relaxation of 21 stalls. This relaxation is necessitated by a utility right-of-way that bisects the site and prevents the construction of a larger, deeper parkade. In addition to the on-street capacity, City Administration has indicated that this proposed relaxation could be acceptable if its impact is mitigated on site through the introduction of Transportation Demand Management (TDM) strategies. In response, the developer (Eagle Crest) will be unbundling parking stalls from specific units and renting them to tenants based on self-selection, meaning that once the supply is rented, vehicle owners who do not have access to a stall may choose to live elsewhere. Eagle Crest will also be providing a pool of e-bikes for tenant use in enhanced parking off the lobby and Class 1 Bike Parking in excess of bylaw requirements at 1 stall per unit. An on-site bike repair station will also be provided as an amenity to encourage tenancies by those who use active modes to complete their daily trips, important since a shared cycle lane is located along 15 ST SW that connects cyclists to the greater municipal cycle network.

## Community Association Letter

3130 16 Street SW  
Calgary, AB, T2T 4G7

February 21, 2020

Circulation Control  
Planning & Development #8201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

Attn: Dino Civitarese, [Dino.Civitarese@calgary.ca](mailto:Dino.Civitarese@calgary.ca)

### SENT BY EMAIL

Dear Mr. Civitarese;

### RE: Community Association Feedback for LOC2020-0008 @ 3711 15 ST SW

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities.

The MLCA Planning and Development Committee does not support the land-use change application. The current M-C1 designation allows for a more contextual fit with the immediate area, and while an M-H1 designation has been identified as potentially appropriate for the north side of 34 AV SW via the 33/34 AV SW Main Streets process, this application falls outside of the boundary identified in that plan.

To date the MLCA has received feedback from 2 residents in strong opposition to this application. Concerns include, but are not limited to:

- Massing of building and impacts of privacy on adjacent parcels to the north,
- Proposed allowable height not a contextual fit to current streetscape,
- Contextually inconsistent with surrounding built form,
- Increase of parking pressures and traffic congestion,
- Pedestrian and cycling safety and crossings along 34 AV SW,
- Lack of current local traffic calming measures,
- Recent low-rise developments unlikely to be redeveloped to a similar scale in the near future.

The ARP classifies this area as Residential Medium Density, with the current district at M-C1. Without direction from a new statutory document for this area, the MLCA has concerns this land use proposal would not make an appropriate transition of land uses along 15 ST SW, from 34 AV SW to 37 AV SW.

## Community Association Letter

Community Association Feedback for LOC2020-0008  
Page 2 of 2

Directly across from this parcel are 1-story bungalows within an R-C2 district, which would be a sharp contrast to a 5-story building. The surrounding area has not seen redevelopment to the same extent as other locations within our communities, and while we recognize opportunities for redevelopment, the proposed application has the potential to be out of character within the streetscape and community.

The applicant has, to the best of our knowledge, advertised this project to the communities and given residents an opportunity to provide feedback through their project website and an open house, as advertised in the local newsletter and through a postcard drop. The community association was able to meet with the consultants for the applicant. We continue to encourage developers to engage with us and neighbours of proposed developments.

As South Calgary/Altadore continues to redevelop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of our community is appropriate. If approved, this application contributes to zoning creep, which is not in the best interest of the community. The MLCA looks forward to the Multi-Community engagement process that will inform areas for redevelopment, rather than the spot-zoning that continues to happen.

If there are any questions regarding these comments, please contact MacKenzie Kroeger at your convenience.

Regards,

MacKenzie Kroeger  
Director, Planning & Development Committee  
Marda Loop Communities Association  
[president@mardaloop.com](mailto:president@mardaloop.com)

Doug Fraser  
President  
Marda Loop Communities Association  
[development@mardaloop.com](mailto:development@mardaloop.com)  
[president@mardaloop.com](mailto:president@mardaloop.com)

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary; [Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)

# PROPOSED

CPC2020-0604  
ATTACHMENT 6

## BYLAW NUMBER 104D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0008/CPC2020-0604)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

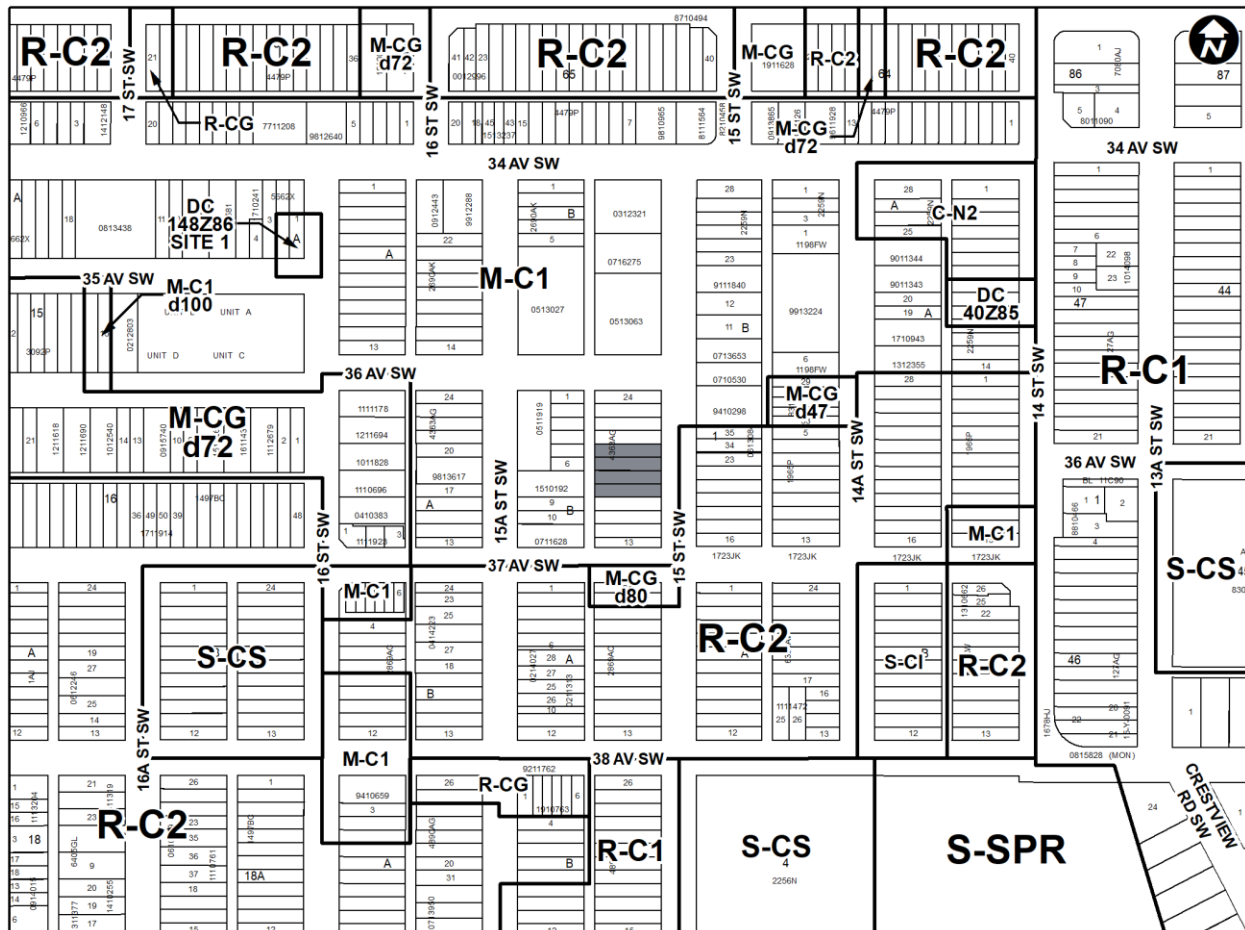
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2020-0008/CPC2020-0604  
BYLAW NUMBER 104D2020

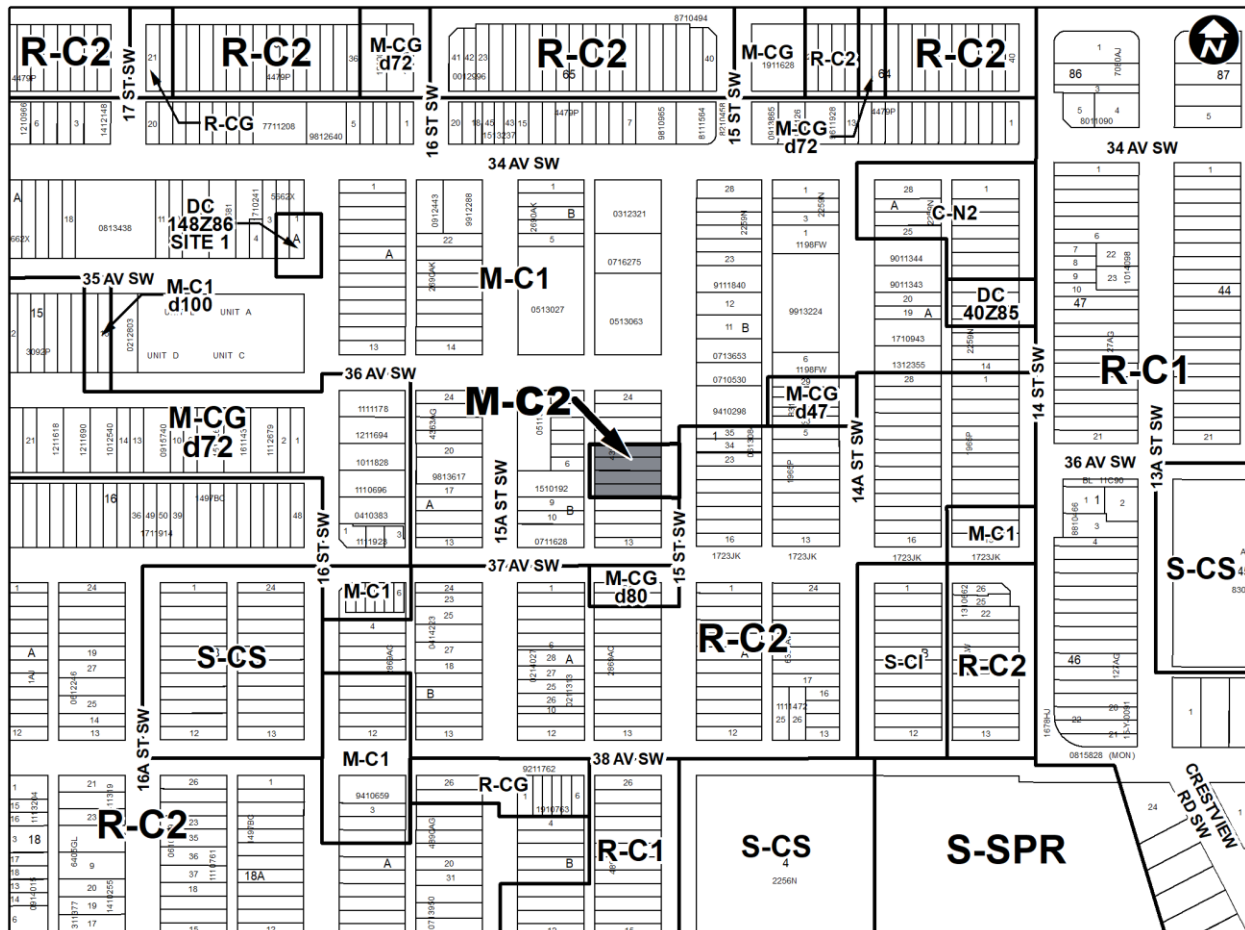
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0008/CPC2020-0604  
BYLAW NUMBER 104D2020

## SCHEDULE B







## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Orville

\* Last name Eby

Email orveby@shaw.ca

Phone

\* Subject Land Use Redesignate: BYLAW 104D2020

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My wife and I are residents in the community of Westgate for over 50 years. We are opposed to this proposal and land use change. We have limited access and egress to this community: 45th St. is our sole means. This development will have little effect on traffic today, but as more homes in Westgate change their land use in the future, traffic will be a huge issue. This application is the "thin edge of the wedge" Other two story infill developments in near by communities have been allowed windows on the 2nd levels facing directly into their neighbor yards: a clear violation of privacy (eg: 3012-13 ave. sw). Over 50 residents in this community are opposed to this proposal with only 4 in favour: when you extrapolate those numbers it would mean well over 90% of Westgate residents are opposed to this land use redesignation. Our voices are not being heard nor allowed to be expressed more directly on this issue, so I appeal to the City and Council to reject this proposal . Thank you, Orville & Fran Eby

ISC:

1/1

Unrestricted

Sep 5, 2020

9:01:59 AM



## Calgary Planning Commission Member Comments



For CPC2020-0604 / LOC2020-0008  
heard at Calgary Planning Commission  
Meeting 2020 July 02



Member	Reasons for Decision or Comments
<b>Commissioner Scott</b>	<p>Reasons for Approval</p> <ul style="list-style-type: none"><li>• I support the proposed land use redesignation and policy amendment for the following reasons:</li><li>• Effective utilization of available land, taking into the account the trunk utility constraint noted by administration.</li><li>• Height and density are appropriate in context within this area of the community.</li><li>• MC-2 is appropriate in policy, particularly in the forthcoming policy context of the Guidebook For Great Communities. MC-1 is becoming a less-utilized district due to challenges that are becoming apparent with this district as a useful option for contemporary sensitive densification development forms.</li><li>• I do have some concerns over the potential magnitude of an anticipated parking relaxation to deal with the site constraints, however access to transit, walkable amenities and services, availability of street parking and confidence that Administration and the applicant will work to find appropriate solutions to offset the parking shortfall provide sufficient comfort that potential impacts will be mitigated satisfactorily at the DP stage.</li></ul>



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007**

---

**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on behalf of the landowner and developer, Falcon Real Estate Holdings Ltd on 2020 January 16. The application seeks to re-designate the subject parcel from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- a multi-residential development (e.g. apartment buildings);
- a maximum building height of 16 metres (an increase from the current maximum of 14 metres);
- a maximum building floor area of approximately 3,065 square metres based on a floor area ratio (FAR) of 2.5 (a shift from the current maximum density of 148 units per hectare); and
- the uses listed in the M-C2 District.

An amendment to the *South Calgary / Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the applicable policies of the *Municipal Development Plan* (MDP) and the ARP, as amended.

A development permit (DP2020-0702) application for a five-storey building, with 53 residential units in total, has been submitted and is currently under review by Administration.



Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007**

---

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 3511 - 15A Street SW (Plan 2690AK, Block A, Lots 19 to 22) from the Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 41P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 3511 - 15A Street SW (Plan 2690AK, Block A, Lots 19 to 22) from the Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to **Proposed Bylaw 126D2020**

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A  
Street SW, LOC2020-0007**

---

**BACKGROUND**

This redesignation application was submitted by Civicworks Planning + Design on behalf of the landowner, Falcon Real Estate Holdings Ltd on 2020 January 16. The Applicant's Submission (Attachment 2) outlines the proposal.

The application had initially come in with a proposed land use amendment of Multi-Residential – High Density Low Rise (M-H1) with an FAR of 3.0 and height modifier of 16 metres. Acknowledging Administration's direction and the community's objection to this proposed land use amendment, the applicant has changed the proposed land use amendment to M-C2.

A Development Permit application (DP2020-0702) was submitted for its review alongside this land use amendment application for a 5-storey five storey multi-residential building, with 53 proposed residential units in total. This was initially based on the original proposed M-H1 land use amendment. The DP has also been adjusted to align with the now proposed M-C2 District. Attachment 3 includes a summary of the proposed development.

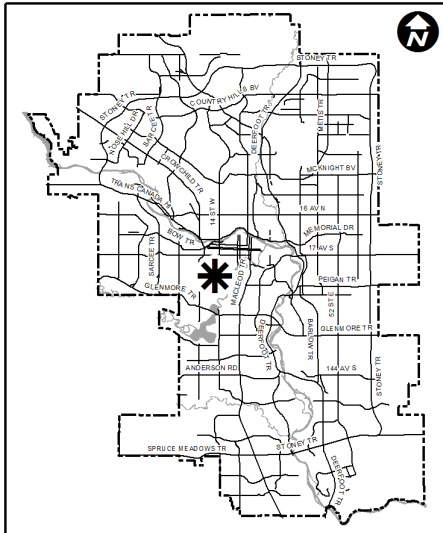
Both the land use and development permit applications had been reviewed by the Urban Design Review Panel and the City Wide Urban Design team, in keeping with the direction of the Urban Design Review Framework.

Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A  
Street SW, LOC2020-0007

Location Maps

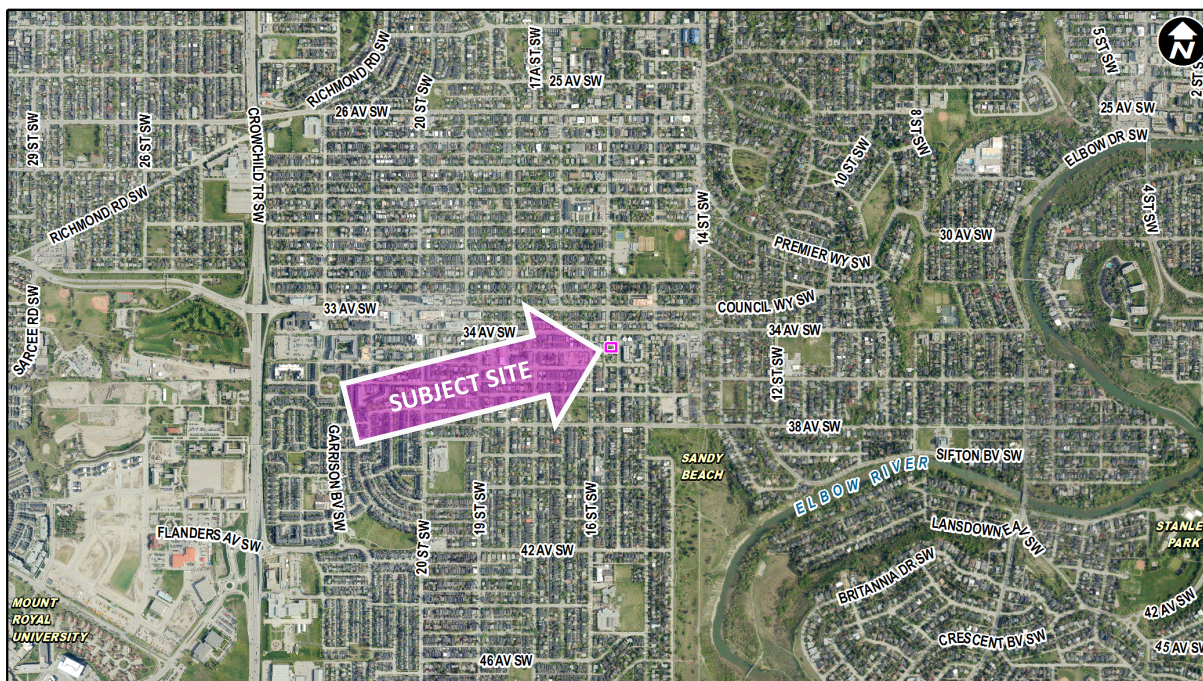




Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

## Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007



### Site Context

The subject parcel, in the community of Altadore, measures approximately 31 metres in its frontage by 38 metres in its depth. It has a total area of approximately 0.11 hectares (0.28 acres). The subject parcel sits about 50 metres south of 33 Avenue SW and 34 Avenue SW. **Currently there is one existing 3-storey building on the subject parcel.** The surrounding development is characterized by a mix of housing types that includes single detached homes, semi-detached homes, rowhouses, townhomes, with a predominance of apartment buildings ranging from approximately 10 metres to 14 metres (three to four storeys) in height. All parcels immediate to the north, south, east and west of the site are designated M-C1. This allows for a mix of residential built form, up to and including three-to-four-storey residential apartment buildings.

As identified in *Figure 1*, the community of South Calgary is currently at its peak population.

Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007**

---

*Figure 1: Community Peak Population*

<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,492
2019 Current Population	4,492
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

Initially, the applicant had proposed a land use amendment of M-H1. With Administration's direction, the applicant has changed the proposed land use amendment to the M-C2 District. The M-C2 District is deemed to be more in keeping with the applicable policies as discussed in the Strategic Alignment section of this report. This M-C2 District also aims for similar built form outcomes that fit well with the surrounding M-C1 District.

### Land Use

The existing M-C1 District allows for medium density residential development with a maximum density of 148 units per hectare, or 16 units on this parcel, and a maximum height of 14 metres. The proposed M-C2 District would allow for a slightly higher intensity multi-residential development with a FAR of 2.5 rather than a set density maximum. This achieves an effective utilization of land, yielding more housing units with a compact ecological footprint; and a modest densification in a walkable location which supports nearby local businesses and amenities along 14 Street SW and 33 Avenue SW.

The function of this M-C1 District is to allow for transition from the higher density and higher rise development intended for the Marda Loop plan area, creating built form outcomes that would fit sensitively with the adjacent R-C2 District of low density residential development surrounding this M-C1 District.

Both the M-C1 and M-C2 Districts have similar contextual rules. The rules of both districts focus on ensuring contextual building setbacks and reducing the building mass of the upper floor of the development. These rules, with moderate height differences, aim at achieving similar outcomes as intended by the transitioning function of M-C1 District of the Bylaw 1P2007.

**Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Corrected CPC2020-0873**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A  
Street SW, LOC2020-0007**

---

With the current evolving built form characteristics of South Calgary, the contextual rules of the M-C2 District are equally able as those of the M-C1 District in:

- allowing buildings to fit well within the primarily M-C1 area; and
- supporting the development of a diverse urban fabric that readily includes low density to medium density multi-residential buildings, that could transition sensitively to the surrounding low density residential development.

**Development and Site Design**

A related development permit application DP2020-0702 (as summarized in Attachment 3) was submitted on 2020 February 06 and is currently under review by Administration. The application proposes a five-storey apartment building that offers individual street-oriented unit entrances along 15A Street SW. The proposed development comprises 53 dwelling units with a mix of studio, one and two-bedroom types. Such unit types would be able to accommodate a range of households, as encouraged by the local area plan. The landscaping design together with appropriate building massing provides a good contextual fit for the proposed building. Existing public trees along the parcel frontage offer both a green transition buffer and an enhanced pedestrian-friendly interface along 15A Street SW.

**Transportation**

The subject parcel is well-situated with many amenities within walking and cycling distance. Connectivity to the subject site is provided via a combination of sidewalks, cycling facilities, frequent transit service and streets.

Located along 15A Street SW, classified as a local road in the Calgary Transportation Plan, the subject site is close to several destinations such as Marda Loop (33 Avenue SW/34 Avenue SW) and 14 Street SW Neighbourhood Main Streets, various schools (Richmond K-6, Mount Royal Junior High), and parks (Kiwans Park, South Calgary Park & Outdoor Pool, Marda Loop Communities Association), and community resources (cSPACE King Edward, Giuffre Family Library).

Cycling facilities near to the subject site include a combination of on-street bikeways along 34 Avenue SW and a shared bike lane on 15 Street SW. These connect to the 20 Street SW bike lanes, Elbow River Pathway system and the greater municipal cycle network.

Public transit is provided by bus Routes 7, 13, and 22 are all within an approximate 10-minute walking distance of the subject site along 33 Avenue SW and at 14 Street SW/38 Avenue SW. These routes provide connectivity from West Hills to Downtown.

Vehicular access to the parcel will be provided from the rear lane.

**Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Corrected CPC2020-0873**

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A  
Street SW, LOC2020-0007**

---

**Environmental Site Considerations**

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel.

**Utilities and Servicing**

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management are being reviewed and evaluated in detail as part of the related development permit application.

**Climate Resilience**

The applicant has proposed further support for active transportation through surplus indoor secure bike storage that exceeds bylaw requirements.

**Stakeholder Engagement, Research and Communication**

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

An applicant-led public meeting was conducted on 2020 January 28 at cSPACE King Edward. There were ten persons in attendance who were concerned primarily about building scale and height, increased density, traffic and parking, and changes to the ARP (see Attachment 4).

The applicant also met with the Marda Loop Communities Association on 2020 February 10 to discuss the land use amendment application. In addition, the applicant hand-delivered 275 neighbourhood postcards to residents in the neighbourhood, provided a project website and phone line for the public to provide comments on the proposed development.

Administration received five letters of concern from nearby residents related to the initially proposed M-H1 District. These letters identified concerns with the massing and height, over-developing of the area, parking and traffic, privacy and loss of neighbourhood character. The Marda Loop Communities Association submitted a letter on 2020 February 21 of non-support of the M-H1 land use amendment proposal (Attachment 5). In addition to the above-described concerns, the Community Association also expressed concern over the potential of zoning creep within the M-C1 area. The Community Association did not respond with comments for the proposed M-C2 land use amendment.

The applicant has attempted to address the community concerns through the change of the initially proposed land use amendment of M-H1 to the currently proposed M-C2 District.

Administration has considered relevant planning issues specific to the proposed M-C2 redesignation and determined the proposal to be appropriate, with both the increased density

Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

## **Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007**

---

and building height of 2 metres above the current allowable maximum height. The M-C2's contextual rules effectively moderate the overall proposed building massing and height to facilitate appropriately sensitive development within the site context.

Compliance with relevant policies and bylaws, site design, traffic and access are all reviewed as part of the related development permit process.

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

### **Strategic Alignment**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Inner City area of the [Municipal Development Plan](#) (MDP). The Residential Developed Inner City area is supportive of modest intensification in a form and nature that reflects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner-city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with these policies of the MDP.

### **Climate Resilience Strategy**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The applicant is proposing that the development permit implement measures supportive of Program 5: Low or Zero-Emissions Transportation of this strategy.



Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

## **Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A Street SW, LOC2020-0007**

---

### ***South Calgary / Altadore Area Redevelopment Plan (Statutory – 1986)***

The [South Calgary / Altadore ARP](#) shows the subject parcel being within the Residential Medium Density policy area. The medium density policy states that redevelopment should use the RM-4 designation, which correlates to the M-C1 District in Land Use Bylaw 1P2007. In order to align the proposed redesignation with the ARP, an amendment has been proposed to indicate the subject parcel is appropriate for an M-C2 designation within the medium density area.

The *South Calgary / Altadore ARP* is also currently under review by Administration as part of the West Elbow Communities Local Growth Planning project. While the project was launched on 2020 March 02, project and engagement timelines will be adjusted due to the COVID-19 pandemic. This multi-community planning process does not prohibit applications from being submitted. Decisions related to planning applications will be reviewed against existing Council-approved policies and follow current processes. Currently, the multi-community local area plan does not have an anticipated date of completion.

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

The proposal will allow for additional residential intensity that facilitates a more compact urban form and thus encourages the efficient use of both existing land and existing infrastructure. The proposed land use and policy amendment also offers a positive social gain for the community of greater housing choices that are close to a good range of services and amenities as well as employment opportunities.

### **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 amendments do not trigger any capital infrastructure and there are no growth management concerns at this time.

### **Risk Assessment**

There are no significant risks associated with this proposal.

Planning & Development Report to Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Corrected CPC2020-0873

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) for 3511 - 15A  
Street SW, LOC2020-0007**

---

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *South Calgary/Altadore Area Redevelopment Plan*, as amended. The proposed M-C2 District allows for a moderate increase in intensity, while still respecting the existing context immediately adjacent to the parcel.

**ATTACHMENT(S)**

1. **Proposed Bylaw 41P2020**
2. Applicant's Submission
3. Development Permit Summary
4. Applicant's Community Outreach
5. Community Association Letter
6. **Proposed Bylaw 126D2020**
7. **Public Submissions**
8. **CPC Member Comments**



# PROPOSED

CPC2020-0873  
ATTACHMENT 1

## BYLAW NUMBER 41P2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE SOUTH CALGARY /  
ALTADORE AREA REDEVELOPMENT PLAN  
BYLAW 13P86  
(LOC2020-0007/CPC2020-0873)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary / Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

1. The South Calgary / Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Under Section 2.3 Policy, policy 2.3.4, in the second sentence add the following address "3511 - 15A Street SW" to the sites considered appropriate for M-C2 designation.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



## **Applicant's Submission**

### **APPLICANT SUBMISSION STATEMENT: LOC2020-0007 (CADENCE)**

2020.06.08

RE: Land Use Redesignation - 3511 15A ST SW - CADENCE

FROM: Multi Residential - Contextual Low Profile (M-C1) District

TO: Multi Residential - Contextual Medium Profile (M-C2) District

The proposed Land Use Redesignation (LOC2020-0007) subject site and project, Cadence, is situated midblock on 15A ST SW between 34 AV SW and 36 AV SW in the community of Altadore. The land assembly is composed of one parcel with a site area of 0.11 hectares. The project team has undertaken a concurrent application process, with a Development Permit (DP2020-0702) submission that shortly followed the Land Use Redesignation submission. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, it was determined in partnership with Administration that a minor, map-based ARP Amendment is required.

Cadence is a multi-residential building that will be comprised of 53 dwelling units in a mix of studio, one, and two bedroom units in a five storey built form. The proposed Land Use District has been refined in alignment with feedback from Administration and stakeholders from an initial ask of M-H1f3h16 to the currently proposed M-C2 District. The revised proposal represents a lesser impact to neighbouring forms from a massing, shadowing and overlooking perspective and preserves the canopy of 15A ST SW by retaining a number of mature trees on site.

Cadence falls within the 33/34 AV SW Main Street study area. The proposed M-C2 land use district aligns with municipally-proposed Main Street corridor redesignations in close proximity to the site, including M-H1f3h16 and M-H1f3h18. The only corridor redesignations proposed by the City to be adopted so far along 33/34 AV SW are those that fall within the Marda Loop ARP boundary (2018), however, Administration has indicated that the remainder of the proposed redesignations are intended to be adopted in the near future in City-led Multi-Community Planning work. These forthcoming corridor redesignations pair with a 33/34 AV SW Streetscape Master Plan adopted in 2019 to support growth and intensification in the immediate vicinity of the Cadence site.

The South Calgary / Altadore ARP (1986) places the subject site within its medium density residential policy area. In the 34 years since this plan was approved, City-wide objectives have changed and as a result, the project team is looking to higher order policies such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) to provide primary development guidance for this Inner City site. The MDP and DAG encourage the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Altadore, especially in proximity to its Main Streets (33/34 AV SW and 14 ST SW). Within a ten minute (800m) walk of Cadence, there are numerous community amenities including parks, pathways and open spaces, South Calgary Pool, sports courts and fields, Giuffre Family Library, cSPACE, small commercial nodes, and Marda Loop's commercial core. Further supporting the proposed modest increase to neighbourhood density is Cadence's proximity to the Primary Transit Network along Altadore's Main Streets and high frequency service that connect residents to nearby MAX Yellow service, the greater city and Calgary's downtown.

The Cadence project team has undertaken a best practice stakeholder outreach process in Altadore. The outreach process commenced upon submission of LOC and provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief forming part of the DTR response submission includes a What We Heard

**Applicant's Submission**

Report, summarizing the project team's outreach program that formally concluded on June 4, 2020. It details outreach strategies and timeline, logs feedback, and responds to common feedback themes from stakeholders. A condensed version of this What We Heard Report has been shared with CPAG for incorporation into CPC and Council reporting.

## Development Permit Summary

A development permit application (DP2020-0702) has been submitted by Formed Alliance Architecture Studio (FAAS) on 2020 February 6. The development permit application is for a five-storey multi-residential building, 16 metres in height, with 53 dwelling units.

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

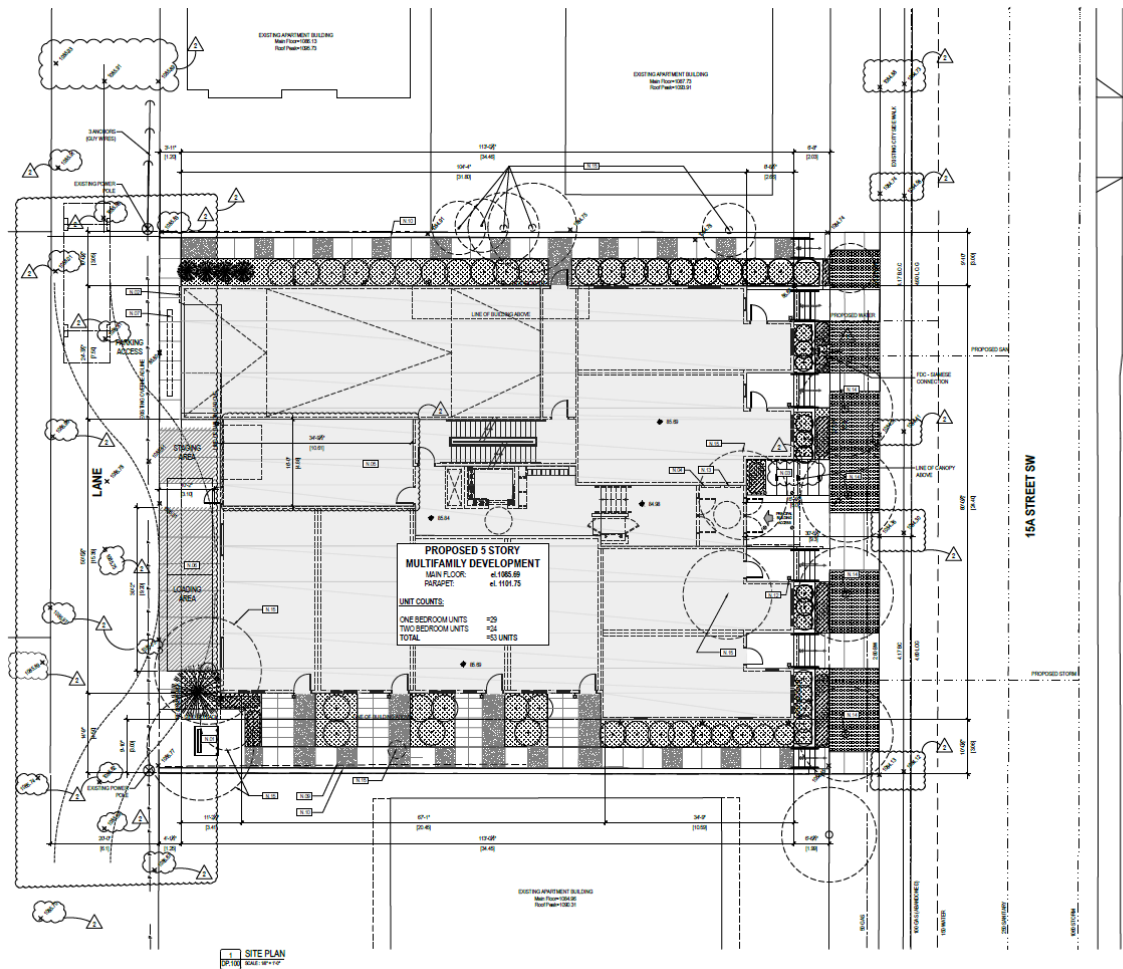
**Figure 1:** Rendering of Proposed Development (southwest view from 15A ST SW)





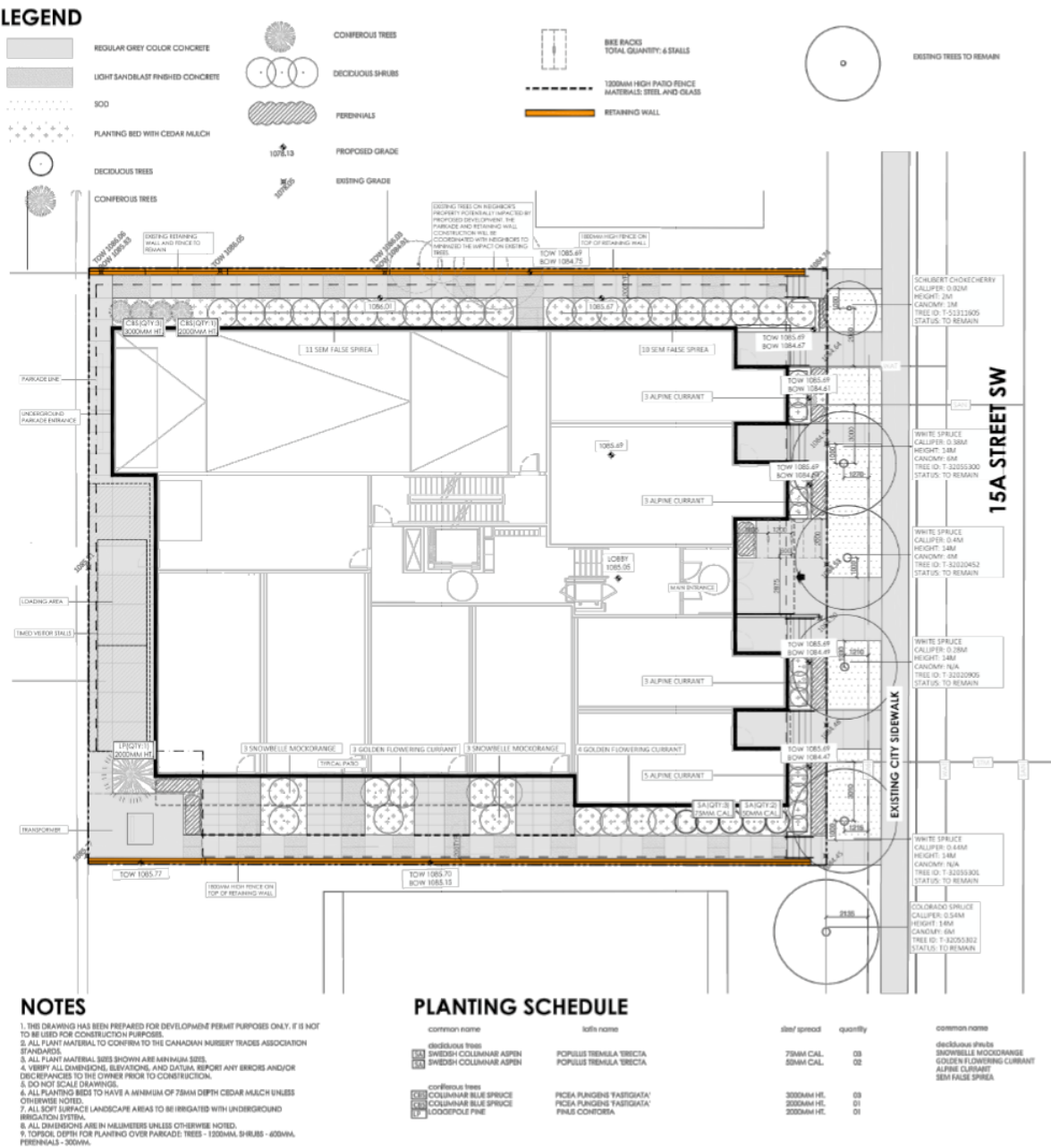
## Development Permit Summary

Figure 2: Site Plan



Development Permit Summary

Figure 3: Landscape Plan





## Applicant's Community Outreach



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

### Outreach Strategies



#### PROJECT WEBSITE & FEEDBACK FORM

Dedicated project website (falconaltadore.com) launched (14.01.2020), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.



#### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox and dedicated email (engage@civicworks.ca) goes live (14.01.2020), serving as a direct line to the project team.



#### COMMUNITY NEWSLETTER

Full page advertisement in The Source (January 2020 - 8,000 households), sharing project team contact information and notification of upcoming information session



#### ON-SITE SIGNAGE

Large format signage installed (14.01.2020), notifying the surrounding community of the project and sharing project team contact information. Periodically updated.



#### CANADA POST MAILERS

Mail drop reaching ±275 area residences deployed (14.01.2020), providing project information and notification of upcoming information session.



#### COMMUNITY ASSOCIATION MEETING

The project team met with the MLCA Planning & Development Committee (10.02.2020) to present the development vision + discuss their review of the proposal.



#### INFORMATION SESSION

Drop-in information session (28.01.2020) in coordination Ensemble proposal one block away (also owned by Eagle Crest).



#### WHAT WE HEARD REPORT

Summary of outreach strategies, common feedback themes + project team responses, verbatim exchanges. Released in Application Brief 2.0 (20.06.08), available on website.

### What We Heard + Team Response



#### 1 BUILDING HEIGHT + PROPOSED DENSITY

##### WHAT WE HEARD

Feedback from stakeholders was varied regarding the proposed building height: some preferred a three or four storey form while others believed that the Ensemble proposal is not tall enough considering its inner city location and proximity to amenities. Others were concerned about the proposed increase in density to 53 dwelling units.

##### TEAM RESPONSE

In response to feedback from stakeholders and City of Calgary Administration, the project team has revised its proposed Land Use District from M-H1f3h16 to M-C2. The building remains five storeys with a 16m maximum height (2m taller than the current 14m M-C1 District max), but introduces new bylaw rules that reduce massing and overlooking on neighbouring building forms and better suit the existing streetscape. Cadence will retain 3.0m side yard setbacks from neighbours despite a 0m side yard setback being allowable per

M-C2 rules. The fifth storey has been set towards the rear yard and reduced in size so the building primarily looks and feels like a four storey form. To preserve the existing streetscape and reduce the perception of building mass onto the street, Cadence will retain a number of existing mature street trees in the front yard and align with a 1:1 building height to street right of way ratio, an urban design best practice.

The 53 dwelling units proposed under the M-C2 represent an increase from the current number of units allowable on site under the current M-C1 District. The modest increase in density will support nearby commercial businesses, blend with future forms along the 33/34 AV SW Main Street corridor, and produce a negligible traffic impact on the street network per a Parking Study completed in support of the proposal by Transportation Engineer Bunt. Altadore is an evolving neighbourhood deserving of density to support its amenities and the project team stands by the 53 proposed dwelling units.

## Applicant's Community Outreach

### 2 INTERFACING CONSIDERATIONS

#### WHAT WE HEARD

The project team had conversations with neighbours directly to the north and south of the Cadence proposal. They were interested in understanding how the design takes their privacy into consideration through interfacing strategies.

#### TEAM RESPONSE

The project team acknowledges that any proposal that increases height and density will involve change, specifically for neighbours. To decrease overlooking concerns, the project team has oriented balconies to the front and rear facades of the building, limiting openings on the north and south building faces to windows. This approach has been carried through from the M-H1f3h16 proposal to the revised M-C2 proposal. The recarving of the building form in the new M-C2 District has also reduced the number of fifth storey units. At grade, the project team is proposing a 6ft tall fence along the north and south property lines to provide privacy to neighbours. This strategy will dovetail with existing landscaping on neighbouring properties and new landscaping proposed on the Cadence site to minimize overlooking.

Noise along the sideyards will be mitigated by orienting the main entry to 15A ST SW and the parkade entry off the lane. The fence will provide a noise and visual barrier to neighbouring properties at grade. The sideyards will only be used for entries to four main storey units, whose patios will front onto the south sideyard.

### 3 PARKING + TRAFFIC

#### WHAT WE HEARD

A number of stakeholders expressed concern that the street parking network does not have the capacity to accommodate parking generated by the Cadence proposal. Stakeholders were also interested in understanding if there were any street network upgrades required to support the increased traffic generated by the 53 dwelling unit proposal.

#### TEAM RESPONSE

Bunt & Associates Transportation Planners and Engineers (Bunt) was hired to complete a Parking Study to determine the parking impact that both the Cadence and Ensemble proposals would have on the greater street network. On-street parking demand was measured hourly over two days (Thursday, November 14 and Saturday, November 16, 2019) in the vicinity of both sites. At peak demand, an unused supply of 120/308 (39%) public on-street parking stalls were still available for use in the study area, representing significant capacity in the network. Cadence as currently proposed will provide 53 vehicle parking stalls, representing a minor, three stall parking deficiency per bylaw requirements that can be accommodated in the available on-street parking supply. A supply of 47 bicycle parking stalls will also be provided on site for residents and visitors, which far exceeds bylaw requirements.

The Parking Study also concluded that the 53 dwelling unit proposal would have a negligible impact on area traffic movements. Eagle

Crest will upgrade part of the laneway by paving it from 34 AV SW southbound to the subject site if Cadence is approved.

### 4 ARP AMENDMENT + POLICY EVOLUTION

#### WHAT WE HEARD

A number of stakeholders stated that they were opposed to any Area Redevelopment Plan (ARP) amendment relating to the Cadence proposal. There was also some confusion regarding the evolution of policy in this part of Altadore and the 33/34 AV SW Main Street corridor.

#### TEAM RESPONSE

The South Calgary/Altadore ARP was approved in 1986. It has been amended many times to align with City-wide growth objectives that no longer match this 34 year old planning policy. Proposed for the Cadence application is a minor, map-based amendment to the ARP from a Residential Medium Density policy to a Community Midrise policy in the land use policy map, reflective of the proposed modest increase of height and density. Furthermore, a new multi-community planning process is about to begin in Altadore that will result in the delivery of the West Elbow Multi-Community Plan. Its approval in the near term (likely 2021) will result in its replacement and superceding of the current ARP, bringing Altadore and 15 nearby communities into compliance with higher order municipal policy.

A number of stakeholders were also confused about which proposed 33/34 AV SW Main Street corridor redesignations were approved in 2018. To clarify, only the proposed redesignations falling within the Marda Loop ARP Boundary were approved in 2018. However, the project team was advised by City Administration that all proposed corridor redesignations along the Main Street would be picked up in the West Elbow Multi-Community Plan, which helped to inform the proposed land use redesignation for Cadence.

## Community Association Letter

3130 16 Street SW  
Calgary, AB, T2T 4G7

February 21, 2020

Circulation Control  
Planning & Development #8201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

Attn: Dino Civitarese, [Dino.Civitarese@calgary.ca](mailto:Dino.Civitarese@calgary.ca)

### SENT BY EMAIL

Dear Mr. Civitarese;

### RE: Community Association Feedback for LOC2020-0007 @ 3511 15a ST SW

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities.

The MLCA Planning and Development Committee does not support the land-use change application. The current M-C1 designation allows for a more contextual fit with the immediate area, and while an M-H1 designation has been identified as potentially appropriate for the north side of 34 AV SW via the 33/34 AV SW Main Streets process, this application falls outside of the boundary identified in that plan.

To date the MLCA has received feedback from 6 residents in strong opposition to this application. Concerns include, but are not limited to:

- Massing of building and impacts of privacy on adjacent parcels to the north,
- allowable height not a contextual fit to current streetscape,
- Contextually inconsistent with surrounding built form,
- Increase of parking pressures and traffic congestion,
- Pedestrian and cycling safety and crossings along 34 AV SW,
- Lack of current local traffic calming measures,
- Increased pressures on existing infrastructure (i.e. utilities, library, schools),
- Negative impacts to existing affordable housing stock,
- Lack of demand for proposed scale of housing/saturation of current market,
- Negative impacts on neighbouring property values,
- Recent low-rise developments unlikely to be redeveloped to a similar scale in the near future,
- Waste management and environmental impacts of demolition and construction,

## Community Association Letter

- Mis-alignment with the South Calgary/Altadore ARP.

The ARP classifies this area as Residential Medium Density, with the current district at M-C1. Without direction from a new statutory document for this area, the MLCA has concerns this land use proposal would not make an appropriate transition of land uses along 15a ST SW, from 34 AV SW to 36 AV SW.

The surrounding area has not seen redevelopment to the same extent as other locations within our communities, and while we recognize opportunities for redevelopment, the proposed application has the potential to be out of character within the streetscape and community.

The applicant has, to the best of our knowledge, advertised this project to the communities and given residents an opportunity to provide feedback through their project website and an open house, as advertised in the local newsletter and through a postcard drop. The community association was able to meet with the consultants for the applicant. We continue to encourage developers to engage with us and neighbours of proposed developments.

As South Calgary/Altadore continues to redevelop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of our community is appropriate. If approved, this application contributes to zoning creep, which is not in the best interest of the community. The MLCA looks forward to the Multi-Community engagement process that will inform areas for redevelopment, rather than the spot-zoning that continues to happen.

If there are any questions regarding these comments, please contact MacKenzie Kroeger at your convenience.

Regards,

MacKenzie Kroeger  
Director, Planning & Development Committee  
Marda Loop Communities Association  
[development@mardaloop.com](mailto:development@mardaloop.com)

Doug Fraser  
President  
Marda Loop Communities Association  
[president@mardaloop.com](mailto:president@mardaloop.com)

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary; [Evan.Woolley@calgary.ca](mailto:Evan.Woolley@calgary.ca)

# PROPOSED

CPC2020-0873  
ATTACHMENT 6

## BYLAW NUMBER 126D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0007/CPC2020-0873)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2020-0007/CPC2020-0873  
BYLAW NUMBER 126D2020

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0007/CPC2020-0873  
BYLAW NUMBER 126D2020

## SCHEDULE B





Hello Mr. Woolley,

My name is Maria Perri. I am the owner of 3510 16 street S.W. Calgary, Alberta. The proposed project for 3511 15A street S.W. will be directly behind my building and my parking lot. It will directly affect my tenants.

I am extremely concerned by the huge volume of proposed units on the location of 3511 15A Street S. W. Calgary, Alberta. FIFTY-THREE UNITS ARE WAY TOO MANY APARTMENTS!!! FIFTY -THREE MORE FAMILIES in that small area!!! WAY TOO MANY PEOPLE!!!! That means 106 PEOPLE (BASED ON 2 PEOPLE LIVING in each unit AND THERE COULD POSSIBLY BE EVEN MORE PEOPLE IN EACH UNIT) plus ADDITIONAL VISITORS! TOO MANY PEOPLE IN ONE SPOT!!!

AS well, WAY TOO MANY PEOPLE and CARS will be sharing that ALLEY and ROAD for parking!!! A shortage of parking already exists.

A Five STORY building is too HIGH!!! I am extremely opposed to 5 story buildings in that area!!! Way too big of a building for what exists in that area presently. This huge monstrosity will suffocate my tenants as they will stare right into their balcony. That is what they will look at!

There are several beautiful duplexes that people paid over a million dollars for in that exact area and now you are proposing to put A 53 Unit 5 Story Complex right next to them. THIS IS ABSOLUTELY WRONG!!! People work their whole life to own a home. It is important that the city maintains the integrity of a safe neighborhood for their families in this area.

There is already lot of crime in Marda Loop. Our building has been broken into several times!!! The last time people broke into our steel doors using a crowbar! This volume of people further INCREASES risk of CRIME!!! Exactly how many people do you squeeze into one area before it changes to become a ROUGH, HIGH CRIME ZONE or a GHETTO in a once highly desired section of our city?

In addition, the proposed 31 Unit project at 3711 15 street S. W. Calgary Alberta will bring EVEN MORE PEOPLE!!! I OPPOSE THE PROPOSAL FOR 5 STORY BUILDINGS ON BOTH OF THESE LOCATIONS!!!

Marda Loop is already an Extremely High Density Area. If there was to be an emergency situation where people had to vacate 3511 15A Street S.W., the roads are not sufficient to move that proposed number of extra people out!

What about fire regulations? What about the garbage trucks moving all that garbage in that alley? What about noise pollution? ETC. We must plan developments with a SAFETY FOCUS as our TOP PRIORITY!

It is important that we uphold the integrity of Marda Loop as an attractive and desirable high end area. The city has a responsibility to its citizens that have already invested in Marda Loop as their preferred place to live. It is critical to all involved that Calgary Land Developments and all the people who have a direct influence in this decision uphold this area as a SAFE and welcoming community. Please respect and support the families and individuals who call Marda Loop their home!

Please call me at 403-607-2858  
Maria Perri



## Calgary Planning Commission Member Comments



For CPC2020-0873/LOC2020-0007  
heard at Calgary Planning Commission  
Meeting 2020 August 06



Member	Reasons for Decision or Comments
<b>Commissioner Scott</b>	<p>Reasons for Approval</p> <p>I support the proposed policy amendment and land use redesignation for the following reasons:</p> <ul style="list-style-type: none"><li>• The proposed land use supports contextually appropriate densification on a block and larger area with existing multifamily development forms.</li><li>• Parking and access are available from the rear lane.</li><li>• The applicant has responded to community stakeholder input in amending their application to the proposed land use district.</li></ul>



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

## Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378

---

### EXECUTIVE SUMMARY

This application was submitted on 2017 December 11 by B&A Planning Group on behalf of Providence Land Inc (Qualico Communities). The application proposes a land use redesignation of one parcel of approximately 64.57 hectares (159.55 acres) in the community of Alpine Park. The proposed land use redesignation and associated outline plan application allow for the development and subdivision of the subject lands including:

- a number of land uses to accommodate residential development with some small to mid-scale commercial development;
- approximately 9.40 hectares (23.23 acres) for single detached dwellings that may also accommodate secondary suites (R-1s);
- approximately 39.53 hectares (97.68 acres) for an anticipated mix of single detached, semi-detached and rowhouse dwellings (R-G/R-Gm);
- approximately 1.78 hectares (4.40 acres) for townhouses (M-1);
- approximately 2.31 hectares (5.71 acres) for commercial development (C-C1);
- approximately 7.84 hectares (19.37 acres) of Municipal Reserve (MR) and Municipal School Reserve (MSR) in the form of public open space and a middle school site (S-SPR); and
- approximately 3.71 hectares (9.17 acres) of infrastructure and utilities (S-CRI).

Together with the proposed outline plan application (CPC2020-0785), this land use amendment implements the policies and objectives of the *Providence Area Structure Plan* (ASP) and the *Municipal Development Plan* (MDP) and meets the minimum density targets of both policies.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 64.57 hectares  $\pm$  (159.55 acres  $\pm$ ) located at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 64.57 hectares  $\pm$  (159.55 acres  $\pm$ ) located at 5315 - 146 Avenue SW (NW1/4 Section 36-22-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to **Proposed Bylaw 127D2020**.

**Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2020 August 06:**

---

“**Moved by** Commissioner Scott

That with respect to **Revised** Report CPC2020-0786, the distributed letters be accepted for the Corporate Record and be forwarded with this report to Council.

**MOTION CARRIED”**

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

B&A Planning Group, on behalf of the landowners Providence Land Inc (Qualico Communities) submitted the subject application with the associated outline plan application to The City on 2017 December 11 and provided a summary of their proposal in the Applicant's Submission (Attachment 1). The application was submitted a year after the *Providence ASP* was originally approved by Council in December 2015.

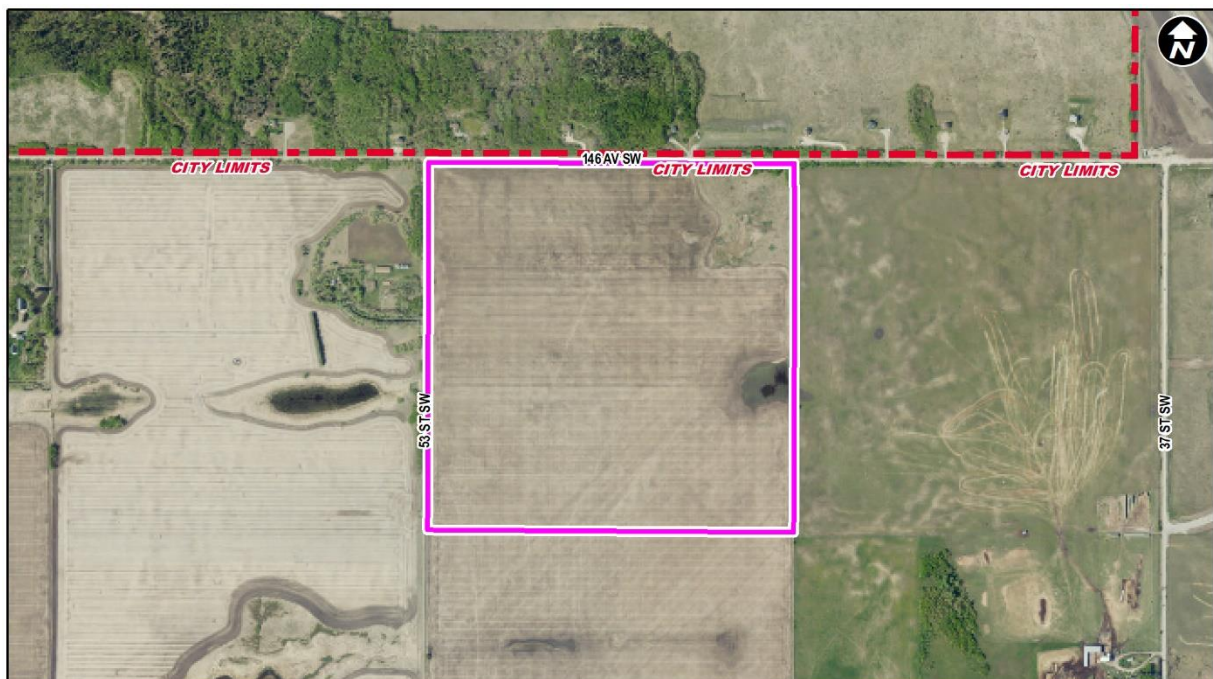
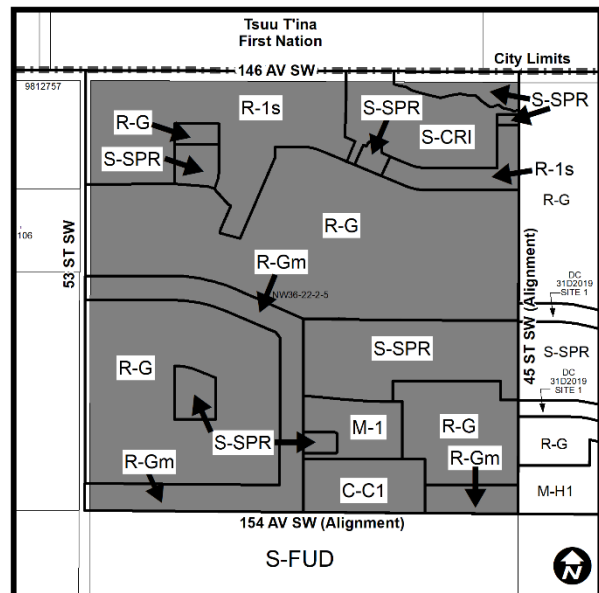
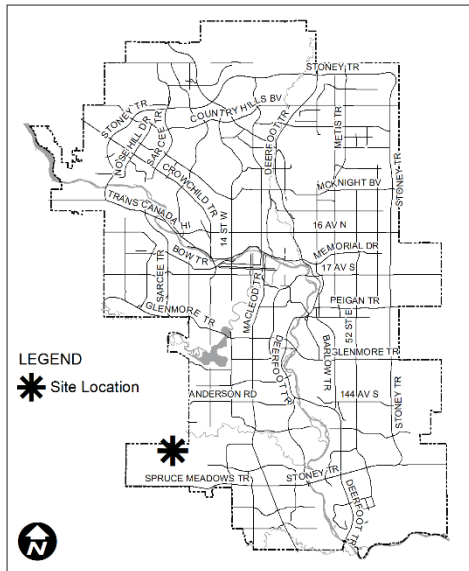
The approval process for the subject application has been delayed as the *Providence ASP* was struck down by the Court of Queen's Bench on 2019 February 22 due to a legal challenge. The ASP has since been updated to satisfy the Court's ruling and was approved by Council on 2020 July 27. The approval of the ASP has now allowed the land use amendment and associated outline plan to move forward to Calgary Planning Commission.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378

Location Maps

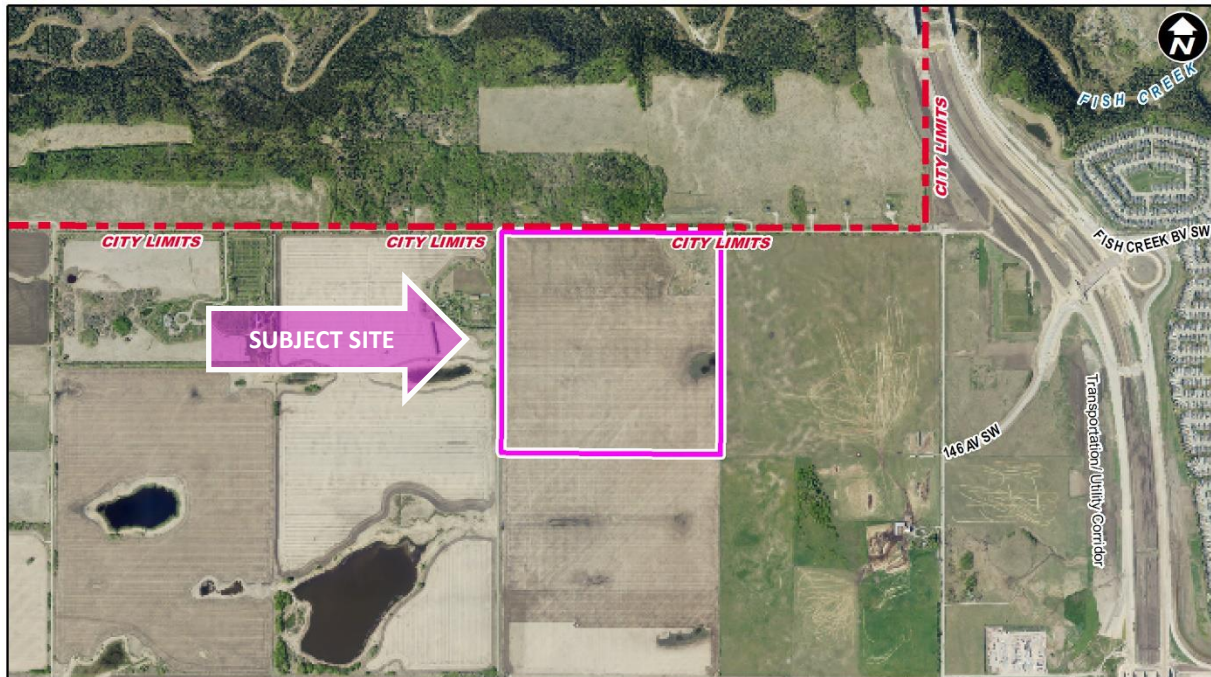


Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---



### Site Context

The subject site is located in the southwest quadrant of the city. Located just over a kilometre west of the Southwest Ring Road and 800 metres west of 37 Street SW, the site is bound by 146 Avenue SW to the north and 53 Street SW to the west. The site is bordered by the City Limits along 146 Avenue SW and Tsut'ina First Nation to the north. The nearest existing populated community within the city is Evergreen which is located to the east on the other side of the Southwest Ring Road. However, there are several residences along the north side of 146 Avenue SW directly to the north of the site on Tsut'ina land.

The subject lands are currently undeveloped and are used for agricultural purposes. The site topography is gently undulating and has a change in elevation of approximately 32 metres from the highest point in the southwest corner of the subject site where it then slopes downhill to the northeast corner. Overland surface drainage generally flows to the north and there is also a drainage ditch that runs parallel to 53 Street SW. There is a Class III seasonal wetland located along the east central portion of the site and a very small ephemeral (temporary) Class I wetland along the west central boundary. There is an existing stand of mature deciduous trees located in the northeast corner of the site.

The community of Alpine Park is currently undeveloped and therefore has no population. The adjacent parcel to the east received outline plan approval in November 2018 and land use amendment approval in February 2019 for a new residential neighbourhood. Stripping and grading activities on this adjacent parcel are anticipated to begin this summer.

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The subject proposed land use framework, along with the associated outline plan (Attachment 2) will enable residential development, specifically single and semi-detached homes, rowhouses and townhouses, in the new community of Alpine Park. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The land use amendment proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to the following:

- Residential – One Dwelling (R-1s) District;
- Residential – Low Density Mixed Housing (R-G/R-Gm) District;
- Multi-Residential – Low Profile (M-1) District;
- Commercial – Community 1 (C-C1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

Residential – One Dwelling (R-1s) District

The R-1s District is intended to accommodate low density residential development in the form of single detached dwellings, which may also include secondary suites. Under the proposed R-1s District, the subject application anticipates 139 single detached dwellings at 19 units per hectare (8 units per acre).

Residential – Low Density Mixed Housing (R-G & R-Gm) District

The R-G District is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes. Under the proposed R-G District, the subject application anticipates 915 single detached and semi-detached dwellings and rowhouse units.

Multi-Residential – Low Profile (M-1) District

The M-1 District is intended to accommodate multi-residential development of low height and medium density in a variety of forms including townhouses and apartments. Under the proposed M-1 District, the subject application anticipates 76 townhouse units ranging from two to three storeys.

Commercial – Community 1 (C-C1) District

The C-C1 District is intended to be characterized by small to mid-scale commercial developments. The application proposes 2.31 hectares (5.71 acres) of commercial development.

**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
Revised CPC2020-0786**

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

Special Purpose – School, Park and Community Reserve (S-SPR) District

The proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve (MR) and Municipal School Reserve (MSR). Under the S-SPR District, the application proposes a number of local parks and open spaces, as well as a middle school site.

Special Purpose – City and Regional Infrastructure (S-CRI) District

The S-CRI District is intended for infrastructure and utilities and under this district the application proposes a stormwater management pond in the northeast corner of the neighbourhood.

**Subdivision Design**

The accompanying outline plan provides a framework for a subdivision that consists of predominantly residential development along with some small to mid-scale commercial development, with a total anticipated 1130 dwelling units.

Along the southern edge of the proposed neighbourhood is a Neighbourhood Activity Centre (NAC). The NAC will contain a mix of rowhouses, townhouses, a middle school and commercial development. The proposed small to mid-scale commercial as part of the NAC is within a five minute walk (400 metres) of the majority of the subject outline plan area.

**Density**

This land use amendment and associated outline plan will provide for development that achieves both the MDP and the *Providence ASP* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

The *Providence ASP* requires that land within 200 metres of Tsuut'ina Nation be developed at a maximum density of 12 units per hectare (5 units per acre) and therefore this area is to be subtracted from the density and intensity calculations of the remainder of the ASP area. The number of units proposed for the Tsuut'ina Nation Interface Area is 164 which equates to an anticipated residential density of 10.23 units per hectare (4.1 units per acre).

Overall, the associated outline plan application proposes to accommodate a residential unit range between 1130 and 2024 units. When the Tsuut'ina Nation Interface Area is subtracted from the calculations, the remainder of the plan area has a projection of 966 units and 3091 total people and jobs. This equates to a minimum/anticipated residential density of 19.9 units per hectare (8.05 units per acre) and an intensity of 64 people and jobs per hectare. This anticipated density and intensity achieves the minimum residential density of 20 units per hectare (8 units per acre) and minimum intensity of 60 units per hectare required by the MDP.

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

**Transportation**

The proposed road network within the associated outline plan is planned as a modified grid pattern. Primary access to the subject lands is provided from Stoney Trail SW via 154 Avenue SW and 37 Street SW. Access to 37 Street SW is by way of a direct connection east to a collector street through the adjacent development (LOC2017-0308). Additional access from the south is available from Highway 22X via 53 Street SW.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips. The transportation network includes arterial, primary collector and collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network.

The combination of the modified grid street network, planned pathways and park space that are adaptive to the existing topographic features, provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the *Providence ASP* lands, providing local and regional service through and around the plan area. Transit service will be phased to support future Bus Rapid Transit stations along 162 Avenue SW connecting to the Somerset-Bridlewood LRT station.

**Environmental Site Considerations**

A Biophysical Impact Assessment (BIA) was prepared by Trace Associates providing an assessment of existing site conditions. Key findings of the BIA include:

- The Project is located within the Parkland Natural Region, Foothills Parkland Sub-region and is described as rolling to hilly native grasslands, aspen woodlands or willow shrub lands in low-lying areas or on northerly slopes, and hay lands on undulating to rolling terrain.
- There are two wetlands on the site classified as a Class I ephemeral wetland and a Class III seasonal wetland and a seasonal freshwater marsh. An ephemeral watercourse is located between the two wetlands however it only occurs in years of high precipitation.
- Both the wetlands and ephemeral watercourse as they have been historically impacted by anthropogenic (agricultural/cultivation and development) activities and will not be retained within the development.

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



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

**Utilities and Servicing**

Sanitary, storm and water servicing will be provided through the adjacent outline plan to the east that is owned by Dream Development. Dream Developments and Qualico have worked together to ensure that the pipe capacity and alignment are designed to meet servicing requirements for both proposed developments. The capital-funded pump station, that will supply water to Alpine Park, is approved and pending release of its development permit.

A portion of the storm pond berm is classified as a “Dam” by Alberta Environment and Parks (AEP).

**Climate Resilience**

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

**Stakeholder Engagement, Research and Communication**

In keeping with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners, including Tsuut’ina First Nation, and the application was advertised online. There is no community association for the subject area.

Letters were received from an adjacent landowner outside of the *Providence ASP* boundary in opposition to the proposed development citing concerns regarding natural drainage and stormwater management. Administration and the applicant have taken part in ongoing discussions with this landowner regarding their stormwater management and natural drainage concerns. Although the landowner still has concerns, Administration is confident and has communicated to the landowner that the applicant is not proposing development nor stormwater management strategies that will negatively alter existing conditions on this adjacent landowner’s property.

The applicant undertook extensive engagement with Tsuut’ina First Nation, including members of Tsuut’ina Administration, Elders and neighbouring residents. City Administration also participated in three meetings with Tsuut’ina that were led by the applicant. Overall, Tsuut’ina is generally supportive of the application.

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

**Strategic Alignment**

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

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

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

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities. The Calgary Metropolitan Region Board approved the *Providence ASP* on 09 July 2020.

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

The subject lands are identified as 'Planned Greenfield with ASP' as per the [Municipal Development Plan](#) (MDP), [Map 1 Urban Structure](#). The MDP provides overall guidance for development in new communities. The proposed outline plan application meets the MDP objectives by providing a diversity of housing types, promoting modified grid-based street networks to improve connectivity within the neighborhood and incorporating multi-modal connectivity for all users.

***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.

***Providence Area Structure Plan (Statutory, 2020)***

The subject lands are identified within a portion of "Neighbourhood 2" of "Community A" in the [Providence ASP](#). The ASP identifies this site primarily as a 'neighbourhood area', with arterial and collector road connections, regional pathways and a joint use site. The ASP also identifies a Neighbourhood Activity Centre (NAC) within the site which has been proposed by the applicant. The proposal is in full alignment of the *Providence ASP*.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
Revised CPC2020-0786

**Land Use Amendment in Alpine Park (Ward 13) at 5315 - 146 Avenue SW,  
LOC2017-0378**

---

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

The proposed outline plan enables development of a new neighbourhood and community that provides a future framework for a mix of housing types, various densities, along with commercial and a middle school, all within walking distance of the neighbourhood.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no known risks associated with this application.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Providence Area Structure Plan* by supporting the efficient use of land and infrastructure for the future subdivision of new residential development and park spaces recommended in the associated outline plan application.

**ATTACHMENT(S)**

1. Applicant Submission
2. Proposed Outline Plan
3. **Public Submissions from August 06 CPC**
4. **Summary of Revisions to Reports CPC2020-0786 & CPC2020-0785 at August 06 CPC**
5. **Proposed Bylaw 127D2020**

## Applicant Submission

June 30, 2020

Qualico is submitting a Land Use amendment application for the development of a new neighbourhood located in the southeast sector of the City of Calgary. The subject site is 64.57 hectares and comprises Community A, Neighbourhood 1 within the Providence Area Structure Plan. This neighbourhood will be a people-oriented, with a distinct sense of place, a range of housing choices and affordability to meet the needs of its residents, and an open space and recreation network that promotes active living and social gathering.

The plan area is predominantly residential, utilizing R-1s and R-G/R-Gm for low density residential uses and S-CRI and S-SPR for public utility lot and municipal reserve respectively. At the entrance to the neighbourhood is the NAC which will include an M-1 site accommodating multi-residential, and C-C1 accommodating local retail or live/ work.

The NAC is centred around a small open space to create a sense of place and public pedestrian realm in the NAC. A distinguishing feature of the NAC will be the enforcement of buildings to front onto the open space, creating opportunities for unique interactions between retail uses and the public space. Locating the NAC at the centre of the community ensures it is a walkable destination for all neighbourhood residents and provides unique opportunities for non-residential uses that are neighbourhood-scale and pedestrian-oriented.

To the north of the NAC is a Joint Use School Site building, which is part of a combined site with another school located on the approved Dream lands to the east.

The subject site affords excellent downtown Calgary views to the northeast. To take advantage of this view corridor, streets and open spaces are oriented toward downtown Calgary, approximately "23 degrees from due north". The street pattern is deviated slightly in the north portion of the plan to better align with the existing sloping terrain. Open spaces and neighbourhood focal points are located at the terminus of major roads. This attention to streetscapes and views will give the neighbourhood a unique sense of place.

The neighbourhood will contain a range of housing types to appeal to a wide range of demographics. The R-G and R-Gm Residential districts provide excellent capability to respond to market demand for low and medium- density housing forms, including the potential for varied housing product within each block. Another feature of the neighbourhood is its grid-like, efficient road and pathway network that incorporates bike lanes and regional pathways, providing direct links to neighbourhood nodes and adjacent neighbourhoods. The street network has been designed to be safe and convenient for every transportation mode.

The neighbourhood has been designed with context in mind. The subject site is adjacent to the Tsuut'ina Nation to the north and is subject to the Tsuut'ina Interface policies within the Providence ASP. Per these policies the plan area will provide a lower-density interface within 200m of the Tsuut'ina Nation boundary. Design measures are also being implemented to support privacy and continued access to 146 Ave SW for adjacent Tsuut'ina residents while preventing access to 146 Ave SW from within the plan area (except for emergency access) and clearly delineating the Tsuut'ina Nation boundary to discouraging trespassing. Qualico has initiated engagement with the Tsuut'ina Nation including meetings with Elders and residents, and will continue to engage the Tsuut'ina Nation throughout all phases of the project.

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of the Providence Area Structure Plan. At a projected density of 8.05 units per acre, the proposal exceeds the policy thresholds.









**Brodylo Farms Ltd.**

Address for Service:

Suite 2820, 710 – 9<sup>th</sup> Ave. SW

Calgary, AB T2P 3V4

Email: [rbrodylo@fortcal.com](mailto:rbrodylo@fortcal.com)

Phone: 403 370-7569

August 4 2020

Members of the Calgary Planning Commission

City of Calgary

Calgary, AB

Dear Members of the Calgary Planning Commission:

**Re: Items 7.2.12 and 7.2.13 Outline Plan in Alpine Park (Ward 13) at 5315 - 146 Avenue SW, LOC2017-0378, CPC2020-0785 and LOC2017-0378, CPC2020-0786 CALGARY PLANNING COMMISSION Meeting August 06, 2020 at 1:00 PM**

We are making a submission to the Calgary Planning Commission in response to the proposed Outline Plan for Alpine Park (Providence ASP) in Ward 13 for the upcoming meeting on August 6, 2020. We have a number of concerns related to pre- and post-development drainage, flood risk and inequities in the local and regional water budget across ownership boundaries. Many of these issues are summarized in the attached May 25, 2020 letter from Burgess Environmental that was sent to City of Calgary file managers for LOC2017-0378, Brendyn Seymour and Brian Smith, as well as City of Calgary Water Resources, Qualico, EXP Services Inc. and A.E.P.

We received a proposal from a consultant (EXP Services Inc.) working on behalf of Providence Land Inc. (Qualico) on July 28, 2020 related to a drainage boundary condition and have requested further information and clarification as it will significantly affect drainage on our property. Our property is located directly adjacent to this proposed development and will be critically affected by any changes in grade. We have a number of questions and concerns related to EXP's letter. At this time we have not received any of the requested information or clarification in order to properly evaluate this proposal and the potential for significant flooding risk posed by the offsetting development proposed by Qualico. As serious drainage issues remain completely unsettled, we have not agreed to this last minute proposal or any other proposal, either in principal or otherwise.

We are requesting that the Calgary Planning Commission add a condition of approval to the Outline Plan.

**Prior to Tentative Plan Approval; the applicant** provide confirmation of the locations, pipe sizes, depths of the sanitary and storm sewers to accommodate the flows from all lands that drain through the Qualico Lands.

We also request that the Outline Plan should be amended to indicate the location of any connection locations for the sanitary and storm sewers. Notably, connections should be made available along 53rd Street between Verbena Link and Verbena Gate. In addition, we request confirmation of the proposed offsite grading, future elevation of 53rd Street S.W and the plan to take away storm water that will collect in the trap-low indicated between Verbena Link and Verbena Gate. Further, we request confirmation of the emergency escape route proposed for storm water across Qualico lands from the lowest elevation within this trap-low on 53rd Street S.W. and confirmation that no water will be allowed to back-flow from this trap-low onto Brodylo lands via either major or minor systems.

We feel it is premature to approve this development until all issues surrounding drainage and boundary conditions have been properly resolved according to best practices and storm water policy. We ask that you include our submission in the record for your consideration as we received this late communication from Qualico after the CPC filing deadline for the August 6<sup>th</sup> 2020 meeting.

Thank you for your time and consideration. If you have any questions please feel free to contact us at the above address for service, email or phone.



*for* Reid Brodylo, B.Sc., P.Geol.  
President and Director Brodylo Farms Ltd.

Cc. Members of Calgary Planning Commission  
Kim Holverton, Administrative Assistant to the Calgary Planning Commission  
Director M.Tita, Chair  
R. Davies, Vice-Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner H. Cameron  
Commissioner P. Gedye  
Commissioner L. Juan

Members of the Calgary Planning Commission

August 4 2020

Page 3

Commissioner A. Palmiere

Commissioner K. Schmalz

Commissioner J. Scott

Mayor N. Nenshi

Brendyn Seymour, City of Calgary, Outline Plan file manager

Brian Smith, City of Calgary, Strip and Grade file manager

Richard McNeil, P.Eng. Manager, Land Development Design Services, EXP Services Inc.

Clark Piechotta, Providence Land Inc., Qualico

Gord Johnson, P.Eng. M.Sc. Burgess Environmental Ltd.

Ross Thurmeier, P.Eng. Branch Manager, Scheffer Andrew Ltd.

Alan Pentney, Alberta Environment & Parks

Michal Ubar, City of Calgary Water Resources

Leslie Chisholm, B.Sc., M.Sc., P.Geol.

John Brodylo, B.Sc., Geol/Geoph, P.Geol.

Ellen Brodylo



May 25<sup>th</sup>, 2020

Project #: BROD-01

Brodylo Family Farm  
15015 53<sup>rd</sup> Street SW  
Calgary, Alberta

**Attn: Reid Brodylo  
President**

Dear Reid:

**Subject: Qualico Proposed Outline Plan and Land Use Re-designation**

## Introduction

Qualico has submitted revised applications for an Outline Plan and Land Use Re-designation for the NW ¼ of 36-22-2 W5M, between 53<sup>rd</sup> Street SW and 45<sup>th</sup> Street SW, and 146<sup>th</sup> Avenue SW and 154<sup>th</sup> Avenue SW, Calgary. The Outline Plan was completed by B&A Planning Group and contemplates the development of 43.8 hectares of land within the NW ¼ of 36-22-2 W5M. This information has been provided to the Brodylo Family with the objective of obtaining feedback and comments from potentially affected stakeholders in the area.

Burgess Environmental Ltd. (Burgess) has been retained by the Brodylo Family to assist in reviewing this information. The NW ¼ of 36-22-2 W5M is located immediately east of the north half of the Brodylo Family Farm that is located within the East ½ of 35-22-2 W5M. This letter provides my assessment of how the development proposed by Qualico may affect the wetlands and drainage features on the Brodylo Family Farm. The focus of this assessment is on surface water management and the potential for the Qualico development to impact surface water flows within the Brodylo Family Farm.

The Brodylo Family, through their council Waddell Phillips Professional Corporation, had previously retained (Burgess) to review a Water Act Application for Qualico's lands (Burgess, 2019). Most of the information and opinion communicated within the Burgess assessment of Qualico's Water Act Application remains relevant. The runoff estimates completed in this previous assessment have been superseded by runoff modeling described below.

## Development Plan and Drainage

Figure 1 illustrates the proposed Outline Plan and Land Use Re-designation, which consists primarily of low density residential land use, with some multi-residential use, supporting commercial/retail areas, and municipal reserve. A stormwater pond will be constructed in the northeast corner of the development.

Stormwater runoff is to be managed by a network of storm-sewers and catch-basins that are positioned along most of the internal roads and each of the major streets and avenues noted in Figure 1. These perimeter roads will service the proposed Qualico land development as well as other adjacent land developments that may occur in this region of Calgary. The network of storm-sewers drains into the stormwater pond, which is used to regulate flow to Fish Creek and acts as a sedimentation basin to control water quality. From the perspective of surface water management, the proposed development appears to collect and treat runoff collected from 53<sup>rd</sup> Street SW, but it is not clear whether runoff from west of 53<sup>rd</sup> Street SW is collected by the system.

## Overview

Figure 2 illustrates the proposed Qualico development area along with the primary drainage course that flows through the two properties and associated wetlands. The purple lines delineate drainage areas, the blue lines delineate flow paths and the brown shaded areas with numerical designations represent the wetland on the Qualico property that were assessed by Trace Associates (2018).

The drainage area originates primarily on the Brodylo Family Farm, within the south half of NE ¼ of 35-22-2 W5M. Two wetlands on the Brodylo Family Farm are fed by this drainage, which overflowed to the east through a culvert beneath 53<sup>rd</sup> Street SW that fed wetlands 3 and 4 on the Qualico property. The presence of this culvert was the subject of some disagreement between the Brodylos, the City and representatives of Qualico during a meeting held in January 2019. A 300 mm diameter culvert was subsequently identified by the Brodylos and exposed by Qualico. It was found to be dilapidated and filled; hence, 53 St SW now blocks flow to the east, causing runoff to accumulate in the wetlands on the Brodylo Family Farm.

The stormwater management plan incorporated into the Outline Plan (Figure 1) includes a storm-sewer beneath the centre of 53<sup>rd</sup> St SW. Flow in this storm-sewer converges at the intersection of Verbena Gate and 53<sup>rd</sup> Street SW, then flows east into the collector system that ultimately drains into the stormwater pond located in the northeast corner of the proposed Qualico development. Although not specifically shown in the Outline Plan, the intersection of Verbena Gate with 53<sup>rd</sup> Street SW appears to coincide with the point where the drainage from the Brodylo Family Farm crosses 53<sup>rd</sup> St SW.

A Master Drainage Plan (EXP, 2020) for the area, which includes the Brodylo Family Farm, was recently accepted by the City of Calgary (City) on the condition that the minor system on the Qualico land be sized to accommodate 2.42 l/s/ha of area that drains out of these wetlands on the Brodylo Family Farm. Presumably these storm-sewers and the stormwater pond would be designed to accommodate this flow rate over the 25.5 ha catchment area outlined in the Master Drainage Plan, resulting in accommodation of 62 l/s.

Stormwater modelling has been completed as part of the MDP (EXP, 2020), although this modelling does not appear to have accounted for the culvert or overflow from the wetlands in the north portion of the Brodylo Family Farm. Potential runoff from this portion of the Brodylo property was analyzed on behalf of Brodylo Farms by Ross Thurmeier of Scheffer Andrew Ltd. using the same catchment area parameters defined in the MDP. Modelling completed using the City of Calgary Water Balance Spreadsheet tool confirms the accounts of the Brodylos, that the water level in these wetlands would reach the culvert elevation during high rainfall years and spring runoff events. The 24 hour 1:100 year peak pre-development runoff from the catchment was calculated to be 420 l/s (16 l/s/ha). Assuming the existing culvert is repaired, the peak flows through the culvert onto Qualico's land were calculated to be 70 l/s at full flow and 130 l/s at road crown. If the culvert is upgraded to the current City standard of 450mm @

2%, the peak flows through the culvert were calculated to be 220 l/s at full flow and 380 l/s at road crown. The peak runoff and potential pre-development culvert flows are far in excess of the 2.42 l/s/ha (62 l/s) required by the City to accommodate the post-development flows.

## Assessment and Opinions

The conclusions and opinions expressed in my assessment of Qualico's Water Act Application remain valid and are reiterated and updated to include recent information, as follows.

1. The blockage of the culvert beneath 53<sup>rd</sup> St SW is causing water to back up on the Brodylo Family Farm, which increases the size of these wetlands and floods farmland on the Brodylo Family Farm. In my opinion, these are adverse effects as contemplated by Alberta's Water Act and Environmental Protection and Enhancement Act.
2. At a minimum, this culvert should be replaced to replicate its current invert elevation and in accordance with current standards, which I understand to be 450 mm diameter sloped at a minimum of 2% in the downstream direction.
3. There have been references to phasing of the Qualico development, but the timing of these phases is not clear. If 53<sup>rd</sup> Street SW is to be upgraded as part of initial development, then the outflow from the north wetland should be connected to the related storm-sewer as part of the road upgrade. If 53<sup>rd</sup> Street SW is not upgraded as part of initial development, then the downstream stormwater management system on the Qualico lands should be constructed to accommodate overflows from the north wetlands on the Brodylo Family Farm. The proposed regrading of the area of the Qualico property downgradient of the culvert involves substantial filling, which should not be allowed unless and until infrastructure is in place to accommodate these flows.
4. The design outflow from the north wetlands on the Brodylo property should be the predicted rate of outflow under current conditions, assuming a 450 mm diameter culvert constructed at the same invert elevation as the existing culvert (220 to 380 l/s). This is because the Brodylo Family has not committed to developing their property; hence, this pre-development outflow rate should determine the capacity of the downstream infrastructure associated with the Qualico Outline Plan.
5. Replacement of the culvert should not be opposed by any of the stakeholders in this process. I attended meetings with the Brodylo Family, the City, the Province (1 meeting), Qualico and its consultants on two occasions.
  - a. During a meeting held in January 24, 2019, Mr. Pablo Lopez Hernandez of the City said that the City was prepared to reconstruct the culvert (if present), but was unsure whether the Province would allow the culvert to be reconstructed.
  - b. During a meeting held in June 12, 2019, Mr. Alan Pentney of Albert Environment and Parks stated that the Province would have no objection to reconstructing the culvert.
  - c. During that same meeting of June 12, 2019, Mr. Ben Mercer/ Mr. Clark Piechotta of Qualico stated that they could not see Qualico objecting to reconstructing the culvert but needed to check with other project stakeholders.

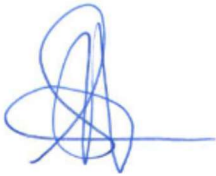
Assuming that these representatives were consulting with the Brodylos in good faith, there is no reason that I can anticipate for any of the parties to alter their positions on this issue.

## Closure

I trust that this assessment is clear and properly addresses stormwater management issues associated with Qualico's proposed Outline Plan and Land Use Re-designation. If you have any questions or require additional information, please contact the undersigned.

Yours sincerely,

BURGESS ENVIRONMENTAL LTD.

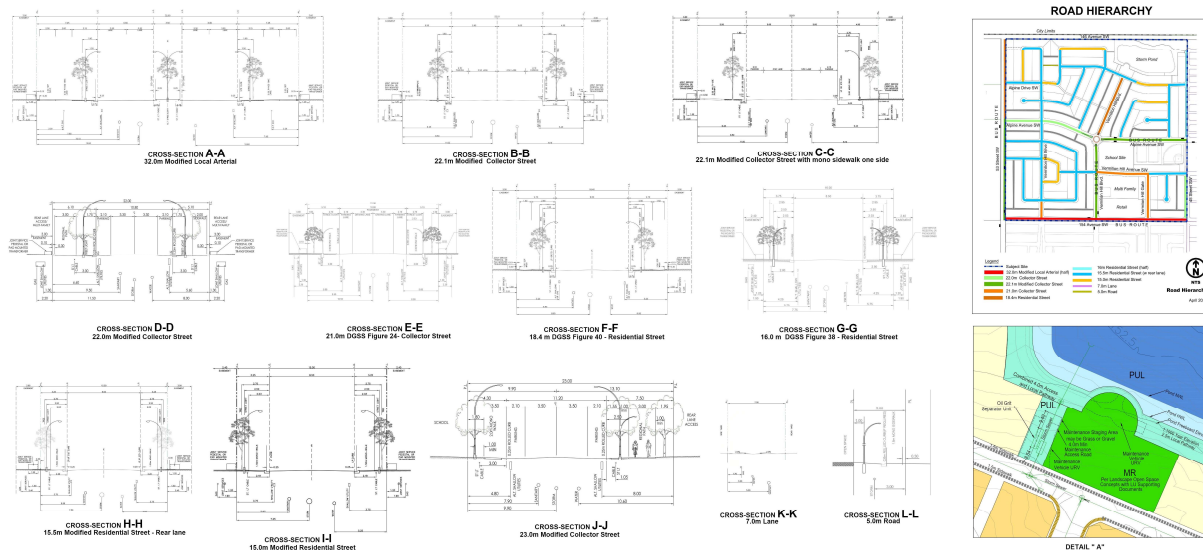
A handwritten signature in blue ink, appearing to be 'Gordon J. Johnson', with a stylized, looping initial 'G' and a horizontal line extending to the right.

Gordon J. Johnson, M.Sc., P.Eng.  
President

Modeling Completed by:  
SCHEFFER ANDREW LTD.

A handwritten signature in blue ink, appearing to be 'Ross Thurmeier', with a stylized, flowing script.

Ross Thurmeier, P.Eng.  
Branch Manager, Calgary







CLIENT

**BRODYLO FAMILY**

PROJECT

**QUALICO PROPOSED OUTLINE PLAN**

TITLE

**EXISTING SURFACE WATER  
DRAINAGE PATTERN**

**Burgess  
Environmental**

YYYY-MM-DD	2020-05-11
PREPARED	EJ
REVIEWED	GJ

Project No. **BROD-01**

**FIGURE 2**



## **SUMMARY OF CHANGES – Qualico Providence**

### **Dam Geotechnical Conceptual Design**

#### Reasons why Dam Geotechnical Conceptual Design was initially requested by Administration as Prior to Council requirement:

- The purpose of is to provide engineering details on how the proposed design of the dam/berm will be reinforced.
- These technical details would normally be included following the outline plan (i.e. tentative plan), but Administration advanced it to the outline plan stage in an abundance of caution.
- Administration was also cognizant of the applicant's construction timeframe and therefore did not want to delay going to CPC

#### Reasons for Changes to the report:

- As things have been moving quickly on this file, working with all CPAG departments and the applicant, Administration believes the information in hand to-date is sufficient and is now comfortable moving forward to CPC and Council.
  - Sufficient analysis and details have been provided and reviewed to confirm the stormwater management concepts and strategy outlined in the SMDP which support the overall outline plan and land use amendment.
  - Additional technical details on the dam geotechnical design will be provided through the normal construction approval process.

#### Clerical Corrections to the reports include:

- Deletion of Recommendation #1 in the land use report (CPC2020-0786).
- Deletion of statement "*Prior to Council's first reading of the land use amendment the developer is to provide a Dam Geotechnical Conceptual Design to the satisfaction of Water Resources*" in the Utilities and Servicing sections of both the land use (CPC2020-0786) and outline plan (CPC2020-0785) reports

#### Changes to Conditions in Outline Plan Conditions of Approval (CPC2020-0785 – Attachment 1).

- Delete Condition #1
- Delete Condition #51
- Amend Condition #57(c) with wording changes regarding the Letter of Credit requirements by Transportation.
- Renumber conditions due to deletion of conditions #1 and #51





# PROPOSED

CPC2020-0786  
ATTACHMENT 5

## BYLAW NUMBER 127D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0378/CPC2020-0786)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

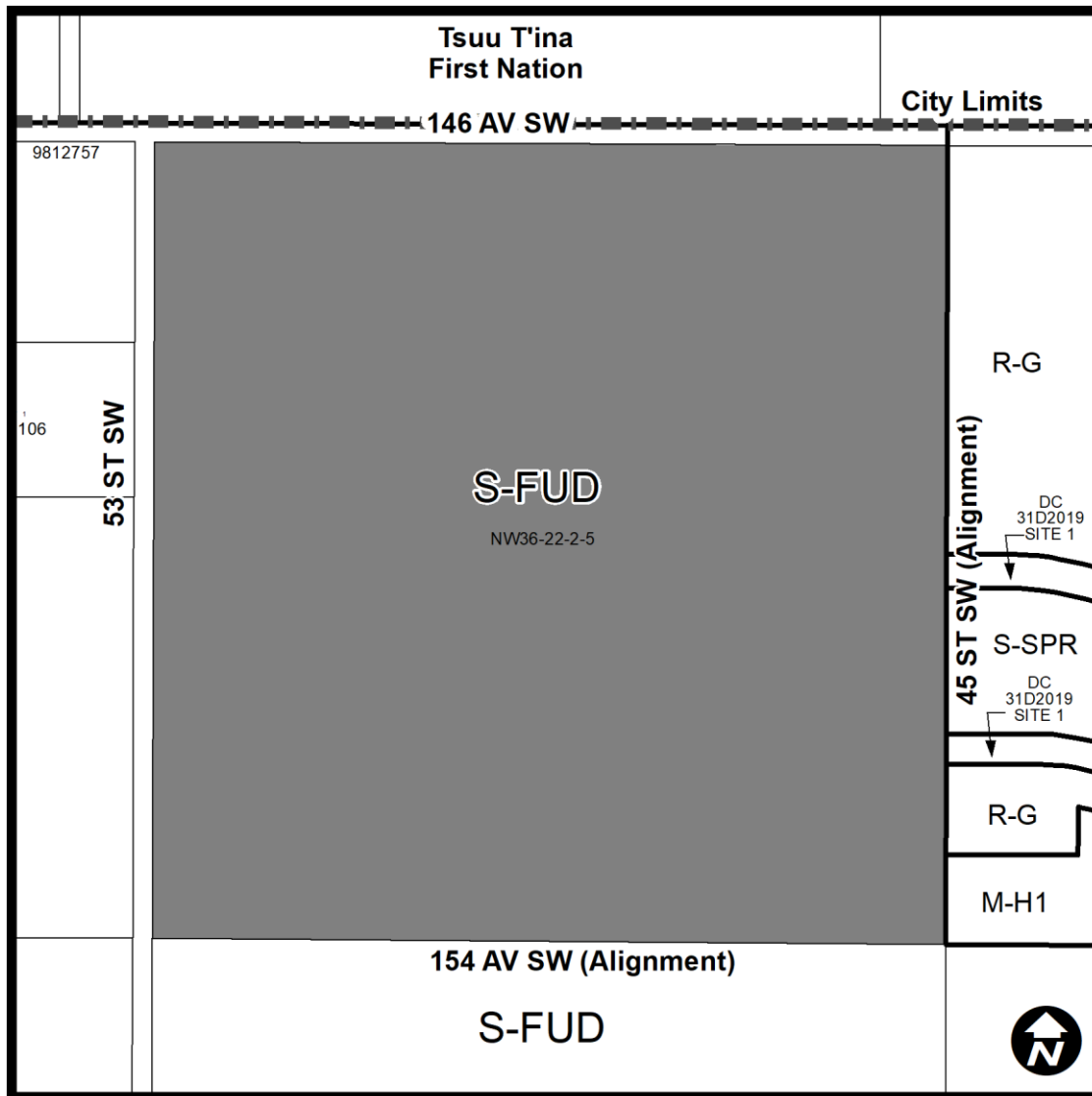
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2017-0378/CPC2020-0786  
BYLAW NUMBER 127D2020

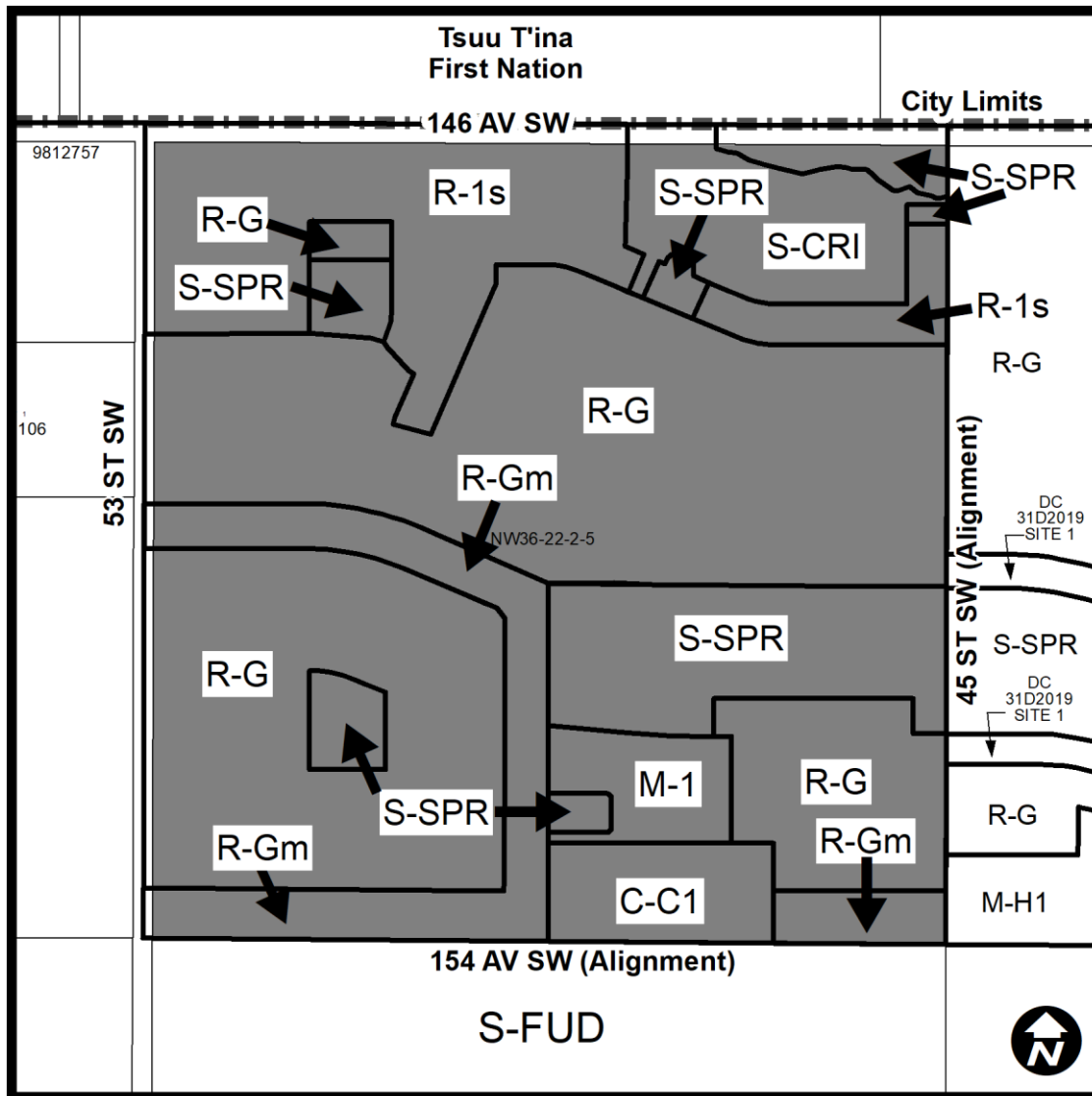
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0378/CPC2020-0786  
BYLAW NUMBER 127D2020

## SCHEDULE B





Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

## Land Use Amendment in Pine Creek (Ward 13) at 507 – 210 Avenue SW, LOC2020-0031

---

### EXECUTIVE SUMMARY

This application was submitted on 2020 February 26 by Stantec Architecture on behalf of Anthem United representing the ownership group (Catherine A. Duffin, John David Duffin, Timothy A. Duffin, and 2007 United Lands Corp). The application proposes to re-designate approximately 21.16 hectares (52.29 acres) of undeveloped land within the southwest community of Pine Creek from Residential – One Dwelling (R-1s) District and Residential One/Two Dwelling (R-2) District to Residential – Low Density Mixed Housing (R-G) District to allow for:

- a wider variety of low density residential dwellings, including semi-detached dwellings, rowhouse buildings, duplex dwellings, and cottage housing clusters, in addition to the uses already allowed (e.g. single detached homes, secondary suites and backyard suites);
- a maximum height of 12 metres; and
- the uses listed in the R-G designation.

The proposal conforms to the *West Macleod Area Structure Plan (ASP)*, the *Municipal Development Plan (MDP)*, and the Pine Creek outline plan as approved in 2017.

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 21.16 hectares  $\pm$  (52.29 acres  $\pm$ ) located at 507 – 210 Avenue SW (Portion of Plan 1013290, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District and Residential One / Two Dwelling (R-2) District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

**Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 21.16 hectares  $\pm$  (52.29 acres  $\pm$ ) located at 507 – 210 Avenue SW (Portion of Plan 1013290, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District and Residential One / Two Dwelling (R-2) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to **Proposed Bylaw 107D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

Stantec Architecture, on behalf of Anthem United representing the ownership group (Catherine A. Duffin, John David Duffin, Timothy A. Duffin, and 2007 United Lands Corp), submitted the subject land use amendment application to The City on 2020 February 26 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

On 2017 January 26, Calgary Planning Commission approved the Pine Creek Outline Plan, LOC2015-0112 (Attachment 2), followed by land use approval by Council on 2017 March 13 (CPC2017-092).

Tentative Plan, SB2017-0180 Pine Creek Phase 01, to the northeast of the subject site, was approved by the Subdivision Authority on 2018 September 07.

On 2018 December 10, Council approved the redesignation of 6.13 hectares  $\pm$  (15.15 acres  $\pm$ ) from Residential – One Dwelling (R-1s District) to Residential – Low Density Mixed Housing (R-G) District (LOC2018-0151).

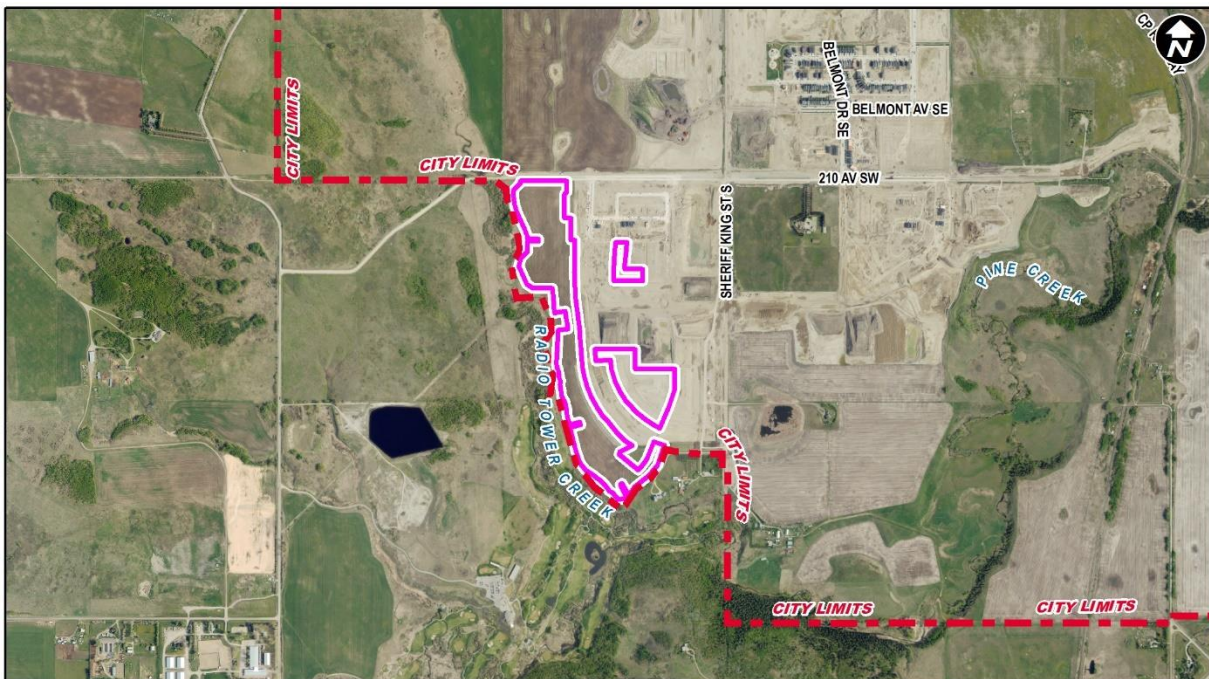
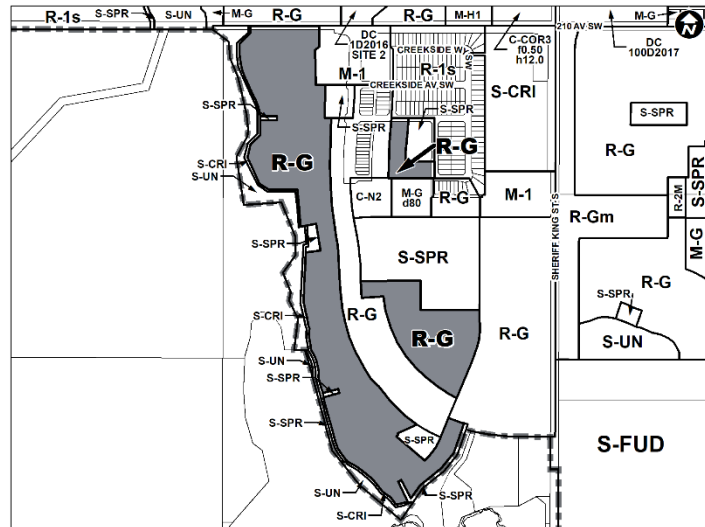
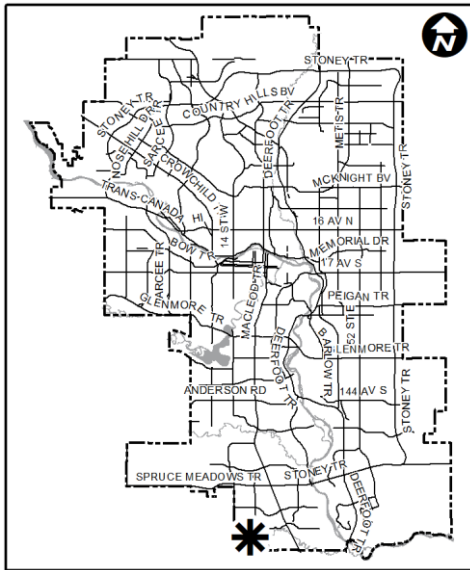
A subdivision application (SB2020-0073) was submitted on 2020 March 16 and is currently on hold pending the decision of the subject land use application.

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

**ISC: UNRESTRICTED**  
**CPC2020-0675**

## Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

## Location Maps

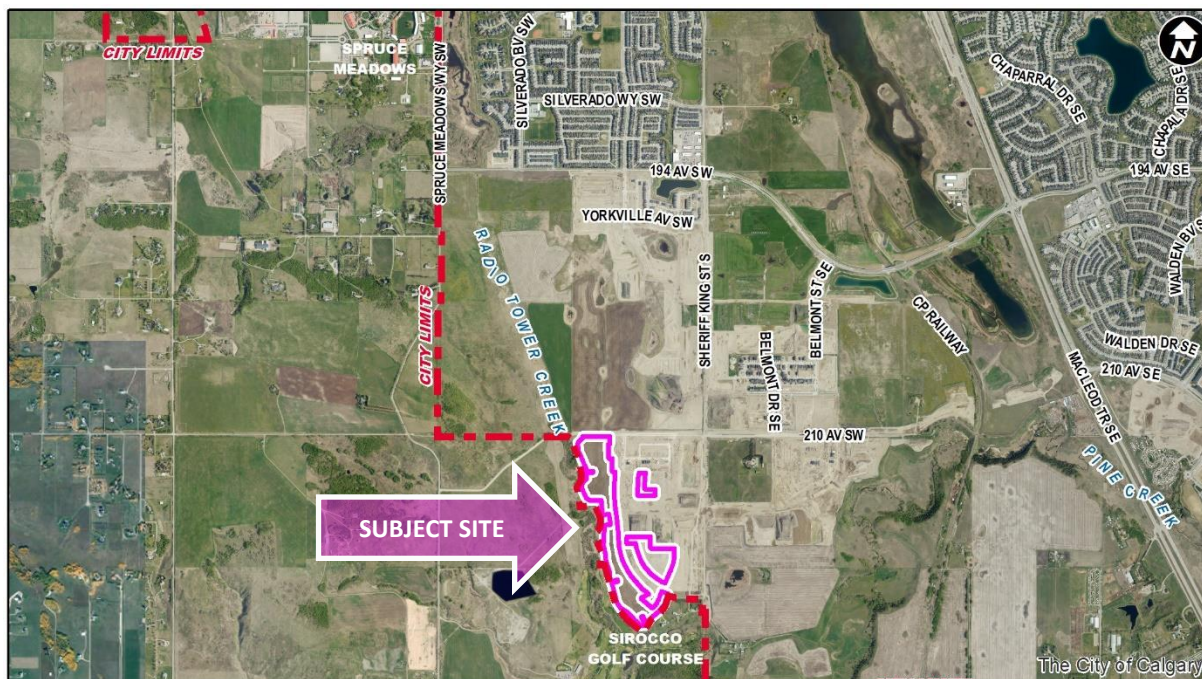




Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

## Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031



### Site Context

The subject site is situated in the southwest quadrant of the city in the developing community of Pine Creek. The area is bounded by 210 Avenue SW to the north and Sheriff King Street S to the east. To the west and south, the site follows the City of Calgary / Municipal District of Foothills boundary. Historically the subject lands have been used for agricultural purposes and had never been developed.

The Pine Creek Outline Plan is approximately 71.33 hectares (176.26 acres) in size and the portion of the subject site to be redesignated from R-1s and R-2 Districts to R-G District, under the subject application, is approximately 21.16 hectares (52.15 acres) and is situated to the west and east of Creekside Drive SW, the neighbourhood's main north-south road. The subject lands are adjacent to a mix of land use to districts, which include R-1s, R-2, R-G, Commercial Neighbourhood 2 (C-N2) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

As shown in *Figure 1*, the community of Pine Creek is still in the process of developing.

**Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031**

---

*Figure 1: Community Peak Population*

<b>Pine Creek</b>	
Peak Population Year	2019
Peak Population	2.80
2019 Current Population	2.80
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: The City of Calgary 2019 Civic Census

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The land use amendment (Attachment 3) allows for a wider range of building types that are compatible with the applicable policies identified in the ASP and MDP, as discussed in the Strategic Alignment section of this report.

### **Land Use**

The subject site is currently designated as Residential – One Dwelling (R-1s) and Residential One / Two Dwelling (R-2) Districts and are intended to accommodate low density residential development in the form of single detached and semi-detached dwellings respectively in the developing area. Secondary suites may also be accommodated as a permitted use on the same parcel. The R-2 District allows for a maximum height of 11 metres and the R-1s District allows for a maximum building height of 11 to 12 metres, depending on the parcel size and width.

The proposed Residential – Low Density Mixed Housing (R-G) District is intended to apply to low density neighbourhoods within the developing area and accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. Backyard Suites and Secondary Suites may also be accommodated in the R-G District.

### **Development and Site Design**

The proposed land use amendment is not proposing any changes to the approved Pine Creek Outline Plan (LOC2015-0112), as the parcel depths, road network, and servicing will remain the same. Access to the subject parcels will remain from the lane, as no access has been granted from Creekside Drive SW. All conditions from the Pine Creek Outline Plan shall still apply.

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

**ISC: UNRESTRICTED  
CPC2020-0675**

## **Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031**

---

### **Transportation**

All Conditions of Approval from the Pine Creek Outline Plan (LOC2015-0112) shall apply and remain for this amended application. All vehicle access for the proposed R-G District will remain from the lane.

Pedestrian access to the subject area is available from Creekside Drive SW, while vehicle access is available from the rear lanes. The area will be served by Calgary Transit bus service with various stops located along Creekside Drive SW and Creekside Boulevard SW. On-street parking adjacent to the subject area will be unrestricted.

### **Environmental Site Considerations**

The proposed application is located within an undeveloped 'greenfield' area. Historically, the lands have been used for agricultural purposes as identified through an Environmental Site Assessment report (submitted with the Pine Creek Outline Plan), in which the potential for negative environmental conditions existing at the site were noted as being low. As such, there are no environmental concerns associated with the site or this proposal.

### **Utilities and Servicing**

The overall utilities and servicing for this development area were reviewed and approved under the Pine Creek Outline Plan (LOC2015-0112). The proposed land use amendment does not significantly impact the approved services for the area. Based on the analysis as per the approved outline plan, the area has the capacity to service proposed development.

### **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.

The applicant had sent a notification email to the neighbouring Silverado Community Association. No public meetings were held by the applicant or Administration.

There is no Community Association for the subject area and no letters of opposition were received by Administration.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

## **Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031**

---

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](#) 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 Residential – Developing – Future Greenfield area of the [Municipal Development Plan](#) (MDP). The MDP provides guidance for the development of new communities through the policies of the *West Macleod Area Structure Plan*. The applicable MDP policies encourage residential development that is diverse in nature, including a mixture of housing types.

The proposal is in keeping with relevant MDP policies as the R-G District provides for a variety of low density housing types.

#### ***Climate Resilience Strategy (2018)***

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

#### ***South Macleod Trail Regional Policy Plan (2007)***

The [South Macleod Trail Regional Policy Plan](#) provides further policy framework at a regional level and identifies the subject lands as Residential' and 'Conservation Study Area. The proposed application is consistent with the policies of this plan.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

## Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

---

### ***Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)***

Within the [Municipal District of Foothills – City of Calgary Intermunicipal Development Plan](#), the subject site is located in the interface area as indicated on Map 2: Interface Area. However, since the subject site is part of an approved Area Structure Plan, the application is not subject to the Interface Area policies as per Policy 2.5.4.

### ***West Macleod Area Structure Plan (Statutory – 2014)***

The [West Macleod Area Structure Plan](#) identifies the subject site as Residential Area on Map 4: Land Use Concept, which is intended for residential development in a variety of development forms. The proposed redesignation which will allow for a wider variety of housing options is in alignment with the objectives of the plan.

The *West Macleod Area Structure Plan* (Map 7) identifies a specific Residential Area density of 17.3 uph (7 upa). The proposed redesignation would see an anticipated residential density of 19.58 uph (7.92 upa) which exceeds the minimum density requirement for the Residential Area.

### ***Pine Creek Outline Plan (2017)***

On 2017 January 26, Calgary Planning Commission approved the Pine Creek Outline Plan (LOC2015-0112) on 2017 January 26, followed by land use approval by Council on 2017 March 13.

The proposed redesignation of approximately 21.16 hectares (52.29 acres) The proposed application conforms with the general intent of approved Pine Creek Outline Plan and provides a variety of residential development options in the community. The proposal also continues to meet the intent, goals and policies of the *Municipal Development Plan* and *West Macleod Area Structure Plan*.

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

The recommended land use district allows for a wider range of housing types than the existing Residential – One Dwelling (R-1s) District and still meets the density targets outlined within the *West Macleod Area Structure Plan* and associated outline plan. The proposal meets the objectives of the *Municipal Development Plan* to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians.

### **Financial Capacity**

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

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

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0675

**Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031**

---

***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 conforms to the *West Macleod Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Residential – Low Density Mixed Housing (R-G) District is intended to allow for additional low density residential forms to be built, providing flexibility for the developer of this site and better accommodating the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Approved Outline Plan, LOC2015-0112
3. Land Use Amendment
4. **Proposed Bylaw 107D2020**
5. **Public Submissions**



## Applicant's Submission



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

February 19, 2020  
File: 116500706.200

City of Calgary  
Planning & Development  
Municipal Building  
800 Macleod Trail SE, PO Box 2100 Station M (#8108)  
Calgary, AB T2P 2M5

To Whom it May Concern,

### Reference: Sirocco - Land Use Redesignation

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) application for Pine Creek on behalf of Anthem United ('Anthem'). The LUR application pertains to the lands located within the community of Sirocco (Pine Creek), civically addressed as 507 210 Avenue SW, and legally described as:

PLAN 1013290  
BLOCK 1  
LOT 1

The Subject Lands within the approved Outline Plan ('OP') of Sirocco are designated as Residential – One Dwelling (R-1 s) and Residential – One / Two Dwelling (R-2). It is the intent of Anthem to redesignate lots from R-1 s and R-2 to Residential – Low Density Mixed Housing (R-G), to allow for a wider variety of low density residential development. The housing types included with R-G are similar in nature to R-1 s and R-2, and as such still fall within the anticipated densities and proposed neighbourhood form approved in the Pine Creek OP.











Land Use Amendment





# PROPOSED

CPC2020-0675  
ATTACHMENT 4

## BYLAW NUMBER 107D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0031/CPC2020-0675)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

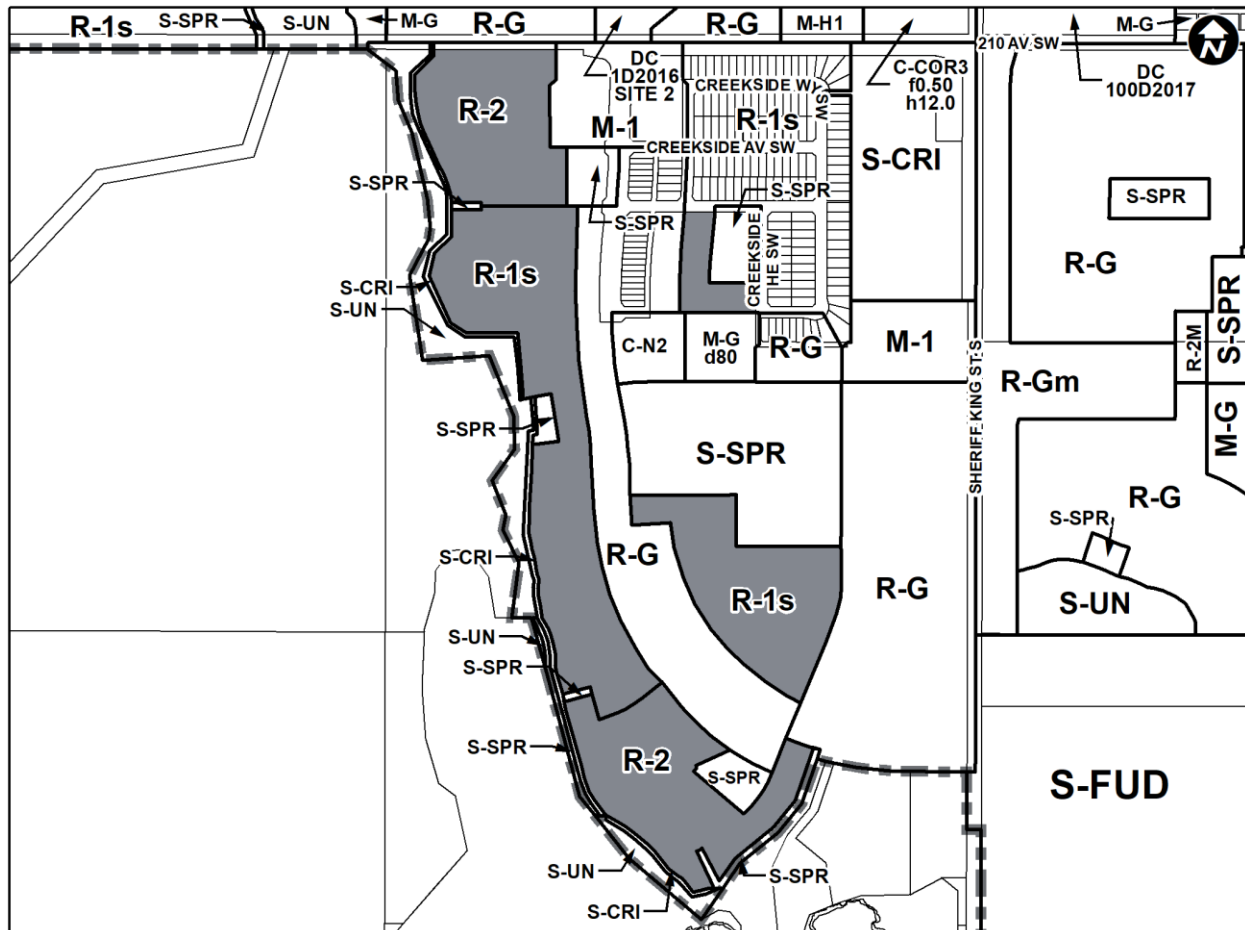
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0031/CPC2020-0675  
BYLAW NUMBER 107D2020

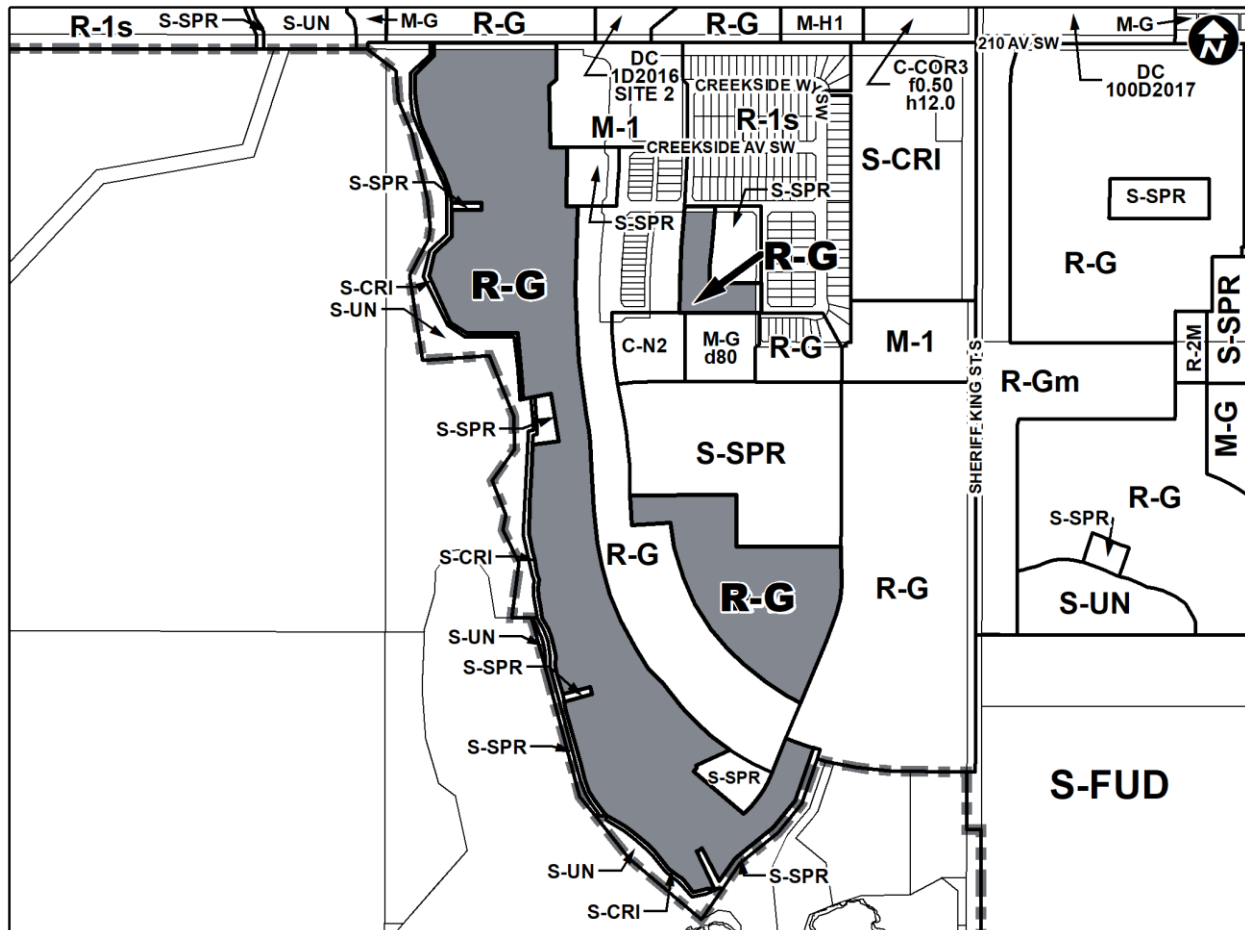
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0031/CPC2020-0675  
BYLAW NUMBER 107D2020

## SCHEDULE B









## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Kelly-Leahs

\* Last name Husleag

Email husleag@me.com

Phone 4035129664

\* Subject Bylaw 108D2020

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In relation to the above bylaw and application from Stantec to change the residential building status at 507-210 ave to R-G, I do not approve nor is the application acceptable to me. Last year we purchased a walk-out water lot that currently also has a peak of the mountains. We paid premium fees and purchased in a semi-estate community. These proposed changes will negate all the reasons we purchased here and devalue our homes. My neighbours and I did our research prior to purchasing here to ensure we would have the quality of life we desired before purchasing, I would be quite concerned if Stantec or any other company could man-handle residents and make changes that were not agreed upon by all parties. I cannot make changes to my own property without consultation of my neighbours who would be affected by those changes - Stantec, nor the City of Calgary has my neighbourly permission to proceed with the proposed changes. I made a responsible, well informed investment/decision/purchase that should not be subject to the whims of business or government to alter. I am more than happy to discuss.

ISC:

1/1

Unrestricted

Sep 8, 2020

6:06:15 AM



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Howard

\* Last name Nelson

Email hmpnelson@gmail.com

Phone 403-703-9094

\* Subject 507 210 AV SW - LOC2020-0031 - Comment from Development Map

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We purchased our home on the pond (as did many other people) with the expectation of being surrounded by single family homes with front drive garages. Sirocco was marketed to us (and other community members) as a semi-estate development. The addition of more townhouses, cottage style homes and duplexes (in particular the land around the playground in phase 1) is not acceptable to us. Depressed real estate prices are already an issue; this proposed land use change will add to this loss. Is there a land development proposal map available for viewing (showing what is on each lot)? Thank you.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
Revised CPC2020-0448

**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

**EXECUTIVE SUMMARY**

This application was submitted on 2020 February 24 by IBI Group on behalf of Calgary Exhibition and Stampede Limited. This application proposes a land use redesignation of 18 smaller contiguous parcels totalling 1.18 hectares (2.92 acres) in the inner city community of the Beltline. The rules of the current land use district accommodate long-term development of Stampede Park as a year-round multi-use facility in a park-like setting that includes compatible open space, entertainment and commercial uses. The current DC Direct Control District (Bylaw 4Z2006) does not accommodate high density mixed use development and predates current planning policies. Redesignation to the Centre City Mixed Use (CC-X) District will accommodate high density mixed use development that may include:

- a mix of commercial, residential and limited range of light industrial uses similar to those found within the current land use district;
- higher density residential and commercial uses; compared to the existing Direct Control District 4Z2006 accommodating various special purpose uses associated with Stampede Park;
- a mix of uses that are sensitive to adjacent districts that allow residential uses;
- high-rise development where intensity is measured by floor area ratio (FAR);
- street-oriented building forms; and
- development that achieves a maximum base density with the opportunity for a density bonus over and above the maximum in order to achieve commercial-residential mixed-use, public benefit and amenities within the same community.

The proposal aligns with the *Centre City Plan* and the recently amended policies of the *Beltline Area Redevelopment Plan* (ARP).

A development permit has not been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed redesignation of 1.18 hectares  $\pm$  (2.92 **acres**  $\pm$ ) located at 1213 – 3 Street SE, 309, 313, 317, 325, 335, 337, 399 – 12 Avenue SE and 310, 312, 316, 320, 322, 326, 330, 332, 334, 338 – 13 Avenue SE (Plan C, Block 90, Lots 5 to 36; Plan 0711603, Area A) from DC Direct Control District **to** Centre City Mixed Use District (CC-X); and
2. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
Revised CPC2020-0448

**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw the proposed redesignation of 1.18 hectares  $\pm$  (2.92 acres  $\pm$ ) located at 1213 – 3 Street SE, 309, 313, 317, 325, 335, 337, 399 – 12 Avenue SE and 310, 312, 316, 320, 322, 326, 330, 332, 334, 338 – 13 Avenue SE (Plan C, Block 90, Lots 5 to 36; Plan 0711603, Area A) from DC Direct Control District to Centre City Mixed Use District (CC-X); and
2. Give three readings to **Proposed Bylaw 111D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

IBI Group on behalf of Calgary Exhibition and Stampede Limited submitted the subject application on 2020 February 24 and provided a summary of their proposal in the Applicant's Submission (Attachment 1). The applicant's intent is to bring the land use district in alignment with the recently adopted policy amendments to the *Beltline ARP*, based on the Rivers District Masterplan. A development permit has not been submitted at this time.

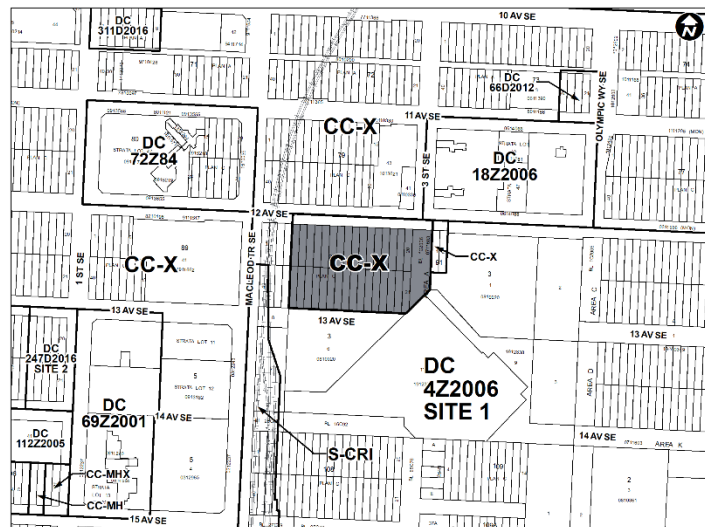
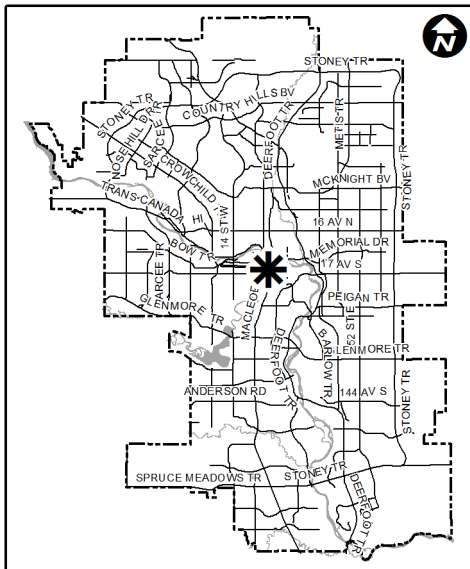
This application is being submitted approximately one year after the *Beltline ARP* Part 1 and 2, was amended and adopted by Council in April 2019.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
Revised CPC2020-0448

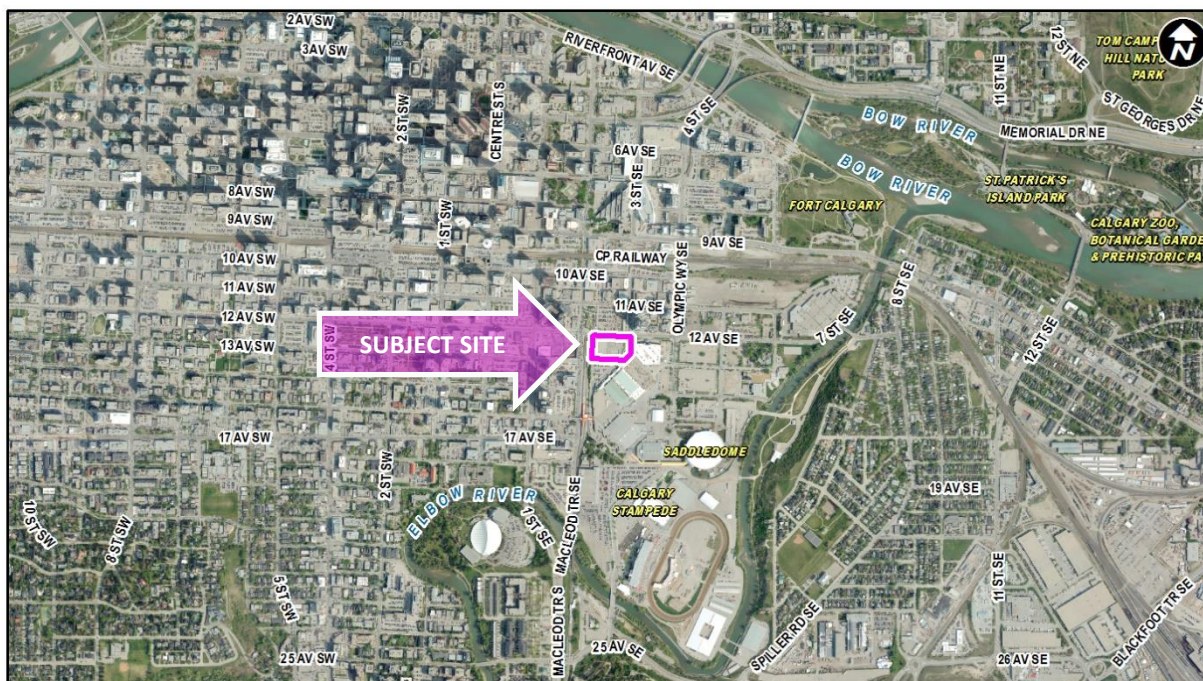
**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

**Location Maps**





**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**



### Site Context

The subject site is located in the inner-city community of the Beltline, comprised of 18 smaller contiguous parcels across East Victoria Park (to the north). These parcels cover 1.18 hectares (2.92 acres) spanning 140 metres along 12 Avenue SW and 85 metres along Macleod Trail SE. The site sits within the northwest corner of the area designated as Stampede Park, encompassing a wide range of commercial, cultural and entertainment uses.

Stampede Park is surrounded by high density mixed-use (residential-commercial) development to the north and west; representing the Beltline Community. To the east, it borders the Elbow River and the community of Ramsay above the Scotsman's Hill escarpment.

The site is currently used as a commercial surface parking area supporting an entertainment establishment (Cowboys Casino) directly to the east. Additionally, the below-grade parking area under this establishment is accessed from a ramp built on the subject site.

*Figure 1* shows the Beltline community continuing to grow in population over the last several years; reaching its population peak in 2019.

**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

*Figure 1: Community Peak Population*

<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained on the [Beltline Community Profile](#) online page.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment application will accommodate a wide range in densities and mix of residential, commercial and light industrial development. The proposal seeks to implement the vision of the *Beltline ARP* as recently amended in 2019. In particular, this application will support the 'Culture, Entertainment and Education' Character Area envisioned in the *Beltline ARP*.

**Land Use**

The subject site is currently bound to the rules of the existing DC Direct Control District ([Bylaw 4Z2006](#)). More specifically, the site is located within Site 1 of DC Bylaw 4Z2006, forming the northern half of the DC District. Overall, the purpose of the existing DC District is to:

- provide for the long-term development of Stampede Park as a year-round, multi-use facility in a park-like setting;
- contribute to Calgary's urban vitality, linking with the local community and to preserve and promote southern Alberta's unique western heritage and values;
- integrate a range of compatible uses that include open space, entertainment, gaming, education, interpretative, exhibition, agricultural and viable commercial facilities; and
- ensure these uses evolve in accordance with a long-range concept plan, function efficiently, take account of the community context, and are sensitive to the river valley environment and to the cultural heritage of the site.

The development rules for Site 1 within the existing DC District (Bylaw 4Z2006) are based on the C-3 General Commercial District contained in Section 37 of Land Use Bylaw 2P80 and predates the implementation of Land Use Bylaw 1P2007. The following are key land use parameters in the C-3 District:

- a maximum building height allowed is 46 metres;



### **Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

- a minimum 25 percent of the gross floor area (GFA) is to be used for commercial purposes;
- a maximum density is 225 units per hectare (uph); and
- a maximum floor area ratio (FAR) of 3.0 is established.

The list of permitted and discretionary uses within the existing DC District are similar to those found in the CC-X District, both accommodating a wide range of commercial, residential and light industrial uses. A change from the existing DC District to the CC-X District is required to establish maximum FAR and densities that align with policies of the *Beltline ARP* accommodating high density mixed used development.

#### **Density**

The most noteworthy difference in the CC-X District is the opportunity for a density bonus to be achieved above an established base density. Density bonus provisions ensure that higher density commercial-residential mixed-use development provide public benefits and amenities within the same community. For developments located east of Macleod Trail SE, bonus density is structured under Bonus Area 'H' (Map 9: Bonus Area Boundaries, Bylaw 1P2007), as follows:

- the maximum floor area ratio (FAR) is 5.0 and represents the base density;
- FAR may be increased in accordance with the bonus provisions contained in Part 11, Division 7 of Land Use Bylaw 1P2007:
  - FAR may be increased to a maximum of 8.0; or,
  - up to a maximum of 12.0 where the additional FAR above 8.0 may only consist of dwelling units or hotel rooms; or a combination of both.

The application is also found to be consistent with Density and Composition policies (Section 3.4) of Part 2 of the *Beltline ARP*. The subject site located in Area 'E' (Map 6: Density Areas) where the maximum allowable commercial-residential (CR) density achieving Bonus FAR is 12.0 (Table 1 – East Beltline Density by Area).

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

A development permit application has not been submitted at this time. The rules of the CC-X District will regulate development on the site including appropriate uses, setbacks, building massing, building height, landscaping, and parking. At the development permit stage, key factors will be considered, including but not limited to:

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

## **Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

### **Transportation**

The subject site is bound by Macleod Trail SE (**one-way urban boulevard**) on its western extent, and 12 Avenue SE (**one-way urban boulevard**) along the north. Both streets form a major east-west pedestrian connection from the 13 Avenue Greenway (west of Macleod Trail SE) that continues along 12 Avenue SE (east of Macleod Trail SE). This pedestrian connection ultimately connects into the regional pathway along the Elbow River.

An existing public access easement within the site (Instrument No. 0810640) is to remain registered on all relevant parcels upon development. This easement provides public access to the below-grade parking area under the adjoining entertainment establishment to the east.

The subject site is well served with multiple transit stops and stations in close proximity:

- Route 24: an eastbound stop located at the north-west corner of the site along 12 Avenue SE;
- Route 10: a northbound stop located at the north-east corner of Macleod Trail SE and 12 Avenue SE; and
- Victoria Park/Stampede LRT Station within 400 metre walking distance from the subject site.

**An existing LRT right-of-way (Red Line) adjoins the site along its western extent with the at-grade Victoria Park/Stampede station located approximately 250 metres to the south. The future Green Line LRT is anticipated to have two below-grade stations in the area; one in the vicinity of Centre Street and 11 Avenue and the other in the vicinity of 4 Street SE and 11 Avenue SE. Station locations will be determined through functional planning which is now underway.**

### **Environmental Site Considerations**

A portion of the proposed development lies within the Bow River overland flow area. Development parameters related to designated flood elevations, building setbacks, building flood-proofing, material storage and road elevations are to be determined through review of subsequent development permits.

At the development permit stage, groundwater and geotechnical studies may be required to address the suitability of the development area, or establish design requirements relative to the intended land use.

There are no environmental concerns associated with the proposal.

## **Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

### **Climate Resilience**

The applicant has not identified any specific climate resilience measures as part of this application. Specific measures will be considered at the development permit stage, including green infrastructure, green mobility and renewable energy.

### **Utilities and Servicing**

Water, sanitary and storm mains currently exist to service future development of the subject site. A Development Site Servicing Plan will be required with the submission of a development permit application.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on site. Notification letters were sent to adjacent landowners, the Beltline Neighbourhood Association (BNA), Victoria Park Business Improvement Area (BIA) and advertised online.

Correspondence from one adjacent resident (residing east of the site) was received, expressing objection to the proposal. This landowner's main concern was a potential loss of views resulting from taller building forms that may be accommodated through the proposed land use redesignation.

The Victoria Park BIA did not provide comments. The BNA provided comments in full support of this application (Attachment 2).

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

### **Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [\*South Saskatchewan Regional Plan \(SSRP\)\*](#), which directs population growth in the region to Cities and Towns, promoting 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 proposal buildings on the principles of the *Interim Growth Plan* by promoting efficient use of land and establishing strong, sustainable communities.

## **Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

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

The subject site is situated in the Centre City Area as shown on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The Centre City is recognized by the MDP to be formed by diverse and unique neighbourhoods focused around the Downtown, including Stampede Park. Land use policies (Section 3.2.1) reinforce the Centre City as the focus of business, employment, cultural, recreation, retail and high density housing within Calgary. The proposed land use amendment aligns with these policies.

### ***Beltline Area Redevelopment Plan (Statutory – 2006)***

The [Beltline ARP](#) was amended in April 2019 and includes updated policies for Character Areas (Section 3.3). The subject site is located within the 'Culture, Entertainment and Education' Character Area and is envisioned by the ARP to become a hub of activity integrating long-standing agricultural, convention and sports venues with emerging cultural facilities, arts and education, shopping, entertainment and hotels. The proposed land use amendment implements this vision.

### ***Centre City Plan (Non-Statutory – 2007)***

The [Centre City Plan](#) recognizes Stampede Park as one of seven special areas located within its boundaries. While the subject site is designated as open space (Section 4.3.1 – Concept 17: Stampede Park), this concept is acknowledged to be only an illustration; whereas the official Stampede Concept Plan was approved as part of the adoption of DC District 4Z2006. This DC District required that all future development permit applications are accompanied with updates to the Stampede Concept Plan to detail the evolving conditions within and surrounding this area. An updated Concept Plan is anticipated to be submitted with a development permit application.

### ***Rivers District Master Plan - Calgary Municipal Land Corporation (Non-Statutory – 2019)***

The Calgary Municipal Land Corporation (CMLC) was incorporated in 2007 as a wholly owned subsidiary of The City to implement and execute the Rivers District Community Revitalization Plan – a public infrastructure program approved by the City and Province. [The Rivers District Master Plan](#) (RDMP) is a visionary non-statutory planning document created by CMLC and approved by its Board of Directors and Shareholder, The City. The RDMP envisions the subject lands as being part of the culture and entertainment district and is reinforced by the policies of the *Beltline ARP*, amended in April 2019. The proposed land use amendment helps achieve the vision of the RDMP, enabling a wide range of uses and building forms that is to be fostered in the culture and entertainment district.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
Revised CPC2020-0448

**Land Use Amendment in Beltline (Ward 11) at multiple addresses, LOC2020-0030**

**Climate Resilience Strategy (2018)**

The [\*Climate Resilience Strategy\*](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. The applicant has committed to consider green building and climate resilient site development features.

A Climate Resiliency Inventory (CRI) will be submitted for review at the development permit stage to assess these commitments. Information gathered through the CRI will assist in the evaluation of the application for alignment with the climate policies of the *Municipal Development Plan* and *Climate Resilience Strategy*.

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

The proposal will help achieve a mix of commercial, residential and potentially cultural and entertainment development, implementing The City's vision for the 'Culture, Entertainment and Education' Character Area.

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

**Risk Assessment**

There are no known risks associated with this application.

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

The proposed land use redesignation accommodates future development within the Cultural, Entertainment and Education District envisioned by the *Beltline Area Redevelopment Plan*, as recently amended in 2019 April.

This land use redesignation aligns with both statutory and non-statutory planning policy contained in the *Beltline Area Redevelopment Plan* and the *Centre City Plan*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 111D2020**
4. **Public Submissions**

## **Applicant's Submission**

February 24, 2020

This application seeks to re-designate approximately  $\pm 1.18$ ha ( $\pm 2.92$  acres) of land just to the east of the southeast corner of 12<sup>th</sup> Avenue and Macleod Trail SE from a Direct Control (DC) district to a CC-X District. The subject site is comprised of the legal parcels described as Lots 5-36, Block 90, Plan C & Area A, Plan 0711603.

This Land Use Amendment (LUA) is being submitted on behalf of Calgary Municipal Land Corporation (CMLC) and Calgary Exhibition & Stampede Ltd., to re-designate the subject parcels and bring the site into better alignment with the Beltline ARP: Part 2 and the Rivers District Master Plan, that were both approved by Council in 2019.

The existing DC land use district is based on an older C-4 district of the previous 2P80 Land Use Bylaw, and this application serves to update the subject site's land use to conform with the current 1P2007 Land Use Bylaw. Furthermore, the existing land use offers little discretion to the height and density limits that are set well under what is currently supported by current policy such as the Beltline ARP: Part 2. It also does not allow the fulfillment of the vision of the Rivers District Master Plan on this important corner of the Stampede lands. The proposed land use amendment will serve to address the current discrepancy between the applicable Land Use provisions and the approved Policy framework.

In summary, the proposed land use re-designation serves to implement the intent of the Beltline ARP: Part 2 and the Rivers District Master Plan and is in perfect alignment with Council's objectives for the Stampede Grounds.



## Community Association Letter

April 20, 2020

Hi Joseph,

I have been able to discuss this with the rest of our Beltline Urban Development Committee, and we have no objections to the proposal. Having met with the Stampede about this site and their intentions for it previously, the BNA fully supports the proposed land-use amendment.

Thank you,

**Tyson Bolduc**

Director of Planning and Urban Development  
Beltline Neighbourhoods Association

[www.beltlineyyc.ca](http://www.beltlineyyc.ca)





# PROPOSED

CPC2020-0448  
ATTACHMENT 3

## BYLAW NUMBER 111D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0030/CPC2020-0448)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

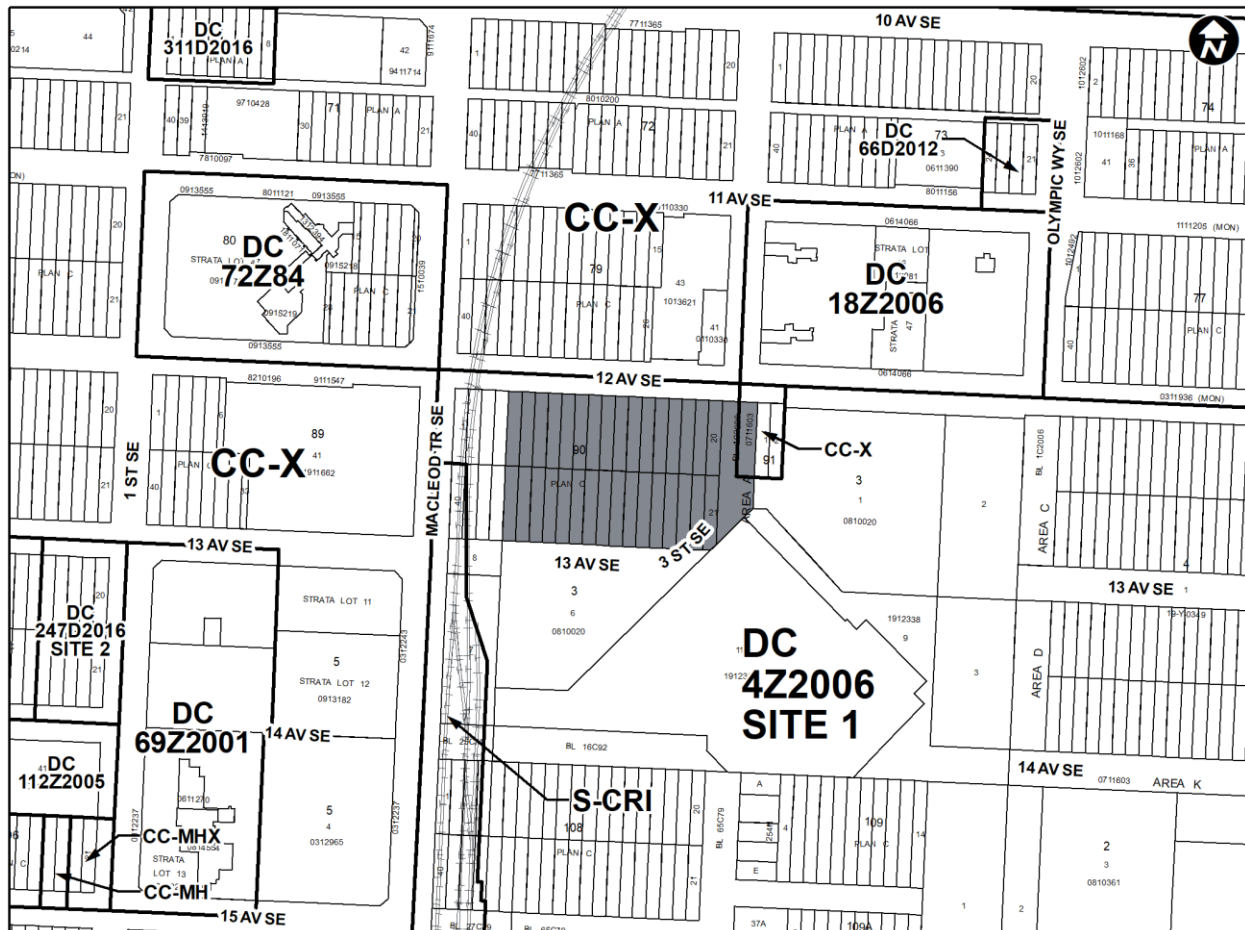
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2020-0030/CPC2020-0448  
BYLAW NUMBER 111D2020

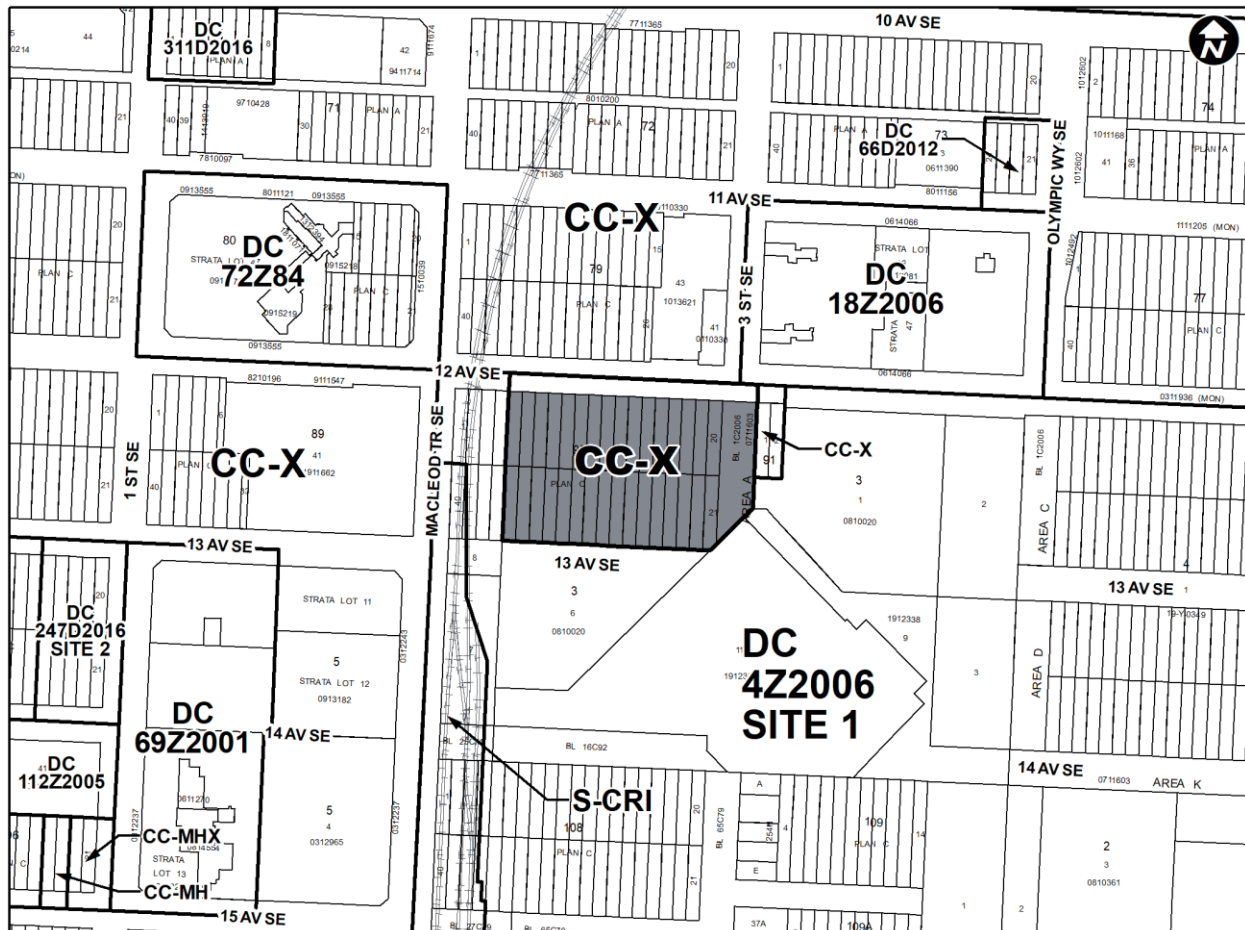
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0030/CPC2020-0448  
BYLAW NUMBER 111D2020

## SCHEDULE B





September 7, 2020

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100  
Postal Station 'M'  
Calgary, Alberta T2P 2M5

**Re: BELTLINE BYLAW 111D2020**

Dear Mayor Nenshi and Calgary City Council,

We were recently advised that a proposal has been put forward for the land located at 1213-3 Street SE to be redesignated to a "Centre City Mixed Use District."

The neighborhood this property lays in is part of a dense residential area comprised of eight very high residential towers plus dense commercial space and the BMO Centre. The lack of integrated green space concerns me. Good quality UGBS (urban green/blue space) improves city life quality by enhancing its attractiveness to residents, employees, tourists, investors, and firms. Currently, this dense residential neighborhood has only one integrated green space, a short block in length, hardly wider than a boulevard. Not only is this green space minuscule, but it is also adjacent to Macleod Trail, a high traffic street leading to the city center. As a result, this is not a place where neighborhood residents venture into or congregate (*see diagram No. 1*).

When people find urban green spaces attractive, pleasant, and safe, they are more likely to use them. In contrast, if these spaces are poorly designed, placed in proximity to a harsh environment, they feel unsafe, and people tend to avoid them entirely. There appears to be a lack of understanding or possibly an intentional omission of green space in our neighborhood to favor additional tax revenue at the expense of human needs. An indicator was the approval last year by the City council of a month-long, late hour beer garden right in front of our buildings.

The relationship between urban population and quality and amount of green space is vital in sustainability, health, and urban areas' resilience. There is a growing body of evidence suggesting that contact with nature is associated with multiple health benefits and wellbeing. From a social perspective, integrated green space impacts a wide range of issues - from community involvement and empowerment, including matters of safety, inclusion, equality, civic pride, health, education, and recreation. It should be underscored that integrated green spaces are equally essential to positive visitor perception. Well managed and maintained integrated green spaces could contribute to social inclusion and social justice and provide cultural links and opportunities for community events and outdoor activities.

I understand that a modern compact city requires a high-density and a mixed-use pattern. However, please remember that UGS is important because it contributes to forming a functional urban design that supports sustainability and addresses the importance of ecosystems, which play a vital role in the health and wellbeing of many people and families living here.

Yes, the city has put in green space in low-density areas, but in the core of the city, there is little attempt to integrate high density with UGBS. As it stands, the planning of this neighborhood is becoming a formula-driven entertainment space.

I would strongly suggest that the more of the block defined by 11 Avenue SE, 12 Avenue SE, Macleod Trail SE, and 3 Street SE include substantially more green space ( *see diagram No.2*).

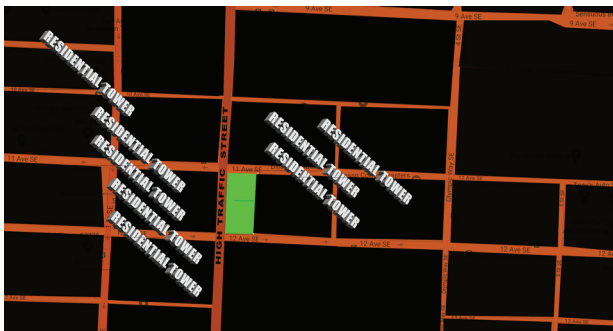
I very much appreciate your consideration of these critical issues.

Sincerely,

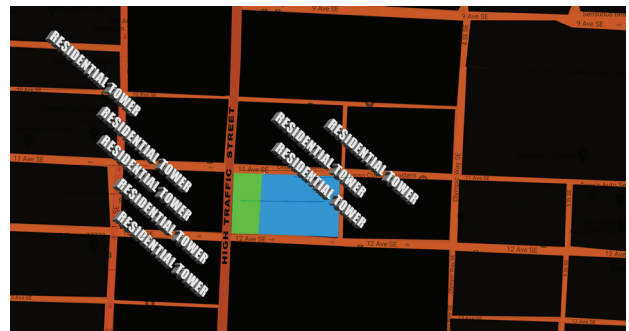
Rik Zak

Professor Emeritus, Alberta University of the Arts

Guardian Tower North  
1307, 1122 - 3 Street SE  
Calgary, Alberta T3G 1H7  
403.401.3210  
rik.zak@icloud.com



**DIAGRAM 1**



**DIAGRAM 2**

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0695

## Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 – 9 Avenue SE, LOC2019-0149

---

### EXECUTIVE SUMMARY

This policy and land use amendment application was submitted by Landstar Inglewood GP LTD on 2019 September 24 on behalf of the landowners, Landstar Inglewood GP LTD and Mylonas Enterprises Ltd. The application proposes to redesignate two parcels of land from DC Direct Control District to a DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to allow for:

- mixed-use development where active commercial uses are required at-grade to promote activity at the street level;
- a maximum building height of 45 metres (an increase from the current maximum of 20 metres);
- a maximum FAR of 6.5 (an increase from the current maximum of 2.0 FAR) through the provision of site-specific bonus density incentives defined in the proposed DC Direct Control District; and
- the uses listed in the MU-2 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP). An amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required.

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 amendment to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.27 hectares ± (0.66 acres ±) located at 1025 and 1139 – 9 Avenue SE (Plan A2, Block 12, Lots 1 to 3 and a portion of Lot 4; Plan 8111504, Block 12, Lot 16) from DC Direct Control District **to** DC Direct Control District to accommodate a mixed-use development with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0695

**Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendment to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 38P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.27 hectares  $\pm$  (0.66 acres  $\pm$ ) located at 1025 and 1139 – 9 Avenue SE (Plan A2, Block 12, Lots 1 to 3 and a portion of Lot 4; Plan 8111504, Block 12, Lot 16) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development with guidelines (Revised Attachment 3); and
4. Give three readings to **Proposed Bylaw 115D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This redesignation application was submitted by Landstar Inglewood GP Ltd on 2019 September 24 on behalf of the landowners, Landstar Inglewood Group Ltd and Mylonas Enterprises Ltd. An updated summary of the applicant's proposal for a mixed-use development with active frontage can be found in Attachment 1. No development permit application has been submitted at this time.

Approval(s): K. Froese concurs with this report. Author: Y. Wang / C. Wolfe  
City Clerks: L. Gibb

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0695

Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and  
1139 - 9 Avenue SE, LOC2019-0149



### Site Context

The subject site is located in the community of Inglewood and includes two parcels (1025 and 1139 – 9 Avenue SE), at the southwest corner of 9 Avenue SE and 11 Street SE. The 9 Avenue SE Main Street has always been the commercial heart of Inglewood, forming much of its business area and reflecting the history of the community. Recent new mixed-use developments (6 to 7 storeys) are located to the north and west of the subject site across the streets. Two recent DC Direct Control Districts with a similar height and scale of development are on the corner of 8 Street SE and 9 Avenue SE (approved), and the corner of 12 Street SE and 9 Avenue SE (third reading pending).

The site is approximately 0.27 hectares in size with approximate dimensions of 64 metres along 9 Avenue SE, 37.5 metres along 10 Street SE, and 40 metres along 11 Street SE. A rear lane exists to the south of the site. The property is currently developed with two commercial buildings, which are one-storey and two-storeys high respectively, as well as a surface parking lot fronting onto 9 Avenue SE.

The National Hotel (legally protected as a Provincial Historic Resource) and East End Livery are located to the south of the site, across the lane. Commercial and mixed-use buildings ranging from one to seven storeys are located directly west, north, and east of the subject site.



## Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149

---

As identified in *Figure 1*, the population within the community of Inglewood peaked in 2018. Since that time, there has been a slight decline in the number of residents living in Inglewood.

*Figure 1: Community Peak Population*

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.2%

Source: The City of Calgary 2019 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed policy and land use amendment seeks to accommodate a mixed-use development along a Neighbourhood Main Street (as identified in the MDP). New development is being accommodated through a DC Direct Control District based on the MU-2 District, which provides density bonusing in order to attain public benefits for the community of Inglewood. The proposal allows for a building form and range of activities that are compatible with the established built form and range of activities within the neighbourhood.

#### Land Use

The existing DC Direct Control District ([Bylaw 1Z93](#)) is based on the General Commercial (C-2) District in Land Use Bylaw 2P80. This District provides for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC allows for a maximum building height of six storeys or 20 metres and a floor area ratio (FAR) of 2.0.

The proposed DC Direct Control District (Attachment 3) is based on the Mixed Use – Active Frontage (MU-2) District with opportunities for density bonusing and with rules for specific building height and massing. The MU-2 District allows for mixed-use development along commercial streets where active commercial uses are required at-grade to promote activity at the street level. A DC Direct Control District was chosen to allow for specific density bonus provisions that provide for increased density and to include site-specific building massing rules.

The proposed DC Direct Control District allows for a base FAR of 2.0, which aligns with the existing DC Direct Control District. An additional 4.5 FAR, to a maximum of 6.5 FAR, may be achieved through bonusing items including the provision of a publicly accessible private open

## **Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

space along 9 Avenue SE and 11 Street SE, on-site public art, a monetary contribution to The City of Calgary's Heritage Incentive Reserve Fund and affordable housing units. The provision of a publicly accessible private open space is a required bonus item that mandates public realm improvements in alignment with the 9 Avenue SE Streetscape Master Plan. The description, eligibility and bonus rate of the public benefit bonus items are provided in the proposed DC Direct Control District Bylaw (Attachment 3).

### ***Proposed Land Use – Bonus Density Rationale***

A bonus system has been designed to balance higher density development with the provision of appropriate public benefits and amenities based on the following principles:

- Bonus density should only be established for items or features that provide a perpetual or enduring benefit to the community in which the density is being accommodated.
- Bonus density should not be granted for elements of building or site design that can be achieved or required through other means.
- The amount of floor area granted through a bonus should be based on the additional monetary value added to the land as a result of the bonus and the cost to the developer of providing the bonus item.

The rationale for the specific bonus density items is provided below:

- Provision of publicly accessible private open space: Opportunities often exist to utilize private lands for public purposes that can benefit both the private development and the public by adding to the open space network across the city. Such arrangements can help mitigate density impacts on both an individual site or the cumulative impact of density in a broader area. In all of the public benefit bonus items, the provision of a publicly accessible private open space is a required public benefit that mandates public realm improvements that are aligned with the 9 Avenue SE Streetscape Master Plan.
- Provision of public art – on site: Cities gain value through public art – cultural, social, and economic value. Public art is a distinguishing part of public history and evolving culture. It reflects and reveals society, adds meaning to cities and uniqueness to communities. Public art humanizes the built environment and invigorates public spaces. It also augments publicly accessible private open space and contributes to the vibrancy and cultural preservation of the area. It provides an intersection between past, present and future, between disciplines, and between ideas.
- Contribution to Heritage Incentive Reserve Fund: As allowable density increases, the pressure to redevelop heritage sites also increases. To counterbalance this situation, incentives are required to preserve and re-use heritage resources. Inglewood is valued as one of the most heritage-rich communities in Calgary and has a particularly high number of heritage buildings. The proposed DC Direct Control District mandates that funds collected from this development be applied to Municipal Historic Resources along 9 Avenue SE in the community of Inglewood.

**Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

- Provision of affordable housing units: As allowable densities increase, so does the likelihood that smaller, affordable rental apartment buildings will be redeveloped to higher density uses. Providing for some affordable housing units within new developments will help increase the supply of existing affordable housing in the city and offset the impacts of redevelopment.

***Proposed Land Use – Building Massing and Height***

While this application is for a land use amendment and no development permit has been submitted at this time, discussions took place regarding the building massing and height which informed the proposed DC Direct Control District. The proposed building massing and height have significantly evolved from the original proposal. Administration issued Detailed Team Reviews (DTRs) on 2019 November 15 and 2020 April 24, identifying challenges with the proposed development, including the following key items:

- In the original proposal received on 2019 September 24, the maximum building height was 39 metres and the proposed FAR was 7.4. A 10-storey building along 9 Avenue SE was proposed and created significant shadow impacts on the north sidewalk of 9 Avenue SE;
- In the first DTR comments sent to the applicant on 2019 November 15, the applicant was asked to keep the building massing along the north property line at 9 Avenue SE to a maximum of 6 storeys high in order to reduce the shadow and visual impacts on the public realm on 9 Avenue SE, with the ability to accommodate additional height through stepbacks to limit shadow impacts along 9 Avenue SE. Building height could be increased at the southern portion of the subject site, subject to the shadow impacts on the sidewalk on the north side of 9 Avenue SE and sensitive transition to the scale, form and character of the surrounding buildings;
- In the first DTR response received from the applicant on 2020 March 16, the podium height was lowered to 22.5 metres (approximately 6 storeys) in the amended proposal, which improves the podium massing from the initial concept. However, the proposed tower was 56 metres (approximately 17 storeys), which would create significant shadow impacts on public sidewalks on the north side of 9 Avenue SE and does not meet the requirements of the first DTR comments;
- The second DTR comments were sent to the applicant on 2020 April 24, which required reduced building height of the proposed tower and to reduce its shadow impacts on the sidewalk on the north side of 9 Avenue SE; and
- In the second DTR response received from the applicant on 2020 May 12, the proposed maximum height of the tower still remained at 56 metres, and it only stepped back 2 metres from the shared property line with 9 Avenue SE.

Administration and the applicant worked collaboratively following the reviews of the second DTR response and achieved a mutually acceptable solution. The following key changes have been highlighted:

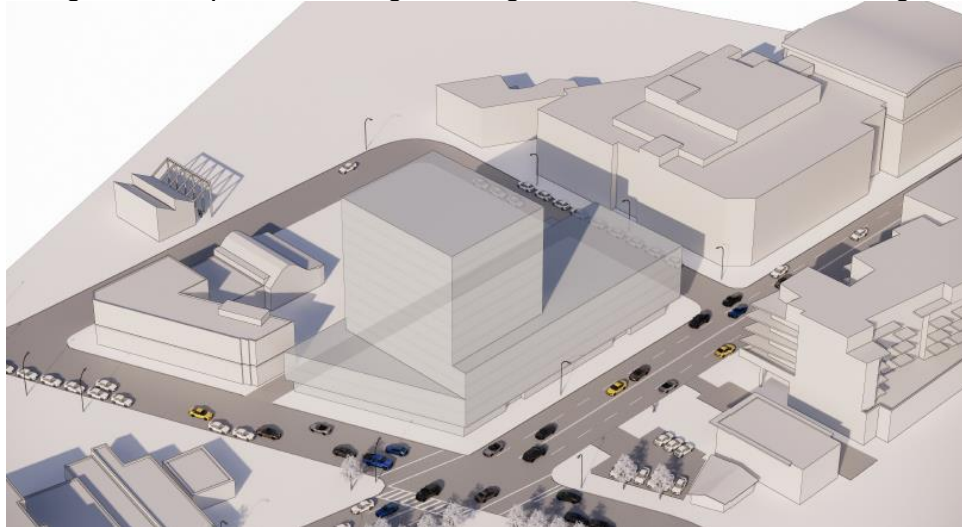
## Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149

---

- The proposed maximum building height has been lowered to 45 metres to reduce the shadow impacts on the sidewalk on the north side of 9 Avenue SE (particularly in the summer afternoon) and to provide appropriate transition to the surrounding buildings;
- Above 22.5 metres height, the building is required to step back 3.5 metres from the shared property line with 9 Avenue SE;
- Above 22.5 metres height, building floor plate is limited to a gross floor area of 900 square metres and a maximum horizontal dimension of 37.0 metres along 9 Avenue SE;
- The proposed maximum FAR is reduced to 6.5 from 7.4 in the original proposal; and
- Building height and step back rules are included in the proposed DC Direct Control District to provide sensitive transition to the National Hotel and to provide a 6-storey street wall along 9 Avenue SE, which is a similar building height as the surrounding buildings.

The proposed DC Direct Control District allows for a maximum building height of 45 metres (approximately 12 to 14 storeys) and a maximum FAR of 6.5, which would enable a maximum building floor area of 17,361.5 square metres on the subject site. The proposed DC Direct Control District also allows the uses listed in the MU-2 District.

*Figure 3: Proposed Building Massing – 6.5 FAR and 45 Metre Height*



### Development and Site Design

The rules of the proposed DC Direct Control District provide for site development guidance at the development permit stage. No development permit application has been submitted at this time. The proposed DC Direct Control District allows for comprehensive development of the site with active commercial uses at-grade to promote activity at the street level and to create sensitive building transitions to the adjacent Provincial Historic Resource, the National Hotel. At the time of development permit, design considerations will include:

## **Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

- provision and design of publicly accessible private open space, which should be constructed in a manner that exceeds typical City of Calgary standards;
- public realm improvements that are aligned with the 9 Avenue SE Streetscape Master Plan;
- an engaging at-grade public realm and street interface which animates the building edges facing onto the public street;
- sensitive building transitions to the National Hotel; and
- a view corridor from 9 Avenue SE to the National Hotel.

At the development permit stage, the proposed development meets the criteria for a formal review by Urban Design Review Panel and Calgary Planning Commission.

### **Transportation**

Access to the site is available via 9 Avenue SE, 10 Street SE, 11 Street SE and the rear lane.

The area is served by Calgary Transit Route 1 (Bowness - Forest Lawn), Route 307 MAX Purple and Route 302 Southeast BRT with each of these routes providing service every 20 minutes during peak hours. The Route 1 bus stop is approximately 50 metres east of the site on 9 Avenue SE, the Route 307 bus stop is approximately 200 metres west of the site on 9 Avenue SE and there is a route 302 Bus stop directly adjacent to the site on 11 Street SE. The site is approximately 400 metres from the future Inglewood/Ramsay Green Line LRT Station. The proposed development will accommodate additional residents and potential transit users, and tax revenues will partially offset public transit investment over time.

On-street parking adjacent to the site on 9 Avenue SE is regulated as two hour pay parking between 11:00am and 3:30pm on weekdays and between 9:00am and 6:00pm on Saturday. On-street parking is currently prohibited on 10 Street SE and 11 Street SE.

A Transportation Impact Assessment (TIA) was submitted as part of this application. Further TIA analysis may be required at the development permit stage.

The site is located within the boundary of the “9 Avenue SE Streetscape Master Plan” in the Main Streets program. Administration will coordinate with the developer at the development permit stage to ensure implementation of the Main Street vision and to achieve the vision of the Master Plan for the 9 Avenue SE, 10 Street SE and 11 Street SE frontages. The Streetscape Master Plan has been approved by the Transportation Leadership Team however it is currently unfunded.

### **Environmental Site Considerations**

A ‘Soil Management Plan’ to address the issues identified in the “Enhanced Phase II Environmental Site Assessment (Revised)” report is required at the time of development permit.



## **Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

### **Utilities and Servicing**

Water, storm, and sanitary deep utilities are available for the subject site. At the time of development permit, a sanitary servicing study and fire flow letter will be required to be submitted. Other development servicing requirements will be determined at the future development permit and development site servicing plan stage.

### **Climate Resilience**

Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions, and no specific measures are being proposed. Further opportunities to align future development on this site with applicable climate resilience strategies will 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 stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The applicant and Administration met with the Inglewood Community Association (ICA) four times throughout the process on 2019 June 05, 2019 August 07, 2020 April 01 and 2020 June 03.

The applicant also met with the Inglewood Business Improvement Area (BIA) on 2019 August 20 and 2020 April 02, and the Métis Nation of Alberta Region 3 on 2020 April 08. As part of their engagement process, the applicant also met with the neighbouring landowners and individual neighbours on multiple occasions.

On 2019 June 24, the applicant hosted a public open house, providing information on the land use amendment proposal. Additionally, the applicant held three in-person pop-up engagement events and two online pop-up engagements, and launched a project website on 2019 July 23 to provide project information and gather feedback. Flyers and posters were delivered by the applicant to the surrounding neighbours of the subject site. A summary of applicant-led engagement can be found in Attachment 4.

The ICA responded with a letter objecting to the originally proposed building height (39 metres) and FAR (7.4) on 2019 November 08 and a letter objecting to the amended proposed building height (45 metres) and FAR (6.5) on 2020 June 19 (Attachment 5). The ICA noted that they are not opposed to development along 9 Avenue SE but only support a maximum height of 20 metres and a FAR of 3.0.

The Inglewood BIA provided a letter of concern about the proposed building height and community benefits (Attachment 6).

## **Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

Seven letters of opposition were submitted from the public, including the following concerns:

- the proposed building massing and height;
- shadow impacts to 9 Avenue SE;
- the impact on the heritage character of the community; and
- the lack of parking and traffic congestion in this area.

One letter of support was received expressing support for quality, responsible, architecturally balanced, and innovative developments, without artificial limits for height and density.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the current proposal to be appropriate given the location along a Neighbourhood Main Street and proximity to the Primary Transit Network, including the MAX Purple BRT and the future Inglewood/Ramsay Green Line LRT Station. The proposed DC Direct Control Bylaw limits the shadow impacts on the sidewalk on the north side of 9 Avenue SE and provides a 6-storey street wall along 9 Avenue SE. The proposed DC Direct Control Bylaw also includes guidelines to limit the building massing, including the maximum building height of 45 metres, building step back requirements from 9 Avenue SE, 10 Street SE and 11 Street SE, and building floor plate restrictions. It also allows sensitive infilling into the existing streetscape and appropriate transition to the surrounding buildings, including the National Hotel.

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

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

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

## **Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

### ***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 subject parcel is located along 9 Avenue SE, which is identified as a Neighbourhood Main Street in the MDP. Neighbourhood Main Streets provide for broad mix of residential, employment and retail uses along a Neighbourhood Boulevard street type. The MDP also supports greening the city by creating a more compact urban form that provides more local, sustainable travel choices. The proposal is in keeping with relevant 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.

### ***Inglewood Area Redevelopment Plan (Statutory – 1993)***

The subject site is identified as Residential on Map 6: Generalized Land Use – Future in the [Inglewood Area Redevelopment Plan](#) (ARP). The Commercial area is intended to support attractive pedestrian-oriented retail development. The subject site is under site C19 in Table 3 entitled 'Proposed Commercial/Industrial Redesignations', which allows a 5-storey maximum building height and 4-storey street wall along 9 Avenue SE. The proposal requires an amendment to Table 3 of the ARP to support the increased building height and street wall height along 9 Avenue SE (Attachment 2).

The existing ARP is currently under review by Administration as part of the [Historic East Calgary Local Growth Planning](#) initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated in Q1 2021. The application generally aligns with the forthcoming draft plan.

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

The recommended land use allows for a mix of uses and intensification along a Neighbourhood Main Street, in close proximity to the future Inglewood/Ramsay LRT Station. The proposed change provides the opportunity to better accommodate the housing needs of different age groups, lifestyles and demographics and opportunities for additional local retail and services for Inglewood's residents.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0695

**Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1025 and 1139 - 9 Avenue SE, LOC2019-0149**

---

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan*, as amended. The proposal would allow for mixed-use development that will also support the provision of local amenities, employment and housing that could further activate 9 Avenue SE as a Neighbourhood Main Street.

**ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 38P2020**
3. **Proposed Bylaw 115D2020**
4. Applicant Engagement Summary
5. Community Association Letters
6. Business Improvement Area Letter
7. **Public Submissions**
8. **CPC Member Comments**



## **Applicant's Submission**

LOC 2019- 0149

Applicant's Submission - Land Use

Redesignation

June 27, 2020

Louis on 9th Ave - 1025, 1139 9th Avenue SE

Landstar Development Corp. is submitting this application to re-designate the parcels of land 1025, 1139 9 Avenue SE, situated on the Inglewood Main Street, 9th Avenue SE, between the Art Block and Burn Block. To support the redevelopment of this site, a Land Use Re=designation from DC 1293 to a Direct Control District, with an MU-2 base is being proposed. This would allow for active, street oriented commercial with residential development above. The MU-2 district is intended to support balanced and contextual growth in key areas of the Inglewood neighborhood, such as Activity Centers and Main streets by allowing for adequate local population density to support a vibrant commercial area and the introduction of community amenities.

### **DEVELOPMENT VISION**

The subject site is approximately 28,750 sq. ft. and is currently occupied by a low rise two buildings commercial strip containing Starbucks, California Closets, Oak and Vine, and a building recently vacated by Trail Appliances. The proposed development, named "Louis on 9<sup>th</sup>", inspired by the original Metis owner of these lands over a century ago, is proposed as a mixed-use multi residential development with commercial-retail units at grade. This application is for land use only at this time, with no concurrent submission of development permit.

The following additional attributes will augment this general vision

### **Main Streets and Transit Oriented Development (TOD)**

Given its location in the neighborhood of Inglewood, along the designated Main Street of 9th Ave SE, the surrounding area has an eclectic mix of high density commercial and mixed-use development. Although the subject site has no known heritage value, the National Hotel, a site with provincially protected heritage designation, on its southern flank, has a maximum approved height of 34 metres. Recent expansion of Calgary's primary transit network (PTN) has located this site within a 400-meter walk-zone of both the MAX Purple BRT, and a recently approved future Greenline LRT station serving Inglewood. This PTN expansion has also initiated multi-residential, mixed-use development of similar intensity in the area in this past couple of years, with Hungerford Properties' development at 915 9 Ave SE, and RNDsQR's "Block" at 1230, 1232, 1234 9 Ave SE. The site is also in close proximity to alternative transportation routes, including the 8 Ave and 12 St SE cycle connections and regional pathway, as well as the open space network along the Bow River.

The community of Inglewood, as envisioned in the Municipal Development Plan (MDP), is located within the Inner City Developed Residential Area, and the subject site is located along a neighborhood main street and a community activity center. As such, the MDP supports more intense, contextually sensitive development that adds residential and employment uses and mixes that support higher levels of transit service, as well as the ongoing revitalization of local communities. Louis on 9<sup>th</sup>, with a proposed land use DC (MU-2f6.5h45) will help create a more

## **Applicant's Submission**

resilient community through the provision of iconic architecture and spaces for the development of social capital, fresh economic opportunities, and facilitating the evolution of a healthy and active community by augmenting access to transit and active transport networks.

### **A Vibrant Public Realm**

As one of Canada's most eclectic neighborhoods, we understand the importance of creating and augmenting a welcoming and vibrant public realm in Inglewood. The subject site's active frontage, with stepped massing that mirrors the 22 m height of proximate buildings such as Avli and the Atlantic Arts Block, will add vibrancy to Inglewood and augment its overall walkability, while adding housing forms and density to support increased activity, comfort, safety and enjoyment for everyone. The addition of varied destinations and uses, alongside publicly accessible amenities, and design features that increase pedestrian interest and comfort will activate the streets by encouraging social gathering, connecting, and engagement in communal events such as the Inglewood Night Market. This will, in turn, extend 9th Ave into 11th St as envisioned in the Streetscape Master Plan, and ultimately realize a more fulsome vision for this community activity center.

### **Placemaking**

The site will use architectural styles that respects the neighborhoods history and evolution which complement the current eclectic variety along the Mainstreet, incorporate features such as frequent entries, windows, and retail to create a continuous street wall edge that is seamless with the Art Block. The vision for this development will transition building height, scale and mass between site edges in such a way that respects and highlights existing heritage structures such as the National Hotel. Additional design elements onsite will also pay homage to and tell the story of Inglewood's largely overlooked Metis roots, and early Indigenous contribution to the formation of place.

### **Residential and Employment growth**

The proposed development will contribute to the objective of strengthening community vitality by increasing residential and employment densities and mixes in key locations where transit and community amenities and services are most accessible, as envisioned in the MDP.

## **DIRECT CONTROL BYLAW RATIONALE**

### **DENSITY INCENTIVE HISTORY AND RATIONALE**

The applicant has prepared this summary as a response to stakeholder questions and as supplemental information to support the proposed development as it relates to the proposed Direct Control Bylaw. As it relates to density bonusing, public art, green building features, and design related community benefits, it is important to highlight:

- Unlike the Beltline Area Redevelopment Plan and a limited number of other local plans, there are no applicable density bonusing or density transfer for community benefits policies within the statutory approved Inglewood Area Redevelopment Plan.

## Applicant's Submission

- There are no applicable statutory city-wide policies to the same effect.
- Emerging policy contained within the draft Guidebook for Great Communities and Historical East Calgary Area Redevelopment Plan does not include density bonusing or density transfer policies for these types of community benefits.
- For this site, proposing a Direct Control Bylaw with site-specific density incentive mechanisms is entirely voluntary by the applicant.

For Landstar and team, any redevelopment vision of the subject site requires a reasonably flexible site and building design approach. As such, we advocate linking a greater floor to area ratio of 6.5 to a larger menu of bonusing items that detail maximum potential incentives, and align in essence, with community desires, overall site development vision, and greater city-building vision for great neighborhoods with sustainable economic activity. These can then be chosen from at the design and Development Permit stage in such a way that benefits all stakeholders involved. This approach best navigates the tension between providing a more fulsome picture of the developmental potential and vision for the site that stays within the realm of possibility, while providing a greater level of certainty for the community. The following points lay out how each proposed density incentive mechanism aligns with the development vision articulated above, while playing-off each other in a complimentary manner.

- A publicly accessible private open space will be made accessible through a registered public access easement. The open space will activate the site interface with 11 St, 10 St and 9 Ave SE Main Street corridor, creating design, programming, and social capital building opportunities. The open space will be designed to a high quality and include furniture and lighting elements that will create both a functional and distinct public plaza node.
- An original work of public art included on site, would be a piece provided by Metis artists, which will elevate the largely overlooked Metis heritage and contribution to Inglewood, and the entire East Calgary area. This will bring a unique sense of both history and place to a site located simultaneously within both a historical and narrative junction; Inglewood as a community where indigenous and settler narratives overlap, and the intersection of 9<sup>th</sup> and 11<sup>th</sup> as the historic dividing line between the first 2 settler developers in Inglewood. Artwork of this caliber will also augment publicly accessible private open space and contribute to the vibrancy and cultural preservation of the area.
- Cultural support space located within the site provides an internal space that accommodates one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. A space designed for such a purpose can only compound Inglewood's creativity and eclecticism, which is grounded in both its corporeal and ephemeral environments.
- Design related community benefits involve the incorporation of three-bedroom units and universally accessible units into the site design. These will further increase the diversity of the housing mix in Inglewood, while strengthening community vitality and resilience by increasing residential and employment densities and mixes in key locations such as this one. Locating



## **Applicant's Submission**

accessibility-forward and family-friendly units in such proximity to multiple PTN stations also moves forward the proverbial municipal needle on designing for equity and climate resilience.

- Green building features such as an environmental roof and electric vehicle charging stations help meet the city's climate resilience objectives through facilitating emissions reduction, boosting building energy efficiency, and reducing heat island effects. Such measures also contribute positively to overall public health through reduction of carbon and noise pollution, the creation of space for social capital formation, and all the positive mental health benefits linked to greener environs. An environmental roof further creates an iconic architectural feature that brings a unique, but complimentary dimension to a community replete with diverse architectural forms that capture the spirit of different eras.
- Exceptional design features will incorporate architectural and urban design features and/or technologies that visually and functionally enhance the character of the urban environment, thus making a positive contribution through architecture, urban design and uses to the vibrancy and activity of the pedestrian environment and the building's interfaces with the public realm on the iconic 9 Ave Main Street. Examples include building massing, orientation and façade design contributes to a memorable skyline, urban environment, and building envelope designs employing materials or technology that have a positive effect on the public realm.
- A monetary contribution to the city's heritage fund is a tangible commitment of good faith to heritage conservation on a larger municipal scale. It is a real recognition that Inglewood is not an island, but that its heritage and wellbeing is part of a larger dialectic whole.

These site-specific density incentive mechanisms have been carefully considered, and create an exciting realm of possibility, while also providing a measure of certainty to the community and City stakeholders. In the absence of a concurrent Development Permit, this Direct Control Bylaw is the only approval that can create certainty of some combination of these public benefits being achieved with future site redevelopment.

For context and as it relates to stakeholder questions related to density bonusing formulas and that benefits be commensurate to density bonused, we contend that the monetary value of any combination of these incentive mechanisms is significant. Cost considerations include cost of land, capital construction cost, loss of salable/leasable floor area, and the loss of perpetual revenue for commercial-retail space along a prime Main Street corridor.

We trust this application has sufficiently portrayed the commitment of Landstar Development Corp., along with Hive Developments, to working collaboratively with officials at the City of Calgary, representatives from the Ward 9 Councilor's office, residents and stakeholders in Inglewood throughout the application process.

# PROPOSED

CPC2020-0695  
ATTACHMENT 2

## BYLAW NUMBER 38P2020

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE INGLEWOOD AREA REDEVELOPMENT PLAN BYLAW 4P92 (LOC2019-0149/CPC2020-0695) \*\*\*\*\*

**WHEREAS** it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, as amended;

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

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

1. The Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
  - (a) In Table 3 entitled 'Proposed Commercial/Industrial Redesignations', under Site C19, under Development Guidelines, after the last bullet, add the following:
    - “• For the site at 1025 and 1139 – 9 Avenue SE the maximum building height is 45.0 metres. At the discretion of the Development Authority, development on this site may exceed the maximum 5 storey height limit. The height of the portion of the building closest to 9 Avenue SE should be no higher than 22.5 metres from grade but may be higher than 4 storeys.”
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



# PROPOSED

CPC2020-0695  
ATTACHMENT 3

## BYLAW NUMBER 115D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0149/CPC2020-0695)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

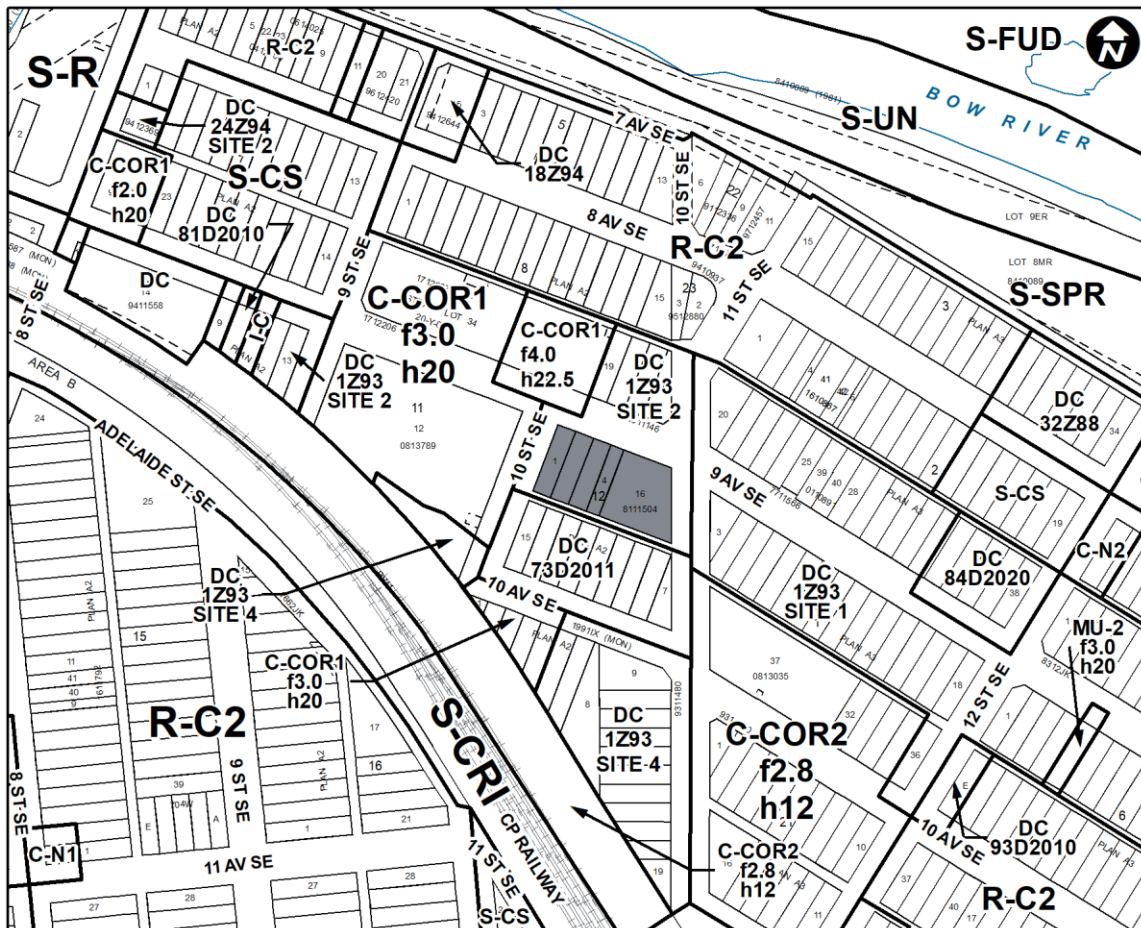
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

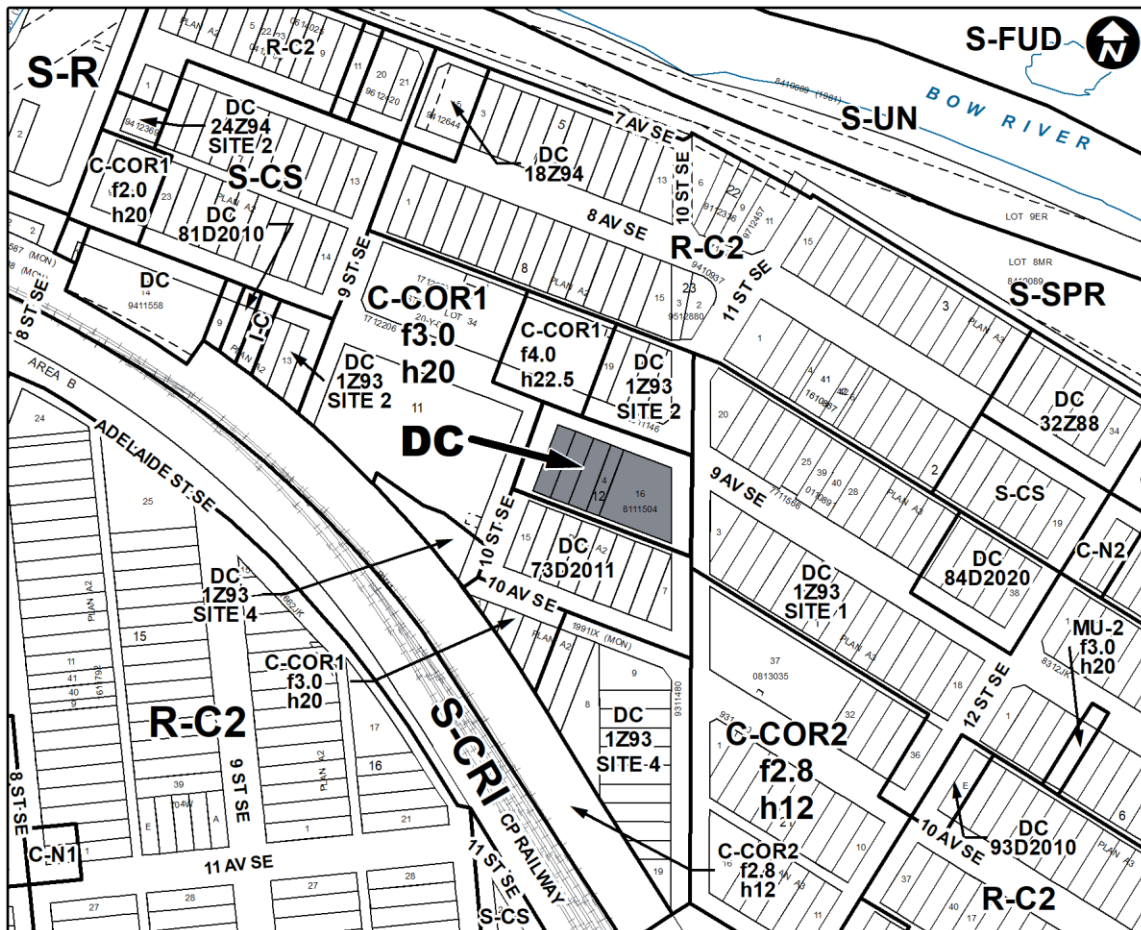
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development where active commercial uses are required at grade to promote activity at the street level;
- (b) establish a base density and building height on a Main Street;
- (c) provide an opportunity for a density bonus over and above base density to achieve public benefit and provide amenities within the same community; and
- (d) create sensitive building transitions to the National Hotel.

# PROPOSED

## AMENDMENT LOC2019-0149/CPC2020-0695 BYLAW NUMBER 115D2020

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**bonus provisions**” means those items set out in Schedule C of this Direct Control District Bylaw which may be provided by a **development** in order to earn additional **floor area ratio**.

### Permitted Uses

- 5 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District Bylaw.

### Discretionary Uses

- 6 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District Bylaw.

### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District Bylaw.

### Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsections (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** may be increased to 6.5 in accordance with the **bonus provisions** set out in Schedule C of this Direct Control District Bylaw, provided that one of the **bonus provisions** used is the provision of publicly accessible private open space.

### Building Height

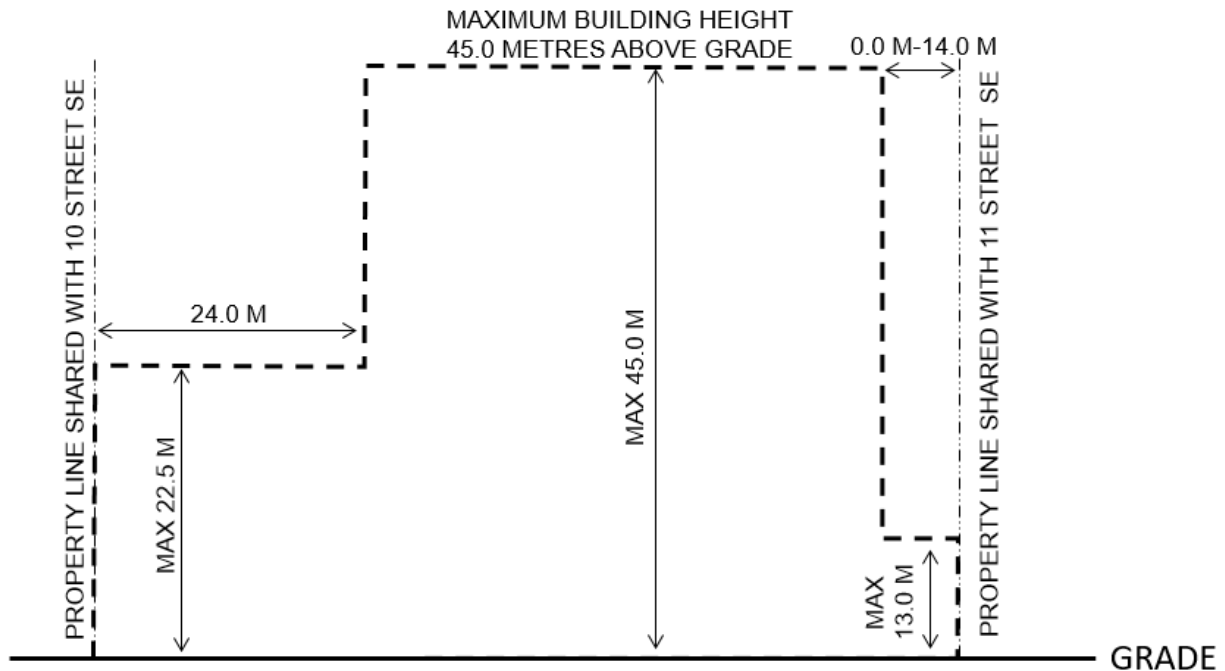
- 9 (1) Unless otherwise referenced in subsections (2), (3), and (4), the maximum **building height** is 45.0 metres.
- (2) Where the **parcel** shares a **property line** with 9 Avenue SE, the maximum **building height** is 22.5 metres measured from **grade** within 3.5 metres of the shared **property line**.
- (3) Where the **parcel** shares a **property line** with 10 Street SE, the maximum **building height** is 22.5 metres measured from **grade** within 24.0 metres of the shared **property line**.

# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

- (4) Where the **parcel** shares a **property line** with 11 Street SE, the maximum **building height** is 13.0 metres measured from **grade** within 14.0 metres of the **property line** at the southeastern corner of the parcel, with the 14.0 metre setback from 11 Street SE decreasing in a linear fashion to 0.0 metres at the northeastern corner of the parcel, such that the area restricted to 13.0 metres in height forms a triangle.

Illustration 1: Building Height in subsection 9(3) and 9(4)



## Floor Plate Restrictions

- 10 Each floor of a **building** located partially or wholly above 22.5 metres above **grade** has a maximum:
- (a) **floor plate area** of 900.0 square metres; and
  - (b) horizontal dimension of 37.0 metres.

## Relaxations

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



# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

## SCHEDULE C

### Provision of Public Amenities through Bonus System

#### 1.0 Bonus System

##### 1.1 Approach

**Development** sites can be developed up to the maximum **density** without providing any bonus items. In order to develop above the maximum **density** and up to the bonus maximum **density**, **developments** must provide one or more bonus items in exchange for a defined amount of additional **density**.

Any combination of bonus items can be used to earn additional **density**, provided that one of the **bonus provisions** used is the provision of publicly accessible private open space, subject to the discretion of the **Development Authority**, the local context of the proposed **development** site, and any rules set out in Land Use Bylaw 1P2007 and this Direct Control District Bylaw.

The contribution amount will be calculated at the time of **development permit** approval, based on the average land value per square metre of **gross floor area**.

“Average land value” in Schedule C of this Direct Control District Bylaw means the average land value per square metre of **gross floor area** at the time of **Development Permit**. If no such value has been determined by **Council** in the applicable local area plan at the time of **development permit** application, expert analysis in the form of a land valuation study or real estate appraisal report is to be prepared by a Licensed Real Estate Appraiser and provided to the **Development Authority** at the time of **development permit** application.

#### 2.0 Provision of Publicly Accessible Private Open Space

##### 2.1 Description

Publicly accessible private open space is defined as a portion of a private **development** site that is made available to the public for the life of the **development** through a legal agreement acceptable to The **City**, and is in a location, form and configuration and is designed and constructed in a way that is acceptable to The **City**.

##### 2.2 Eligibility

Any **development** that can provide a publicly accessible private open space that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. A publicly accessible private open space must:

- (a) have a minimum overall contiguous area of no less than 250.0 square meters, including a minimum width of 2.0 metres of private land immediately adjacent to 9 Avenue SE and 11 Street SE;
- (b) have sufficient width to allow for a plaza or plaza-like space on the 11 Street SE frontage;

# PROPOSED

## AMENDMENT LOC2019-0149/CPC2020-0695 BYLAW NUMBER 115D2020

- (c) be located at **grade** between the face of the **building** and the **property line**;
- (d) be maintained by the owner for the life of the **development**;
- (e) include street furniture elements including, but not limited to seating, bicycle racks, general and feature lighting; and
- (f) include canopy trees and soft landscaping elements where possible and appropriate.

### 2.3 Bonus Rate

The bonus is based on the cost of construction (excluding land costs) of the proposed space to be accessible by the public. Cost estimates shall be prepared by a Registered Landscape Architect or Professional Quantity Surveyor as part of the **development permit** application. The maximum incentive **floor area ratio** for this item is 2.0.

For example, if the cost to the applicant to construct the space is \$500,000.00 and the average land value per square metre is \$270.00 then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (average land value x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$270.00 x 75.0%) = 2,469.0 square metres

### 3.0 Provision of Public Art – On Site

#### 3.1 Description

Public art – on site means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

#### 3.2 Eligibility

Any **development** that can provide public art that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. The artwork must be maintained by the owner for the life of the **development**, have a minimum value of \$200,000.00, as approved by The **City**, be located in a permanently and publicly accessible area; and located either outdoors, at **grade** and experienced from the public sidewalk; or on the **building's** exterior and experienced from the public sidewalk.

#### 3.3 Bonus Rate

The amount of additional floor area that may be earned through the provision of public art – on site will be determined based on the overall value of the artwork, as submitted by the applicant and accepted by the **City**. As with other bonus items, the floor area bonus will relate to the average land value. The maximum incentive **floor area ratio** for public art – on site is 1.0.

For example, if the total value of the artwork is determined to be \$500,000.00 and the average land value is \$270.00, then the amount of the bonus floor area will be calculated as follows:

Total value of the artwork / (average land value x 75.0%) = Allowable Bonus Floor Area

# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

$\$500,000.00 / (\$270.00 \times 75.0\%) = 2,469.0$  square metres

Note: The total value of the proposed public art will be provided to the **Development Authority** at the time **development permit** application by an independent art professional, as accepted by The **City**.

## 4.0 Contribution to Heritage Incentive Reserve Fund

### 4.1 Description

Financial contributions to The City of Calgary's Heritage Incentive Reserve Fund at the time of the **development permit** application.

### 4.2 Eligibility

Any **development** proposing to build above the maximum **density** allowed for the subject site is eligible to make a contribution to the Heritage Incentive Reserve Fund. The monetary contribution to The City of Calgary's Heritage Incentive Reserve Fund should be applied to Municipal Historic Resources along 9 Avenue SE in the community of Inglewood.

### 4.3 Bonus Rate

The contribution amount will be calculated at the time of **development permit** approval, based on the average land value per square metre of **gross floor area**.

For example, if the average land value is established to be \$270.00 per square metre, and the applicant is proposing to build 1,000.0 square metres of bonus floor area, then the amount of contribution will be calculated as follows:

Average Land value x Proposed amount of bonus **gross floor area** (metres squared) =  
Heritage Incentive Reserve Fund Contribution Amount

$\$270.00 \times 1,000.0$  square metres = \$270,000.00

## 5.0 Provision of Affordable Housing Units

### 5.1 Description

Affordable housing units are non-market housing units provided within the **development**, owned and operated by The **City** or any bona fide non-market housing provider recognized by The **City**.

### 5.2 Eligibility

Any new **development** that can provide affordable housing units, in perpetuity, within a proposed **development** in a number and location, and of a design and with an operating plan acceptable to The **City**, is eligible for this bonus.

# PROPOSED

AMENDMENT LOC2019-0149/CPC2020-0695  
BYLAW NUMBER 115D2020

## 5.3 Bonus Rate

The allowable bonus floor area will be based on the total construction cost of the units to a standard acceptable to The **City**. Construction cost estimates shall be prepared by a Professional Quantity Surveyor and be provided at the time of **development permit** application.

For example, if the cost to the applicant to provide the units and associated parking stalls is \$500,000.00 and the average land value is \$270.00, then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (average land value x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$270.00 x 75.0%) = 2,469.0 square metres

Note: the provided affordable housing units and associated parking stalls shall not be included in the calculation of **gross floor area**.



**LOUIS on 9TH**  
**1025-1139 9 AVE SE**  
COMMUNITY ENGAGEMENT  
SUMMARY  
APRIL 2020

PREPARED BY



Hive Developments  
508A 815 1Street SW  
Calgary, AB T2P 1N3  
E: [info@hivedevelopments.ca](mailto:info@hivedevelopments.ca)  
T: (403) 619-6373

OWNERS & APPLICANT



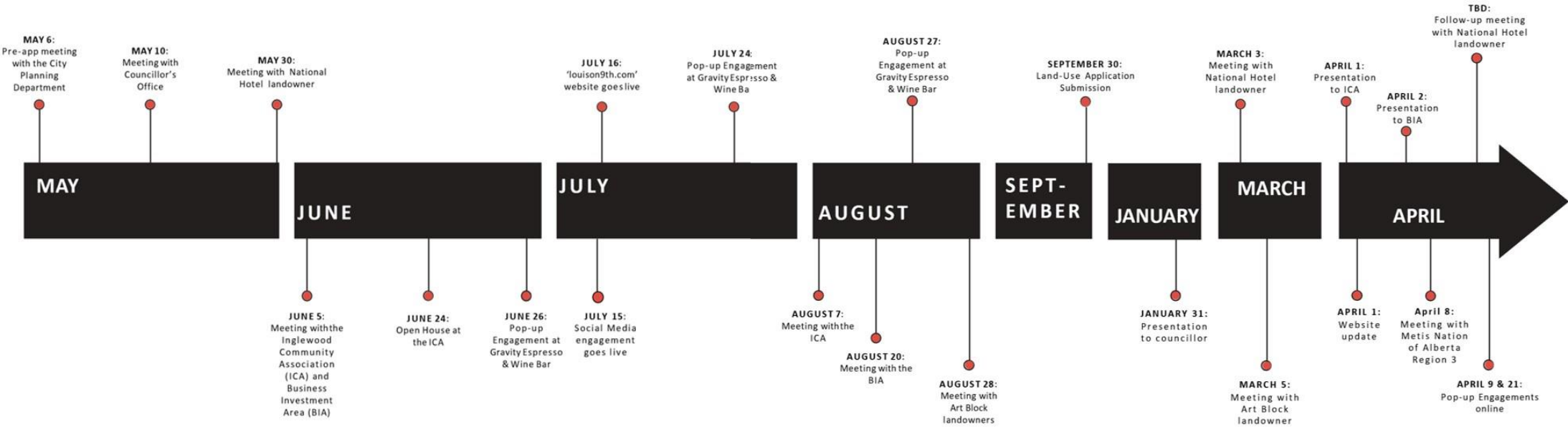
# CONTENTS

<b>1 COMMUNITY ENGAGEMENT</b>	<b>4</b>
ENGAGEMENT PROCESS OVERVIEW	
<b>2 WHAT WE HEARD</b>	<b>6</b>
COMMUNITY FEEDBACK	
<b>3 REVISED DESIGNS</b>	<b>7</b>
<b>4 COMMUNITY FEEDBACK-RESPONSE</b>	<b>9</b>
ASPIRATIONS & OPPORTUNITIES	
<b>5 VERBATIM INPUT</b>	<b>10</b>



1 COMMUNITY ENGAGEMENT

ENGAGEMENT PROCESS OVERVIEW



NUMBERS TO DATE

OPEN HOUSE

**23** attendees  
**8** staff/team  
**89** written feedback  
**5** visual feedbacks

POP-UPS

**5** events  
**18** attendees  
**3** staff/team  
**41** written feedback

ONLINE

**900+** website visits  
**84** comments via social media

OTHERS

**19** personal meetings  
**80** flyers distributed  
**36** event posters posted

Applicant Engagement Summary

IN - PERSON MEETINGS

Face to face meetings were held on June 5th and August 7th with the Inglewood Community Association's (ICA) Planning subcommittee, and on June 5th and August 20th with the Inglewood Business Investment Area (BIA). The former was to share our initial design proposals and process outlines, and the latter was to share the ongoing results of our engagement, along with updated design proposals. As laid out in the timeline on pages 6-7, we will be meeting with both of these stakeholder groups on April 1<sup>st</sup> as well to update them on our revised designs and address any other concerns moving forward.

In-person meetings were also held to discuss the project and work through concerns with the landowner of the National Hotel site, Jane Kerr on May 30, 2019 and March 3, 2020, as well as the landowners of the Art Block site, Jim and Michael Hill on August 28, 2019 and March 5, 2020. We are in the process of scheduling another meeting with Ms. Kerr sometime in April, 2020.

Lastly, a face-to-face meeting was held with members of the Metis Nation of Alberta Region 3 on April 3, 2020, in order to discuss potential opportunities to highlight some of the history of the project site, given its imbued metis roots.

POP - UPS

A simplified version of the Open House was held, with much of the same content. The setup includes a large table at a popular local venue: Gravity Wine & Espresso. Pop-up events were held on the following dates. Note that additional pop-up times were modified in response to a request from the Director of the Inglewood Design Initiative:

Wednesday, June 26th from 5-7 pm  
Wednesday, July 24th from 5-7 pm  
Tuesday, August 27th from 3-6 pm

Online open houses utilizing Zoom were held on the following dates:

Thursday, April 9<sup>th</sup>, from 3.30-5.30 pm  
Tuesday, April 21<sup>st</sup>, from 3.30-5.30 pm

Updated designs, these dates, and meeting links were shared via the website, through emails to individuals that had signed up for notifications, and passed on to the ICA and BIA to share with their networks.

ONLINE

Website: The project website, [louison9th.com](http://louison9th.com), was launched on July 23rd, and serves as the key online engagement venue for this project. It contains all the information shared at the in-person events and allows feedback to be submitted electronically. The website was shared with the Inglewood Community Association (ICA), the Business Improvement Area (BIA), and all other stakeholders through flyer drops, posters, and direction at all in-person events.

Social Media: The website was also shared on social media platforms such as Reddit and Skyrise Cities. These posts were made specifically to address the potential for misinformation, as somebody shared an outdated site design from the developer's website, which then led to speculative commentary.

OPEN HOUSE

An interactive open house was held on Monday, June 24th from 6-8 pm at the Inglewood Community association. There were 5 tables setup, soliciting feedback on key areas related to drafting a DC for land-use. These areas included: project name, potential uses, massing, public realm, and interface with The Nash site.

9 storyboards with the following content were also displayed:

An introduction to the origins of Landstar

2 renderings focused on massing: day & night

1 diagram focused on the connection of the different massing blocks

3 renderings focused on the public realm from different angles

An outline of potential names for the project, along with a brief history of each

Shadowing diagram

ONLINE MEETINGS

Due to the restrictions posed by Covid-19, our stakeholder meetings after April 1st were moved online. These included presentations to the ICA, BIA, and Metis Nation of Alberta Region 3.

FLYERS AND POSTERS

These flyers and posters were delivered by hand to retail and residences around our proposed site. These were also sent via email to the ICA planning subcommittee and BIA to share with their members and/or mailing list. The following were delivered on the noted dates:



Applicant Engagement Summary

2 WHAT WE HEARD  
COMMUNITY FEEDBACK

SITE DESIGN

The most common sub-themes addressed:

**Façade:** A more inviting appearance that uses higher quality, warmer materials in keeping with older buildings along 9th Ave. More balconies, less like an office tower.

**Rooftop public space:** Several suggestions for turning the rooftop into a social common-space, including a garden, mini golf etc.

**Colonnades:** Several questions on their appropriateness, while others recommended more “classical” rounded columns that are less modern in appearance.

**Historical character:** Lots of concern that this took away from the “historic aesthetic” of Inglewood, conveys a sense of “place-lessness” as it could be from anywhere in the world, and didn’t blend in well with the rest of the neighborhood. Some suggestions for local historic-modern blend precedents: Simmons Building, Biscuit Block

**Shadowing:** Concern that shadowing on the Hose & Hound (north side of 9th Ave) and Gravity (west side of site) patios would negatively impact business and detract from overall pedestrian experience.

Some general concern that the proposal doesn’t respect the existing 1993 ARP, and that it detracts from the feeling of a “small- town-within-a-city”.

ENGAGEMENT

Feedback fell into 2 areas:

**Process:** there was general concern that the proposal reflected a complete disconnect from the residents & retail around the site

**Visuals:** conflicting feedback, where most wanted more detail, particularly with respect to the wider context (i.e. clear depiction of landmarks, streets etc), while a few thought renderings in general were overused for conversations around land-use.

PUBLIC REALM

The four major areas focused on were:

1. The Nash: development that’s sensitive to this building and doesn’t detract from it

2. The pedestrian experience around the site: allow for patios, activation at the 9th and 11th intersection, more soft-scaping, curb bump-outs, narrow lanes on 11th, lots of greenery, allow space for larger trees, ample street-oriented seating.

3. The courtyard/atrium: use green or more permeable material, active edges, good lighting.

4. Features that encourage social interaction, such as pocket parks, water-coolers, and public washrooms

MASSING

Feedback fell under the following 3 sub-categories:

**Massing appearance** was initially considered too blocky, with greater step-backs from 9th Ave and 11th St required. The revised massing was applauded, with particular appreciation for respecting the National Hotel and Art Block. Request that items such as FAR, setbacks, and community benefits be written into the DC.

**Height** was initially considered “intimidating” and “intrusive”, with recommendations of moving as much of the height as possible to the back of the site, away from 9th and 11th. Revised designs were significantly preferred, although the tower height was still of concern.

**Scale:** Mixed feedback on how well the proposed scale fits into the community, mostly around the community capacity to handle the density being added.

METIS HISTORY

Inglewood holds huge historical significance to Metis history in Calgary, and the attempt to draw attention to it through project naming and art is appreciated.

ECONOMIC ISSUES

Concern that units wouldn’t sell in a downturn, and that corresponding increases in property taxes would negatively impact businesses and general affordability.

CONTEXT

These addressed the wider context within which the project was situated, and whether or not it would ultimately “fit-in” with Inglewood.

TRANSPORT

Ensure enough parking is provided for tenants, augment the walkability around the site, and minimize traffic impact.

MOST DESIRABLE USES

Small-medium scale restaurant	Artist studio	Brewery, winery, or distillery
Market	Museum	Outdoor café
Performing arts center	Post-secondary learning institution	Supermarket
Urban agriculture	Convenience food store	Fitness Center

LEAST DESIRABLE USES

Print center	Health services laboratory	Billiard parlour
Cannabis store	Conference and event center	Pawn shop
Payday Loan	Residential care	Vehicle rental/sales
Accessory liquor service	Addiction treatment center	Computer games facility

*\*Additional suggestions not included on our list: low-income housing, music venue to support the music mile, & farmer’s market. There were also strong preference against chain/franchise outlets.*

3 REVISED DESIGNS

DEVELOPMENT CONSIDERATIONS:  
Understanding Community Concerns

NATIONAL HOTEL

The massing of new developments should express a relationship to the historic hotel



HISTORIC RETAIL STREET  
FRONTAGE

New developments should respect the scale and rhythm of the historic streetscape



PEDESTRIAN EXPERIENCE

New developments should improve the pedestrian realm. i.e. increased sidewalk widths; urban furniture; active street frontage etc



ARCHITECTURAL IMPACT

New developments should be sympathetic to the existing context by limiting the visual impact of building scale (height, density, shadowing) from the street-level



HERITAGE

The design of new developments should complement the materials used and architecture of the historic context



COMMUNITY BENEFITS

New developments should give back to the community by providing accessible public amenities. i.e. outdoor public space; public art; community programming etc





## Applicant Engagement Summary

### INITIAL APPLICATION: Critical Analysis

#### CRITICAL ANALYSIS CRITERIA: COMMUNITY COMMENTARY

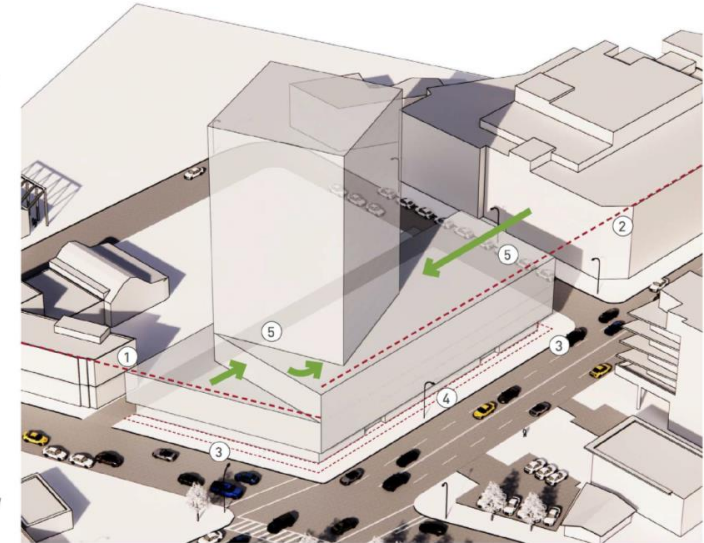
- ① NATIONAL HOTEL  
Massing steps to 20m at National Hotel.  
• *Datum not achieved*
- ② HISTORIC STREET FRONTAGE  
2m setback introduced above 20m.  
Majority of massing is still aligned with 9th Avenue SE.  
• *Frontage consideration partially achieved*
- ③ PEDESTRIAN EXPERIENCE  
Sidewalk width increased with addition of colonnade  
• *Concerns with quality of pedestrian realm within colonnade*
- ④ COMMUNITY BENEFITS  
Public colonnade leads to new central public courtyard.  
• *Concerns with quality of public space in courtyard*
- ⑤ ARCHITECTURAL IMPACT  
Majority of massing aligns with 9th Avenue streetscape  
• *Concerns of 'visual wall' and shadowing along 9th Avenue SE*
- ⑥ HERITAGE AND MATERIALITY  
Materiality to be developed through subsequent design process



### REVISED STRATEGY

#### CRITICAL ANALYSIS CRITERIA: D.T.R. + COMMUNITY COMMENTARY

- ① NATIONAL HOTEL  
• Contextual relationship created with National Hotel via alignment of parapets
- ② 20m HISTORIC STREET FRONTAGE  
• 2m set back of massing above 20m  
• Consolidation of density above 20m to avoid 'visual wall'
- ③ PEDESTRIAN EXPERIENCE  
• Increased public sidewalk width along all street facing retail frontages.  
• Covered, recessed retail frontage around perimeter of building
- ④ COMMUNITY BENEFITS  
• The setback of the perimeter retail facades creates a continuous public amenity space around the building (minimum of 150 m2)
- ⑤ ARCHITECTURAL IMPACT:  
F.A.R. + DENSITY + SHADOWING  
• Majority of density (tower) rotated to reduce impact along 9th Avenue  
• Reduction of shadowing along 9th Avenue
- ⑥ HERITAGE AND MATERIALITY  
Refer to following section for design aspirations and precedents.



## 4 COMMUNITY FEEDBACK-RESPONSE

### ASPIRATIONS & OPPORTUNITIES

Feedback received from the community was distilled down to the following 7 themes with corresponding responses:

#### Site Design & Massing

These themes are addressed in the above pages

#### Transport

Parking will comply with a slight relaxation, which will be determined after a Traffic Impact Study. Note that this classifies as a Transit-Oriented Development given that it falls within the 400 m walk-zone of a BRT station and the future Green Line station.

#### Economic Issues

All forms of development will hinge on market studies and research. A development of this scale brings in many more potential customers, which means increased revenues for businesses. We also note that property taxes are contingent on many factors in addition to redevelopment.

#### Engagement

The engagement process began with block massing and following initial community meetings, some articulations were added. After feedback from community, we reverted back to block massing for simplicity in order to avoid discussing details that will be addressed during the Development Permit stage. At no point did we present an architectural design.

#### Potential Uses

While we do not wish to be overly restrictive with uses, the least desirable uses, as per the feedback received from community (print center, health services laboratory, billiard parlour, cannabis store, pawn shop, payday loan, residential care, vehicle rental/sales, accessory liquor store, addiction treatment center, computer games facility) will be removed or placed as discretionary in the final land use (DC district). Note that all potential "uses" listed in our process are under the stock MU-2 district as per the Calgary land-use bylaw

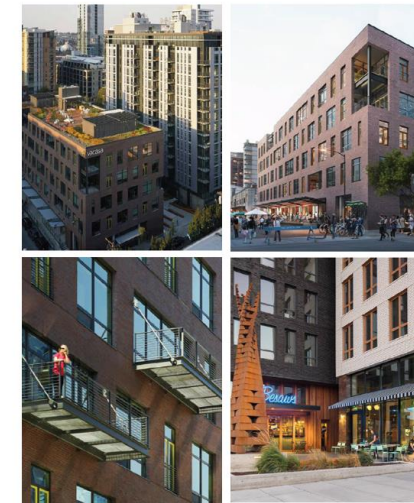
#### Public Realm

- Publicly accessible open space (200 square metres±), which may be provided along street frontages
- Public art that can take many forms such as sculpture, mosaics, murals, paintings and other forms
- Street furniture such as benches, public notice boards and decorative street lighting, in the pedestrian right-of-way in front of the building



#### Context

- Sensitive materiality related to local context (Masonry facades)
- A contribution to the community's heritage incentive fund.



Applicant Engagement Summary

We have plenty of examples in the downtown where the pillars create wasted space, used mostly to provide people a shelter from the elements, smokers, homeless folks.

Really liking the massing on this one, seems like something you would see on Queen west in Toronto

It's only conceptual, so hard to say how it'll look, but so far I like the use and the general scale. As for the massing, I would like to see a little more variation on the north side. It's a lot of glass. Outside of that it's going to be great to get rid of one of the last remaining parking lots along 9th SE and a crappy parking lot at that.

Is this a library from the 1960's? I would have considering it's context of a historical street like 9 ave, and being directly adjacent from The Nash they would try and fit into the character of the community. Maybe have some different material choices for at-grade? I dunno, maybe some brick. Just a thought.

I like the scale. I know some in Inglewood will complain that it's too large, but this is the perfect lot if you are going bigger, many other lots aren't suitable for something of this scale. Inglewood's shaping up to be a nice busy little hub

To be honest, I like its modern look, I think Inglewood has lots of brick, and it's nice to have something contrast it.

Having this one and the RNDSGH site developed would be amazing. I also think And/South Bank will be great additions to the neighborhood. Seems to me that Inglewood may take on a Gastown feel once there's more vibrancy and quality development completed

Inglewood is a very important place for Metis history, which hasn't been highlighted enough to this point: we greatly appreciate you working with us on this!

Louis Roselle played an important role in early development of Inglewood

You've mislabeled the areas east of 11th as "historical" while the area west is "contemporary". For us, all of Inglewood is historical.

Definitely prefer the rotated tower scheme, but still have a hard time wrapping our heads around a height of 56 m in Inglewood

Appreciate that the new massing respects the National Hotel, the Art Block, and creatively reflects the street layouts on the west and east sides.

Concerned that the main street cannot handle a density that accompanies a 7.0 FAR...can the entire community handle this sort of density either?

9th avenue needs to be treated with respect: specifically a 3.5 m setback, by itself on massing above 22 m may not be adequate.

Would like to see setbacks, FAR and community benefits written into the final DC for the site as an assurance of the final product

Would like to see the sidewalk along the northern edge of the site has the same width as that abutting the Art Block on the west.

56 m tall tower is not contextual for Inglewood, as the low-rise buildings are what give it its unique charm and vibe

Appreciate the colonnades being taken off: looks way better!

Would like some assurance as to the massing framework in drafting the DC, with emphasis on adequate setbacks from 9th Ave. WE recognized that more nuances design details of the tower portion would be addressed at the DP stage, but just wanted to ensure that some of the visual/qualitative impact on surrounding streets be addressed as best as possible at this stage.

You do realize that a 2nd floor food hall, one of the potential opportunities for site used mentioned, would compete with Bite in the Art Block, and that Inglewood may not have adequate density to support such competing uses right?

Remember, this community is 2-3 streets wide only highways/interstate building create shadowing & claustrophobia & ultimately fail to attract pedestrian vitality

Shadows worth fixing and more

Shadows on north side of 9th is not good

What day of year is this summer solstice? Shadows, wind, dark is coming!

Hose & Hound is on our south facing patio - you're demolishing the south facing patio

Shadowing is detrimental

Destroying patios can end lighting bit

Shading on the north side of 9th is not desirable

Very obvious, unfriendly design blocking light from neighboring patios + Candy, Bite, Hound

Further reduce shadowing on the north side of 9th, as the House & Hound patio will be killed by the current shadowing profile

Does the current massing negatively impact the Candy patio on the west side?

We are in an excessive development: who will your condos? We have a high level of empty condos in low office + high locations

We have food developers scale back on their builds of low offices

New builds increase property tax to all neighboring homes + shops. This causes shops to close

How do you propose to sell this building to those of us who live, work, play, and engage in this culturally historical neighborhood? What are you selling to do on facade material, scale + setbacks for pedestrians, patios, restaurant outdoor spaces

There's a seniors residence already in the area that's having trouble getting spaces filled. Developments like this are better aimed at a younger demographic

Most secure low income housing

Music venue to support the music side

Indies/Artists/ Farmer's market on ground level

No franchises or chain stores

Smaller retail only/underused

The ICA Planning Committee does not opine on tenant suitability although it is obvious that neither liquor nor cannabis could candidates because they are within too close a proximity to others who hold correct licenses

Holiness. Destroying Inglewood

Tall prices after attack of site

Her potential name, in addition to "The Roselle", I think that you had the "Nash" (I think also reference to the Roselles - I can't quite remember - Mr. Roselle was Louis and according to my archeologist brother, Mrs. Roselle was Angelique

I like a lot large to need it's a concept drawing. I'll wait until the final design comes out

This is perfect. We need to start massively building up in this city. Spread is horrible

Agree on the functional roof. Three levels of outdoor patios for residents to use and BBQ on. Perfect

Better than the Starbucks and Thrift Applications currently occupying the space but had expected other design totally still and a bit out of step with the newer buildings around it. It reminds me of a building from the 70's.

Glass towers attract high end buyers who want an urban nightscape view. Overlook water (like the ocean in Vancouver). This will overlook railway tracks & look into other condo owner windows

Does not reflect our current ARP/FAR for our neighborhood

Atrium fails to deliver. It will be dark + unappealing to anyone but our homeless. It will be considered unfriendly & pedestrians will be leery at night & for shop owners locking up at night

You claim to be building for an elite clientele, professional couples, professional retirees wanting to downsize: ask yourself, what does this building offer that others in the city do not?

Ask yourself if you came from a home with a yard, greenspace, and mature trees, what would appeal to you about this place? Inglewoodians live here because of open spaces, green spaces, it has a small town feel near a downtown. Colonnade is interesting, but once again, no tradition in local architecture Colonnade too modern in shape

Columns look like a parkade: maybe round like Bay downtown is better Colonnade makes sense in a hot climate, south facing, not north facing in cold climate

Rounded colonnade

Too many "modern" looking buildings around that compromise the feel of the historical community. Perhaps more input + research into design that will complement into community

Heritage architecture? Hove and Hound needs to be included.

This building could belong anywhere! Inglewood is a historic community

Keep to our historic aesthetic. This is not Manhattan

Historical/modern fusion buildings. E.g. Simmons, Biscuit Block

Incorporate brick or other material to complement historical community. Building ideally blends into existing surrounding context.

Aesthetics should blend in with the historical buildings on 9th for a cohesive community

Maintain the small-town historic feel. This is oppressive!

Could be any glass building on any street in any city. Doesn't say anything about Inglewood

Downright hideous. Doesn't fit into a historic neighborhood. Think historical brick & sandstone, not this!

Move top floors to back of building and maybe you'd get approved if you added historical character.

Where is the integration into a historical neighborhood?

Are we a community with history or just an extension of downtown?

You need to go back to the drawing board 100%. You need to visit, integrate with existing shoppes + cafes here in Inglewood to see how we currently live in our community of 3 streets wide.

Does not reflect our heritage. Looks like an office building: no balconies, tiered decks, brick facades = uninviting

Something like this will just provide precedents to further ruin the historical, low-rise development pattern of the neighborhood, which is one of the major reasons people buy into this place!

Talk to residents + shop owners, why we live and work here!

People live here and love our community. Please don't ignore us!

We are the only historical neighbourhood left in Calgary. You need to work with the community, not against it. This screams US first, Inglewood last on the totem pole

Renderings do not reflect 9th Ave character

Provide correctly labeled signage to orient people better

Evolution of design isn't obvious

5 VERBATIM INPUT

Highlight the family/origin story of Landstar to provide some context and reassurance that these aren't just another developer looking to make a quick buck and leave

Some form of presentation (video or in person) to walk people through the proposal

Title the different feedback sections. I.e. "Naming", "Uses", "Massing", "Public Realm" "Nash Interface"

Graphics in renderings could be truer to what currently exists in order to provide visual context. Show community landmarks as-is in renderings

Not opposed to height or density...just not in this community! Something like this will just provide precedents to further ruin the historical, low-rise development pattern of the neighborhood, which is one of the major reasons people buy into this place!

There's a seniors residence already in the area that's having trouble getting spaces filled. Developments like this are better aimed at a younger demographic

Give Nash more prominence

The ICA Planning Committee does not opine on tenant suitability although it is obvious that neither liquor nor cannabis could candidates because they are within too close a proximity to others who hold correct licenses.

Re: potential name, in addition to "The Roselle", I think that you had the "Louis". If this also a reference to the Roselles - I can't quite remember - Mr. Roselle was Louis and according to my archeologist brother, Mrs. Roselle was Angelique Further reduce shadowing on the north side of 9th, as the House & Hound patio will be killed by the current shadowing profile

Won't the current massing negatively impact the Gravity patio on the west side?

Missing patio space on 11th. Refer to streetscape masterplan

Surface Should be green not impermeable materials. This has potential as a courtyard that connects to 10th Ave. Heights need to be low and more lights needed

Landscaping and seating in groupings and curves

Less hardscape and more softscape

This will not retain our tourism

Additional activation at the corners

Nash hotel is important and should be respected. I liked the way you handled it in the last rendering one your website

If the corner of 9th & 11th can be more inviting: higher ceilings cut the sharp corner. Make the corner inviting for more pedestrians, consider patio space on 11th SE

Candy Stripes? Centennial parkade with more straight lines

looks like an office

No balconies? Office facades? Why? Too much glass!

Homogeneous material, nacharacter

The glass is not appropriate for a heritage community

Building design a good concept for socialization. Aesthetics + design too cold looking. A bit too many windows - possible to have less?

Balconies invite better neighbours

Glass facade? Looks like a downtown office building. Very uninviting

Facade through design: material + scale. Create a friendly, homey facade. Balconies, decks etc

Where are the balconies?

Quality of design + materials are very important

If the second level can have balconies it looks like a live space vs an office tower

The amount of "picture" boards detract from this mainly being about the land-use

Your rendering is out of touch with the community in so many ways, where do I begin?!

More labels, i.e. streets need to be marked in the shadowing diagram, some descriptions around land uses etc.

Some form of presentation (video or in person) to walk people through the proposal

Highlight the family/origin story of Landstar to provide some context and reassurance that these aren't just another developer looking to make a quick buck and leave

Graphics in renderings could be truer to what currently exists in order to provide visual context

Show community landmarks as-is in renderings

Unacceptable. Very dominating and obtrusive design. Scale way back in height and from sidewalks

The height of this building destroys the look of Inglewood

Concern about the building height causing permanently shaded street on 9th: too dark. Want to maintain the small town feel of the community

The height is way too much for 10th street. Bite + Gravity will be significantly impacted

Inglewood is not downtown: too tall, too ugly, too industrial/commercial

Height doesn't reflect existing ARP. We are a historical community only 3 streets wide. High rises are offensive and cause shadowing on neighboring homes and businesses

Too High

Keep tall section of the building as far from 9th as possible. Building much too high - too much shading

Can height be moved to the back of the building? Step towards 9th and 11th

Possible to decrease height of adjacent taller buildings by 3-4 floors?

Make sure higher sections are pushed to the back of the site

Appreciate that the highest building has the smallest footprint

I appreciate an effort to have higher floors in the back, but still fails. Front facade needs to remain at 6 storeys only and have a historical appearance. Build your glass towers in the back.

Not opposed to height or density...just not in this community!

although the City may be dealing with a 40 m height as though it is fit as a sample, the ICA does not and will never support that height on North Avenue. However, I do appreciate Landstar's willingness to discuss other options. More than anything, it is our belief that North Avenue is of almost importance to the heritage of the City and cannot tolerate anything above 20 m while maintaining its integrity. So, as I think many discussed with George, a shift of any floors in excess of that to the south side of the atrium would mitigate that impact a bit.

the real issue now is indeed with building envelope or skeleton. One element about this particular property that may mitigate overall height more than most is that, like it or not, the Nash has bylaw permission to build to twelve storeys regardless, so the proximity to the Nash may give you shelter, so to speak.

Massing is too blocky. More effort along 9th Ave. Don't exceed 20 m

A bit too blocky, but I know it's early in the process

New development + reasonable scale :)

You cannot justify this scale and composition: big fail

How walkable will it be in winter?

Ensure adequate parking for building tenants - minimize street parking

What about traffic issues? Enough parking?



## Community Association Letters



INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

November 8, 2019

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Yuping Wang:

Re: LOC2019-0149, 1025 – 9 Avenue SE

The Planning Committee (PC) has reviewed the land use amendment application to accommodate MU-2 at the above noted address. Based upon the PC's review of the application notice and the applicant's submission, the PC has motioned to not support the application (as presented).

A conflict was identified when comparing the application description (from DC to MU-2) and what was described in the applicant's submission (change to a DC with a MU-2 base). The applicant's submission did not include a mention of the project's height, which we understand as being 39m per the City's planning and development website. The applicant's submission, in the absence of a DC, is our only concrete source of information about the applicant's plans for the site. Their submission is missing any parameters on how the increase of density will occur on the site, leaving the PC with only the project's proposed height and proposed FAR to make its assessment.

The PC is not opposed to the zoning being requested (MU-2), but does object to the building's height (39m) and FAR (7.4). It should be noted that we are not opposed to development along this important commercial corridor – some high-density residential projects have been supported along 9<sup>th</sup> Avenue – projects that respected the maximum height of 20 metres and FAR of 3.0 within their zoning restrictions.

As 9<sup>th</sup> Avenue is the only remaining historical commercial streets of its kind remaining in Calgary, we feel it is imperative that buildings along 9<sup>th</sup> Avenue respect the maximum height of 20 metres and with a FAR not exceeding 3.0 to respect, preserve, and enhance 9<sup>th</sup> Avenue's unique character and vibrant pedestrian-oriented streetscape.

We do not complete the Community Context Questionnaire as a matter of policy as we find it to be no substitute for our Committee assessment of any given permit. If you have any questions, please call me at 403-619-0559.



## Community Association Letters

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee

A handwritten signature in blue ink, appearing to read 'Erin Standen', with a stylized flourish at the end.

Erin Standen, Chair

## Community Association Letters



INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

June 19, 2020 (UPDATED FROM NOVEMBER 8, 2019)

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Yuping Wang:

Re: LOC2019-0149, 1025 – 9 Avenue SE

The Planning Committee (PC) has reviewed the land use amendment application to accommodate MU-2 at the above noted address. Based upon the PC's review of the application notice, the applicant's submissions, and the draft Direct Control (DC) bylaws provided for review the PC has moved to not support the application (as presented).

The initial LOC was provided for review in November 2019, the revised LOC was provided for review on March 23, 2020 with the first draft of the DC being provided to the PC on May 13, 2020 and a revised DC draft provided on June 8, 2020.

The PC first wants to articulate the challenges we have reconciling whether the City and/or the applicant find themselves in a conflict of interest (actual or perceived) when the opportunity to draft the initial DC is offered to the applicant – in a sense giving the developer a chance to write their own rules. We acknowledge the first draft of the DC submitted by the developer is starting point in terms of negotiations with the City (and other stakeholders) but we question the objectivity of this process, particularly in terms of a development of this size which could have massive impacts/ramifications for the community. We wonder whether or not the community might find itself in a better or worse position based on this arrangement based whatever the applicant/developer tells the City it is willing to offer in exchange for the (often multiple) relaxations they are seeking.

The PC is not opposed to the zoning being requested (MU-2) but does object to the building's height (reduced from 56.0 metres to 50.0 metres to 45.0 metres) and FAR (reduced from 7.4 to 6.8 to 6.5). It should be noted that we are not opposed to development along this important commercial corridor – some high-density residential projects have been supported along 9<sup>th</sup> Avenue – projects that respected the maximum height of ~20 metres and FAR of 2.0 within their zoning restrictions/conditions.

## Community Association Letters

In terms of the public benefits/amenities being offered to the community “in exchange” for the additional height and density, the “cash contribution” of \$300,000 to the City’s Heritage Incentive Reserve Fund for the initial increase in FAR from 2.0 to 4.5 is woefully inadequate in terms of the economic value/benefit associated with the additional FAR being gained by the developer. The value of the additional height and density to the developer relative to the community benefit of the cash contribution does not seem reasonable – what formula was used to determine how the \$300,000 cash contribution results in this FAR increase (from 2.0 to 4.5)?

The further increase in FAR from 4.5 to 6.5 (reduced from 7.4 to 6.8 and now 6.5) for the publicly accessible private open space along with the public art, again do not seem to provide a reasonable public benefit relative to the value of the additional density/height being gained by the developer. The publicly accessible private open space appears to be something the developer would surely create/develop regardless – particularly with active commercial uses at grade (which are described in the purpose of the DC bylaw) which are intended to promote activity at the street level.

The initial draft of the DC provided to the PC in mid-May mentioned public amenities such as street furniture, trees and/or patio spaces – again, all of which would be provided by the developer to meet the DC’s purpose and additionally to market ground floor retail spaces to tenants which amenities such as patio spaces. Again, what formula was used to determine how the publicly accessible private open space and public art result in this FAR increase (from 4.5 to 6.5)?

The applicant outlined, in the application notice package circulated to the PC in advance of the April PC meeting that the City’s Urban Strategy/Main Streets team indicated that additional density and height would be supported if the ‘public realm’ improvements are provided to a higher standard. We are unsure whether the public benefits being proposed – the cash contribution to the Heritage Reserve Fund, publicly accessible private open space, and public art meet a “higher standard”.

Following the PC’s April meeting which had representatives from the applicant along with the project File Manager, the PC expressed three items presented by the applicant’s representatives that the PC felt strongly about having reflected in the DC, namely: the 3.5 metre setback along 9th Avenue, the increased public sidewalk width and a sensitive transition in height to the National Hotel. The final item was addressed in the DC, as part of its purpose (Section 1(c)) but neither of the other two items appear to have been reflected in the drafted DC received by the PC on June 8, 2020. The setback along 9th Avenue and the increased width of the sidewalk were deemed as critical in terms of the pedestrian experience in relation to a building of this size/massing. The setback along 9th Avenue proposed in this DC is insufficient at only 2.0 metres, a setback of 3.5 metres was proposed in a PC meeting in April 2020 with the applicant’s representatives and the City to which the applicant’s representatives indicated they would take it under consideration.

As 9th Avenue is the only remaining historical commercial streets of its kind remaining in Calgary, we feel it is imperative that buildings along 9th Avenue respect the maximum height of 20 metres and with a FAR not exceeding 2.0-3.0 to respect, preserve, and enhance 9th Avenue’s unique character and vibrant pedestrian-oriented streetscape.

## Community Association Letters

Our typical review process would involve presenting the motions to either support or not support applications at our monthly general meetings (except for July/August which are combined) where ICA members are in attendance. Due to the COVID-19 crisis and with community associations being closed, motions concerning these applications are being made at the ICA Board-level.

We do not complete the Community Context Questionnaire as a matter of policy as we find it to be no substitute for our Committee assessment of any given permit. If you have any questions, please call me at 403-619-0559.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee

A handwritten signature in blue ink, appearing to read 'Erin Standen', with a stylized flourish at the end.

Erin Standen, Chair



## Business Improvement Area Letter

	<b>BRZ Headquarters</b> 2nd Floor, 1230-9th Ave SE Calgary, Alberta T2G 0T1	<b>Got questions?</b> 	Phone 403 266 6962 Fax 403 266 6982 info@calgary-inglewood.com
	 <a href="https://twitter.com/inglewoodyyc">twitter.com/inglewoodyyc</a>	 <a href="https://facebook.com/inglewoodcalgary">facebook.com/inglewoodcalgary</a>	<a href="http://www.calgary-inglewood.com">www.calgary-inglewood.com</a>

Dear Lourdes and Srimal

April 14<sup>th</sup>, 2020

The BIA would like to see wording in the DC that establishes the parameters discussed in our meeting and shown in your massing diagram.

The concerns we would like addressed in the DC guidelines are the following:

1. The height of the tower at 55m remains an issue for the BIA; the BIA argues that the economics of the street are based on its presentation as a historical district, and the golden nugget is the human scale height of 20 metres. The height and setbacks of the podium in relation to the historical Nash building along 11th Street. (ie, same height as the Nash and setbacks for upper floors).
2. The height of the podium along 9th Ave in relation to the height of the Art Block.
3. The angled set back on 11 Street we find respects the heritage asset of the National Hotel to our satisfaction.
4. An absence of discussion about public realm improvements and -community benefits that need to be addressed. The new ARP looks to establish a community wish list that new developments can contribute to, such as the Streetscape Master Plan and the shared street concept (Woonerf) being discussed for 10th Street and 10th Ave. Any conversation about height must include an investment in the public realm.

Respectfully,



Dan Allard

Chair of Inglewood BIA Urban Development Committee

Cc: Breanna Harder, Planner, the City of Calgary; Gian Carlo, Ward 9 Councillor; ICA Redevelopment Committee; Dan Godin, Urban Strategies.



**OFFICE**

**PHONE**  
**EMAIL**

202 1680 40 AVE SW  
CALGARY, AB T2T 6T8  
403 667 0062  
AL@RNDSQL.CA



**ATTN:** City of Calgary Council and Mayor

**RE:** Letter of Support for LOC2019-0149 (1025 9 AV SE) September 14 Public Hearing

Dear Mayor and Council,

On the behalf of RNDSQL, I am writing in support of Landstar's Land Use Redesignation application (LOC2019-0149) that will be heard at the September 14 Public Hearing. We support this application for the same fundamental planning reasons that RNDSQL found Council's support for our own mid-scale mixed-use building application along the 9 AV SE main street. We support this application because we support the June 2020 draft of the Historic East Calgary Local Area Plan (HEC LAP), informed by the draft Guidebook for Great Communities (GGC), which together represent Calgary's strategic growth policy direction for transit-oriented development in Inglewood and Ramsay. Anchored in Calgary's Municipal Development Plan (MDP) and Transit-Oriented Development Strategy, the draft HEC LAP and GGC are a product an extensive multi-year review and stakeholder engagement effort led by The City.

It is not every site along the 9 AV SE main street where mid-scale buildings should be developed, but it's at key intersections and underdeveloped nodes with transit-oriented adjacencies where increased scale and growth is an imperative. Inglewood has incredible potential and has for too long been an underdeveloped low-density inner-city neighbourhood. In recent years, The City has made unprecedented infrastructure investments in Inglewood, particularly in primary transit. The Max Purple BRT is in place and the Green Line's Inglewood-Ramsay LRT Station will be realized in a few short years. The City must capitalize on these investments through enabling strategic growth and redevelopment. RNDSQL, Hungerford, Landstar and others in industry with active development applications, are following The City's lead. Council needs to support the private sector investment that builds Calgary's communities.

RNDSQL encourages Council to support this application, uphold the goals of the MDP for our Established Areas and follow the strategic growth policy direction of the June 2020 draft HEC LAP.

Thank you for your consideration.

Best,

**ALKARIM DEVANI**  
PRESIDENT, RNDSQL





Bennett Jones

Bennett Jones LLP  
4500 Bankers Hall East, 855 - 2nd Street SW  
Calgary, Alberta, Canada T2P 4K7  
Tel: 403.298.3100 Fax: 403.265.7219

**Bonnie J. Anderson**  
Lawyer, Municipal Planning & Land Development  
Direct Line: 403.298.4487  
e-mail: andersonb@bennettjones.com  
Your File No.: 89055.1

September 8, 2020

VIA EMAIL – *PublicSubmissions@calgary.ca*

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE, PO Box 2100 Station Main  
Calgary, AB T2P 2M5

**Attention: The Honourable Mayor Nenshi and Members of Council**

Dear Sirs/Mesdames:

**Re: Item 18: LOC2019-0149 Land Use Amendment and Policy Amendment (Inglewood)**  
**Address: 1025 and 1139 9th Avenue SE (the "Site")**  
**Immediately Adjacent Landowner: J.D. Hill Investments Ltd., Owner of Atlantic Art Block and South Bank Projects on 9th (Atlantic) Avenue**

We act for Mr. Jim Hill and J.D. Hill Investments Ltd., the owner of the two landmark projects immediately west/northwest of the Site, known as *Atlantic Art Block* and *South Bank*. Our clients' projects applied appropriate density/height (3 FAR/20m) to compliment adjacent sites, and to sensitively respect, preserve and enhance the unique character of 9<sup>th</sup> (Atlantic) Avenue.

What we have before us is not that level of commitment.

Firstly, what we have before us are massing models and a DC that purport to limit:

1. building height to 45m generally [section 9(1)];
2. building height to 22.5m within 3.5m of 9<sup>th</sup> (Atlantic) Avenue [section 9(2)];
3. building height to 22.5m within 24m of 10 Street SE (interface with *Atlantic Avenue Block*) [section 9(3)];
4. floor plates to 900sm and horizontal dimension to 37m [section 10];

but then allows for the relaxation of all of these limits in section 11 of the DC.

With all due respect, this eliminates the commitment and effectively kicks these issues down the line. It guarantees the parties will continue to fight about this at the development permit stage before the SDAB.

This is not a firm commitment at all to the community or adjacent landowners.

September 8, 2020  
Page 2

Secondly, what we have before us is a DC that allows bonusing (Schedule C) to increase FAR from 2.0 to 6.5 for items that should be a required part of any standard quality development along a Main Street. In particular:

1. Publicly Accessible Private Open Space (Sch. C section 2). The suggested list includes publicly accessible private space, plaza or plaza-like space, canopy trees, bike racks, seating, general and feature lighting, and landscaping elements.

With respect, this is not a firm commitment to the community or adjacent landowners with anything other than what should be expected of a quality development situated along the oldest Main Street in the City of Calgary.

Finally, we wish to register to speak at the public hearing in this order:

1. Bonnie Anderson of Bennett Jones LLP; and
2. Jim Hill of J.D. Hill Investments Ltd.

Should you have any questions or concerns, please do not hesitate to contact myself or Mr. Jim Hill at [andersonb@bennettjones.com](mailto:andersonb@bennettjones.com).

Yours truly,

**BENNETT JONES LLP**



Bonnie J. Anderson

BJA:bj



## Calgary Planning Commission Member Comments



For CPC2020-0695/LOC2020-0149  
heard at Calgary Planning Commission  
Meeting 2020 August 06



Member	Reasons for Decision or Comments
<b>Commissioner Scott</b>	<p>Reasons for Approval</p> <p>I support the proposed policy amendment and land use redesignation for the following reasons:</p> <ul style="list-style-type: none"><li>• I am in support of the proposed land use redesignation, overall height and density (base and bonus) contained in the proposal as they align with the draft, forthcoming Historic East Calgary ARP.</li><li>• The subject site is located within the TOD area of the future 12 Street Inglewood Green Line LRT station, and the proposal represents a significant supporting development opportunity that aligns with City investment in mass rapid transit.</li><li>• The proposed DC bylaw responds to context effectively, in particular the interface with existing uses to the south (former National Hotel) and to the street by limiting the location and mass of the mid-rise tower element.</li><li>• The bonusing items and methodology would yield much-needed improvements to the streetscape on 9th Avenue, improving the overall quality of the ground-level experience for a wide range of users.</li><li>• The Applicant team has responded well to stakeholder input through successive revisions to massing and height.</li></ul>



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

**Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 – 84 Street SE, LOC2014-0196**

---

**EXECUTIVE SUMMARY**

This land use amendment application, for two adjacent parcels, was submitted on 2014 December 11 by David Jacobs Consulting representing Empire Trucks Parts (1985) Ltd and Donna and Patrick Tracey. This application proposes to redesignate both parcels from Special Purposes – Future Urban Development (S-FUD) District to Industrial – General (I-G) District to allow for:

- a wide variety of small and mid-scale industrial uses;
- a limited number of support commercial uses;
- a maximum building height of 16 metres; and
- the uses listed in the I-G District.

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

The application was on hold for an extended period while the applicant addressed requirements with the Province of Alberta related to the disturbed wetlands located on the subject parcels. The proposed I-G District will result in the residential development on the site becoming non-conforming.

A development permit has not been submitted.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 10.33 hectares  $\pm$  (25.53 acres  $\pm$ ) located at 5615 and 5717 – 84 Street SE (Plan 4506AH, Blocks 41 and X) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

**Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 16:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 10.33 hectares  $\pm$  (25.53 acres  $\pm$ ) located at 5615 and 5717 – 84 Street SE (Plan 4506AH, Blocks 41 and X) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District; and
2. Give three readings to **Proposed Bylaw 108D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

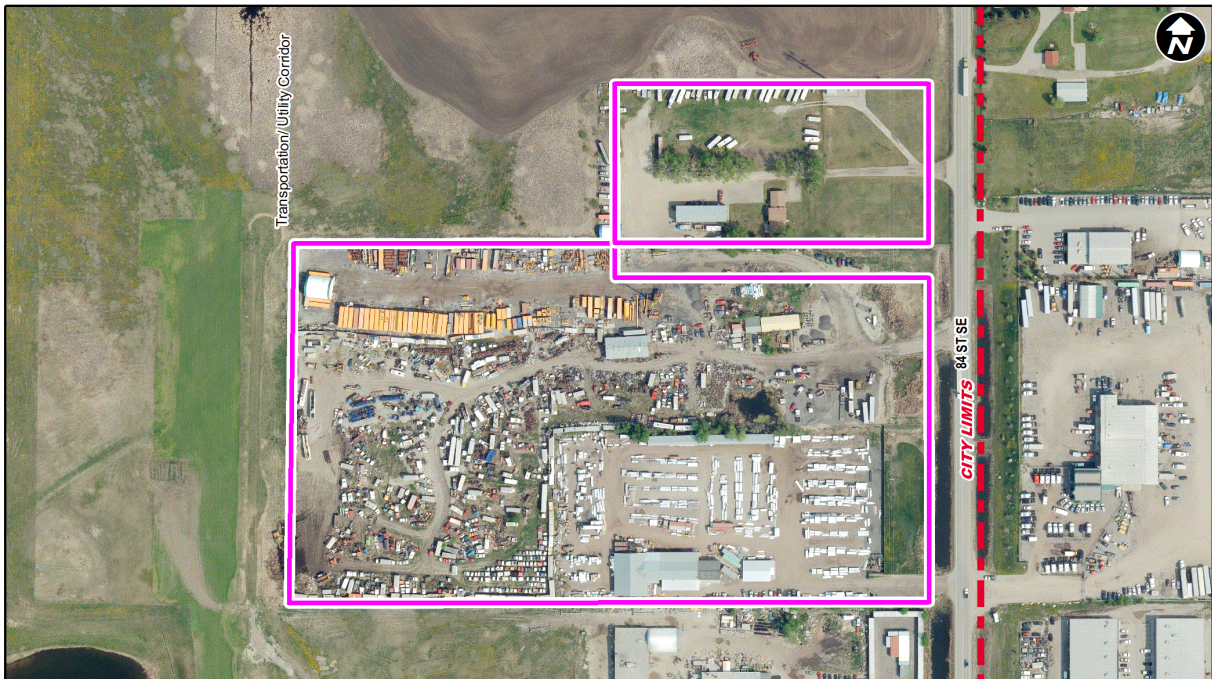
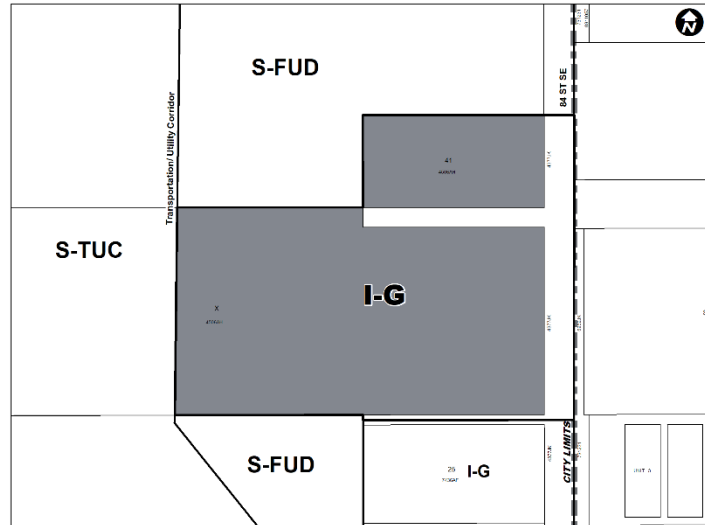
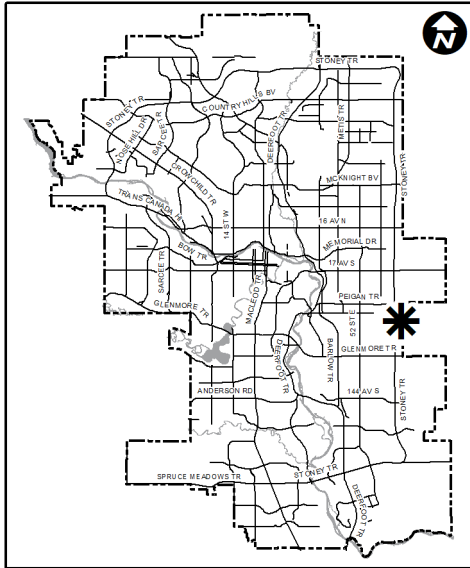
This land use amendment application was submitted by the applicant David Jacobs Consulting, representing Empire Trucks Parts (1985) Ltd – owner of Block X and Donna and Patrick Tracey owners of Block 41, on 2014 December 11. As noted in the Applicant Submission (Attachment 1), the application is intended to increase development opportunities under the proposed I-G District.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196

Location Maps



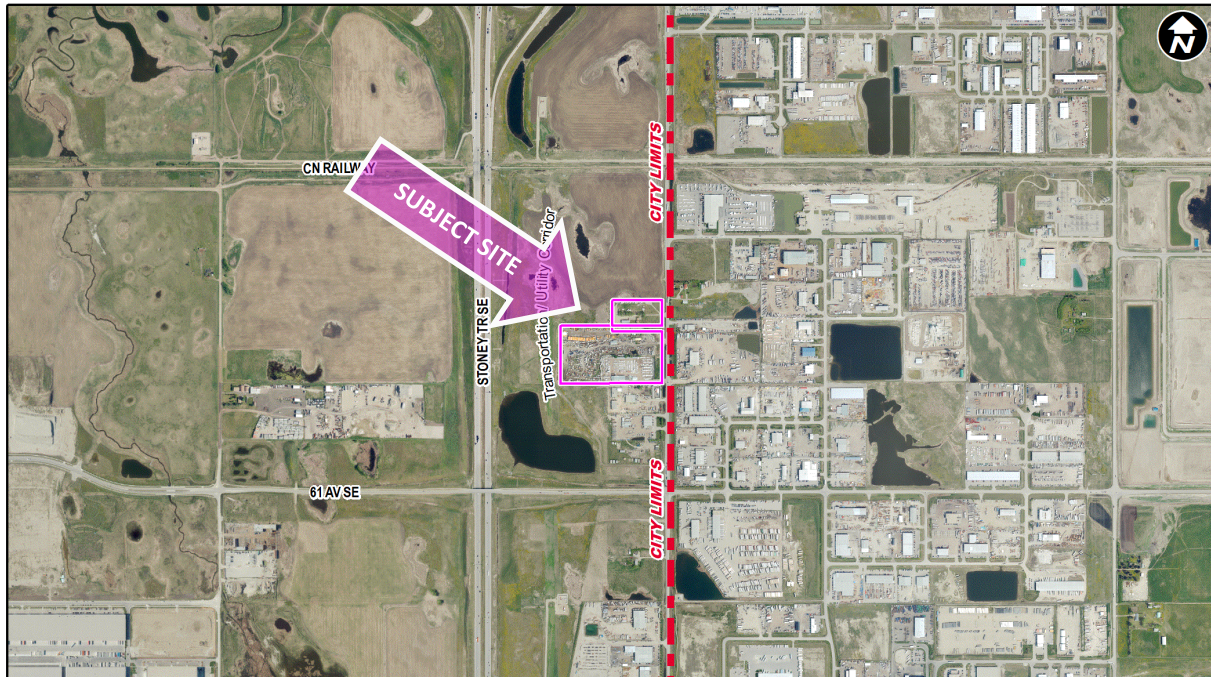


Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84  
Street SE, LOC2014-0196

---



### Site Context

The two parcels included in this application are located in Residual Sub-Area 9K. The parcels were annexed to The City of Calgary in 1989 from Rocky View County. At that time, 84 Street SE became the boundary between the two municipalities in this area. The area is flat with a few wetlands and drainage courses. Some of these natural features have been disturbed by development throughout the years.

The parcels are bound to the north with a vacant S-FUD parcel. Stoney Trail SE (Transportation and Utility Corridor) is located west of the parcels. To the south, Block X bounds with a parcel designated as I-G District and a parcel designated as S-FUD. The I-G parcel is occupied by industrial development and is accessible by 84 Street SE. To the west, the parcels are bound by the Janet Industrial Area in Rocky View County.

A portion of 56 Avenue SE is located between the subject parcels. This road right-of-way will likely not be required anymore. As part of this application, there were initial discussions to explore the opportunity to purchase the road right-of-way and proceed with a road closure and redesignation of such land. Discussions did not proceed further. This opportunity could be pursued by the owner(s) in the future, if they choose to.

There are currently two businesses on the southern parcels (Block X): Empire Truck Parts (1985) Ltd and McLean Lumber Sales. The northern parcel (Block 41) is occupied

## **Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196**

---

by a family residence and their livestock hauling trucking business, devoted mostly to transporting horses.

There is no residential population data in Residual Sub-Area 9K.

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

This land use amendment will allow for a wide range of industrial uses on the site. As discussed in the Land Use section of this report, the existing residential use/development is not a listed use in the proposed I-G District, and this redesignation will result in this use becoming non-conforming. Nevertheless, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report. The application was on hold for an extensive period due to concerns related to the disturbed wetlands on site. This triggered the need to inform the Province and follow their processes to resolve the issues as discussed in the Environmental Consideration section of this report.

### **Land Use**

When under the jurisdiction of Rocky View Country District 44, the subject parcels were designated as DC Direct Control District Rural Industrial – Bylaw C-1990-86 to allow for various industrial uses and developments. When the parcels were annexed into the city, they transitioned to the Urban Reserve (UR) District, and when the [Land Use Bylaw 1P2007](#) was introduced, the parcels transitioned to the Special Purpose – Future Urban Development (S-FUD) District.

The S-FUD District applies to those lands which are awaiting urban development and utility servicing. The district allows for a limited range of temporary uses that can be easily removed when lands redevelop. The existing uses, previously approved by Rocky View County District 44, were carried on as discretionary uses as part of the annexation process.

The proposed I-G District will open a range of opportunities for redevelopment of the parcels. The proposed land use allows for small and mid-scale industrial developments and limited scale support commercial uses. The maximum building height is 16 metres.

The single-detached dwelling located on Block 41 will become a non-conforming development/use under the proposed I-G District, as “dwelling unit” is not a listed use in that district. The structure could remain on site and be occupied subject to the rules for non-conforming uses under the [Municipal Government Act](#) and the [Land Use Bylaw 1P2007](#). The rules would allow for minor alterations of the house. Additions to the building or intensification of the use would not be allowed and, when the house is unoccupied for six months or more or is demolished, the non-confirming use will be discontinued. The applicant and landowners understand and agree with this situation as noted in the supporting statement included in Attachment 1.

## **Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196**

---

### **Development and Site Design**

No development permit was submitted in relation to this application. The northern parcel (Block 41) includes a two-storey single family home, a one-storey maintenance building and outdoor storage area. The southern parcel (Block X), where two businesses are located, includes a small one-storey office building, two sheds and outdoor storage areas. Based on the information obtained, the uses and developments on site existed prior to the parcels being annexed to the City of Calgary, except for a minor addition on one of the buildings on Block X (approved under DP2015-4380).

The supporting statement included in Attachment 1 indicates that the applicant is interested in exploring redevelopment opportunities under the proposed I-G District. A development permit will be required for change of use or redevelopment of either parcel. The overall development impact, use area, required parking and any other site planning consideration would be evaluated as part of any future development permit review.

As the parcels are not serviced by City water and sewage, future development on either parcel will be limited to 1,600 square metres as noted in the proposed I-G District. Also, the Province's decision in relation to the disturbed wetlands will be required before a decision can be rendered in any future planning application including outline plans, and development permits.

### **Transportation**

Access to these parcels is available from 84 Street SE, which is classified as an Arterial Road in the *Sheppard Industrial ASP*. Pending substantial redevelopment in the area, upgrades will be required to construct it to its ultimate cross section.

A Transportation Impact Assessment may be required at the development permit stage for major redevelopment.

### **Environmental Site Considerations**

The subject parcels include five wetlands that have been disturbed without Water Act approval from the Province of Alberta. Subsequently, and as part of the application review, the applicant was required to self-report the disturbance to Alberta Environment and Parks (AEP) to come back into compliance. The AEP decision could entail restoration of the wetlands back to their pre-disturbance state or compensation payments.

As some of the wetlands are Class III or higher, the applicant had to contact Public Lands to determine whether any of the wetlands are crown-owned. When wetlands are identified as crown-owned, the wetlands and their associated setbacks are to be protected as "conservation area".

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

**ISC: UNRESTRICTED  
CPC2020-0783**

## **Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196**

---

Since 2015, the applicant provided the following reports required either by The City or by the Province:

- On October 2015 a “Preliminary Natural Site Assessment (PNSA)” report was submitted to The City;
- On February 2020, “Wetland Compliance Report (reference number 324268)” was completed and submitted to the Province; and
- On January 2020, “Empire Truck-Tracey Wetland Identification and Delineation” was completed and submitted to the Province.

These reports provide fundamental information for The City in reviewing the file, and for the Province in making their decisions on future status of the wetlands. With the submission of the two wetland reports, the applicant has made the Province aware of the disturbed wetlands and is working with them to rectify the situation. On 2020 June 05, the applicant received a decision from Public Lands that the Province will not be claiming the wetlands for the Crown, the final decision on how to proceed is yet to be made by the Province.

Considering the applicant’s recent developments with Alberta Environment and Parks regarding the wetlands on the subject properties, Administration is satisfied and has informed the applicant that a decision from the Province regarding the rehabilitation/compensation of the disturbed wetlands must be obtained before submitting any further development plans or subdivision applications in the future. The applicant and landowners understand and agree with this requirement.

### **Utilities and Servicing**

No water, sanitary or storm servicing is available for this site. The landowners have entered into a deferred servicing agreement for the site with The City of Calgary. No City water mains exist for fire protection or domestic use. Private water supply has been verified with Calgary Fire for fire protection on the site.

The area’s overland drainage is to drain to the 84 Street SE road side ditch. An allowable release rate will be determined 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.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

## **Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196**

---

### **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 including Rocky View County, and the application was advertised online. There is no community association in the area. Response to circulation did not raise any concerns related to the applications.

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

### **Strategic Alignment**

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

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

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

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

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

The parcels subject to this application are identified as Greenfield Industrial Area in [Map 1: Urban Structure](#) of the [Municipal Development Plan](#). The Greenfield Industrial Areas are future industrial areas located at the edge of the city. These areas provide land for future industrial growth.

Section 2.6 of the MDP, Greening the City, includes policies related to green infrastructure; water conservation; and reduction of demand for non-renewable energy resources (amongst others). This consideration will be discussed during future planning applications.

#### ***Climate Resilience Strategy (2018)***

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



Planning & Development Report to  
Calgary Planning Commission  
2020 July 16

ISC: UNRESTRICTED  
CPC2020-0783

## Land Use Amendment in the Residual Sub-Area 9K (Ward 9) at 5615 and 5717 - 84 Street SE, LOC2014-0196

---

### ***Shepard Area Structure Plan (Statutory – 2009)***

The parcels are in an area identified as an Industrial / Business Area in the [Shepard Industrial ASP](#). This area provides for a wide variety of general industrial and business uses within the context of a fully-serviced industrial business park.

Provisions for a variety of temporary and permanent industrial, business and local commercial uses are listed as acceptable uses in this area. The I-G District is considered a compatible district for the Industrial / Business Area.

Subdivision of lands to create a new parcel not serviced by City water and sewage is not permitted within the policy area unless it is for agricultural uses or to solve ownership issues.

The parcels back onto Stoney Trail (Transportation Utility Corridor – TUC). The right-of-way for the TUC includes a regional pathway system that runs north-south. Classified as an Arterial (Major Street) Road, the 84 Street SE right-of-way includes provisions for a two metre wide sidewalk on both sides, and a tree-lined boulevard. The proposed redesignation is in keeping with the policies in the Shepard industrial ASP.

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

The proposed land use district supports the provision of a wider range of industrial uses to allow for redevelopment of the parcels.

### **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**

Prior to any future planning application including stripping and grading, the process with the Province must be completed. The Province will decide rehabilitation or compensation requirements for the disturbed wetlands. The applicant and landowners are aware of this requirement.

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

The proposal is in keeping with applicable policies in the *Municipal Development Plan* and the *Shepard Industrial Area Structure Plan* and provides for redevelopment opportunities for the parcels.

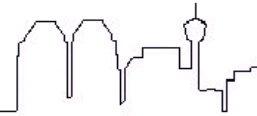
### **ATTACHMENTS**

1. Applicant Submission
2. **Proposed Bylaw 108D2020**



## Applicant Submission

### David Jacobs Consulting



904 Shawnee Dr. S.W. Calgary, Alberta T2Y 2G9 Phone 630-1414 Fax 251-0890

June 30, 2020

Sent by email: Lisette.BurgaGherisi@calgary.ca

**Attention (File Manager) LISETTE BURGA GHERSI**

LOC 2014-0196 Update

David Jacobs Consulting was engaged by Empire Truck Parts (1985) LTD. and Pat and Donna Tracey to undertake a land use redesignation from S-FUD to I-G. The properties are located at 5717 and 5615 - 84 St SE (west side of 84 St just north of Stoney Trail and the 61 Ave SE intersection.) The legal descriptions are Plan 4506 AH Block X and Block 41 respectively. The sites are 18.38 and 5.44 acres in size. The Shepard Industrial ASP that was approved by City Council on June 22, 2009 indicates these lands are to become Industrial/Business (I-G)

Prior to being annexed into the City of Calgary in 1989, these lands were in the MD of Rocky View and zoned DC - Rural Industrial (see attached Bylaw C-1990-86 approved in December 1986). The DC - Rural Industrial allowed for the lumber yard and ancillary outdoor storage. Once annexed into the City the land use district ("zoning") was changed in 1990 to UR Urban Reserve. The clauses on the annexation agreement allow for the existing business ("use") to be expanded regardless of zoning limitations but did not grandfather the full range of uses that may have been allowed prior to annexation under the Rocky View Land Use Bylaw. In 2007, the land use district changed to S-FUD with the introduction of the Land Use Bylaw 1P2007.

There are two businesses on Block X: Empire Truck Parts (the owner) occupies 13.38 acres and uses that land for truck part storage. There is an abandoned Atco trailer and a large heated shed (3200 sq. ft.). The other business, McLean Lumber Sales rents 5 acres for a lumber yard. They have a small office building (1700 sq. ft.) and an open shed for sawing lumber. If the land use redesignation is successful the Empire portion will be cleaned up (removal of trucks, parts and existing buildings) and the site will be prepared for equipment storage yard and a new building (all subject to a future DP). There will be no changes to the McLean Lumber portion of the site.

The Tracey's have their personal single family residence on Block 41 as well as their livestock (mostly horse) hauling trucking business with a 3000 square foot maintenance building and storage yard. On a year round basis there is an average of less than 5 truck movements a week (more in the summer and less in the winter) with personal car trips about 1 return trip a day

The purpose of this land use is to increase the range of permitted and discretionary uses that can occur on site. The limited range of S-FUD uses restricts the number of potential tenants or prospective purchasers that can use the land.

Under 1p2007 the maximum gross floor area of all buildings on a parcel that is not serviced by City water and sewer is 1600.0 m<sup>2</sup> (17222 sq. ft.). There may be additional built space on the sites as a result of this proposed land use and a subsequent development permits however it is understood that the total developed space will remain under 1600.0 m<sup>2</sup> per site.



## Applicant Submission

The single-detached dwelling located in Block 41 owned and occupied by the Tracey's will become a non-conforming development/use under the proposed I-G District, as dwelling unit is not a listed use in that district. The Tracey's are aware that the structure can remain on site and be occupied subject to the rules for non-conforming uses under the Municipal Government Act and the *Land Use Bylaw 1P2007*. The Tracey's have been made aware of the rules that apply to non-conforming buildings such as some minor alterations of the house would be allowed but additions to the building or intensification of the use would not be allowed, also when the house is un-occupied for six months or more or is demolished, the non-confirming use will be discontinued. They are aware and accept those conditions.

Without a doubt the biggest obstacle in getting this item to move forward to CPC and Council was the DTR1 comments relating to the wetlands on site. Planning, Transportation and Engineering had no comments or concerns about moving forward with the Land Use. Parks was concerned with wetland issues and required signoff from the Province (Alberta Environment) that they would not be claiming any of the wetlands as crown owned. Furthermore Parks had noted there was disturbance of some of the wetlands and required the owners to contact Alberta Environment AESRD to make them aware of the situation and bring the properties back in compliance

Clearly there were 6 years of delays dealing with Alberta Environment (AE) and subsequent requests to the City for extensions to the land use application. We faced innumerable obstacles in getting a decision out of AE. For the first 3 years (2016-2018) we faced staff turnover (maternity leave and deaths) at AE. In 2018 there were policy changes that left AE staff and the wetland and biological consulting world scrambling as a result of changes in wetland and environment study requirements. When the new requirements were clarified it was clear many of the studies could only be done in during the summer or fall. Two environmental and wetlands consultants and I spent a lot of time and sadly our clients' money trying to move this file forward through AE. We knew going in this would be a laborious and time consuming adventure, unfortunately we never contemplated this 6 year journey.

To that end two reports were prepared and submitted to Alberta Environment. Copies of the reports were also provided to the City. Suffice to say we have made the Province aware of the disturbed wetlands and we are working with them to rectify the situation. We are waiting for their response on how they would like to bring the properties into compliance. The two options are wetlands rehabilitation or a payment to enhance another wetlands. Regardless of what option the Province chooses, we believe we have satisfied Park's concern two areas of concern.

Throughout this entire ordeal we have been fortunate to have the same file manager who has been patient and helpful, more than we could ever hope for

David Jacobs

# PROPOSED

CPC2020-0783  
ATTACHMENT 2

## BYLAW NUMBER 108D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2014-0196/CPC2020-0783)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

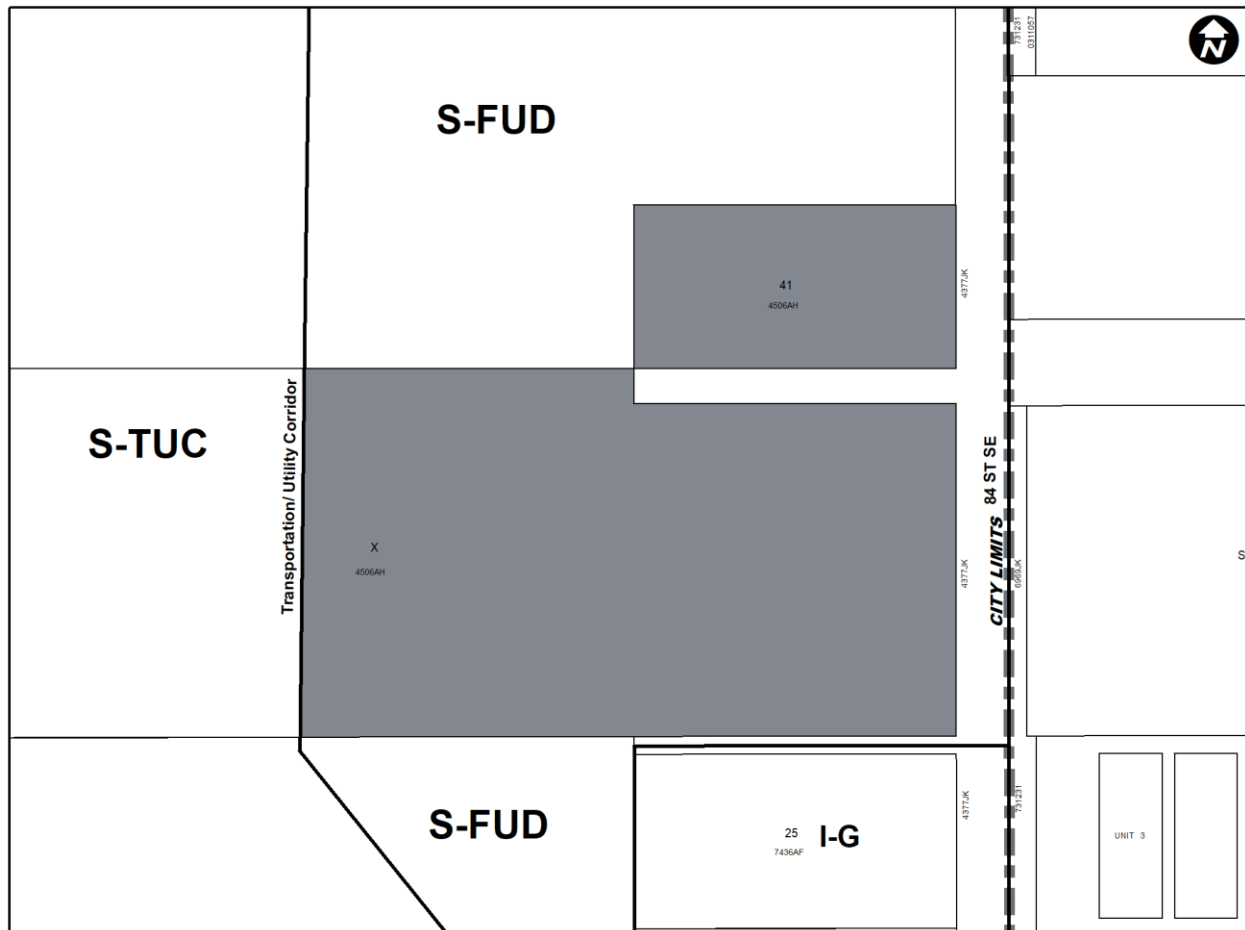
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2014-0196/CPC2020-0783  
BYLAW NUMBER 108D2020

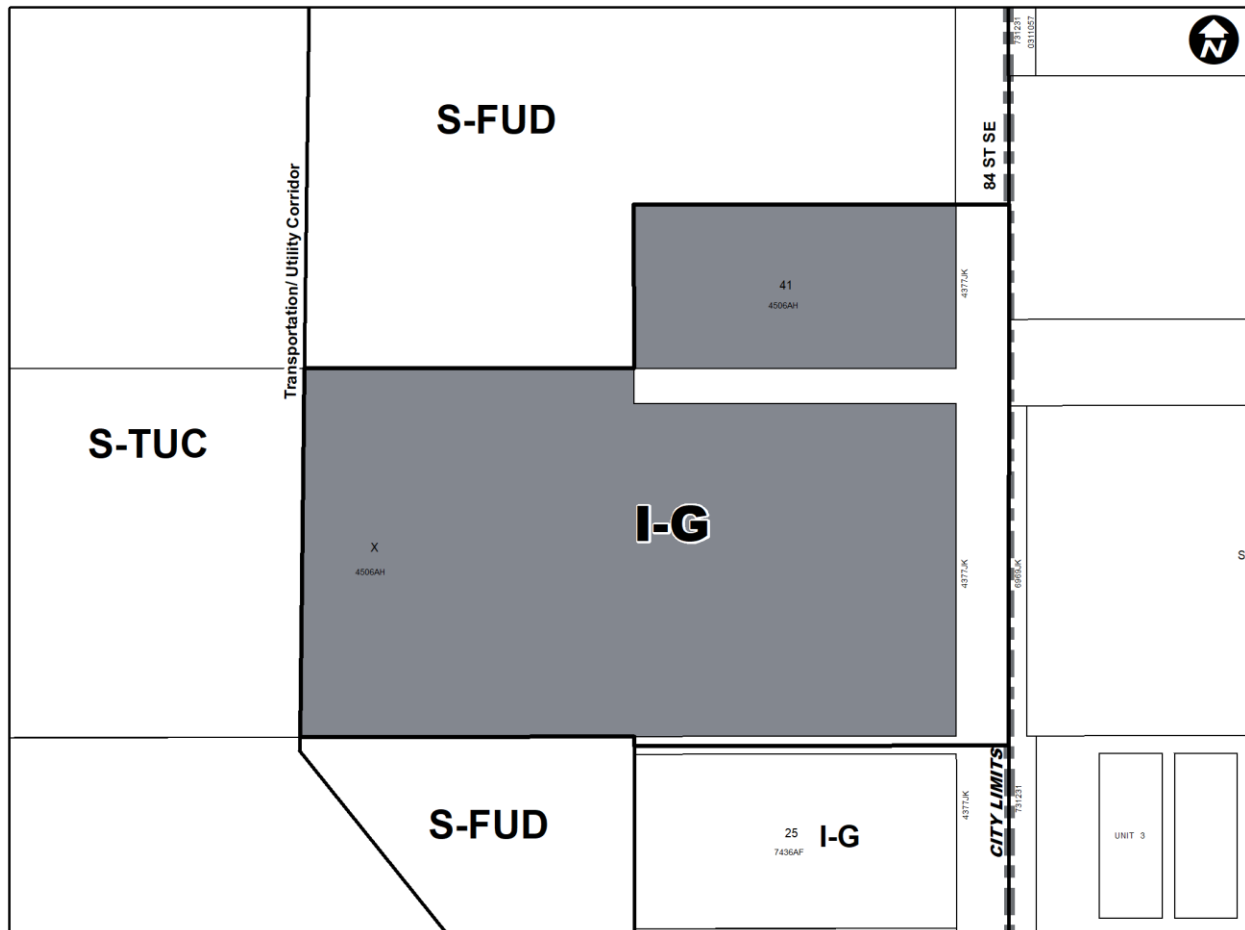
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2014-0196/CPC2020-0783  
BYLAW NUMBER 108D2020

## SCHEDULE B





Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013

---

**EXECUTIVE SUMMARY**

This policy and land use amendment application was submitted by Casola Koppe Architects on 2020 January 29, on behalf of the trustees of the Ogden United Church (Robert Cook, Marjorie Kircky, Jeanette Nyman, and David Swanson). The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District to allow for:

- transit supportive mixed-use development (e.g. apartment buildings that have commercial and/or retail);
- a maximum building height of 17.0 metres, an increase from the current maximum of 10.0 metres;
- appropriate transitions in building height to adjacent low-density residential development; and
- the additional use of Instructional Facility.

The proposal requires a minor map and text amendment to the *Millican-Ogden Community Revitalization Plan* (CRP) to support the proposal. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Millican-Ogden CRP*, as amended.

A separate report for the concurrent development permit, DP2020-3072 / CPC2020-0848 is included as part of 2020 August 06 CPC agenda (Attachment 4). Administration is ready to approve the development pending Council's decision on this redesignation application.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendments to the Millican-Ogden Community Revitalization Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate a mixed-used development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 AUGUST 06:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed amendments to the Millican-Ogden Community Revitalization Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 37P2020**.
3. Adopt by bylaw the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a mixed-used development, with guidelines (Attachment 2); and
4. Give three readings to **Proposed Bylaw 114D2020**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This application was submitted by Casola Koppe Architects on 2020 January 29, on behalf of the trustees of the Ogden United Church (Robert Cook, Marjorie Kircky, Jeanette Nyman, and David Swanson). The land use redesignation of the property is to facilitate the construction of a four to five storey mixed-use building comprising a Place of Worship, Child Care Service, 24 two and three-bedroom affordable housing units (to be operated by the Mustard Seed) and various commercial multi-residential uses. More information on the redevelopment proposal and the operational intentions is identified in the applicant's submission (Attachment 1).

During the initial review of this policy and land use amendment application, Administration recommended a joint review with a development permit application, through a concurrent process. The concurrent process provides benefits to all stakeholders through enabling a clear understanding of the intent and outcome of the land use amendment and development permit. Concurrent applications are ideal in instances where the built form outcomes are critical and central to the merits of the policy and land use amendments.

Administration further recommended that the concurrent development permit review reach a point where the review is completed prior to the land use amendment application going to CPC for recommendation.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

A concurrent development permit application (DP2020-3072 / CPC2020-0848) for a New: Multi-Residential Development; Place of Worship – Small; Child Care Service; Restaurant: Food Service Only - Small; Outdoor Café and Commercial Multi-Residential Uses (1 building) was submitted on 2020 May 14. Administration is ready to approve the development pending Council's decision on this redesignation application (Attachment 4).

Council Priority P6 – 'Increase affordable and accessible housing options', has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

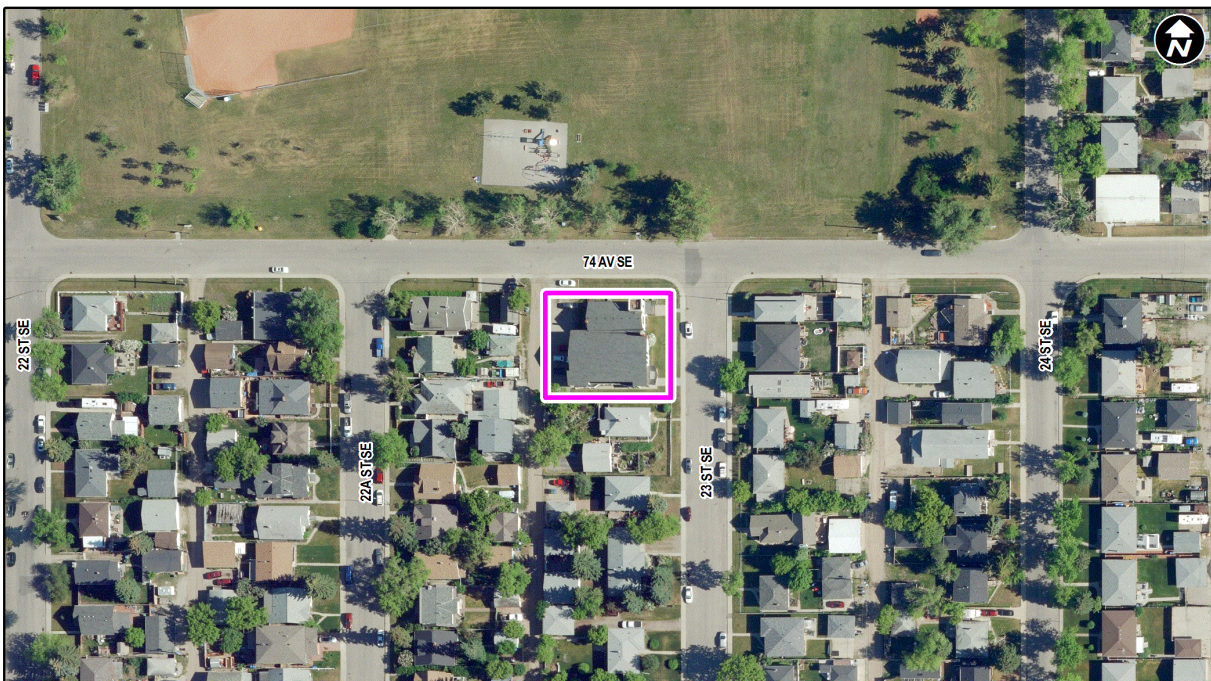
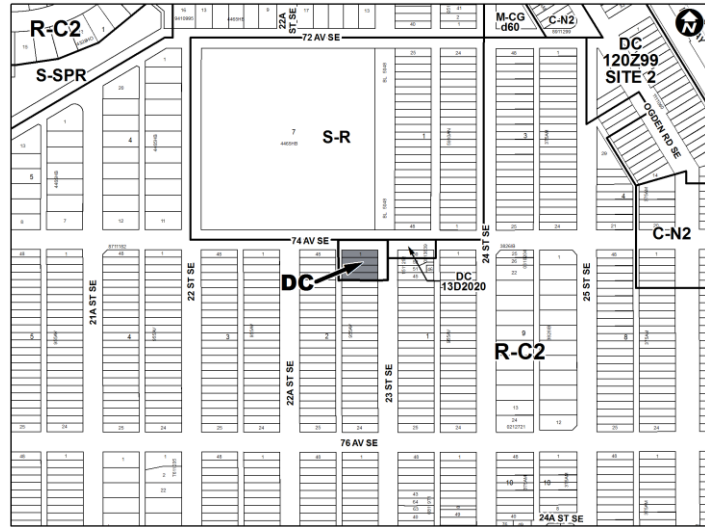
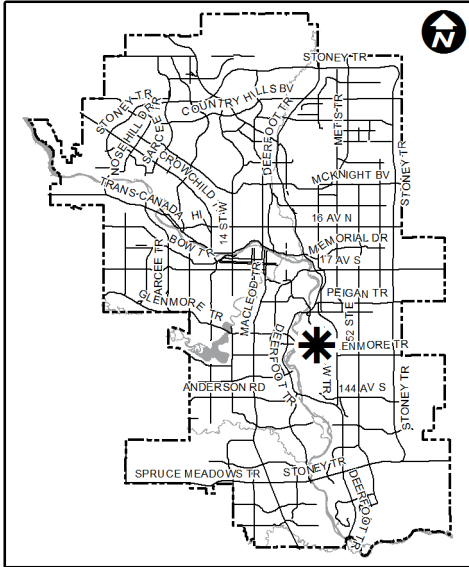


Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013

Location Maps





Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013



## Site Context

The subject site is located in a low density residential setting in the southeast community of Ogden, at the corner of 23 Street SE and 74 Avenue SE. The parcel is approximately 0.28 acres (0.11 hectares) in size and approximately 30.5 metres in width by 36.5 metres in depth, and is currently developed with a two storey building comprising the Ogden United Church and the Happy Days pre-school. Parking is provided in a gravelled surface parking area accessed via 74 Avenue SE to the west of the building on the parcel.

In the immediate vicinity of the site, parcels are predominately designated as R-C2 District, apart from the George Moss Park to the north, which is designated Special Purpose – Recreation (S-R) District, and 7400 - 23 Street SE, directly east of the site, which is designated DC Direct Control District (DC13D2020) and comprises a single-detached dwelling with an after-school youth centre.

Approximately three blocks to the east are a variety of commercial retail units along Ogden Road SE, as is the future site of the Ogden Green Line LRT Station (which is within 500 metres of the subject parcel).

As identified in *Figure 1*, the community of Ogden reached its peak population in 1982, with a total of 11,548 residents. As of 2019, the community had 8,576 residents.

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

*Figure 1: Ogden Peak Population*

Community Name	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	-25.7%

Source: The City of Calgary 2019 Civic Census

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal will allow for a mixed-use development within a 500 metre radius of the future Ogden Green Line LRT station. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Land Use**

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Land Use Bylaw 1P2007. In addition to allowing for the continued operation of a place of worship - small and child care service on the parcel, the DC Direct Control District allows for a mixed-use development comprising affordable housing units, a range of commercial multi-residential uses including a small restaurant, outdoor café, health, education and counselling programs, along with an additional discretionary use of instructional facility. The DC Direct Control District would allow for a maximum building height of 17.0 metres, varied building height setback requirements to address the proximity to the adjacent low density residential district and specific rules for the commercial multi-residential uses, landscaping and amenity spaces. Furthermore, the DC Direct Control District would not require a minimum number of motor vehicle parking stalls be provided for the multi-residential uses, but would require a maximum of six motor vehicle parking stalls for the commercial multi-residential uses, place of worship and child care services, along with the requirement for a loading stall on 74 Avenue SE for the combined use of the commercial multi-residential uses and the child care service.

As per Section 20 of the [Land Use Bylaw 1P2007](#), the proposal fits the criteria for a DC Direct Control District as the development is an innovative idea in that it provides the opportunity for a mixed use of affordable housing, child care and a church with ancillary commercial multi-residential uses, and where future development would require specific regulation unavailable in other land use districts. As part of Administration's review, alternative base land use districts were explored, however, it was determined that the DC Direct Control District based on the M-X2 District could best achieve the proposed development outcome.

## **Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013**

---

### ***Density***

In accordance with the base M-X2 District, the maximum floor area ratio would be 3.0 and there would be no maximum density calculated using units per hectare.

### **Development and Site Design**

The rules of the proposed DC Direct Control District provide guidance for the future site development including appropriate uses, building massing, height, landscaping and parking requirements. Given the specific context of the corner site, additional items that have been considered through the concurrent development permit review include, but are not limited to:

- ensuring an engaging built interface along both the 74 Avenue SE and 23 Street SE frontages;
- mitigation of shadowing, overlooking and privacy concerns; and
- ensuring the associated parking stalls and waste/recycling area is designed to reduce their visual impacts.

### **Transportation**

Pedestrian and vehicular access to the site is available via 74 Avenue SE, 23 Street SE and the rear lane. The area is served by Calgary Transit Route 302 – BRT Southeast with a bus stop approximately 550 metres north of the site on Ogden Road at 69 Avenue SE. The area is also served by Calgary Transit Routes 36 - Riverbend, 41 - Lynnwood and 43 - McKnight Chinook, with bus stops approximately 450 metres west on 20A Street SE (Routes 36 and 41), and 200 metres south on 76 Avenue SE for Route 43. Routes 36 and 41 provide transit service every 30 minutes during the peak hours, whilst Route 43 provides transit service every 15 minutes during the peak hours.

The site is within a 500 metres walking distance to the future Ogden Green Line LRT Station and is therefore within a Transit Oriented Development area. On-street parking adjacent to the site is un-regulated on both 74 Avenue SE and 23 Street SE.

A Parking Study was submitted in support of this application. In recognition of the affordable housing proposed and the income requirements of the future residents, the proposed DC Direct Control District does not require a minimum number of parking stalls for the multi-residential development. A maximum number of visitor parking stalls for the commercial multi-residential, place of worship and child care service uses is provided in the DC Direct Control District to support all other operations. The current use of the parcel as a place of worship and child care service currently operates with six on-site parking stalls with limited observed street parking usage. The operations of the child care service and place of worship are expected to continue in the same fashion as today. The maximum parking requirement will encourage the existing low dependency on private vehicles and encourage transit and active mode travel to the site.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

## Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013

---

### Environmental Site Considerations

A Phase II ESA report was submitted and approved on 2020 April 23. There are no known environmental concerns associated with the proposal and/or site at this time.

### Utilities and Servicing

Water, sanitary, and storm deep utilities are available to service the development. Development servicing requirements will be determined during the Development Site Servicing Plan (DSSP) application stage.

### Climate Resilience

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has proposed the following four climate resilience measures on the concurrent development permit application:

- surplus indoor secure bike storage;
- the provision of one electric vehicle ready-wiring conduit;
- eight percent of the building will be covered with a green roof; and
- the proposed development will also be designed to have 15 percent less energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code.

### Stakeholder Engagement, Research and Communication

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

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.

Applicant-led engagement included:

- 80 post cards mailed out through Canada Post and a digital version posted on social media;
- various meetings and emails with Millican-Ogden Community Association;
- telephone conversations with concerned residents;
- 80 letters to immediate neighbours outlining details of the proposal;
- a booked Open House planned for 2020 April 07 which had to be cancelled due to COVID-19 restrictions;



**Planning & Development Report to  
Calgary Planning Commission  
2020 August 06**

**ISC: UNRESTRICTED  
CPC2020-0849**

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

- the launch of two websites in lieu of the cancelled Open House (one for the land use amendment application, one for the development permit application), which provided information and visuals about the proposal, along with a survey to receive feedback; and
- with the launch of the second website, the inclusion of survey results and applicant's responses to issues raised by residents during the first website launch.

Comments received as part of the Applicant-led engagement paralleled key themes received directly by Administration as a result of the notice posting and circulation and these are summarized below. The applicant has provided a summary of their engagement efforts and 'What We Heard Report', found in Attachment 5.

Given that the concurrent development permit was circulated during the land use amendment application review period, comments received were based on the shared information of the concurrent applications.

Administration received 66 emails and letters regarding the proposed development, as well as comments from the Millican-Ogden Community Association (Attachment 6). Comments received included 11 emails and letters of support and 55 emails and letters of objection. One petition in support of the proposed development with 32 signatures has been received. Furthermore, two petitions objecting to the proposed development with a combined 525 signatures have also been received.

The 11 letters of support indicated that this development would add vibrancy to the community, support local businesses and allow the neighbourhood to grow toward past population levels. Comments also noted that a preschool/childcare would benefit local families, that the development is a much-needed facility in Ogden and that this would be a beneficial for the community. Responses in support also noted that Ogden, being an inner-city neighbourhood, has excellent transportation connections and that the future LRT would enhance this and support the increased density proposed.

Planning related concerns received by Administration in the 55 letters of objection, the letter of objection from the Millican-Ogden Community Association and two petitions, include reasons related to increased density, building height, loss of light and privacy, lack of parking, increased traffic, loss of community character, increase in crime and the addition of more affordable housing in the Ogden community.

### **Strategic Alignment**

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

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

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [\*Interim Growth Plan\*](#) (IGP). The proposed land use amendment builds on the principles of the *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 of the [\*Municipal Development Plan\*](#) (MDP). The land use policies in Section 3.5.1 state that in Developed Areas, moderate intensification will be supported and that this should support the revitalization of local communities by adding population and a mix of commercial and service uses.

The MDP's City-wide policies, Section 2 and specifically Section 2.2 'Shaping a More Compact Urban Form', provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The site is less than 500 metres from the future Ogden Green Line LRT station, as such, the proposed modest increase in density will allow for better use of this future transit infrastructure.

The City-wide policies in Section 2 also encourage a full range of housing forms, tenures and affordability, along with community services and facilities to help stabilize population declines and encourage personal growth, health and learning opportunities.

The concurrent development permit application was reviewed and supported by the Urban Design Review Panel (UDRP), as well as City-wide Urban Design, the details of which are provided in CPC2020-0848.

Section 2.6 "Greening the City", talks about creating mixed-use developments that provide opportunities for more local travel choices by walking, cycling and transit, creating a more compact urban form that uses less land, and consideration of the integration of energy into land use and buildings through efficient energy use and the reduction of greenhouse gas emissions. In accordance with the MDP, the proposed development is mixed-use, comprising residential units, a child care service, a place of worship and commercial multi-residential uses.

Overall, the proposal meets applicable policies of the MDP.

Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

## **Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23 Street SE, LOC2020-0013**

---

### ***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. Opportunities to enhance the development on this site with applicable climate resilience strategies have been proposed in the concurrent development permit application and these strategies align with Programs 2, 3, 4 and 5 of the Climate Mitigation Action Plan.

### ***Millican-Ogden Community Revitalization Plan (Statutory – 1999)***

In accordance with the [Millican-Ogden Area Redevelopment Plan](#) (ARP), which forms part of the Millican-Ogden Community Revitalization Plan, the site is identified as 'Low Density Conservation' on Map 5: 'Proposed Land Use Policies'. The residential land use objectives of the ARP speak to the community as a viable, safe and livable residential community that provides for a variety of housing types to accommodate differences in age, family size and income and the policy encourages transit supportive development, while recognizing and preserving the historic character of the community.

The intent of the Low-Density Conservation policies is to maintain stability in the community and to protect existing residential character as well as the quality of the neighbourhood. These policies state that R-1 and R-2 land use designations should continue. In order to align the proposed land use with the ARP a minor text and mapping amendment is required. (Attachment 3).

A new local growth plan for the area including the Ogden community is currently being prepared by Administration to guide development and growth in the community and station area near the new Green Line LRT. This planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by the end of Q4, 2023. It is noted that the Draft Millican-Ogden Area Redevelopment Plan identifies the site for modest intensification, classifying the site as Neighbourhood - Low Rise, which may have a built form of a multi-residential building with up to four storeys in accordance with the Developed Areas Guidebook.

The proposed land use amendment complies with the overall intent of the draft ARP.

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

The proposed policy and land use amendment will implement policy goals of providing more compact, complete communities with a diversity of housing and local community services. Further, the proposal provides the opportunity for higher density development within 500 metres of the future Ogden LRT Station, promoting ridership.



Planning & Development Report to  
Calgary Planning Commission  
2020 August 06

ISC: UNRESTRICTED  
CPC2020-0849

**Policy Amendment and Land Use Amendment in Ogden (Ward 9) at 7401 - 23  
Street SE, LOC2020-0013**

---

**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 land use amendment does not trigger capital infrastructure investment, and therefore, there are no growth management concerns.

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed policy and land use amendment is consistent with the applicable policies of the *Municipal Development Plan* and the *Millican/Ogden Community Revitalization Plan*, as amended. The proposal will allow for a modest intensification of a corner site, creating a mixed use residential and community hub building and will accommodate people with diverse ages, family sizes and incomes, increasing the housing variety in Ogden. The proposal also promotes transit supportive mixed-use development which will act as a focal point and destination in the community, within 500 metres walking distance of the future Ogden Green Line LRT station.

**ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 114D2020**
3. **Proposed Bylaw 37P2020**
4. Proposed Development Permit (DP2020-3072) Summary
5. Applicant Led Engagement and What We Heard Report
6. Community Association letter
7. **Public Submissions**

## Applicant's Submission

July 20, 2020

### APPLICANT'S SUBMISSION

LOC2020-0013 | DP2020-3072

**RE:** Land use redesignation at 7401 23<sup>rd</sup> St. S.E. Calgary, Alberta

**FROM:** RC-2

**TO:** Direct Control District (based on M-X2)

On behalf of The Mustard Seed and Ogden United Church, Casola Koppe Architects is submitting this application to redesignate the parcel as noted above, from R-C2 to a Direct Control District based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007. The subject site is located on a corner lot within the community of Ogden, at 7401 23<sup>rd</sup> Street S.E., South of George Moss Park and north of a R-C2 parcel. The site consists of a church currently accommodating a preschool on the lower level, and surface parking on the West side of the building, served by a lane.



This is the current site of Ogden United Church, which has been serving the community since 1914. The church inherently has an important significance to the community. Therefore, the proposed development aims at preserving and enriching its roots, while integrating new collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. The proposed 5-storey (17 meter) multi-residential development includes a broad range of uses including a multi-purpose space, to be operated jointly by The Mustard Seed and Ogden United Church, a community kitchen, a social enterprise café, and support spaces for health and wellness services all located on the ground floor. Affordable childcare, preschool and residential storage are located below the ground floor. The residential units located above, include 24 family-based residential units serving the Mustard Seed's clients who need access to affordable housing.

## **Applicant's Submission**

### **Direct Control District**

The proposed Direct Control District and amendment to the Millican-Ogden Community Revitalization Plan aims at encompassing the uses, building height, and parking requirements to support this unique, mixed-use, purpose-built, affordable family housing development.

### **DEVELOPMENT VISION**

#### **Project Partners: the Ogden United Church and the Mustard Seed**

After Ogden United Church serving the community for approximately 100+ years, the church congregation and ministry began to recognize that the community of Ogden had significant gaps in supports for its residents. In 2015, Ogden United Church initiated the engagement of community partners to discuss the ongoing gaps in services and supports in the Ogden community. Through community roundtable sessions from 2015-2017, Ogden United Church's ministry and congregation began to recognize the greater potential impact that its location could provide to the community. A partnership with The Mustard Seed grew out of a common commitment to social action and a desire to support a need in the Ogden community.

#### **The Multi-Purpose Space**

The proposed multi-purpose space will act both as a community hub and a church. The Mustard Seed's community hub programming will provide full time Employment Coach, Advocacy, and Counselling services to residents, and the local community. Based on the needs and interests of the community, the Mustard Seed would accommodate events such as Mobile Food Market, Bingo, Art Therapy, Tax clinics, and fundraising to name a few.

Ogden United Church will serve weekly worship services, and host other special events such as Bible / book studies, Community Christmas Hamper Programs, and week-long Vacation Bible School throughout the summer. Other spiritual and community groups such as the Pathfinders and Maranatha Seventh Day Adventist, are to continue their weekly services in the proposed multi-purpose space. In addition, this space will facilitate community meals for patrons of the Church, residents, and community members.

#### **Community Kitchen**

Adjoining the multi-purpose space is a community kitchen offering the opportunity for an integrated approach to meal planning and cooking classes to serve the local community. This creates a space for residents of the community to come together to cook and grow, while giving them access and exposure to healthy cooking and new resources. Run by Ogden United Church, teaching kitchens are to be offered bi-weekly and would develop in response to the community's needs. The kitchen would also serve monthly meal services offered by Ogden United Church and be used by staff to serve the daycare program.

#### **Affordable Housing**

The proposed development consists of twenty-four (24) residential non-market units, with a mix of 3-bedroom and 2-bedroom including 20% accessible units. The residential units will operate as affordable permanent supportive housing for families, encouraging dignity, safe and stable community living, and positive progression towards personal wellness goals. Private access through a fob system would ensure certain floors to be accessible by only the residents of the building. The Mustard Seed plans to operate a check-in desk 16 hours a day for the residents and visitors of the building. The residential portion of the proposed development would operate independently to the amenities provided on the ground floor. A minimum of 24 secured residential bicycle storage is provided in the basement.

## Applicant's Submission

### **The Mustard Seed Health and Wellness Services**

The proposed development includes support spaces located on the ground floor of the building to offer preventative and early intervention care including counselling services that will serve the local community.

### **Social Enterprise Cafe**

The proposed social enterprise café, located on the main floor, and operated by Ogden United Church with the support of a community partner, will increase opportunity for disadvantaged community members and create a community space to interact and socialize.

### **Daycare and preschool**

The proposed daycare would provide affordable options for the residents of the community. The preschool space would operate on a part time basis with morning and afternoon classes.

### **Parking**

The residential, visitor and commercial parking rules proposed in the Direct Control district are appropriate for the site's proximity (400m) to future Green Line LRT station and demands of tenants of this proposed development. A total of 6 surface parking stalls are proposed along the lane for all uses of the building. The loading and pick-up / drop-off stall is proposed on-street, along 74<sup>th</sup> Ave SE.

To support this, a Parking Study was completed by Watt Consulting which include an evaluation of parking demands at other existing Mustard Seed affordable housing developments, current parking supply on site, on-street parking demand, as well as alternative travel modes / proximity to future LRT station.

In short, the study states that *"the proposed programming does not suggest a substantial increase in demand for parking over what exists today. The available capacity of on-street parking stalls can accommodate the anticipated small increase without causing a negative impact on the surrounding community or transportation network"*.

### **Building Height | Setback**

The proposal includes a small portion of the building to extend beyond 4 storeys, to 5 storeys / 17 meters to allow for commercial main floor height. This portion is sensitively located on the North East corner facing George Moss Park, to have as minimal impact on the adjacent parcels. Therefore, a maximum building height of 15 meters / 4 storeys is provided 5 meters from shared property line to introduce a smaller scale interface with adjacent residential parcel.

### **Overall Vision**

This proposed development is designed to act as a catalyst for change, creating a new space for residents of the community both existing and new, alongside supportive services and educational resources. This land use redesignation would allow for a development that would add vibrancy to the community and address the need and demand for affordable housing, while engaging the community through the events and services offered by The Mustard Seed and Ogden United Church. This land use redesignation is in line with the MDP, as this development encourages community growth and provides new and safe housing options in Calgary's established neighbourhood.



# PROPOSED

CPC2020-0849  
ATTACHMENT 2

## BYLAW NUMBER 114D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0013/CPC2020-0849)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2020-0013/CPC2020-0849  
BYLAW NUMBER 114D2020**

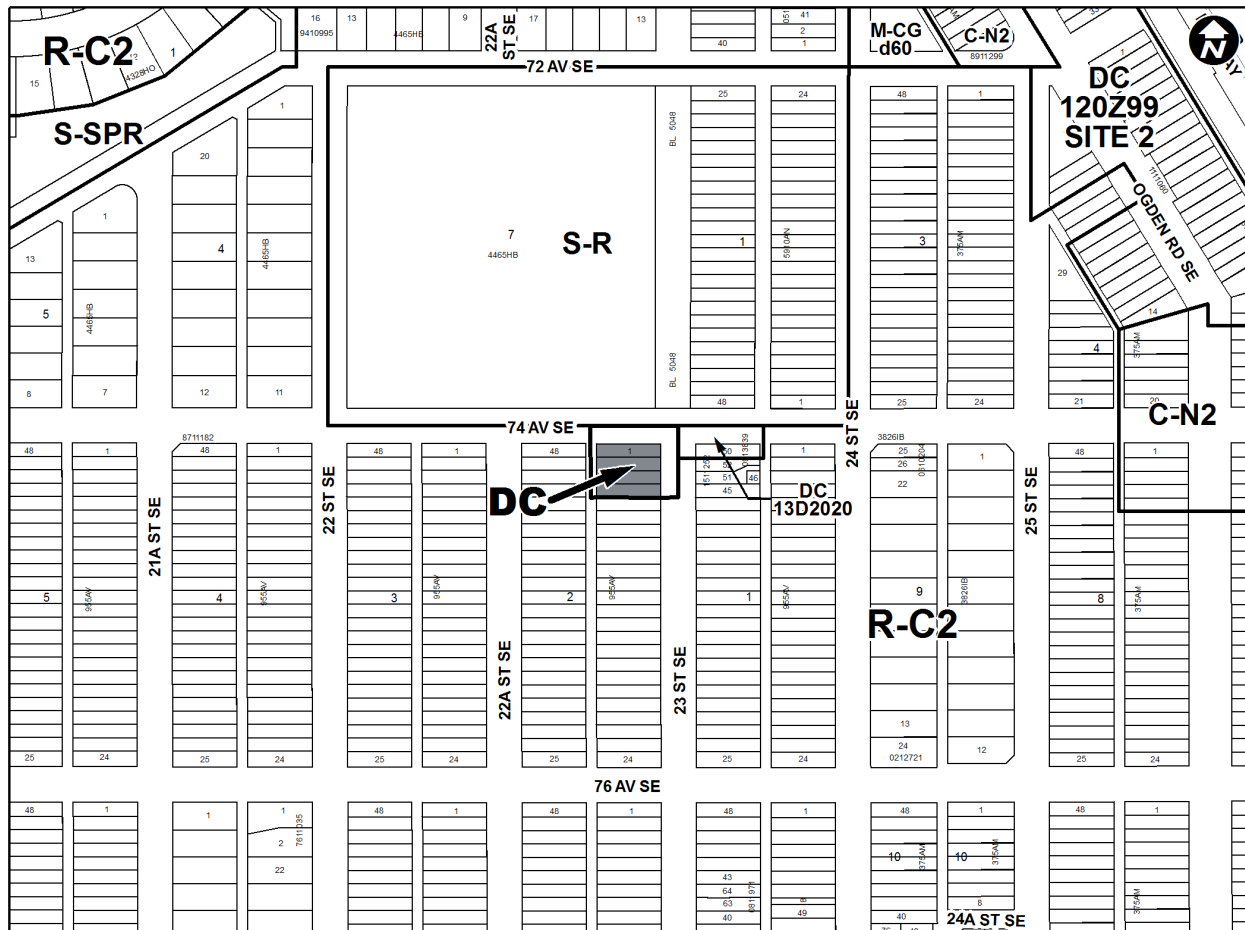
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2020-0013/CPC2020-0849  
BYLAW NUMBER 114D2020

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to:
  - (a) accommodate opportunities for mixed-use multi-residential development with commercial uses in the same building; and
  - (b) provide an appropriate transition in building height to the adjacent low density residential development.

### Compliance with Bylaw 1P2007

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



# PROPOSED

AMENDMENT LOC2020-0013/CPC2020-0849  
BYLAW NUMBER 114D2020

## Reference to Bylaw 1P2007

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

## General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**DC commercial multi-residential uses**” means **commercial multi-residential uses** as defined in Bylaw 1P2007 and includes the following additional **use**:
- (i) **Instructional Facility.**

## Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Instructional Facility.**

## Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

## Building Setbacks

- 8 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from the **property line** shared with 74 Avenue SE for a **street-oriented multi-residential building** is zero metres.

## Landscaping

- 9 (1) At least 65.0 per cent of the required **landscaped area** must be provided at **grade**.
- (2) The maximum **hard surfaced landscaped area** is 80.0 per cent of the required **landscaped area**.
- (3) For **landscaped areas** above **grade**, a minimum of 25.0 per cent of the area must be covered with **soft surfaced landscaping**.

## Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 17.0 metres.

# PROPOSED

AMENDMENT LOC2020-0013/CPC2020-0849  
BYLAW NUMBER 114D2020

- (2) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, the maximum **building height** referenced in subsection (1) is reduced to 15.0 metres measured from **grade** within 5.0 metres of that shared **property line**.

## Rules for Commercial Multi-Residential Uses

- 11 (1) **DC commercial multi-residential uses** must:
- (a) only be located on the ground and basement floors of a **main residential building**; and
  - (b) be contained completely within the **building** with the exception of **Outdoor Café uses**;
- (2) **DC commercial multi-residential uses** can share an exterior entrance with that of the **Dwelling Units**.
- (3) Surface parking areas for **DC commercial multi-residential uses** must be located a minimum distance of 7.0 metres from a **parcel** designated as a **low density residential district**.

## Amenity Space

- 12 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) **Common amenity space** must have a contiguous area of not less than 50.0 square metres, with no dimension less than 4.5 metres.

## Motor Vehicle and Loading Stall Requirements

- 13 (1) The **use** of **Multi-Residential Development** does not require a minimum number of **motor vehicle parking stalls**.
- (2) A maximum of six **motor vehicle parking stalls** may be provided on site for the **DC commercial multi-residential uses**, **Place of Worship** and **Child Care Service uses** and must be accessed via the rear lane.
- (3) One **loading stall** must be provided on 74 Avenue SE for the **DC commercial multi-residential uses** and drop off / pick up activities associated with the **Child Care Service use**.

## Relaxations

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



# PROPOSED

CPC2020-0849  
ATTACHMENT 3

## BYLAW NUMBER 37P2020

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2020-0013/CPC2020-0849)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

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

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

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 5 entitled 'Proposed Land Use Policies', by changing 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch, attached as Schedule A.
  - (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, add the following after policy 2 and renumber the following sections accordingly:
    - "3. The site at 7401 - 23 Street SE should be medium density multi-dwelling with the addition of commercial uses on the basement and ground floors."

# PROPOSED

**BYLAW NUMBER 37P2020**

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

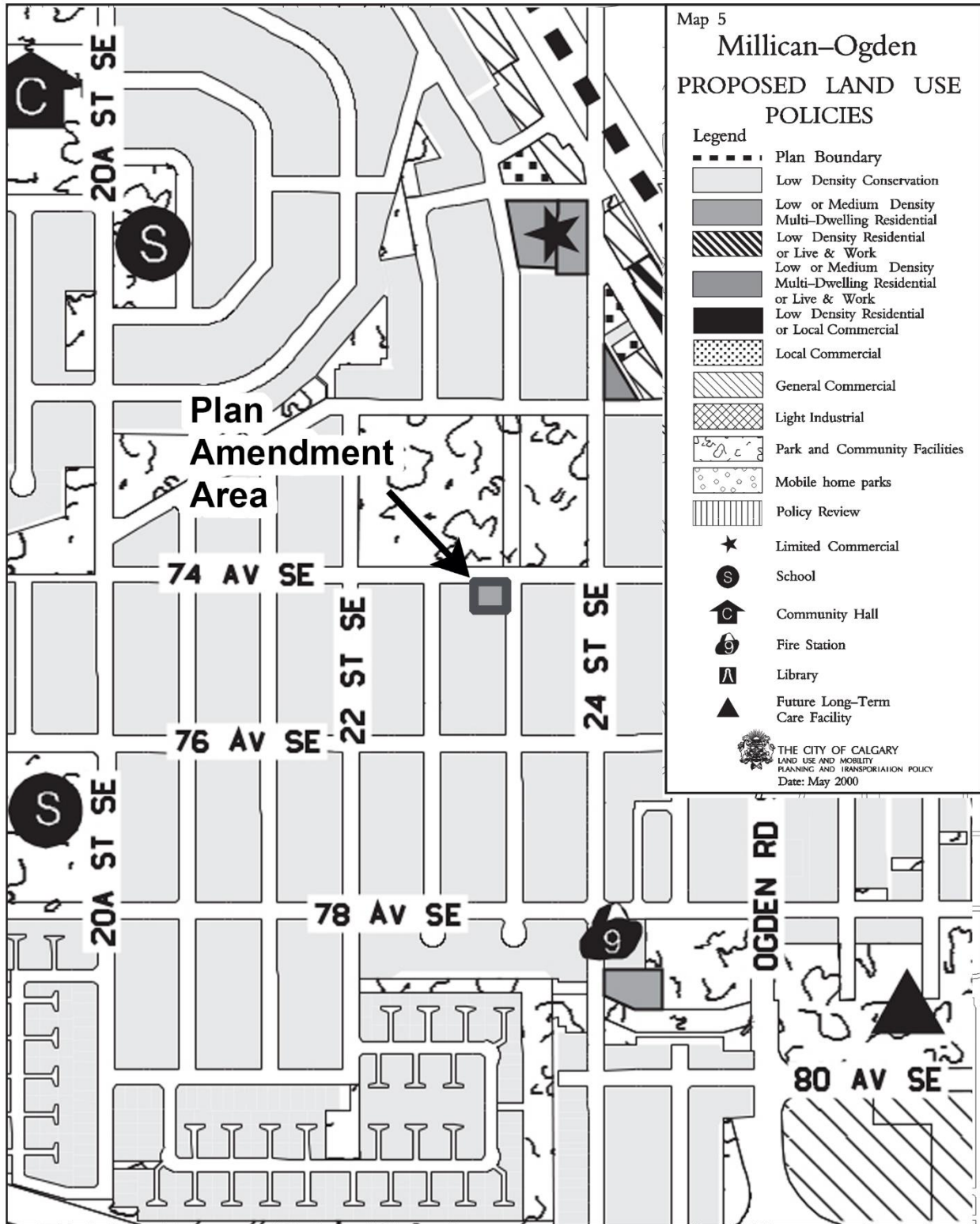
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW NUMBER 37P2020

## SCHEDULE A





## Development Permit (DP2020-3072) Summary

A development permit application (2020-3072) has been submitted by Casola Koppe Architects on 2020 May 14. The development permit application is for a four to five-storey multi-residential development, place of worship, child care service, café, outdoor café and commercial multi-residential uses, including 6 on-site motor vehicle stalls and one loading stall on 74 Avenue SE. 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 has completed a review of the development permit has determined that it is acceptable, however, no decision will be made on the application until council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from corner of 74 Avenue SE & 23 Street SE)







**APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013 and DP2020-3072**

Beyond the typical e-mail and telephone communication, meetings and milestones were made on the following dates:

<b>DATE</b>	<b>COMMUNICATION</b>
	<b>City of Calgary</b>
Dec 11, 2019	Pre-application meeting with Melanie Horkan, Abdul Jaffari and Tanya Williams to discuss the land use redesignation and the uses to be included in the DC.
Feb 5, 2020	Review draft DC including the uses, parking requirements, and review City Policy alignment.
Feb 5, 2020	A follow-up email to File Manager outlining the rationale for applying for a DC in lieu of a stock land use district.
	<b>Millican-Ogden Community Association (MOCA)</b>
June 13, 2018	Meeting held with MOCA Representatives and Ogden United Church representatives @ Tim Hortons on 18 Street SE to share initial visioning about redevelopment of Ogden United Church and engage in preliminary informal discussion about potential project.
March 26, 2019	Meeting held with MOCA Civic Affairs and Ogden United Church representatives @ Ogden United Church. Discussion centered around potential NFP partnerships for community supports, historical relationship of Ogden United Church with the Ogden Community, and summarizing the key findings of the preliminary engagement with community partners (see below 2015-2017 engagement) to illustrate alignment of project vision with established gaps in the community.
Jan 16, 2020	Meeting held with MOCA representatives, The Mustard Seed, Ogden United Church and Casola Koppe Architects @ Ogden United Church. Items of discussion were around Land Use application for a 17 meter / 5-storey building, the concept of the proposed development and the uses / programming.
Feb 4, 2020	Ogden United Church representatives attend MOCA monthly general meeting and speak to the project. Discussion largely focused on addressing immediate feedback / concerns expressed by community members.

July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013  
DP2020-3072

March 3, 2020	Ogden United Church representative attends MOCA monthly general meeting. Information shared regarding upcoming community open house scheduled for Tuesday April 7, 2020. Postcard open house notices and LUR information circulated to those in attendance, and additional copies left with MOCA for distribution.
March 26, 2020	Emailed MOCA regarding the cancelation of the Open House due to COVID-19 state of emergency and further details to be provided shortly.
April 17, 2020	Emailed MOCA the webpage link with information on the land use redesignation and community survey. Refer to the screen captures below for the information provided on the webpage.
May 12, 2020	Follow up email to MOCA member and our interest in alternative approaches to community engagement.
May 19, 2020	Email correspondence with MOCA offering a web-based meeting to discuss the proposed development in further detail. Offer was declined via email on May 22, 2020.
May 25, 2020	Email response to CA member regarding the health risks of having an Open House due to COVID-19 pandemic and provided further information on the Alberta Health public gathering restrictions. Web-based meeting invite was extended again to discuss the development permit application with the CA in further detail.
May 29, 2020	Emailed MOCA a one-pager about the proposed development and informing them of further information to be available online shortly. Contact information for The Mustard Seed and Ogden United Church representatives were provided and extended invitation to host web-based meeting with the CA again.
June 11, 2020	Phone conversation with MOCA president and Casola Koppe Architects regarding concerns about the proposed development and forms of community engagement. Casola Koppe Architects extended an invitation for an in-person meeting with MOCA Board members as COVID-19 public gathering restrictions are still in effect.
June 19, 2020	Emailed MOCA the webpage link with information regarding the proposed development.
July 1, 2020	In-person meeting at Millican-Ogden Community Hall with all MOCA Board members, Taylor Kawaguchi from The Mustard Seed (via web), Bill Weaver from Ogden United Church, Vickie LaFleur and Hans Koppe from Casola Koppe Architects to discuss proposal in further detail and their concerns regarding the proposed development.

July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013  
DP2020-3072

**Direct Engagement**

March 2, 2020	<p>80 postcards regarding the Land Use and Open House distributed</p> <ul style="list-style-type: none"> <li>• 2-block radius of the site</li> <li>• families who attend the preschool</li> <li>• to MOCA (30 postcards for their distribution)</li> <li>• digital version of the postcard posted on social media</li> </ul>
March 28, 2020	<p>Phone conversation between Casola Koppe Architects and resident without computer access regarding the cancelation of open house and available survey and provide information on how to get a hard copy. Concerns about the development were discussed.</p>
March 26, 2020	<p>Social media post regarding the cancelation of the Open House and email correspondence from Casola Koppe Architects to residents who had previously contacted us directly to inform them of the cancelation.</p>
April 4, 2020	<p>Email correspondence with resident and response from Casola Koppe Architects regarding the Open House cancelation and online information coming soon.</p>
April 17, 2020	<p>Due to COVID-19 public gathering restrictions and the cancelation of the Open House, we provided information online about the land use redesignation. Detailed description was provided to inform as best we could on the redesignation and proposed uses. Alongside the available information, we provided a survey. All survey results were submitted with LOC2020-0013 DTR.</p>
April 22, 2020	<p>Land Use site signage updated (submission date extended). Website link and survey information printed on large format and posted on site.</p>
April 24, 2020	<p>Phone conversation between Casola Koppe Architects and resident to the south of property to coordinate access for a hard copy of survey. Also discussed his concerns regarding the proposed development.</p>
June 1, 2020	<p>80 letters distributed to the residents within a 3-block area (on 24 St., 23 St. and 22a St.) regarding the proposed development. The letter included history about the Church, the partnership with The Mustard Seed, the needs in the community, programming, our intentions with the proposed development and that further information to be available online shortly. Contact information was provided for The Mustard Seed, Ogden United Church, and Casola Koppe Architects and welcomed any comments or questions.</p>

July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013  
DP2020-3072

June 8, 2020	Impromptu in person meeting between Hans Koppe of Casola Koppe Architects and neighbor to the south of parcel regarding overlooking and privacy.
June 15, 2020	Email correspondence with resident of Ogden who expressed concerns regarding the proposed development. Casola Koppe Architects responded on behalf of the project team regarding the approach and efforts at preserving the roots of Ogden United Church. Also provided further information regarding the Parking Study and how to further voice his concerns.
June 19, 2020	Development Permit webpage distributed via email, social media and posted on site. Refer to webpage information below. Survey results and applicant's response was included under "This is what we heard".
June 22, 2020	Email correspondence with Ogden resident and response from Casola Koppe Architects regarding their concerns about the proposal and forwarded the link to the proposed development webpage.

### **Ward 9 Office**

Sept 24, 2019	Met with Councillor Carra to discuss land use redesignation and development vision, including building height and uses. It was communicated that this development had to still read as a Church and was in overall support of a mixed-use development on this site.
March 31, 2020	Applicant and client met with Councillor Carra via web conference to present the conceptual version of the development illustrating the step backs, and the visual language to represent the Church. Received a positive response from Councillor Carra.

### **2015-2017 Engagement by Ogden United Church**

Prior to Casola Koppe Architect's involvement with this project, Ogden United Church engaged with community partners as early as 2015 to discuss the ongoing gaps in services and supports in the Ogden community. From 2015 through 2017, a total of 57 people, representing 34 community partner agencies gathered every two months at Ogden United Church to discuss ongoing support issues for residents in the Ogden community. The gatherings were called the Ogden Community Round Tables, and the common themes of ongoing community gaps were:

- 1.) Food supports and Basic Needs, especially for families with young children and seniors, are largely limited to emergency community food banks, which are overburdened beyond their resources. How can we connect vulnerable households with transformative and meaningful programming/support that increases household resiliency and sustainability, while reducing dependencies on food banks and other end-stage emergency support scenarios?

July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013  
DP2020-3072

- 2.) Affordable housing for families with children and seniors is an increasing concern. Rents are increasing, and tenant families are experiencing greater adversity in maintaining rent payments.
- 3.) Isolation / Loneliness is a key contributor to mental health concerns. How can we address the increased sense of isolation, especially noted in residents aged 31-49 years accessing the community resource centre?
- 4.) Family supports and community programming for children and youth are substantial gaps in the community. Few parenting supports, educational opportunities, developmental and relational programs for children exist, and the ones that do are often specifically targeted to distinct and/or exclusive groups.
- 5.) Intergenerational symptoms of ongoing poverty, such as illiteracy, are pronounced throughout the community, while potential resources such as the public library are being moved out of the community. Greater demand on schools and support agencies for early identification and intervention, with fewer resources and supports in the community.

July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013  
DP2020-3072

**LAND USE WEBPAGE**

An Open House was booked for April 7, 2020 although due to Covid-19 public gathering restrictions, this had to be canceled. In lieu of this, information was provided online at <https://theseed.ca/ogden-family-housing/> regarding the land use redesignation application and about the history of the site, proposed programming, the development vision, shadow studies, and a community survey for the residents to provide their comments and feedback. Below are screen captures of the webpage.



Ogden United Church is a congregation of The United Church of Canada. OUC was formed in 1914, and built its first church building on the church property in 1916. In response to changing community needs in Ogden, OUC expanded and redeveloped its property in 1958, and again in 1961. Throughout its history, Ogden United has recognized poverty as a problem that needs attention, and has not only worked to improve the well-being of the Ogden community, but has worked in partnership with other groups and programs with a similar interest in tending to the overall health, education, spiritual well-being, social, family life, community empowerment and livelihood of those who are struggling.

The Mustard Seed is a Christian non-profit organization that has been caring for men, women, and children experiencing poverty and homelessness since 1984. We provide a safe and supportive haven where people can have their physical needs met and can begin to heal and grow mentally, emotionally, and spiritually for a better life down the road. We offer services and programming that help people make positive and lasting changes in their lives.

## Applicant Led Engagement and What We Heard Report

Basic Services

Housing

Employment

Health & Wellness

Spiritual Care



### Basic Services



We meet the immediate needs of those experiencing homelessness and poverty by providing emergency shelter, food, clothing, hot showers, and hygiene supplies. Throughout our different locations, our shelters provide a safe and sober environment with a combined capacity of 486 adults every night. In 2019, The Mustard Seed served over 503,000 meals to those in need.

### Housing



Finding stable, affordable housing is a major obstacle for people in poverty. At The Mustard Seed, our staff provide residents with the support they need to live independently before, during and after they are housed. We offer independent or communal living with support from trained resident engagement workers. Throughout our different locations, we have 325 affordable housing units available and hope to add family housing this year.



**Employment**

The Mustard Seed's Employment Services team offers targeted programming to help individuals transition out of poverty and homelessness and into independent living. Employment offers three streams of support for individuals: a pre-employment group training program called Seed Academy, one-on-one employment coaching, and fast-track employment services.

**Health and Wellness**

We seek to target clients' health barriers and help them achieve their housing and employment goals. Our guests meet with an advocate to determine which programs best suit their needs. Clients are then referred to a variety of multidisciplinary services such as medical appointments, physical therapy, occupational therapy, counselling, and more.

**Spiritual Care**

The Mustard Seed provides opportunities for the community to meet their spiritual needs. As a Christian organization, spiritual care is foundational to what we do; it enriches the relationships we have with our community members. This program welcomes everyone and our spiritual programs are offered voluntarily to those who seek them out.

**How Big Is The Problem Of Families Experiencing Homeless And Poverty?**

Nationally, family homelessness has been identified as a fast-growing problem that needs to be addressed. The federal government's National Housing Strategy identifies women and children fleeing violence and people experiencing homelessness among its priority areas. For families on a fixed or limited income, housing with adequate living space is almost impossible to attain.

Research has shown the long-lasting consequences of family homelessness for children. Multiple studies indicate that children who have experienced homelessness have an increased chance of exhibiting the behavioural, mental health, and physical health problems attributed to homelessness.

### Why Ogden United Church And The Mustard Seed?

A partnership with Ogden United Church and The Mustard Seed grew out of a common commitment to social action and a desire to support a need in the Ogden community. Together, they are committed to working closely with community partners to best support the needs of this vulnerable population. By expanding our partnership networks, Ogden United Church and The Mustard Seed can increase our knowledge, best practices, and engage with several different social service agencies on how to better serve residents of the Ogden Family Housing project and residents of the Ogden community.

### Why Is There A Need To Build The Ogden Family Housing?

Through two years of Ogden community round table sessions, Ogden United Church captured several themes of ongoing gaps in the community. As poverty is increasing, potential resources and wrap-around supports that could help the community, such as the public library, have exited Ogden. A substantial gap in family supports and community programming available for youth has created a burden on the existing agencies and allowed for increased vulnerability. Through demonstrated need, Ogden United Church has recognized the need to connect vulnerable households to transformative programming that can increase household resiliency and sustainability, while also reducing dependencies on emergency poverty supports.

A significant recognized gap in Ogden is access to affordable housing for families with children and that continuous rent increases are causing tenant families to experience greater financial stress.

### What Needs Will The Ogden Family Housing Be Addressing?

The Mustard Seed is in partnership with Ogden United Church and the United Church of Canada to develop a multi-purpose residential apartment building for families experiencing poverty and homelessness. The housing will include 24 two and three-bedroom units that will operate as affordable permanent supportive housing. Families living in these units having access to wrap-around supports and individualized care that will help encourage dignity, safe and stable community living, and positive progression towards personal wellness goals.

Apart from housing opportunities, the vision of this project is to provide collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. Residents and community members of Ogden will have access to several different community services, including:

#### COMMUNITY HUB:

This multi-purpose community space will host The Mustard Seed's Neighbour Centre Community Hub. Operated in conjunction with Ogden United Church, the Hub will facilitate free access to wrap-around supports such as counselling services, employment coaching, and advocacy. The Mustard Seed will work diligently with the existing resources in the community of Ogden to ensure that the Hub provides family programming catered to the interests and needs of the community.

## Applicant Led Engagement and What We Heard Report

**OGDEN UNITED CHURCH SANCTUARY:**

The multi-purpose community space will act as the sanctuary for Ogden United Church, which will be utilized for church services, spiritual engagement, as well as to facilitate community meals for patrons of the Church, residents, and community members.

**COMMUNITY KITCHEN:**

The community kitchen, run by Ogden United Church, will offer the opportunity for an integrated approach to meal planning and cooking classes, while serving the local community. This will be a place for community members to come together to cook, eat and grow while giving them access and exposure to healthy cooking and new resources.

**AFFORDABLE CHILDCARE:**

To meet the affordability needs of our residents and community members, the collaborative will provide space both for a pre-school and a daycare facility on-site. Happy Days Preschool will continue to support families in Ogden alongside a complimentary daycare centre to help broaden the scope of childcare available for the community. The daycare and pre-school will both operate on a low-income basis to ensure the community can access quality childcare.

**COMMUNITY CAFÉ:**

To provide a unique space for the community to gather and socialize, Ogden United Church will operate a social enterprise café with the support of a community partner to increase employment opportunities for disadvantaged community members.

**Who Will Get Selected To Live In Ogden Family Housing?**

The Ogden Family Housing will prioritize selecting families that are eligible within the Ogden community. Upon program start-up, The Mustard Seed will collaborate with community organizations such as Millican-Ogden Community Association, South East Calgary Resource Centre and Youth Centres of Calgary to host open house and drop-in sessions for families to meet with Resident Engagement and Property Management staff to determine eligibility in the program. If the program has vacancies after supporting the community need, The Mustard Seed will support clients who need access to family housing as well as our social service sector partners who support families in need.

**Will Residents Stay In Housing Permanently?**

The Mustard Seed will provide a Permanent Supportive Housing (PSH) opportunity for families in the Ogden community. As long as families continue to meet the eligibility requirements and follow the house rules as outlined in the Resident Tenancy Agreement, families can stay as long as they would like. If a family does decide to move, The Mustard Seed will help them transition to a new home and discuss further options for accessing wrap-around supports.

**How Is The Ogden Family Housing Different Than A Shelter Run By The Mustard Seed?**

As an organization helping those experiencing homelessness and poverty, we recognize the importance of meeting people where they are at – from chronically homelessness individuals to those at risk of eviction and everything in between.

Our shelters provide temporary opportunities for struggling individual adults to meet their immediate basic needs (food, shelter, clothing), as well as access wrap-around support services to help move individuals out of the shelter and into an

## Applicant Led Engagement and What We Heard Report

Our shelters provide temporary opportunities for struggling individual adults to meet their immediate basic needs (food, shelter, clothing), as well as access wrap-around support services to help move individuals out of the shelter and into an alternative form of housing. These wrap-around supports intend to target the root causes of an individual's poverty or homelessness and help to remove those barriers to entry into stable housing.

The Ogden Family Housing project is very different from The Mustard Seed Emergency Shelter in the sense that this initiative is supporting families who need Permanent Supportive Housing (PSH). PSH is a housing philosophy that combines affordable housing with wrap-around supports to ensure that families can maintain stable housing and meet their goals of wellness and self-sufficiency. It is an alternative housing model that diligently works to prevent re-entry into homelessness and reduce a families' reliance on other social services such as the health care system, child welfare, and police and judicial systems.

**Will The Ogden Family Housing Be A Sober Environment?**

Our teams have zero-tolerance of substance and/or use of alcohol at The Mustard Seed locations, and work closely with our community partners to ensure that individuals who are under the influence at our sites are properly cared for and relocated to an appropriate partner location.

As a major player in the homeless-serving sector in Calgary, The Mustard Seed as an organization has recognized the need for housing and support services to support multiple models of care. We recognize the incredible work that our fellow organizations do to support individuals and families who currently use or are addicted to substances and/or alcohol. The Mustard Seed as an organization does not operate safe-injection sites or supervised consumption sites in any of its locations and will not operate any of these facilities in the foreseeable future. Responding to the call for housing options for those across all spectrums of care, The Mustard Seed in Calgary provides sober, permanent supportive housing facilities to support those residents who do not qualify or want to be part of a harm-reduction model of housing. This option in the spectrum of housing is beneficial to the residents in our building who are seeking a safe and sober living and are committed to maintaining their sobriety. The Ogden Family Housing project would continue this sober PSH model of housing.

[Donate now](#)

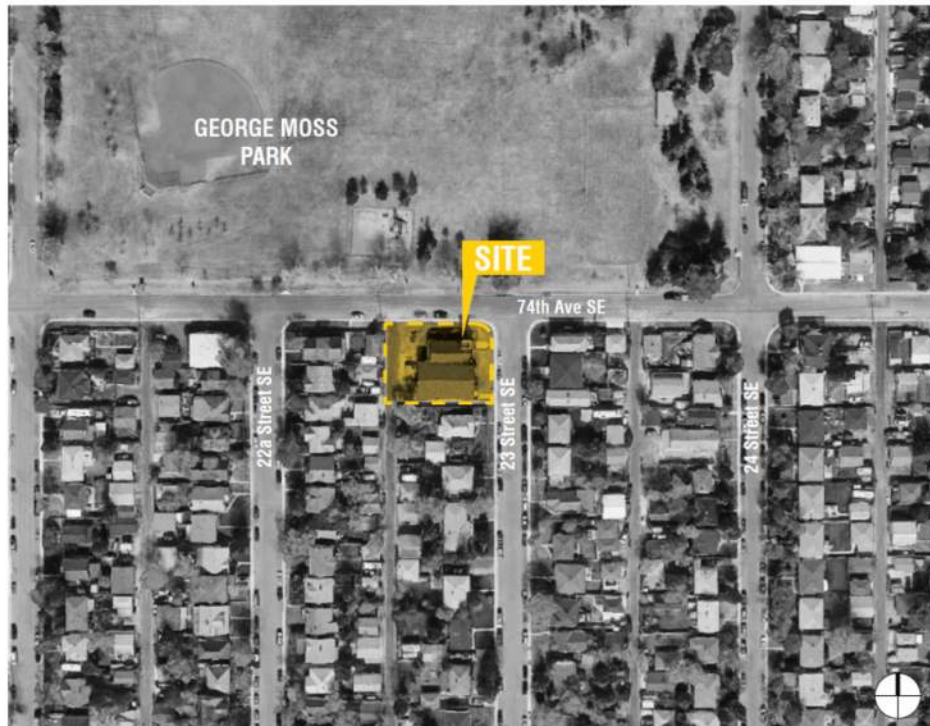


The Mustard Seed is Responding to COVID-19 Pandemic. [Read more.](#)

**WHO WE ARE**

**LAND USE**

**COMMUNITY SURVEY**



#### SITE LOCATION

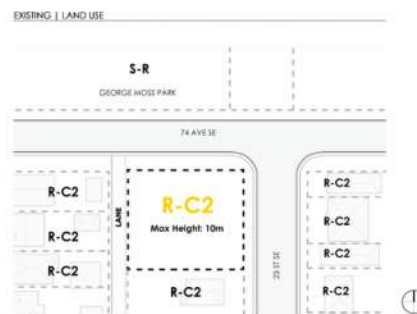
7401 23rd St. S.E. Calgary, Alberta

#### COMMUNITY

Ogden

#### LAND USE APPLICATION

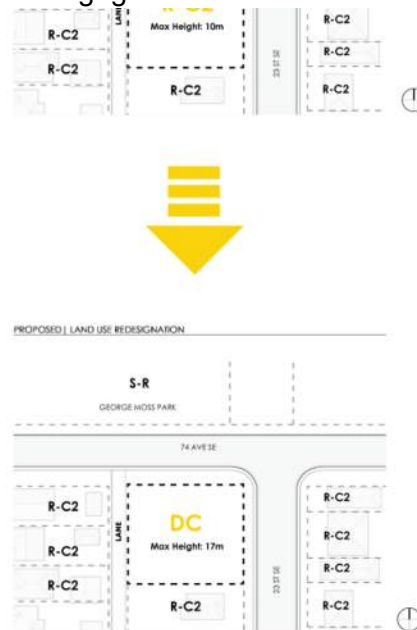
The Mustard Seed and Ogden United Church are applying for a land use redesignation for the site noted below from R-C2 to a Direct Control based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007.



July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013

# Applicant Led Engagement and What We Heard Report



## What is a Direct Control (DC) District?

A DC includes a unique set of uses and rules due to the unique characteristics and innovative ideas required for a development, unavailable in other land use districts. Typically, DC designations include a cross-reference to the rules of one of the standard Land Use designations (e.g. R-C2, M-C2, M-X2 etc.)

## Why a Direct Control District for this development?

The site's current land use district, R-C2 Residential – Contextual One / Two Dwelling does not support the proposed development vision in addressing the current demands of the Church and the community. As a result the team is seeking a Land Use Redesignation to encompass the uses, building height and parking requirements to support this unique, mixed-use, affordable family housing development.

## What does the DC include?

- A building height of 4 storeys with a half 5th storey facing 74th Ave S.E., up to a maximum of 17 meters
- Based on the Parking Study outlined below, a minimum parking impact is anticipated and proposing 6 surface parking stalls provided on the site

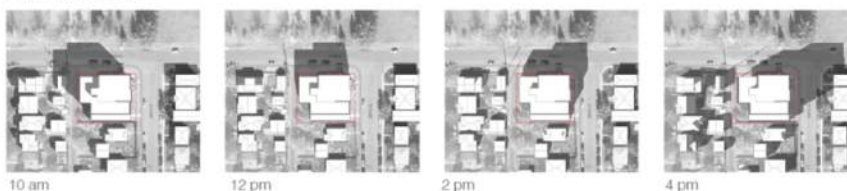
## DEVELOPMENT VISION

To take advantage of the site's corner location across from George Moss Park, we want to create and sensitively integrate a new dynamic and architecturally unique project to the established community of Ogden. In addition to offering family based affordable housing, the proposed mixed-use development includes collaborative spaces where community partners can engage and help serve the community in a holistic and supportive way. Please refer to [Who We Are](#) and [What Needs Will The Ogden Family Housing Be Addressing](#) for more information on the unique programming offered.

## BUILDING HEIGHT

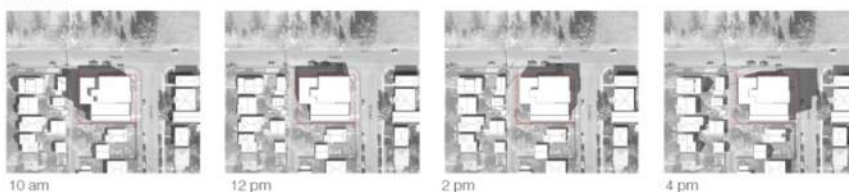
### SHADOW STUDIES

SEPT / MARCH 21



# Applicant Led Engagement and What We Heard Report

JUNE 21



The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

## PARKING

In support of the proposed land use change and associated development vision, a Parking Study was completed by Watt Consulting Group and submitted to the City of Calgary for review as part of the application process. These investigations include an evaluation of parking demands at other existing Mustard Seed affordable housing developments, current parking supply on site, on-street parking demand, as well as alternative travel modes.

Some of the key conclusions of the Parking Study are outlined below:

### Parking for residents of proposed development

In order for families to qualify for affordable housing, the household must meet or have an income below the most recent Core Need Income Threshold as defined by the City of Calgary. The Mustard Seed development's need for parking in their existing affordable housing projects is limited due to the nature of the population they serve. This proposed development will have similar parking demand criteria.

### On Street Parking Demand

A total of 85 publicly available on-street parking stalls are provided within a 1 block radius of the site. No time-limit restrictions are currently provided near the site.

Hourly parking occupancy counts around the subject site were completed on Friday February 21st 2020 from 8 am to 9 am, and Sunday February 23rd from 10 am to 11 am. These times are considered peak utilization of the facility with the weekday morning capturing drop-off period for the existing preschool and Sunday morning capturing the regular worship service at Ogden United Church.

The maximum parking demand observed near the site was a total utilization rate of 21% of available spaces. The proposed programming does not suggest a substantial increase in demand for parking over what exists today. The available capacity of on-street parking stalls can accommodate the anticipated small increase without causing a negative impact on the surrounding community or transportation network.

## APPLICATION PROCESS



July 20, 2020

APPLICANT LED ENGAGEMENT SUMMARY | LOC2020-0013



# Applicant Led Engagement and What We Heard Report

## APPLICATION PROCESS



For more information on the City Review process, please visit

<https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx>

## CITY POLICIES





## WHAT WE HEARD REPORT

### Online Survey | LOC2020-0013

There was a total of 439 unique pageviews from April 7 to May 3, 2020. The synopsis below indicates an overall look at the concerns and includes all the comments submitted during the survey period. We asked individuals to locate their residence in relation to the project as shown below before responding to the survey. Area A is within 60 meters of the subject site. Area B is an additional 60 meters and so on.



July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072

**THIS IS WHAT WE HEARD + OUR RESPONSE**

## SURVEY SYNOPSIS

CONCERN	AREA A	AREA B	AREA C	AREA D	TOTAL
Building Height	14	7	5	4	30
Parking	14	12	9	18	53
Density	14	11	9	20	54
Project Location	4	3	3	5	15
Affordable Housing/ Project Purpose	12	9	4	16	41
Population Served	8	10	3	11	32
Property Values	2	6	0	3	11
Design/Aesthetics	0	2	1	0	3
Safety (Traffic, Crime, Population)	6	6	4	7	23

NOTE: full survey results attached.

Below are the survey comments summarized with our project team response:

**DESIGN & BUILDING HEIGHT**

*Some responses requested that the building design aesthetic match heritage aspects of other residences in the community and are critical of the modern aesthetic and religious iconography presented. Responses are generally concerned the proposed building height will disturb existing sightlines, introduce visual privacy concerns, and reduce access to daylight. There are also concerns the proposed height contrasts the existing condition of the contextual height in the community.*

Our Response: Sited at the intersection of 74 Ave SE and 23 St SE, the development reads as a landmark for the community of Ogden. The development underscores the influence of the Ogden United Church, now rebirthed in a modern identity. The retention of the religious iconography at the building's northeast corner ensures that the building remains familiar and legible as a cultural landmark to the community and the city. To present an explorative flair of wit and playfulness, vividly toned orange and yellow aluminum composite panels inhabit moments in an otherwise ordered facade. These instances expand on the partnership between OUC and TMS; striving to not solely support members of community, existing and new, but enrich it through its unique uses and the demographics it celebrates.

A building height of 4 storeys with a half fifth storey facing 74<sup>th</sup> avenue SE allows us to address the current demands of the Ogden United Church and the surrounding community. We acknowledge that there are reservations with this massing, particularly with those immediately neighbouring the development. The partnership between Ogden United Church and The Mustard Seed strongly respects the neighbourhood they operate in and throughout the design process, they have endeavored to augment the building form to reduce potential disruptions with adjacent parcels. As demonstrated in the graphic "CROSS SECTION (E-W)" the building step-back at the fifth level along the

July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072

east building elevation reducing the building height to best contextually address the adjacent RC-2 parcels. This massing step-back is applied along the south building elevation as well, wherein the development presents 5 storeys of building height solely when it addresses 23 St SE and 74 Ave SE and not when directly interfacing with R-C2 residential parcels.

Further to this, referring to the shadow study displaying September/March 21 and June 21, this massing exploration presents limited shadow impacts on the adjacent parcels.

## **PARKING**

*Responses are generally concerned that with the public's use of George Moss Park adding to street parking congestion, there will not be adequate parking available. There are concerns that staff and resident parking will encumber available space, along with some worry of the introduction of derelict or abandoned vehicles.*

Our Response: In support of the proposed land use change and associated development vision, a Parking Study was completed by Watt Consulting Group and submitted to the City of Calgary for review as part of the application process. These investigations include an evaluation of parking demands at other existing Mustard Seed affordable housing developments, current parking supply on site, on-street parking demand, as well as alternative travel modes.

In short, a total of 85 publicly available on-street parking stalls are provided within a 1 block radius of the site. No time-limit restrictions are currently provided near the site. Hourly parking occupancy counts around the subject site were completed on Friday February 21st 2020 from 8 am to 9 am, and Sunday February 23rd from 10 am to 11 am. These times are considered peak utilization of the facility with the weekday morning capturing drop-off period for the existing preschool and Sunday morning capturing the regular worship service at Ogden United Church.

The maximum parking demand observed near the site was a total utilization rate of 21% of available spaces. The proposed programming does not suggest a substantial increase in demand for parking over what exists today. The available capacity of on-street parking stalls can accommodate the anticipated small increase without causing a negative impact on the surrounding community or transportation network.

Due to the collaborative nature of the property, we recognize that other individuals will be onsite at different times of the day and may need access to parking. Although, the need for parking access in affordable housing projects is limited due to the nature of the population they serve. The affordable model proposed for this project is to provide rental rates at a minimum of 80% of the median market rate as determined in Calgary per year. In order for families to qualify for affordable housing in this building, the household must meet or have an income below the most recent Core Need Income Threshold as defined in the City of Calgary. In our experience housing individuals experiencing poverty or homelessness, many of The Mustard Seed residents are living on restricted minimum wage, part-time incomes or subsidies such as AISH and Alberta

July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072

Works. It is anticipated that many of the residents who will reside in this building will have restricted incomes coupled with increased costs of living associated with supporting children. With many residents struggling to meet their basic needs along with housing, it is expected that a majority of residents will not be car owners, and will be reliant instead on alternative modes of transportation such as public transit.

Similarly to the residents of the building, it is anticipated that many of the community members who come to access the programs, services, and community activities will not have access to cars or will be close enough to the location to walk onsite. With parking stalls available onsite, The Mustard Seed will ensure they direct any community members who drive to utilize the onsite parking and avoid on-street parking.

The Mustard Seed staff and volunteers are respectful of these space restrictions so they have worked closely with neighbouring organizations and partners to help accommodate any overflow of staff and/or volunteer parking at other locations. While this relies on the cooperation of neighbours and community to offer these opportunities, it is recognized that this is an option to avoid an influx of street parking from staff and/or volunteers.

## **DENSITY**

*Some responses have reservations regarding the added density and the affect it will have on the vibrancy of the community, particularly with the demographics the building will support. Responses are concerned with the contrast in proposed density to what currently exists.*

Our Response: Redesignating the parcel to Direct Control (DC) based on the Multi-Residential Medium Profile Support Commercial (M-X2) district of Bylaw 1P2007 allows the development to best address the current needs the partnership between Ogden United Church and The Mustard Seed aspires to address. With this redesignated density, we are able to provide unique uses to community members, both existing and new. These uses benefit the community along three fronts: through immediate gratification with the community café and community hub which provide exciting opportunities for community members to socialize and flourish; through targeted development with the wrap-around supports for individuals and families, and; through long-term restructuring and reinforcement through the implementation of permanent supportive family housing to combat the hardship of homelessness and poverty. Rather than allowing the threats of homelessness and poverty to burden unfortunate families and society, this development addresses this crisis through its amended Land Use designation.

## **PROJECT PURPOSE & LOCATION**

*Some responses would prefer an alternate use on the parcel, asserting that the community has fulfilled its obligation to low-income housing with existing developments and this burden should either be carried by another community or relocated to another parcel -- away from the heart of Ogden. Some responses are concerned that the*

July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072

*project's location is unfavorable in its proximity to George Moss Park and the family uses that occur there.*

Our Response: Poverty does not reside solely within the blocks of our downtown streets or city cores. We understand the value of providing support networks that spans across the fabric of all communities, focused directly to those who need it and fostering community stability over time. Strategically targeting the various pockets of poverty across the cities The Mustard Seed serve in, they see a partnership at the site of the Ogden United Church as an opportunity to continue to establish this community-based model of service provision. This initiative allows those that need support to access programs and services outside of the downtown area. Rather than starting anew or by inhabiting available space in the inner core of the city, this development builds on what is existing on site with the Ogden United Church and Happy Days Preschool. In this way, this development capitalizes on the established rapport that Ogden United Church has formed with the community, helping to expedite this project's commitment to combat poverty and homelessness.

### **POPULATION SERVED & SAFETY**

*Responses mention concerns with the introduction of homeless or poverty-stricken families into the community and are concerned with the potential overflow of clientele. Responses expect disruption through a spike in crime and were concerned with interactions with youth with the development's proximity to playgrounds/park space.*

Our Response: With the relative proximity of the proposed Ogden Family Housing project to The Mustard Seed Emergency Shelter in the Foothills Industrial Area, The Mustard Seed recognizes that some community members may be concerned about an overflow of clientele.

The Neighbour Centre does not intend to provide core basic service needs (food, clothing, shelter will not cater to the needs of The Mustard Seed shelter guests, therefore would not expect any increased activity from those outside of the community. If individuals or families who enter the Neighbour Centre in crisis, The Mustard Seed staff intends to support them as they would any other member of the community by finding the programming that would meet their unique needs and will direct anyone to the most relevant service provider.

As The Mustard Seed departments work collaboratively, if the staff at the Neighbour Centre continue to see an influx of shelter guests accessing the services, The Mustard Seed shelter staff would be notified and would prioritize creating more opportunities for individuals to access similar supports on-site at the shelter to reduce the reliance on supports in the Ogden community. The Mustard Seed as an organization strongly respects the neighbourhoods they operate in and plan to work collaboratively with their neighbours on how to best mitigate any potential concerns or issues with their operations.

July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072



Further to this, to operate the proposed programming, it is vital for The Mustard Seed to have staff and volunteers on site. From the hours of 5 AM-9 PM on any given day, there would be between 2-6 staff and/or volunteers onsite at one time. The lower end will reflect earlier and later hours, as well as weekends, while prime-times will reflect hours when both Housing staff and staff of the Neighbour Centre are onsite. As the hours of the community hub haven't been confirmed yet, there is flexibility to adjust hours to best reflect the needs of the community and other activities occurring simultaneously in the building.

July 20, 2020

WHAT WE HEARD REPORT | LOC2020-0013  
DP2020-3072

## Applicant Led Engagement and What We Heard Report

NOTE: survey responses omitted (ie. 1-4) were test survey responses

WHAT WE HEARD REPORT | SURVEY RESULTS LOC2020-0013

ENTRY ID	AREA OF RESIDENCE	RESPONSE TO PARKING STUDY FINDINGS	ADDITIONAL COMMENTS PERTAINING TO FORMER	RESPONSE TO PROPOSED BUILDING HEIGHT	RESPONSE TO PROPOSED DENSITY	RESPONSE TO PROPOSED LAND USE	RESPONSE TO THE OVERALL BENEFIT OF THE PROPOSED DEVELOPMENT	DO YOU SUPPORT OR OPPOSE THIS LAND USE REDESIGNATION?	ADDITIONAL COMMENTS	DATE SUBMITTED
5	Area D	concerned this development will create a parking issue	more people in condensed space - more staff - more volunteers = more vehicles		that is a lot of extra people in a small space - will staff be 24 hours to support/manager-enforce rules etc		I think it is great and fully support this - I hope it is truly successful and a model for more locations	engaging the most vulnerable families and giving them a leg up to future independence		2020-04-17 11:29:15
6	Area B	concerned this development will create a parking issue	Already parking directly in the area is tight. Additional cars would create a concern.					Parking onsite, not just adding to on street parking, needs to be accommodated. Beyond that, the proposal is exciting.		2020-04-17 12:14:20
7	Area A	believe there is currently a parking issue	At different times of the year we already have a parking issue. With every new rental and lane way building that is added to our block we see that also stressing our parking situation. The George Mass park is well used during the summer months and overflows into our residential streets. Adding additional traffic density will not cure any of this.	My wife and I chose this neighbourhood because it didn't have this height of buildings on the block. We live behind and one house south of the church and at different times of the year it would block our sun.	My wife and I lived for years in high density housing saving to buy a small house in a one hundred year old established neighbourhood. We don't think that increasing density of people/family's and traffic to our block will help with parking problems and safety. We already have more than our share of affordable, low cost and city housing in our community more so than any of the surrounding areas. We also think that it would be better served if this was placed some where on Ogden Road.		I believe that in a another location and there are a lot of open/empty city owned lands available, that it would be a benefit to other surrounding community's/Calgary. As I said before, we as a community already do more than our share as far as affordable, low cost and city housing. These surrounding community's need to share in this. I think that it is a mistake to change the fabric of our historic and established community. Five story's is to high for our block and 24 units of housing is too many for our block.	The re-designation of land use would mean that anywhere in the residential area would be open for this height of building. We don't care what denomination the church would be but we think that the original church should stay as is. The impact of this land use change is not in the best interest of our residential well being. Too much traffic, parking problems and human density for this tight nit community culture.		2020-04-17 13:02:57
8	Area B	have no concern			no concerns.		Anything that supports our vulnerable people is very positive.	I feel that ensuring there are multiple support systems available will make this a great space in the community.		2020-04-17 16:00:38
9	Area D	have no concern			Affordable housing is good		Affordable housing is good	Affordable housing is good		2020-04-18 07:22:52
10	Area D	believe there is currently a parking issue	There has been a parking issue for a long time. Infills are creating problems now and will only get worse.		The long term effect of creating higher density will have a detrimental effect on what is a single family neighbourhood. It seems the City of Calgary has determined that the area is destined for higher density no matter what. They seem little interesting in what the citizens want. The Councillor, Gian Carra seems to be telling us that he is the planner and knows what's best for us. Totally ignores the community.		So much of what's in the proposal talks about new programs for the community by the church. Totally unrealistic. Right now there are only about ten folks attending regularly. They are all seniors unable to do any more. Where all the new volunteers will be coming from is a pipe dream. The proposal also said that this new development came about from all the community meetings held. Simply not true as this proposal was never on the table and never discussed. The church was close to closing when another church threw Ogden United a lifeline. Eventually it became a new building with the church on the main floor and residences above. When funding became an issue the Mustard Seed became involved and it grew to FIVE storeys. Nothing close to what was first envisioned and no input at all from the community.	Too high, too dense and not the single family neighbourhood folks want. It seems this is all based upon what planners see as a compliment to the Green Line. Wait until the Green Line becomes reality and then see what developers want to build. Let's not put the cart before the horse.	When will Carra listen to the needs of the neighbourhood and stop telling us what he thinks is best.	2020-04-18 11:56:07
11	Area C	concerned this development will create a parking issue	If there is no parking garage going in where will people park? Individuals already park in back alleys due to lack of street parking so this will make it worse.	You will be looking into the backyard of many people. It is intrusive and contextually not fitting with the area of the neighbourhood. Go to the major streets, not the heart of the neighbourhood.			Ogden already has enough supportive and subsidized housing. Why isn't riverbend or douglasdale or other locations being considered?	The size and location are completely wrong for this type of development. It is going to ruin the contextual design of the neighbourhood. Shame on you for doing this to your neighbours. It is clear you don't care about Ogden.		2020-04-18 19:56:08
12	Area A	concerned this development will create a parking issue	Where will these people park?	You will look right into my backyard. This will ruin my real estate value and impact the security of my home. Why does it have to be so high?	Too much in the wrong place.		There is already enough here. Go somewhere else.	Everything about this is wrong. This is so disappointing to have a religious organization pushing this agenda. Shame on you Pastor Bill. You clearly do not care about this neighbourhood.		2020-04-18 20:03:53

## Applicant Led Engagement and What We Heard Report

13	Area C	concerned this development will create a parking issue	The area is already pressed for parking. Adding 24 family's to this would obviously create further strain on available parking. I'm unsure of how the study was flawed to not account for this.		You'd essentially double the number of family's on the block. In a time where population density is currently affecting a global pandemic, it's a no brainer that this is an issue.	A community garden, small paved and boarded outdoor hockey rink, an exercise park, a small skate park. A dance studio. These are realistic options to actually benefit and enhance the community.	If this land is to no longer be a church the building should be turned into something that the community can benefit from. Adding 24 more family's isn't fair to those family's or those already here. Listed things that the community could benefit from and that was in a 5 minute brain storm. Surely individuals being paid to do this could come up with ideas as good or better.	This land should not be used to use such a large building. There are better uses for the area.	Why does the church not try to help those already in the area? Bringing this many additional people into the area will only increase the number of individuals struggling in the area. It is ridiculous that this continues to be an idea as I have yet to hear any community member support this. The church should be ashamed that they are turning their back on a community they have been apart of for so long!	2020-04-18 23:23:10
14	Area C	concerned this development will create a parking issue	There is a well used ball diamond on the South West corner of George Moss Park. While this is only used during the Summer/Fall seasons, this would be a concern for that area. Obviously with that many stories, there would be a serious need for parking for the residents as well as any visitors.	Suspect this will block the sun in the morning at our house.	I love the idea of this development - and would love to have something like this in the neighbourhood - my issue is that the city has just redesignated the land in this area - and 2 blocks away this would be in the right zone. I don't think that we should go ahead and rezone an area when it's been done and makes a lot of sense with the development of the C-train station just up the road. I know it's awful when the Mustard seed has been given this land - but the location to me isn't ideal. You'll have a bunch of apartments being the same height, potentially and then single storey houses before this building.		Again, I love the Mustard Seed and would love to see family housing built in our neighbourhood. My reason for not supporting it is solely based on this location when the neighbourhood has been rezoned already - and this particular build falls outside of the zoning. 2 blocks away you'll have the taller buildings..... and this would ideally go there.	As stated above.		2020-04-19 04:50:28
15	Area D	have no concern			No concern		No comment	N/a		2020-04-19 07:40:35
16	Area A	concerned this development will create a parking issue	Parking is already tight for residence on this street. Add the parents dropping off kids at preschool and parents taking kids to park to play. PARKING IS AN ISSUE	Changes my view and will change atmosphere of neighborhood	It is not needed in this community. We already have the Victory Outreach and the community resource centre. And Calgary housing.	How about just refreshing the United church and get a minister that people want to follow. Since new minister has gotten there members have moved to different United church	Move to a different community that doesn't have any support for low income. How about Riverbend or McKenzie town or Acadia?	Ogden does not need this. It will do more harm than help.		2020-04-19 12:54:32
18	Area B	have no concern		anything more than 2 stories will not fit in the neighborhood. It will block the view and the sun.	24 units will increase the density too much		It will absolutely not benefit the community, it will make it even more transient.	all of it!		2020-04-20 14:33:33
19	Area D	concerned this development will create a parking issue	Concern that parking will be dense along the adjacent park.		What is normally a quiet neighborhood/street would be impacted by dozen of families coming and going at all hours.	Childcare at the existing facility was a staple of the neighborhood and would be welcomed back. There is already a youth centre a block down the street helping.	Although it may benefit a small portion of Calgarians in need it will come at the expense of a tight knit, quiet community. The small town feel of this neighborhood is the reason many residents reside here.	We are already a low income neighborhood and rely heavily on each other to curb petty crime and provide for each other. Question - how many shelters/low income housing have been placed in wealthy neighborhoods in Calgary? (Cough - Britannia, Eagle Ridge, Mount Royal)		2020-04-20 20:12:49
20	Area C	believe there is currently a parking issue	There is no parking along the park. Already people attending any park gathering parks in front of the houses. This is not the right neighbourhood for this building	It will be by far the tallest building in any sight line from the house. This type of building is inappropriate for this neighborhood	Ogden is a good neighbourhood. We take care of our own. Do not bring 24 homeless families into this neighborhood. We have crime already, and addiction problems. We do not need this building here.	Anything but this.	Totally not. I do not wish to live across the park from another source of crime and strife. We are trying so hard to look out for each other and make this a better community for all the young families already living here. Your going to turn Ogden into the inner city. This is horrible.	Pretty sure I already stated. We are not forest lawn, not inner city. We do not want this here. We do not want this here. The men's assisted living at victory brings us enough headaches and crime. You will destroy any chance this neighbourhood has to become a good neighbourhood to live in again if you allow this to be built.	Who is in charge. How dare they do this to Ogden. We have enough to deal with. Do Not bring this here.	2020-04-20 20:22:31
21	Area D	concerned this development will create a parking issue	I don't know enough/have enough information to know that parking issues might arise. Perhaps there's an underground parkade? Or the families aren't anticipated to have too many cars? The Crestwood development further north has ample parking. I'm more thinking about delivery trucks being able to access safely since there will be food deliveries, presumably.		No because I think families will add vibrancy.		I love that Happy Days will stay, plus a sanctuary for the church congregation. I love the community cafe concept. We need a place to meet and eat in the community. Crestwood affordable housing was heavily resisted (circa 2005?), and it's part of the community now. My children have classmates that live there. The only thing that Crestwood missed the mark on is that the playground is not open to the public. This proposal addresses that and more with the cafe, childcare.	I expect that lots will oppose due to the changes it will bring, the perceptions of The Seed. But I am optimistic and believe that people will thrive given the opportunity. I believe that if the facility is built well (quality, looks good) that residents and the community will respect the space. Further, I would expect that near full-time, on-site staffing will help families and community perception too. This is the right thing to do. Well done Ogden United/The Seed!	I have not seen any renderings. NOTE: I did submit comments to City of Calgary already, but from the signage on site, I did not realize the full details of the project. I thought it was a private development (either way, I support it).	2020-04-20 20:22:46
22	Area C	concerned this development will create a parking issue	Where will people park? Along the park? What happens during spring with sporting events at the park.		There is a lot of low income housing in Ogden. Most problems come from these areas.		We don't need more low income housing. Most people that live in low income stay in low income.	Don't want anymore low income or social housing. Go to another area that doesn't have as much.		2020-04-20 20:24:38
23	Area D	concerned this development will create a parking issue	Not enough parking.	Morning sunrise will be blocked by a building that is 3 stories taller than anything around it.	Families have friends and relatives. Where do they park? City street parking. So now my property is a parking spot for the Mustard Seed? No way.		Ogden has many low income buildings none 5 stories tall. One building has been in the process of being built for close to 20 years.	Building size.	If you are a home owner in this area and you go to the city and ask to build a 5 story home you are rejected. Why is this building and it's height even being considered?	2020-04-20 21:28:03



## Applicant Led Engagement and What We Heard Report

24	Area D	believe there is currently a parking issue	Streets are parking lots now. Try and approach an intersection and see oncoming traffic is next to impossible as it is.		We already have residential programs that have become deteriorated and city doesn't do anything to clean it up. Two issues here. Lower income or perceived lower income people deserve to have an adequately maintained accommodations. Residential programs that are allowed to deteriorate sends the wrong message for the community and impacts resale values.	Seniors complex.	We have existing programs that have been abandoned and the city has allowed it. Adding another program to be abandoned isn't helping the community. City needs to clean up what is existing before allowing more programs in this community. City need to show a strong intent and clean up the existing problems, then you can ask residents to accept another one.	It was never intended to be anything but a church.	Why is this being allowed when you already have problems with similar programs?	2020-04-20 21:31:47
25	Area D	concerned this development will create a parking issue	Your very inconsiderate if you think it won't bring parking problems along with abandoned vehicles.		Take a look at the last multi family project and look what it brought our great neighborhood.	By not having another project like this one in our community.	It will no positive impact on our community. I'm am worried about the negative impact it will and am considering moving after 46 years in the area. There is never anything positive that comes out of projects like this in any community. Take it somewhere else.	See above	Of course, you will only show what you believe are the positive impacts but ignore the negative ones. Please go away.	2020-04-20 21:40:53
26	Area B	concerned this development will create a parking issue	We have enough traffic and lack of parking with the baseball diamonds there. Plus there needs to be safe parking for families with small children for the playground. Etc. There is enough traffic through the playground area. We do not need anymore	We are a traditional 1 max 2 storeys residential area.	We do not need a low income apartment complex bring down our property values that we have spent our adult life working for	Daycare or a preschool or community garden	We don't need anymore low income or subsidized rental units to bring down our property values we have more then our share.	Again we don't need a low income building in this area we have enough. Please protect the life time investment of the homeowners of this community. We do not need the traffic	Why is our community being destroyed with so many of these kinds of facilities. The one on Ogden road and 61 has enough issues	2020-04-20 22:42:04
27	Area D	have no concern			I work at the YMCA so is that you do good work for people who are struggling. I think this can be a great thing for this community and those in it who are in need of your help.		In this economy, and in this city, homelessness is an issue. This can help give some people a leg up and a chance to overcome that in their lives.	In this economy, and in this city, homelessness is an issue. This can help give some people a leg up and a chance to overcome that in their lives.		2020-04-21 10:42:02
28	Area B	concerned this development will create a parking issue	There are already lots of cars parking on the street. I'm concerned we'll be fighting for spots.	The houses in the neighbourhood are centennial. None of them are taller than 2 storeys. This new building will tower over every other buildings around George Moss Park. The architecture is very generic. It does not lift the visual appeal of the community in any way. Unless it is an existing historical building. I don't agree with religious symbols on the facade.	There are other parcels of land that could accommodate this type of building. I don't really understand why this specific area is targeted. There is the old Legion that is falling apart, the field next to the Glenmore Inn, the old refinery land in Lynwood. All these places can accommodate these types of buildings. It took 10 years to recuperate our investment in our property. I feel it will affect the value. I'm completely for diversity in a community. Inglewood is getting there but we are in an emerging neighbourhood that needs to be spruced up, not brought down by more generic architecture.		The proposed development is a great idea and would help the community and the city but this is not the place to do it.	I am opposed to the type of architecture and the obnoxious religious symbol in front of it. We need a building that will enhance the community not bring it down to its knees. I have a problem with the size of it and its location, like I said earlier, I'm sure there are other pieces of land that could accommodate it. This is an emerging community that needs diversity. Attractive shops, destination worthy activities, it needs to be rejuvenated and loved.		2020-04-21 16:35:42
29	Area D	concerned this development will create a parking issue	Not sure where there is space for parking. Curb side around a park is not residential parking and it causes a hazard for kids. Terrible study. This is a quiet community with young families with young children using the park.				This has no positive effect on the community that already has low income housing within less than a km from the proposed project. You do not put a building with the potential for dysfunction next to a kids park.	I oppose the location of this structure. You can take it to the outskirts of Ogden not the heart of a community full of young families and children.		2020-04-21 16:58:25
30	Area B	concerned this development will create a parking issue	There is no proposed parking in place! Not only a concern for the residents that live here, but the ones that will be moving here as well as the VISITORS they will bring in. There is already a fight for parking in front of residents homes and as a huge population of residents that have lived here for decades - they are increasingly frustrated when they can't park in front of their own home. The parking on days of worship as well as recreational events is excessive enough.		This surrounding streets are mainly single family homes. A building of that size and density will completely change the community. Parking, services and resources.	We love that there is a small, old community church that does not overshadow the houses and in fact complements the surroundings. We love the local preschool and while the building could be in better shape, we don't think the uses or purpose of it should change.	Ogden continues to be the city's placement for low-income housing, individuals and families. As stated in this proposal, children that have experienced homelessness or family insecurity have an "increased chance of exhibiting behavioural" problems. As someone who has two elementary school aged children, I can tell you that the resources in this community to deal with behavioural needs of kids and most importantly teens, is not sufficient to deal with more. While I'm fully supportive of the push for affordable housing specifically designated for families, I am HUGEY against the proposed location of this size and type of building. There are other locations in Calgary that would definitely benefit by having some diversity in their community. It feels as though the wealthy areas continue to get wealthier while the lower income areas, become increasingly designated for low income. At the	I strongly oppose the following: ARCHITECTURE - you're proposing a 5 story building in the midst of bungalows at the heart of a 100 year old neighbourhood on Ogden's main green space. It will completely overshadow the houses both in size as well as design. There is no visually appealing design elements to the building and the giant cross on the front is overpowering. DENSITY OF HOUSING - the density increase of that many people on a street that has ONLY single family dwellings, will be overwhelming for parking, green space and recreational facilities. It will in turn change the vibe of the community. PARKING - there is no proposed parking in place! Not only a concern for the residents that live here, but the ones that will be moving here as well as the VISITORS they will bring in. Not to mention Daycare pickup and drop off traffic in an already busv alavaround area!!!		2020-04-21 17:25:56

## Applicant Led Engagement and What We Heard Report

31	Area D	have no concern			no concerns		if it keeps families with children off the street i think that is helpful	i think private charities helping families and people in general is a wonderful idea,	
32	Area D	concerned this development will create a parking issue	The proposed site is in a residential area along a road alongside a public park. Parking is very limited.	As the site is in a closed residential area, it should be a structure that blends in with the residential homes and not stand out.	Concerned for the residents living on that quiet residential street - the site has had a small church. Not a place for a 24 family residential unit. Consider looking at the old Ogden Legion as that site has ample space and is not directly in a residence.	It is a church site; let us keep it as church site.	We already have a resource center and Calgary Housing. Let us share these type of facilities with other communities and not overwhelm Ogden with additional low cost housing and services.	Not a project for that area. Consider the old Ogden Legion site.	Parking issues Community kitchen - leads to extra foot traffic in a quiet residential street - also do not want to see line ups of people waiting to enter Quiet residential street not made for this type of structure Question this statement as voice of a limited few. Many of us were busy attending Greenline meetings and so did not attend the meetings held with Ogden United Church so bias comments in this report.
33	Area D	concerned this development will create a parking issue	Too much demand for too little space in this residential area	Reduces view	Way too much for such a small site	This questions should be rephrased. I think this Land Use will not benefit the Community!	We have too much social housing in this area. Take this program elsewhere!	Inappropriate development for a residential neighbourhood already awash with social programs!	
34	Area B	believe there is currently a parking issue	Already it can be hard to find parking. Some neighbours are very adamant on the spaces out front of their house being theirs and this just makes it all the harder. Cars along 74th by the park make visibility hard and is a safety concern for children, especially small kids and I have a few.		No issue with the density IF appropriate parking is allowed for on the site. The building must also add to the community and be a design that fits with the community.		I believe that some aspects of the development will positively impact Ogden while others will not. The community kitchen will be great, additional services for families are welcomed. A cafe, if run correctly, will be a welcome addition as well. Additional affordable housing both is needed but also a concern at this density as it brings complications. I only support additional affordable housing if we are serving our existing community and proper supports and monitoring are in place. The focus on family is very welcomed.	There needs to be a better plan for parking. Also the aesthetic of the building needs to adapt to better compliment the area. We are an older established area with beautiful heritage homes, especially in the direct proximity of the building. The plans shown are very modern, harsh and the three story cross is not appreciated, nor respectful of all neighbours. See previous comments for more info.	The design of the building, timeline, process need more info around it.
35	Area D	concerned this development will create a parking issue	Parking always becomes an issue unless it's underground, plentiful and free. Increased traffic in the area will also create a problem for locals.		This will absolutely devalue properties in this area. Not only the fact that 24 "families" will be moving in, they are people that fall into a certain category regarding income and mental capacity. Many could be degenerates, homeless, crackheads, etc. that cause an increase in crime and fear amongst residents.	We need to attract the right type of people to this neighbourhood in an effort to maintain and increase its liveability, not increase the number of degenerates and otherwise needy people who make this a scary place sometimes. We could use a brew house, upscale coffee shop, a nice restaurant rather than a franchise... things to set Ogden apart and make people WANT to come check it out. Our reputation is so bad as it is, we don't need this to bring it down more.	This is an unfair question... I do think it would benefit Calgary as a whole, but it would totally bring down the community of Ogden. The current location is great, leave it in East Village or downtown.	DC sounds like it gives the developers the right to do whatever suits them best. More information is required here.	Is there a way to stop it or is this all a ruse to make us feel like we had a say?
36	Area A	concerned this development will create a parking issue	24 unit complex where there is enough parking space ,parking is generally a problem with tenants usually having 2 cars per household . this is a multipurpose building and there is more parking required on top of all the tenants.	The proposal says that the building will be 17meters high in a neighborhood with just single houses all around this will definitely impact the overall picture and landscape negatively .	Yes I am concerned about the density in that small area for all the reasons I have stated above .		I feel this is a trick question . I am not against a development in general but in this size and density is just not favorable . a building with lower heights and density would be more neighbor friendly	the height of the structure and the immediate density , parking problems	I was under the impression from discussions at the Ogden community meetings that the church would be renovated it was never discussed for a redevelopment or rezoning of the property.
37	Area A	concerned this development will create a parking issue	I am 10,000% AGAINST this development.		I am 10,000% AGAINST this development.	I would support a Long Term Care Facility type of development.	Here is all this development will bring to my quiet community... Crime. Substantial loss of property value resulting in the inability to sell, or be forced to sell at below market value. Transients, Drug use & drug paraphernalia. Prostitution, Graffiti. Increased traffic on an otherwise quiet street & the associated dangers, aggravation for residents. This will DESTROY this neighborhood and turn it into East Harlem.	I strongly oppose the Mustard Seed portion of this project. See previous comments. I'm also not very thrilled about the height.	
38	Area A	believe there is currently a parking issue	Not enough street parking now	Residential area. Most homes are single story	Drugs and crime will increase		Does not belong in a residential setting across from parks where children play	Does not belong in a residential community	
39	Area A	concerned this development will create a parking issue	There is not enough parking already, cars will line the street in front of the park.	It will block the view ! Monstrosity in a residential area. No thank-you! Do not come to Ogden!!!	We do not want homeless and crime in our residential community. Our nice park will now be populated with needles and homeless gathering. We won't be able to take kids to the park due to criminals and mental unstable low livits.	Keep it a church and day care!	All these people bring are crime, violence, drugs and drive down property value. We do not want this type of people around and in our community.	Please do not bring more crime and poverty into our community! You will ruin any family environment, a entire neighbourhood, destroy a park and wreck everything normal people stand for. Stay away !	

## Applicant Led Engagement and What We Heard Report

40	Area A	concerned this development will create a parking issue	I do not believe in this project. This is a beautiful quiet area and you're going to create chaos with homeless who are homeless due to drugs and trauma and mental health.	It's in a perfectly open nice area and now will be disrupted.	yes I have no desire for groups of people who suffer mental health, trauma and problems around. We don't need another bleeding heart organization that empathizes with people who don't contribute to society and already drain it. Helping homeless is not something I believe in and support.	Keep it a church and daycare. Put in a school. Or leave it open space.	Absolutely not! Crime rates and needles is not my idea of positivity!	I have no desire to support anymore homeless initiatives. There are actively problems going on and supporting criminals with mental health and drug addicts is not something I will ever support.	Why are you doing this. Tell Me your success on rehabilitation rate of people who become contributing human beings through the mustard seed. Give me some real days that your organization actually rehabilitates people and that they do not end up back in jail or using drugs.	2020-04-25 23:15:03
41	Area A	concerned this development will create a parking issue	There is already a parking concern especially in the summer when George Moss is being utilized. The playground across the street from proposed site will have children darting out between parked cars into traffic. I have issues with people already parking in front of my driveway.	The site is directly east across the back alley from me so my privacy in the backyard will be gone. Also it already takes alot longer than normal to get rid of the snow in my backyard so the lack of early sunlight will definitely have an effect on the use of my property. The wind will also be increased through our yard. But the most troubling is that our quality of life will be effected with such a tall structure looming over us. 5 stories is too high for the area. The Area Redevelopment Plan has already increased the height limit to 3 floors in the the area so 5 floors is definitely not in the scope of the neighborhood. 2 blocks to the east has a limit of 6 floors and I believe the Mustard Seed could fin a better property in that area far such a structure.	24 family units to too dense for this size of property. With the Covid 19 pandemic upon us, the Mustard Seed should rethink the amount of families allowed in 1 building.	I don't feel that this project is a bad one. Just the sheer size of the building. This community is already a lower rent district and the need for additional large structures of this size is not needed.	The scope of the project is way too large for our community. Again I say 5 stories and 24 additional families is too much.	The plan is it has been seen is too vague and has too many questions, regarding future use and changes to use once the redesignation is completed. I am also not impressed that the Mustard Seed seems this project does not need a direct contact to the effected neighborhood. I had to learn about this from my neighbor and once the City sign was installed there was nothing from you. You need to a better job of community involvement. Just because it benefits the current property owner doesn't mean that the people who are directly effected are for it.		2020-04-27 09:45:30
42	Area A	concerned this development will create a parking issue	Some residents will need parking as well as any workers, volunteers, and visitors.	It will block the sun for the morning. I will lose any privacy in my back yard. Also, the height will make the building will be an eyesore amongst all the one and two story buildings. The height is my primary concern.	Most of the problem with the density is the parking and the height.		Not at its current height. It will be the tallest building in the whole of Ogden. If the mustard seed wants a large building in Ogden then it should be where it there is zoning for it which is only a few blocks away. There is lots of space on the other side of Ogden road and it is closer to the C-train and buses. So why does it have to be wedged in the wrong zone?	I oppose the size of the building. There is a large area that is already zoned for large buildings so put it there. It doesn't fit with the plan for the neighborhood. It is not like the area zoned for high density is full and needs to be expanded. This is NOT the case. Instead, there hasn't even been any development in the high density area yet. It's clearly in the wrong spot. The reason for putting the building where it is currently planned is solely to save money, not because it is the best place for it. I would not oppose the building if it fit within the current zoning.	I would like to know more about the parking study. How is it possible that 24 families and a church can not require additional parking?	2020-04-27 11:15:19
43	Area C	concerned this development will create a parking issue	Currently there may be no parking issue, but at an increase of population and that will change. The residents will have people visiting, staying over as well as having vehicles themselves (may not be registered to them). There is no way that increasing the population by 24 families will not create parking problems.	With the zoning change, it will set a presidency for the community. Allowing other building to be constructed that will impact my residence.	My concern is not having 24 more families in our neighborhood. It's the height of the building, it does not fit into our area redevelopment plan and the shadow (from the height of the building) it will cast of neighbouring houses is a concern.	Before and after school child care is a huge issue in our neighbourhood. Having a facility that could provide this would be great asset to the community.	I strongly believe in giving people a hand up, and our community is very diverse which will allow families to feel comfortable in our community and schools.	I believe there are other parcels of land in our community that would better suite this building style. For instance there is a redevelopment plan for the community centre, this would have been a natural fit to partner with them, to create a multi storey building that is closer to schools and community facilities.		2020-04-28 11:58:05
44	Area D	have no concern			More affordable housing is needed in Calgary.		I definitely don't think it will be a negative for the community.	I support the much needed affordable housing. And the support given to Ogden Community Church, which is part of the communities history.		2020-04-28 12:23:04
45	Area C	concerned this development will create a parking issue	This development will increase demand for street parking which will from time to time infringe on the same streets that we rely on for visitor parking.		Increasing residential density brings with it negative impact on quality of life for current residents.	We don't think the uses included in the Land Use Redesignation will benefit the community at all. Something such as a Community Garden would be of much greater benefit to the Ogden community.	See reasons mentioned in prior comments.	Most of this mentioned in previous comments. Oppose increase in population density, street parking, noise, proposed uses.		2020-04-28 13:03:12

## Applicant Led Engagement and What We Heard Report

46	Area B	concerned this development will create a parking issue	<p>If this project goes ahead I truly believe there should be on site parking provided and not street parking. I don't park in front of my neighbors. I park in front of my own home. And if I lived on the street of this development I would be furious if my parking was taken up by someone from there. Despite your surveys on parking this will cause a big problem. That corner can not support the added parking.</p>		<p>This community is blue collar and for the most part single family homes. The entire community is going to be impacted. As above I said that corner cannot support the added parking and it can not support the added population of 24 families. 24 families is huge. If I lived next door to this project I would be in a total panic. As it is from a couple of blocks away my concern is overwhelming. I have lived in this community my whole life and this proposed project has me and my family feeling utterly fearful of the impact to our community and way of life. It is simply too much!</p>		<p>I can see absolutely no benefit to my community. If the Mustard Seed wants to help homeless families why don't they refurbish one of the many empty building in down town Calgary.</p>	<p>As I've already said that corner can not support the added population. That is to many people to drop onto one lot. I think there is more to consider than simply redesignating a lot and saying everything will be fine. This community is not apartment building after apartment building. It is mostly single family homes that make up our community and I am both devastated and appalled that our community church thinks this will solve their low weekly visitors.</p>	2020-04-28 13:25:01
47	Area B	concerned this development will create a parking issue	we don't want the street to be a stolen vehicle parking lot	the proposed building is too high	way way to many people for this street and area	day care	keep the homeless out of our community	it will drop my house value	2020-04-28 19:38:28
48	Area D	have no concern			/		<p>While I realize the need for , and strongly support the development of housing for our homeless , I have concerns over the overall reputation of Ogden and what too much of this type of housing could do to real estate values here. There is a "tipping point", after which this type of development overshadows the over all impression of a community. What is absolutely vital to counter such negativity is a high high architectural standard , plus superior building standards. It would be beneficial to do public open houses/consultations to show the actual appearance (inside and out) of the proposed building.</p>	/	2020-04-28 20:49:08
49	Area B	concerned this development will create a parking issue	Based on the housing density that already exists adding 50+ vehicles at minimum will cause a great deal of concerns for all residents	It doesn't fit in with the surrounding buildings heights and current community age and landscape. Decreased amount of sun exposure	Community infrastructure around the planned site has never been set up for high density buildings like the one proposed. The increased traffic around the playground zone will be dangerous		<p>This proposal will bring an over abundance of people to a small area on the street a constant change of residence with no ties to the community.</p>	I oppose the entire project	2020-04-28 21:18:58
50	Area D	have no concern			We have enough low income housing in this neighborhood		Building is far too large for Bing in the center of the community.	Size. It's too big	2020-04-28 21:28:56
51	Area D	concerned this development will create a parking issue	According to the land use designation you will have 6 stalls available. How many staff? How many residents that will have a vehicle?		This is a low density area of Ogden, it should be kept that way.		<p>Of course I would support Calgary as a whole. I am not opposed to low income housing, however I think Ogden already has its fair share. We have low income housing, specifically for families is: Crestwood affordable housing development 60 units (which is notorious for having drug dealers etc) community resources for low income, alpha house etc. If currently less than 50% of communities in Calgary have low income housing, let's spread the wealth to other neighbourhoods. This is over half of residential communities in Calgary that have no low income housing. According to the City of Calgary affordable housing document (2016) Ogden has between 201-600 non-market rentals. Ward 9 alone has 2001-3000 of these unit's.</p>	<p>Not only do oppose more low income housing, I oppose a 5 story building in a low density area of Ogden. Who will have access to help at this facility? Do you need to be a certain denomination?</p>	2020-04-29 16:07:56

# Applicant Led Engagement and What We Heard Report

52	Area D	concerned this development will create a parking issue	According to the land use designation you will have 6 parking stalls. How many staff? How many residents will have cars?		This is a low density area of Ogden and it should be kept this way. Also with this being a church/mustard seed building, who gets to live here? Do you have to be a certain denomination?		Of course it would benefit Calgary. Will it benefit the residents of Ogden. No.	I do not oppose low income housing, however Ogden has its fair share of low income housing. Specifically, Crestwood Rd family housing which 60 unit building on Ogden Rd (which is also notorious for drugs/drug dealers etc.) We lots of single unit low income housing, low income supports such as the resource centre. We also have the Alpha house. According to the City of Calgary housing inventory document from 2016 - Ogden has between 201-600 non-market housing. Ward 9 alone has between 2001-3000 non-market houses. In fact only 50% of all communities in the city have low income housing. That's half of all communities in Calgary, let's spread it out a bit. This community already has a 43% of residents who rent, add on to that all the affordable housing and what we have is a very transient community.	2020-04-29 16:22:52	
53	Area D	have no concern			No concerns		Ogden is a warm welcoming place with a diverse mix of people. While we don't want to have to deal with crime, violence, etc. I have always found that if someone wants to try to improve their lot in life Ogdenites will encourage and celebrate that.	I dont oppose it but would want to make sure all sides are considered.	2020-04-29 16:58:46	
54	Area D	have no concern			Concerns of bringing more traffic to the area		How does it benefit the community as a whole? It benefits only a small select few	Bringing more low life and crime to the neighborhood	2020-04-29 17:31:30	
55	Area D	concerned this development will create a parking issue	It is located next to a park in play ground zone. This park is normally busy. It will increase the parking along that street creating poor visibility for drivers who may need to stop if a child runs out on the street.		This is a single family dwelling neighborhood. There are no other buildings like that on that street or on the surrounding streets. It would be a poor visual impact to our neighborhood and bring down the property values of the surrounding homes.		This would not benefit the community. It would only bring down property values. This neighborhood was not designed for such buildings. Many members of the community purchased here because there were no such buildings. Many members of the community have stayed living here because there were no such buildings. We don't want it!	I oppose the rezoning for a low income, large multi-dwelling building.	2020-04-29 17:57:00	
56	Area B	concerned this development will create a parking issue	We are already having parking issues.		To many added people. What about crime, we have lots already around here.	Get rid of the religious aspect and focus on education to better themselves.	If it is a City project it should never have a religion. Ogden is not only christian.	Will they pay taxes, or is it all tax free to the homeless, but not the taxpayers?	Lots, but you do not ask for my contact in this ...survey...	2020-04-29 18:49:09
57	Area B	concerned this development will create a parking issue	Plan doesn't address parking. Site is located next to park and playground zone. Area already experiences speeding, cut thru traffic associated with daycare on site. Will parking be allowed in playground zone?	Height and scale is excessive, and outside the principles of the Ogden ARP. Funding is driving the design not whether the proposal fits the site and community. If the Mustard Seed wants another 'warehouse for the poor' then buy a property along Ogden Road.	Scale is excessive and present infrastructure does not adequately support such a proposal. How much commercial use will there be in addition to residents? Truck traffic, etc. Lack of any green space on site. Lack of sufficient parking. Roads not designed for traffic. Lack of green space for residents. George Moss Park does not offer sufficient amenities, no paths, benches, etc. A small playground is not sufficient.	Low density housing, three stories or less is appropriate. Will meet same goals with minimal impact to residents and community.	It would negatively impact surrounding residents due to building size and resulting traffic, etc. Traffic will use surrounding side streets to access property. Site is also located adjacent to park and playground zone. Plan does not follow principles outlined in Ogden ARP. Scale is excessive and is a not zoned for commercial use, which is this proposal is in reality. I thought society was getting away from 'warehouses for the poor' such as this proposal. Concerned about the number and density of low income housing already in Ogden. How much is too much?	Scale is inappropriate for location. Community already has enough low income housing. Community does not need 'commercial' low income housing such as being proposed by the Mustard Seed. Would support a smaller scale proposal that is three stories or less and follows the Ogden ARP.	Proposal does not follow the Ogden ARP, either existing or draft. Why is the City considering such proposals when the draft ARP is on indefinite hold. Community engagement by the Mustard Seed and United Church to date has been poor. This is a major proposal that has long term ramifications to residents and the community. Please take our concerns seriously.	2020-04-29 18:51:25

# Applicant Led Engagement and What We Heard Report

58	Area B	concerned this development will create a parking issue	Our street already has issues with no street parking being available for the residents. I also work within social services and the assessment that the residents of the proposed home are low income and will not have vehicles is not at all accurate.	The proposed building does not fit within the community aesthetics and stands out. The proposed building and its purpose will effect my property value. This area is single dwelling family homes and at most two storey homes. The aesthetics of this building does not fit in with the current community/neighbourhood	The amount of housing units being proposed here is not appropriate for this area. This area is single dwelling family homes and at most two storey homes. The aesthetics of this building does not fit in with the current community/neighbourhood. This amount of increase in population is also a concern for parking.	Way Smaller building with lower density for low income housing Way Smaller building with lower density for seniors	Ogden has lots of community housing, low income housing and programs already in the area. The last housing project (victory outreach) has brought lots of crime and drug to our community. We have people stealing things from our homes and yards, our cars are being broken into and there is drug use in the parks and alleys.	Born and raised in this community I have seen lots of change over the years. Ogden has lots of community housing, low income housing and programs already in the area. The last housing project (victory outreach) has brought lots of crime and drug to our community. We have people stealing things from our homes and yards, our cars are being broken into and there is drug use in the parks and alleys. Ogden has already contributed to low income housing, reach out and programs within our community which has caused an increase in crime/drugs. We keep adding these to our community and it is causing worries and concerns for the residents. This also effects our property value.	There was no community consultation and many residents are elderly and low income and do not have access to this online survey or know how to access/use it. Community consultation needs to be done properly taking into account the population living in the community.	2020-04-29 18:57:08
59	Area D	believe there is currently a parking issue	There is limited parking in the area without building an apartment.		Already crowded area for people and parking	Same as above	Will lower values of homes, bring in more crime and shady individuals.	Same as above.		2020-04-29 19:19:02
60	Area C	believe there is currently a parking issue	Many people in Ogden do not just have one vehicle. The neighborhood is a busy place and street parking can sometimes be hard depending on how close to the middle of the block you live	This area of the neighborhood doesn't have any tall buildings unless you get closer to Ogden road. It is going to be a sore eye when ever I look out my back window or take the dogs for a walk	Ogden is already a very busy place with lots of traffic that varies from people walking to driving to riding their bikes. With all that traffic creates increased crime rates, accidents and garbage. Why wouldn't we want to try to minimize or fix some of the problems we already have before adding more to the pile. I think it is an absolute horrible idea and it is all about making money.		There are many other ways to contribute to the city of Calgary as a whole instead of looking at it from a making money viewpoint. So you have 24 family residential units ranging from \$1000-\$1800 Minimum \$2400 - maximum \$4320 A MONTH! How is that benefiting Ogden or Calgary as a whole? It is only benefiting someone's pocket	Because it doesn't matter what the general public would like to happen in their neighborhood... it only matters how much cash one can bring to the table		2020-04-29 20:05:56
61	Area C	concerned this development will create a parking issue	With all the construction that will need to be done, meetings, and more people coming in and out this will create more traffic/parking issues.		There may not be enough room to house that many families and accommodate their needs. With this being across from an after school drop in, it could take away from children who live in the neighbourhood. Not to mention there is a lot of low income housing in Ogden.	I believe this should just remain as a church.	I don't believe it would benefit Ogden, but I believe it would benefit in a community that doesn't already have low income housing.	I don't believe this is something the community needs. The community has lots of low income housing already. Ogden has given a lot back to the city, and it's time for other communities to do the same.		2020-04-29 21:52:31
62	Area D	concerned this development will create a parking issue	I don't think this would be a good thing in that area		Concerned about the type of people in the area	The church cab stay	Too close to schools	I don't think this is a good place for it		2020-04-29 22:22:03
63	Area D	concerned this development will create a parking issue	With 24 family units and only 6 stalls that means more street parking blocking access and reducing viability of the park and children playing.	It is to tall of a building in a residential area, a different location along ogden road where there are similar buildings already	Adding this many low level income families adds to the crime in the area. Just look at the affordable housing on 26a street.		There's enough government housing in the area. Would this not be more beneficiary to be built closer to downtown and to the services that they require more often.	To large of a building in a residential neighborhood. Would be much more suited to be built along Ogden road closer to the condo building and other larger buildings	Why is it ok to only be able to have a house no more then 10m and now purpose to have a building 2.5 times larger then anything around. I'm sure the surrounding neighbors don't want to look out their window and see such a large building.	2020-04-29 22:35:22
64	Area A	concerned this development will create a parking issue	There is a park there and a community service (yyc) this is a terrible idea to put this around all these parks and children	I will be able to see it from my yard	This is an older family environment let's keep it that way instead of shoving it in there, and asking questions later. Let's have parks and green space instead.	Keep it the way it is.	We need to keep this area the way it is. Going to shove something in where it doesn't belong.	No	Is there no other area that doesn't disrupt everything	2020-04-30 02:03:29
65	Area D	have no concern			There is a senior home nearby that could be impacted. What is the impact on the property values?	I would prefer the dynamic of the neighborhood remain the same.	Ogden has already taken a huge hit with property values. The train development will also impact that greatly, in a negative way. This will make it worse.	I want this neighborhood to be safe and the increase in crime, vandalism already affects it greatly.		2020-04-30 10:42:58

## Applicant Led Engagement and What We Heard Report

66	Area D	concerned this development will create a parking issue	Concerned this development will cause a major parking issue as you mentioned there will be 24 family units. There is a sports park right across that is used extensively in the summer which draws many other vehicles to the community already. We believe that tenants and their visitors will use the street parking around the park, making it difficult to see children at the playground and will lead to a safety issues for children crossing street and walking to the park to play. This will also cause an issue in the spring for street cleaning as there will not be enough areas to park off street for this multi-residence. Hence the gravel will not be cleaned, leaving an eye-sore and a danger to those bike riding and walking in that area.		This is a single family neighbourhood allowing the maximum of a duplex on an R2 lot. Our concern is that allowing this building it will open possible future developments of the same size, as a precedent will be set if this goes through. Twenty-four units could possibly equal 100+ people living in this small area.	Yes, a new church with no residential dwellings.	It will just become another low-rental housing building which will not be looked after. We already have several Habitat for Humanity houses, as well as the Victory House and many other low-rental housing in the community.	Have concerns regarding residential property values.	Who will be the controlling factor in this development? Ogden United Church or the Mustard Seed? Is the United Church just doing this so they can get a new church? What is the size of the Ogden United Church congregation? What is going to stop the other older churches in Ogden from doing the same? Why is the Mustard Seed so interested in the community of Ogden for this development?	2020-04-30 16:32:22
67	Area A	believe there is currently a parking issue	At different times of the year we are quite congested as the park is quite well used. We have lane way housing and rental housing that has already increased the traffic and parking problems. We live in a playground zone that is more like a raceway zone and despite letting the city know about this it continues to be so. I feel that increasing the volume of parking and vehicles in our neighborhood will not make any of these problems go away.	If a study has been done does it take into account the seasons of the year? This will impact us for privacy, sunlight and environmentally. Wind redirection etc. Once again I don't feel that re-zoning for 5 story units in the middle of a historic residential area will do anything other than put money in the city's pockets for us that live here. It's unacceptable as we saved our money to buy in this neighborhood.	We have a historic, established and tight knit community. Increasing the density will not address the problems we already have. It will be in a playground zone, in the middle of a residential area that already has the right amount of people. As a community we already have 40 units of low-cost housing in the old hotel on Ogden Road. We have the affordable housing right across the street from the hotel and several blocks of city housing on the East side of Ogden Road. We have over 200 units of low-cost housing already and I feel that we are doing more than our share, lets spread this around to other neighborhoods. This is one of the last neighborhoods in the city that you can afford to buy a home and a piece of land.		I have the feeling that the City is trying to change this historic neighborhood to increase tax money. This has nothing to do with a healthy happy existing community. To be able to re-zone to 5 stories will open this up to all of the community and we do not under any circumstances want this to happen!!!! We feel that Ogden Road is best suited to this as it is already a main road and don't feel that it should be in the middle of an established residential area. I'm in favor of the Historic United Church staying a Church in it's present form. I don't care what denomination it ends up being as the previous minister had a large congregation and the present one who has started all this does not. We are not in favor of any of this.	5 stories in residential area, increase of traffic, increase of parking problems and density. we are vehemently apposed.		2020-04-30 16:44:24
68	Area A	believe there is currently a parking issue	Our Parking is already an issue with the amount of laneway and rentals in the neighborhood, along with the seasonal sports.	yes at different times of the year.	We already have the right density for a residential area.		I think it would be great on ogden road but not in the middle of a playground and residential community.	We have a historical, established and beautiful neighborhood. I don't think 5 stories has a place in our residential area. Put it on ogden road.		2020-04-30 17:23:25
69	Area A	concerned this development will create a parking issue	During day care hours, parking is already practically full. I know you did a survey, however, everyday at least 95% during drop off hours of parking is being used by parents. When you add the families vehicles, employee vehicles, visitors for the families vehicles, it'll make the street much more busy. If you have cars parked on the park side, kids will be tempted to run between the parked cars to cross the street and other cars won't be able to see the kids. That's a MASSIVE issue.	It's going to make the neighborhood feel cramped. I live in the house behind the church, and we will have zero privacy in our backyard and in my rooms window. We will never see the sun and it'll feel like we are trapped.	Covid-19 rules will not be able to be followed will that many people in a small building.	A food bank.	It'll make a low income neighborhood even more low income. There's much more space to build a building like this not exactly in the middle of the neighborhood, there's no space!	The building is going to be way too tall.		2020-04-30 18:58:10
70	Area B	concerned this development will create a parking issue	Parking is at a premium now. Another 24 dwellings on 23 st. will be horrid	It will stick out like a sore thumb and make my street less appealing to everyone wanting to buy or currently owns property. My wife and I for instance along with all the other property owners.	The higher concentration of people will bring down property values.	Building 2 single family dwellings in place of a 24 unit on the existing site would help preserve existing habitats.	The whole reason any of us bought property in this neighborhood is because we have pride and respect for each other.	Like I said, this area is just fine the way it has been for the past several years.	I'll elaborate any and all comments when there is a fair, unbiased community meeting with all concerned.	2020-04-30 19:27:45



**PROPOSED DEVELOPMENT WEBPAGE**

The webpage below was developed in lieu of an Open House due to the continuing COVID-19 public gathering restrictions, relating to DP2020-3072. The webpage was live on June 19, 2020 and included the survey results from the land use survey provided April 17th 2020. Below are screen captures of the webpage.

**ODGEN FAMILY HOUSING****SITE LOCATION**

7401 23rd St. S.E. Calgary, Alberta

**COMMUNITY**

Ogden

**DEVELOPMENT VISION**

This proposed mixed-use development is designed to reinforce true meaning of what 'community' means — creating a space anchored in the betterment of the wellbeing of all residents of the community, both existing and new. It includes 24 family-based affordable housing units of either 2 or 3 bedrooms above a multi-purpose space where Ogden United Church services will continue to be offered. Acting as a catalyst for change, the development enriches the community fabric of Ogden through: supportive services and educational resources; a community kitchen offering an integrated approach to learning; affordable childcare, and; a social enterprise café promoting a stronger community spirit through social interaction and integration.

Visualizations by The Rapid Eye Movement Inc.

**WHO WE ARE**

Ogden United Church is a congregation of The United Church of Canada. OUC was formed in 1914, and built its first church building on the church property in 1916. In response to changing community needs in Ogden, OUC expanded and redeveloped its property in 1958, and again in 1961. Throughout its history, Ogden United has recognized poverty as a problem that needs attention, and has not only worked to improve the well-being of the Ogden community, but has worked in partnership with other groups and programs with a similar interest in tending to the overall health, education, spiritual well-being, social, family life, community empowerment and livelihood of those who are struggling.

The Mustard Seed is a Christian non-profit organization that has



## Applicant Led Engagement and What We Heard Report



The Mustard Seed is a Christian non-profit organization that has been caring for men, women, and children experiencing poverty and homelessness since 1984. We provide a safe and supportive haven where people can have their physical needs met and can begin to heal and grow mentally, emotionally, and spiritually for a better life down the road. We offer services and programming that help people make positive and lasting changes in their lives.

The Mustard Seed knows that poverty is no longer confined within the blocks of our downtown streets or city cores, and at TMS, we understand the value of going out into communities and providing supports to those in need directly. In an effort to target the various pockets of poverty across the cities we serve in, TMS has strategically been working towards a community-based model of service provision. This initiative allows those that need support to access programs and services outside of the downtown area. In this sentiment, The Mustard Seed has partnered with Ogden United Church to build and operate a collaborative project to directly serve the greater Ogden community.

### WHY IS THERE A NEED TO BUILD THE OGDEN FAMILY HOUSING?

Through two years of Ogden community round table sessions, Ogden United Church captured several themes of ongoing gaps in the community. As poverty is increasing, potential resources and wrap-around supports that could help the community, such as the public library, have exited Ogden. A substantial gap in family supports and community programming available for youth has created a burden on the existing agencies and allowed for increased vulnerability. Through demonstrated need, Ogden United Church has recognized the need to connect vulnerable households to transformative programming that can increase household resiliency and sustainability, while also reducing dependencies on emergency poverty supports.

A significant recognized gap in Ogden is access to affordable housing for families with children and that continuous rent increases are causing tenant families to experience greater financial stress.

The purpose of the Ogden Family Housing project is to provide a new opportunity to eliminate and reduce poverty where we serve. Supporting community as an adult-oriented organization since the 1980s, The Mustard Seed began to recognize the impact of childhood poverty and homelessness on an individual's future development. Through our daily efforts, we decided that we wanted to take a more proactive step towards ending intergenerational poverty through new family-oriented projects and initiatives.

The Mustard Seed has recognized significant gaps in wrap-around supports for families and has become intentional in the creation of family-oriented services and programs. With the launch of The Mustard Seed's 2019-2024 Strategic Plan, we intend to be purposeful in our expansion to serve families experiencing poverty. The purpose of this project is to utilize our best practices in providing permanent **supportive housing**, **health and wellness services**, and **community hub programming** to create a unique wrap-around model of care catered to families in Calgary.

### WHAT NEEDS WILL THE OGDEN FAMILY HOUSING BE ADDRESSING?

#### [+] COMMUNITY HUB

This community hub will act as The Mustard Seed's first proactive step towards ending intergenerational poverty by providing family-oriented spaces to access services and programs with dignity in a safe space, in turn, enabling community growth and development. Facilitating programs, services, and community activities that allows any community member to access the space as an equal, is a vital principle in the development of **The Mustard Seed Community Hub** strategy. It is designed to provide services and programming to members of the immediate and surrounding community where we are located.



## Applicant Led Engagement and What We Heard Report



### [+] COMMUNITY HUB

This community hub will act as The Mustard Seed's first proactive step towards ending intergenerational poverty by providing family-oriented spaces to access services and programs with dignity in a safe space, in turn, enabling community growth and development. Facilitating programs, services, and community activities that allows any community member to access the space as an equal, is a vital principle in the development of **The Mustard Seed Community Hub** strategy. It is designed to provide services and programming to members of the immediate and surrounding community where we are located.

### [+] OGDEN UNITED CHURCH SANCTUARY

The multi-purpose community space will act as the sanctuary for Ogden United Church, which will be utilized for church services, spiritual engagement, as well as to facilitate community meals for patrons of the Church, residents, and community members.

### [+] COMMUNITY KITCHEN

The community kitchen, run by Ogden United Church, will offer the opportunity for an integrated approach to meal planning and cooking classes, while serving the local community. This will be a place for community members to come together to cook, eat and grow while giving them access and exposure to healthy cooking and new resources.

### [+] AFFORDABLE CHILDCARE

To meet the affordability needs of our residents and community members, the collaborative will provide space both for a pre-school and a daycare facility on-site. Happy Days Preschool will continue to support families in Ogden alongside a complimentary daycare centre to help broaden the scope of childcare available for the community. The daycare and pre-school will both operate on a low-income basis to ensure the community can access quality childcare.

### [+] COMMUNITY CAFÉ

To provide a unique space for the community to gather and socialize, Ogden United Church will operate a social enterprise café with the support of a community partner to increase employment opportunities for disadvantaged community members.

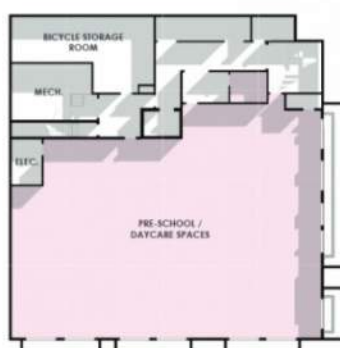
### [+] PERMANENT SUPPORTIVE HOUSING

Permanent Supportive Housing (PSH) is a housing philosophy that combines affordable housing with wrap-around supports to ensure that families can maintain stable housing and meet their goals of wellness and self-sufficiency. It is an alternative housing model that diligently works to prevent re-entry into homelessness or extreme poverty and reduce a families' reliance on other social services such as the health care system, child welfare, and police and judicial systems. Allowing residents to have access to permanent residence allows for measures of prevention and intervention care to be present through the development of relationships, care plans, and the development of a residential community.

### WHAT WE HEARD

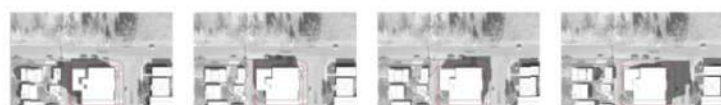
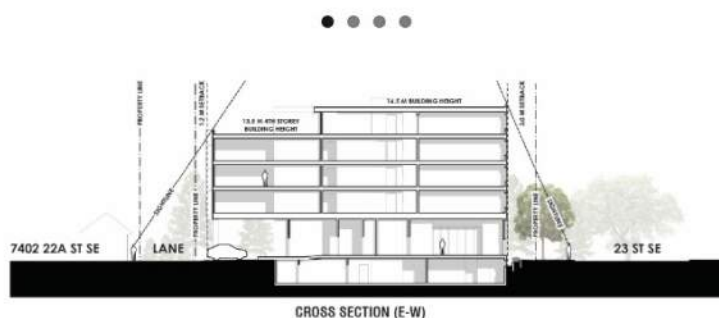
In lieu of an Open House event originally scheduled for April 7th, 2020 that was cancelled due to health and safety concerns with COVID-19, the project partners developed a Community Survey that was posted from April 17 to 30, 2020.

### [+] APPLICATION PROCESS

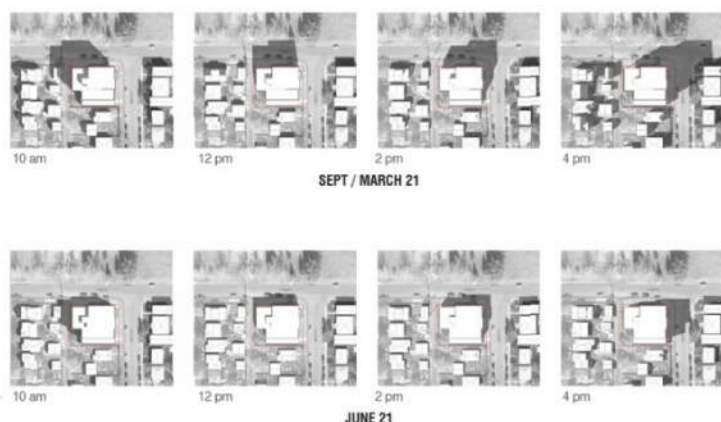


### PROPOSED BASEMENT PLAN

Pre-School / Day Care



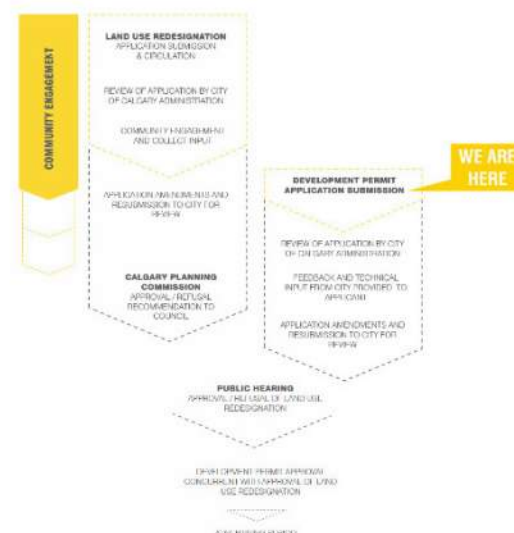
## Applicant Led Engagement and What We Heard Report



### WHAT WE HEARD

In lieu of an Open House event originally scheduled for April 7th, 2020 that was cancelled due to health and safety concerns with COVID-19, the project partners developed a Community Survey that was posted from April 17 to 30, 2020.

### [+] APPLICATION PROCESS



For more information on the City Review process, please visit  
<https://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx>

### GET IN TOUCH

We are interested in understanding how the local community feels about the proposed development at 7401 23rd street SE. If you have any questions or comments about this project, please get in touch with the City of Calgary File Manager Melanie Horkan at [Melanie.Horkan@calgary.ca](mailto:Melanie.Horkan@calgary.ca)



SEEDconnect  
Contact Us

Media Centre  
Careers

DemoCrew  
Accountability

Need Help?

[Calgary Twitter](#)  
[Edmonton Twitter](#)  
[Kamloops Twitter](#)  
[Medicine Hat Twitter](#)  
[Red Deer Twitter](#)

[Calgary Instagram](#)  
[Edmonton Instagram](#)  
[Kamloops Instagram](#)  
[Medicine Hat Instagram](#)  
[Red Deer Instagram](#)

[Facebook](#)  
[YouTube](#)  
[LinkedIn](#)





About Us

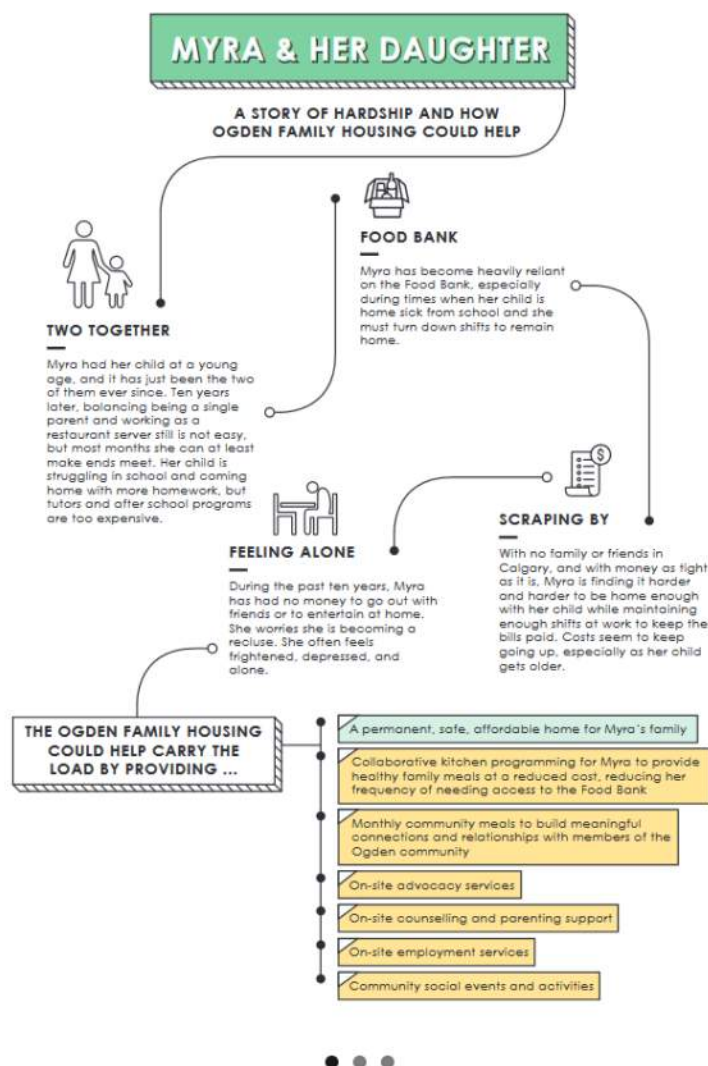
Services

Volunteering

HUBs

Blog

Donate



## THIS IS WHAT WE HEARD

### [+] DESIGN & BUILDING HEIGHT

Some responses requested that the building design aesthetic match heritage aspects of other residences in the community and are critical of the modern aesthetic and religious iconography presented. Responses are generally concerned the proposed building height will: disturb existing sightlines; introduce visual privacy concerns, and; reduce access to daylight. There are also concerns the proposed height contrasts the existing condition of the contextual height in the community.

**Our Response:** Sited at the intersection of 74 Ave SE and 23 St SE, the development reads as a landmark for the community of Ogden. The development underscores the influence of the Ogden United Church, now rebirthed in a modern identity. The retention of the religious iconography at the building's northeast corner ensures that the building remains familiar and legible as a cultural landmark to the community and the city. Material application on the proposed development evokes the programs situated within the building. Vertical metal and fibre cement siding are utilitarian and stable applications in their nature, responding to the support anchor that the partnership between Ogden United Church (OUC) and The Mustard Seed (TMS) will offer to the community. To present an explorative flair of wit and playfulness, vividly-toned orange and yellow aluminum composite panels inhabit moments in an otherwise ordered facade. These instances expand on the aforementioned partnership between OUC and TMS; striving to not solely support members of community, existing and new, but enrich it through its unique uses and the demographics it celebrates.

A building height of 4 storeys with a half fifth storey facing 74th avenue SE allows us to address the current demands of the Ogden United Church and the surrounding community. We acknowledge that there are reservations with this massing, particularly with those immediately neighbouring the development. The partnership between Ogden United Church and The Mustard Seed strongly respects the neighbourhood we operate in and have been making efforts to best mitigate any potential concerns or issues with our operations. Throughout the design process, we have endeavoured to augment the building form to reduce potential disruptions with

Please note "THIS IS WHAT WE HEARD" portion above is included in the What We Heard Report.



## Community Association Letter



6901 20A Street SE Calgary, Alberta T2C 0R5 | 403-279-3973 |

July 6, 2020

### Distribution List

Re: Ogden United Church/Mustard Seed Street Ministry Development at 7401 – 23 Street SE,  
Calgary  
Land Use Bylaw Amendment - LOC2020-0013  
Development Permit - DP2020-3072

---

This letter is to provide context relative to the application for a Land Use Bylaw Amendment currently before the planning commission and further to provide context, information and community sentiment with regards to the Development Permit currently in the Community Engagement Stage.

The Community Association, reflecting the values and concerns of the community at large and specifically in the immediate vicinity to the Ogden United Church, wishes to take the opportunity to make comment and provide context to the above-mentioned applications. It is important to note that the Association forms no opinion of its own; rather it collates the sentiment of the community at large as representatives of our constituents. That is to say, the Community is generally not opposed to the type of development described, rather the scale of the development in context with the surrounding community.

### **General Background and Demographics**

The Community of what is now Millican-Ogden was created in 1912 and named after I.G. Ogden, then vice president of the Canadian Pacific Railway, and combined with the lands William Millican, who had sub-divided a quarter section into lots which sold for \$325-\$500 at the time. The Community itself has a long and storied history of working class Calgarians and is currently composed of many new families and many multi-generational families. As of 2019, Ogden has a population of 8,576 in 3,875 residential dwellings<sup>1</sup>. As of 2015 (the most recent survey undertaken by the City of Calgary (the “City”), Millican-Ogden has between 201-600 Affordable housing suites<sup>2</sup> representing 6%-20% of the available housing.<sup>3</sup> The national average for affordable housing is 6%, it should be noted from the report that one half of all Calgary Communities have little to no affordable housing at all.<sup>4</sup>

It is the position of the community that while affordable housing is necessary in our society, and that growth is inevitable, that there simply isn't the infrastructure to support an increase of 24 units out of context with the surrounding residential units.

---

<sup>1</sup> City of Calgary, *2019 Civic Census Results*, 2019 (Calgary, City of Calgary) at page 57.

<sup>2</sup> City of Calgary, *Housing in Calgary: an Inventory of Housing Supply, 2015/2016* (Calgary, City of Calgary) at page 30.

<sup>3</sup> *Supra* at note 2, at page 32.

<sup>4</sup> *Supra* at note 3.

---

6901-20 A Street SE Calgary, Alberta T2C 0R5 Phone: 403-279-3973 Fax: 403-279-5755

---

Email: [mccaxprs@shaw.ca](mailto:mccaxprs@shaw.ca) Admin office hours: 1-4 PM (Mon-Fri)

Website: [www.millicanogdencommunity.com](http://www.millicanogdencommunity.com)

## Community Association Letter

### **General Planning Principles**

The City must be reminded that pursuant to Provincial Legislation and Common-Law decisions, that its deliberations are limited to approved planning documents. Throughout this planning and consultation period, both the City and the Developer have made reference to the Guidebook for Great Communities, and the Draft Millican-Ogden Area Redevelopment Plan. Neither of which are approved planning documents. The City must be reminded that the only approved planning documents are the Calgary Municipal Development Plan, and the Currently Approved Land Use Bylaw as amended from time to time.

The area in which the Development is planned is currently exhaustively zoned, R-C2, Municipal Parks or Parks Reserve<sup>5</sup> (within 336m), including the lot in which the Church is currently located. It must be stressed that the current Church was there long before the current designation, or in fact long before designation was a concept within the City.

The Proposed Designation is DC based on an M-X2 construct with relaxations, both to building height and parking requirements which will be discussed in greater detail below. The Development seeks to expand the Permitted uses in M-X2, to some discretionary uses within the district and some not within that district.

### **The Land Use**

The Property has been used since at least 1916, and probably as early as 1914, as a church, although it should be noted that the Happy Days Pre-School has been in operation within the Church's walls for at least 40 years and has seen as many as three generations of local families pass through its doors. Nothing in this submission should be seen to advocate to limit the use of the property for this purpose.

We can agree that while a Church is permitted in an R-C2 Land Use Designation, commercial childcare services are not. In order to determine conditions for relaxation we must, in fact, we are required to determine the context of the surrounding community.<sup>6</sup> With the foregoing in mind, we must then turn to what an acceptable designation might be for a Church, with two (2) commercial childcare facilities, with an appropriate number of supportive housing units with "wrap-around" supports.

The partnership between the Mustard Seed Street Ministry and the Ogden United Church resulting in the Development has been described as similar (if not exactly) to the Marlborough Park Neighbor Centre and as such one of the arguments in its favour is that it has been done before. It must be noted, however, that the Marlborough Park Neighbor Centre is located at 6060 Memorial Drive NE, in what is commercially known as Madgen Centre, a commercial endeavor best described as a "strip mall", as such it is designed in a manner consistent with commercial property development and contextually based within the confines of what was pre-existing in the community.

### **Proposed DC within a MX-2 Context**

The project as proposed is Direct Control, closely aligned to MX-2 with Relaxations in mass, parking, and uses. It is imperative that before we discuss the impact of a DC/MX-2 on the surrounding community we must first determine the context of the community surrounding it.

---

<sup>5</sup> City of Calgary, *Land Use Bylaw 1P2007 Land Use District Maps, Section 25S* (Calgary, City of Calgary) January 13, 2020

<sup>6</sup> *Jankovic v Development Authority of the City of Calgary*, 2020 CGYSDB 2020

## Community Association Letter

### R-C2 – Residential Contextual One/Two Dwelling District<sup>7</sup>

R-C2 is a low-density residential district within the meaning of the Land Use Bylaw. Its use is intended for "The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area.

R-C2 is contextually envisioned for Residential buildings, certain home-based businesses, emergency services, parks, secondary suites and signs. Discretionary uses within the district in due, but are not limited to Assisted Living, Duplex Dwelling, Bed and Breakfast, Small place of worship. With a maximum building height of 10 meters.

It is clear that a designation of DC – R-C2 could be considered with a relaxation for the purposes of commercial childcare.

### M-C2 – Multi-Residential – Contextual Medium Profile District<sup>8</sup>

M-C2 is a multi-residential designation in the developed area that is primarily for 3-5 story buildings. One key element of M-C2 is that at Para 595 (b) of the LUB is that it will "typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts," and is "typically located at community nodes or transit and transportation corridors and nodes."

M-C2 has permitted and discretionary uses similar to R-C2 with the addition of childcare services (commercial vice home based) and live work units and has a maximum height of 16 meters from grade.

### The Project

The project as planned calls for a maximum building height of 17 meters inclusive of commercial at, and below grade, and 4 stories of residential supportive housing, complete with "wrap-around" supports for residents and ostensibly the community at large. The proposed project contains provisions for various forms of social support including but not limited to early intervention care.

### **Specific Planning Considerations – The Municipal Development Plan:<sup>9</sup>**

We are again reminded that the Municipal Development Plan (MDP) is the only currently approved planning document, the MDP is a Statutory Plan with meaning as described by the *Municipal Government Act* (MGA)<sup>10</sup>. This analysis will give specific attention to Volume 1, Sections 2.3.2, 2.3.7, 3.4, 3.5, and Volume 2, Part 3 (Bylaw 19P2017, as amended by Bylaw 82P2018).

### Section 2.3.2 Respecting and enhancing neighborhood character:

We are reminded of the objectives of the MDP in this context, specifically, "Significant change can impact adjacent low-density residential neighborhoods. Attention must be paid ensuring that appropriate local context is considered." Bylaw 19P2017). The MDP also makes the following policy statements respecting Section 2.3.2,

<sup>7</sup> City of Calgary, Bylaw 1P2007, *Land Use Bylaw*.

<sup>8</sup> *Supra* at note 7.

<sup>9</sup> City of Calgary, Bylaw 24P2009, as amended by Bylaw 82P2018, *Municipal Development Plan*.

<sup>10</sup> *Municipal Government Act* (AB) RSA 2000 c. M-26



## Community Association Letter

"a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.  
b. Ensure an **appropriate** [emphasis added] transition of development intensity, uses, and built form between low-density residential areas and more intensive multi-residential or commercial areas."

Note c, and d do not relate to the application at hand as c. deals with infill development and d. deals with Local Area Plans (while a local area plan exists in draft form for Millican-Ogden it is not an approved statutory document).

That portion of Millican-Ogden can best be described by built form as neighborhood-limited, restricted to low-density residential development. The development is not located on a Neighborhood Main Street nor a transit corridor and is currently 153m at best from the closest transit route. It is recognised that in the future there may be an LRT station within 336m of the development, but it is not yet capital funded.

It is our view that the developer has intentionally failed to consider the Municipal Development Plan and *MGA* in favour of the draft Guidebook for Great Communities and Millican-Ogden ARP<sup>11</sup> as those documents, tend to support the type of development that is proposed, rather than the statutory document which tends to indicate that it is not.

### Section 2.3.7 Foster Community dialogue and participation in community planning:

The policy with regards to community participation is articulated in the MDP state that the City must

"Provide for **effective** [emphasis added] community consultation and participation in projects of significance to the City and local communities. "

We accept that the (not so) unprecedented circumstances of COVID-19 have precluded in person face to face consultation, however we submit that many technologies exist for that consultation to continue. We are aware that the Mustard Seed Street Ministry undertook a survey regarding the development in lieu of a public meeting, which is laudable, the development partners have neglected, or otherwise refused to publish, publicly the results of that survey. Further we are advised that a parking study has been undertaken, the results of which, while provided to the planning commission have not been provided publicly. The developer's comments at a meeting on July 1, 2020, where such that the community could access the information by way of a FOIP request. This is considered by the community as an attempt to avoid transparency knowing that less than five (5) business days existed between that meeting and the end date for public comments. It is clear to the community at large and the immediate vicinity residents that a gross-lack of disclosure, and an intentional lack of transparency will result in an intentional suppression of their concerns, such that 117 members of the community within a one-block radius of the proposed development have circulated a petition in opposition of the project<sup>12</sup>. It is clear that meaningful engagement has not occurred in relation to the proposed project. The petition highlights that even if the draft ARP was a statutory document (which it isn't) the contemplated development is out of scope.

---

<sup>11</sup> "Ogden Family Housing." Accessed July 6, 2020. <https://theseed.ca/ogden-family-housing/>.

<sup>12</sup> "Petition of Affected Persons" July 5, 2020

## Community Association Letter

### Section 3.4 Main Streets:

Section 3.4 further defines main streets and should be read in concert with Map 1. Map 1 clearly shows that there are no Urban Main Streets within Millican-Ogden, there are two (2) Neighborhood Main Streets. These neighborhood main streets are identified as follows:

Those portions of 18 Street SE proceeding North from Glenmore Trail to 76 Avenue SE; and  
the Entirety of Ogden Road from Glenmore Trail North to the Bonneybrook Bridge.

The overarching policy objectives of the MDP are to intensify density along Main Streets as defined in the MDP, neither 23 Street SE nor 74 Avenue SE are considered to be main streets. In fact, 74 Avenue for the majority of its length within the community has been a playground zone for over 40 years.

### Section 3.5 Developed Residential Areas:

Section 3.5 should be given a broad reading and consider the context in which it is written. We have highlighted certain key points of the Land Use Policies contained therein:

"a. recognize the predominantly low-density, residential nature of the Developed Residential Area and support retention of housing stock, or **moderate intensification** [emphasis added] in a form and nature that respects the scale and character of the neighborhood." And "d. for multi-family housing, encourage parking that is well integrated into the residential environment."

Given that we have not had the benefit of an opportunity to review the purported parking study we are unable to give comment, or otherwise put, as a result of a lack of disclosure the developer has withheld the opportunity to provide comment on the parking study. As such we are restricted to comment only on the parking requirements provided in the LUB<sup>13</sup>. Our estimations show a parking requirement of the proposed development of 56 spaces, where only 23 exist (taking into account 6 onsite parking spaces). While we are cognizant that the East Village has recently had a relaxation to this requirement, we must also implore you to consider that the East Village and a residential street adjacent a park is not the same, and in fact are not the same built form. Further, the development proposes that a relaxation may be in order due to the location of a proposed LRT Station (the "**Ogden Station**") it is submitted that while the station is planned it is not yet finally approved, nor capital funded, and cannot be used to plan a reduction in parking that is transit oriented.

### Volume 2 Part 3 – The Developed Areas Guidebook: (as amended by Bylaw 82P2018)<sup>14</sup>

Specifically, Section 3.1.2(c)(2) "Multi-Residential development should be designed or planned to: b. Locate within Activity Centres and Main Streets, while ensuring it is strategically planned throughout the community. It must be made clear that Activity Centres do not yet exist within Millican-Ogden, and even the one that is planned is entirely centred around the former Royal Canadian Legion site on Ogden Road, we have

---

<sup>13</sup> *Supra* at note 7

<sup>14</sup> City of Calgary, Bylaw 82P2018, *Municipal Development Plan Volume 2 Part 3, The "Developed Areas Guidebook"*

## Community Association Letter

established that the proposed development does not exist on either a current, nor planned main street of any definition.

### **Conclusion and Recommendations:**

The Millican-Ogden Community Association, guided by the sentiment of the locally affected residents within "arms reach" of the proposed development, are of the opinion that not only will market values of surrounding homes be negatively affected by the development that given the above planning considerations and statutory guidance provided above, the project is out of scope, and frankly out of touch with the surrounding community. The Developer and or the development partners, have chosen to rely on documents that have not yet been approved and, as a result, cannot be relied upon for decision making.<sup>15</sup>

It should be made clear that the residents of Millican-Ogden recognize the need for supportive housing, of which our community contains between 6 and 20% which is well above the national average, the planned location for this supportive concept is simply out of context for the community. We could suggest at least two alternate locations, the old Ogden Legion Site, although we are convinced the current landowner has no appetite to accommodate, the vacant land adjacent to the Number 9 Firehall, or a set of vacant lots along Ogden Road directly adjacent to Victory Manor currently owned by Urban Star Capital.

The people of Millican-Ogden are not opposed to a redevelopment of the Church itself; but respectfully submit that it must be done in a contextually sensitive manner to the existing community. We must stress that we represent the entire community of Millican-Ogden, including the Ogden United Church whom we have enjoyed and will continue to enjoy a deep and meaningful relationship with.

It is clear that the residents feel unheard in the entire process<sup>16</sup> and while the Community Association doesn't ordinarily oppose or endorse, for that matter, any development within our boundaries, usually opting not to take a position, it is important in this case that we represent our constituents in the same manner as any member of council would.

It is recommended that the development be scaled-back to a less imposing structure with a maximum height of 3 stories, stepped-back in a contextually sensitive manner to the immediate neighbors. This would serve two (2) purposes, maintain, generally, the look and feel of the developed low-density residential area with a low-rise multi-family, mixed-use facility, while maintaining suitable traffic and parking patterns and without overloading the existing infrastructure.

All of which is respectfully submitted



John C. W. McDonald, CD  
First Vice President  
Millican-Ogden Community Association  
For and with the consent of the Board of Directors

### **Distribution List (page 7)**

---

<sup>15</sup> 2020 CGYSDAB 2

<sup>16</sup> *Supra* at note 12

## Community Association Letter

### Distribution List

#### Action:

Office of the Mayor  
The City of Calgary  
P.O. Box 2100 Station M  
Calgary, AB. T2P 2M5  
Attn: His Worship, Mayor Naheed Nenshi [themayor@calgary.ca](mailto:themayor@calgary.ca)

Office of the Councilors  
The City of Calgary  
P.O. Box 2100 Station M  
Calgary, AB. T2P 2M5  
Attn: Gian-Carlo Carra, Councilor Ward 9 [ward09@calgary.ca](mailto:ward09@calgary.ca)  
Attn: All members of Council via fax (403) 268-8091

Calgary Planning Commission  
The City of Calgary  
P.O. Box 2100 Station M  
Calgary, AB. T2P 2M5  
Attn: George Chahal, Councilor Ward 5  
Attn: Evan Wooley, Councilor Ward 8  
[cpc@calgary.ca](mailto:cpc@calgary.ca)

The City of Calgary  
P.O. Box 2100 Station M  
Calgary, AB. T2P 2M5  
Attn: Melanie Horkan [melanie.horkan@calgary.ca](mailto:melanie.horkan@calgary.ca)

#### Information:

Bob Harrod  
Jane Wachowich, Youth Centers of Calgary [jane@youthcentersofcalgary.com](mailto:jane@youthcentersofcalgary.com)  
Casola Koppe Architects  
Vickie LaFleur [vickie@ckarch.ca](mailto:vickie@ckarch.ca)  
Hans Koppe [hans@ckarch.ca](mailto:hans@ckarch.ca)  
Bill Weaver, Ogden United Church [ogdenminister@shaw.ca](mailto:ogdenminister@shaw.ca)  
Taylor Kawaguchi, the Mustard Seed Street Ministry [taylorkawaguchi@theseed.ca](mailto:taylorkawaguchi@theseed.ca)  
The Board of Directors of the Millican-Ogden Community Association  
[generalmanager@millicanogdencommunity.com](mailto:generalmanager@millicanogdencommunity.com)





## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Annie

\* Last name Appleyard

Email appleyard@telus.net

Phone 4032796762

\* Subject development permit - DP2020-3072

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Land Use Bylaw Amendment -LOC2020-0013, Project Address 7401-23 St SE. I would like to address the project that intends to marry the Ogden United Church with the Mustard Seed.

The way I found out about this undertaking felt like it was already a done deal. I still have this sinking feeling! As far as I can tell there was little to no communication with the community as a whole. I have spoken to many other members of our community and no one seems to know even how this scheme was thought of never mind the actual details of this amalgamation.

I have seen the proposed design of this building and I must say It will be a thorn in the community. The size, both height and width and proposed occupancy, does not fit in the middle of a family unit. Our community is made up of mostly single family dwellings. Besides the building, with all it's fancy bells and whistles, that corner cannot handle the added parking nor the heavy number of people involved. The added traffic for this block will be very troublesome for the neighbors who bought on that block because of the quiet and lack of traffic. The commercial use of this building will not fit on the corner of this proposed block not the community.

Thank you  
Annie Appleyard  
(403)279-6762  
appleyard@telus.net

ISC:

1/1

Unrestricted

Sep 6, 2020

12:24:14 PM



# MILlican-OGDEN COMMUNITY ASSOCIATION

6901 20A Street SE Calgary, Alberta T2C 0R5 | 403-279-3973 |

September 6, 2020

City Council (**via the City Clerk**)  
The City of Calgary  
P.O. Box 2100 Station M  
Calgary, AB. T2P 2M5

Re: Ogden United Church/Mustard Seed Street Ministry  
Development at 7401 – 23 Street SE, Calgary  
Land Use Bylaw Amendment - LOC2020-0013  
Development Permit - DP2020-3072

---

This letter is to consolidate context relative to the application for a Land Use Bylaw Amendment, and Area Revitalization Plan Amendment currently before the council and further to provide context, information and community sentiment with regards to the Corresponding Development Permit which has been approved pending the outcome of the subject public hearing.

The Community Association, reflecting the values and concerns of the community at large and specifically in the immediate vicinity to the Ogden United Church, wishes to take the opportunity to make comment and provide context to the above-mentioned applications. It is important to note that the Association forms no opinion of its own; rather it collates the sentiment of the community at large as representatives of our constituents. That is to say, the Community is generally not opposed to the type of development described, rather we are opposed to the scale of the development in context with the surrounding community and suggest other suitable sites in which the Ogden United Church and the Mustard Seed Street Ministry could attempt to secure.

## **General Background and Demographics**

The Community of what is now Millican-Ogden was created in 1912 and named after I.G. Ogden, then vice president of the Canadian Pacific Railway, and combined with the lands William Millican, who had sub-divided a quarter section into lots which sold for \$325-\$500 at the time<sup>1</sup>. The Community itself has a long and storied history of working class Calgarians and is currently composed of many new families and many multi-generational families. As of 2019, Ogden has a population of 8,576 in 3,875 residential dwellings<sup>2</sup>. We understand and can advise that Millican-Ogden has had a population peak on just over 11,000 residents, and as a result of land contamination of the Imperial Oil Refinery site lost approx. 6% of our housing representing approximately 25% of our population. As of 2015 (the most recent survey undertaken by the City of Calgary (the “City”), Millican-Ogden has between 201-600 Affordable housing suites<sup>3</sup> representing 6%-20% of the available housing.<sup>4</sup> The national average for affordable housing is 6%. It should be noted from the report that one half of all Calgary Communities have little to no affordable housing at all.<sup>5</sup>

---

<sup>1</sup> Ogden Area History Committee, *Ogden Whistle: A History of Millican, Ogden Flats, Maryland, Valleyfield, Bonnybrook, South Hill, Cepeear, Lynwood, Lynnwood Ridge, River Glen, Crestwood, C.P.R. Ogden Shops*. (Calgary) 1975.

<sup>2</sup> City of Calgary, *2019 Civic Census Results*, 2019 (Calgary, City of Calgary) at page 57.

<sup>3</sup> City of Calgary, *Housing in Calgary: an Inventory of Housing Supply, 2015/2016* (Calgary, City of Calgary) at page 30.

<sup>4</sup> *Supra* at note 2, at page 32.

<sup>5</sup> *Supra* at note 3.

---

**6901-20 A Street SE Calgary, Alberta T2C 0R5** Phone: 403-279-3973 Fax: 403-279-5755

---

Email: [mocaxprs@shaw.ca](mailto:mocaxprs@shaw.ca) Admin office hours: 1-4 PM (Mon-Fri)

Website: [www.millicanogdencommunity.com](http://www.millicanogdencommunity.com)

It is the position of the community that while affordable housing is necessary in our society, and in fact, in our community, and that growth is inevitable, that the requirement for further non-market housing is not so great that it requires an increase of 24 residential units out of context with the surrounding low-density residential community.

### **General Planning Principles**

The City must be reminded that pursuant to Provincial Legislation and Common-Law decisions, that its deliberations are limited to approved planning documents. Throughout this planning and consultation period, both the City Administration and the Developer have made reference to the Guidebook for Great Communities, and the Draft Millican-Ogden Area Redevelopment Plan. Neither of which are approved planning documents. The City must be reminded that the only approved planning documents are the following:

- a. *Municipal Government Act* RSA 2000 c. M-26;
- b. *Calgary Municipal Development Plan*, inclusive of the Developed Areas Guidebook as amended by bylaw 82P2018 December 10. 2018;
- c. *The Millican-Ogden Area Revitalization Plan* as amended January 2020;
- d. *Bylaw 1P2007*, the “Land Use Bylaw” as amended from time to time;<sup>6</sup> and
- e. *Calgary International Airport Zoning Regulations*, CRC., c.77

The MGA provides at section 617, that:

“The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted ... **without infringing on the rights of individuals for any public interest except to the extent that it is necessary for the overall greater public interest.** [emphasis added]<sup>7</sup>

With the above in mind we remind council that not all great developments are in support of the overall greater good, or at least with such sufficiency to infringe on the rights of individuals of peaceful enjoyment of their own properties, whether those be owned or rented.

The area in which the Development is planned is currently exhaustively zoned, R-C2, Municipal Parks or School and Parks Reserve<sup>8</sup> (within 336m), including the lot in which the Church is currently located. It must be stressed that the current Church was there long before the current designation, or in fact long before development planning existed within Alberta, and in its current form would not likely have been approved within the current zoning.

The Proposed Designation is DC based on an M-X2 construct with relaxations, both to building height and parking requirements which will be discussed in greater detail below. The Development seeks to expand the Permitted uses in M-X2, to some discretionary uses within the district and some not within that district. It is submitted that the overall massing of the structure itself has not been evaluated with a view to the infringement of the neighboring properties to their rights to peaceful enjoyment of their properties including concerns of privacy within their yards and in some cases within their homes. The angles of site from the residential portions of the property tend to indicate that those on the third floor and above will have an unrestricted view, in many cases, into the yards and homes of their neighbors thereby unnecessarily infringing on the rights of those neighboring rate payers.

### **The Land Use**

---

<sup>6</sup> These statutory documents are referenced throughout and form the book of authorities following this letter.

<sup>7</sup> *Municipal Government Act*, RSA 2000, c. M-26

<sup>8</sup> City of Calgary, *Land Use Bylaw 1P2007 Land Use District Maps, Section 25S* (Calgary, City of Calgary) January 13, 2020



The Property has been used since at least 1916, and probably as early as 1914, as a church, although it should be noted that the Happy Days Pre-School has been in operation within the Church's walls for at least 40 years and has seen as many as three generations of local families pass through its doors. Nothing in this submission should be seen to advocate to limit the use of the property for this purpose.

We can agree that while a Church is permitted in an R-C2 Land Use Designation, commercial childcare services are not. In order to determine conditions for relaxation we must, in fact, we are required to determine the context of the surrounding community.<sup>9</sup> With the foregoing in mind, we must then turn to what an acceptable designation might be for a Church, with two (2) commercial childcare facilities, with an appropriate number of supportive housing units with "wrap-around" supports.

The partnership between the Mustard Seed Street Ministry and the Ogden United Church resulting in the Development has been described as similar (if not exactly) to the Marlborough Park Neighbor Centre and as such one of the arguments in its favour is that it has been done before. It must be noted, however, that the Marlborough Park Neighbor Centre is located at 6060 Memorial Drive NE, in what is commercially known as Madgen Centre, a commercial endeavor best described as a "strip mall", as such it is designed in a manner consistent with commercial property development and contextually based within the confines of what was pre-existing in the community. Further it is offered that this is a first of its kind development in Calgary and there can be no direct comparisons made in that regard.

### **Development Control (or Direct Control)**

Prior to evaluating or comparing zoning and development control on a particular parcel it is helpful to understand the history of Development Control and its purpose in Alberta throughout history. In his paper, Alberta's Direct Control District, Douglas MacDonald compares zoning and development control as follows:

"At the theoretical level, obvious differences exist between zoning and development control. These differences result directly from the rigid or flexible regulatory approach to each concept. Firstly, zoning predetermines the final land use pattern of the community, whereby any subsequent development must then conform to that pattern. **Thus, zoning provides certainty and protection for the landowner in the use of property**, [emphasis added] but is unresponsive to changing conditions or variations from the end-state it strives to achieve. Alternatively, development control, through a discretionary review process, grants development permission based on merit, as opposed to pre-regulation. Therefore, development control is flexible and responsive to change and can adjust to unforeseen situation, but **provides less assurance to the landowner in the use of property and can lead to "ad hoc" or arbitrary decision-making.**<sup>10</sup> [Emphasis added]

Calgary has increasingly courted and perhaps even married ourselves to Direct Control as our sole method of planning with a side of traditional zoning, so much so that what we now have is nothing but ad hoc zoning with no clear development vision for the city of Calgary.

In the five (5) year period 2015-2019 the city of Calgary has approved an average of 293.8 direct control districts per year, a stark increase over any other 5-year period, the highest of which being 2000-2004 with a previous all-time high of 120.2.<sup>11</sup> With the foregoing in mind it is clear that this has become a case of none of the rules let me do what I want to so we must remake the rules. It simply runs counter to good planning principles, and we would suggest that while we are in the middle of conducting an ARP review now is not the time to be conducting "Ad Hoc" planning within Millican-Ogden.

---

<sup>9</sup> *Jankovic v Development Authority of the City of Calgary*, 2020 CGYSDAB 2

<sup>10</sup> MacDonald, Douglass, *Alberta's Direct Control District: A Critical Analysis*, (The University of Manitoba, 1984)

<sup>11</sup> City of Calgary, *Land Use Bylaw 1P2007, as amended*

### **Proposed DC within a MX-2 Context**

The project as proposed is Direct Control, closely aligned to MX-2 with Relaxations in mass, parking, and uses. It is imperative that before we discuss the impact of a DC/MX-2 on the surrounding community we must first determine the context of the community surrounding it.

#### **R-C2 – Residential Contextual One/Two Dwelling District.<sup>12</sup>**

R-C2 is a low-density residential district within the meaning of the Land Use Bylaw. Its use is intended for “The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area.

R-C2 is contextually envisioned for Residential buildings, certain home-based businesses, emergency services, parks, secondary suites and signs. Discretionary uses within the district in clue, but are not limited to Assisted Living, Duplex Dwelling, Bed and Breakfast, Small place of worship. With a maximum building height of 10 meters.

It is clear that a designation of DC – R-C2 could be considered with a relaxation for the purposes of commercial childcare.

#### **M-X2 – Multi-Residential – Contextual Medium Profile Support Commercial District<sup>13</sup>**

M-X2 is a multi-residential designation in the developed area that is primarily for 4-5 story apartment buildings with commercial storefronts. One key element of M-X2 is that is that it will “typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings and low-profile residential dwellings and low-profile residential districts and is typically located at community nodes or transit and transportation nodes.

M-X2 has permitted and discretionary uses similar to R-C2 with the addition of childcare services (commercial vice home based) and live work units and has a maximum height of 16 meters from grade at 5 meters from a shared property line with a low-profile residential district.

### **The Project**

The project as planned calls for a maximum building height of 17 meters inclusive of commercial at and below grade and 4 stories of residential supportive housing, complete with “wrap-around” supports for residents and ostensibly the community at large. The proposed project contains provisions for various forms of social support including but not limited to early intervention care. It should be noted that should the resident with a shared property line wish to redevelop his house the maximum height he could build to is 8.2m or less than half the height of the proposed project.

---

<sup>12</sup> *Supra* at note 11.

<sup>13</sup> *Supra* at note 7.

## **Environmental**

There are concerns that the ground water beneath the church is contaminated by Trichloroethylene (TCE) and Chloroform resultant from operations in CP Rail's Ogden Shops.<sup>14</sup> There are a number of monitoring wells in the Millican-Ogden Area, the two closest wells to the project disclose TCE levels of 17 ug/l (BH0625) and 26 ug/l (BH0911), both of these wells are located within +/-100m of the proposed development site.<sup>15</sup> There are further concerns in that at least one of those wells shows a chloroform level higher than that which is safe for humans.

While there is an indication that an Environmental Site Assessment Phase II has been conducted and reported to the City of Calgary, the information has not been reported to Alberta Environment and Parks and is not publicly available, it should be further noted that it was approved by the City of Calgary on April 23, 2020 and not made available to the community at large, or at all by the applicant.

## **Specific Planning Considerations – The Municipal Development Plan:**<sup>16</sup>

We are again reminded that the Municipal Development Plan (MDP) is the only currently approved planning document, the MDP is a Statutory Plan with meaning as described by the *Municipal Government Act* (MGA)<sup>17</sup>. This analysis will give specific attention to Volume 1, Sections 2.3.2, 2.3.7, 3.4, 3.5, and Volume 2, Part 3 (Bylaw 19P2017, as amended by Bylaw 82P2018).

### Section 2.3.2 Respecting and enhancing neighborhood character:

We are reminded of the objectives of the MDP in this context, specifically, "Significant change can impact adjacent low-density residential neighborhoods. Attention must be paid ensuring that appropriate local context is considered." Bylaw 19P2017). The MDP also makes the following policy statements respecting Section 2.3.2,

- "a. Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.
- b. Ensure an **appropriate** [emphasis added] transition of development intensity, uses, and built form between low-density residential areas and more intensive multi-residential or commercial areas.
- d. Ensure that the preparation of Local Area Plans includes community engagement early in the decision-making process that identifies and addresses local character, community needs, and appropriate development transitions with existing neighborhoods"

Note c, and d do not relate to the application at hand as c. deals with infill development and d. deals with the preparation of Local Area Plans (while a local area plan exists in draft form for Millican-Ogden it is not an approved statutory document). However, it must be noted that this bylaw amendment includes an amendment to the Millican-Ogden Area Revitalization Plan, the Administration has not in fact or at all engaged the Community Association or the Community at large with respect to an amendment to this local area plan.

---

<sup>14</sup> *An Assessment of Health Risks from Exposure to Trichloroethylene (TCE) in the Ogden Community*, (CP Rail) 2004.

<sup>15</sup> *Canadian Pacific Ogden Shops Contaminated Ground Water Plume Report*, (Arcadis Canada Inc.) March 2020.

<sup>16</sup> *Municipal Development Plan*. Bylaw 24P2009, as amended by Bylaw 82P2018, (City of Calgary) 2009

<sup>17</sup> *Supra* note 4

That portion of Millican-Ogden can best be described by built form as neighborhood-limited, restricted to low-density residential development. The development is not located on a Neighborhood Main Street nor a transit corridor and is currently 153m at best from the closest transit route. It is recognised that in the future there may be an LRT station within 336m of the development, but it is not yet clear the exact placement of Ogden Station.

It is our view that the developer has intentionally failed to consider the Municipal Development Plan, the MGA, or the Millican-Ogden Area Revitalization Plan in its current form, in favour of the draft Guidebook for Great Communities and Draft Millican-Ogden ARP as those documents, tend to support the type of development that is proposed, rather than the statutory documents which tend to indicate that it is not.

#### Section 2.3.7 Foster Community dialogue and participation in community planning:

The policy with regards to community participation is articulated in the MDP state that the City must

“Provide for **effective** [emphasis added] community consultation and participation in projects of significance to the City and local communities. “

We accept that the (not so) unprecedented circumstances of COVID-19 have precluded in person face to face consultation, however we submit that many technologies exist for that consultation to continue. We are aware that the Mustard Seed Street Ministry undertook a survey regarding the development in lieu of a public meeting, which is laudable, the development partners have neglected, or otherwise refused to publish, publicly the results of that survey. Further we are advised that a parking study has been undertaken, the results of which, while provided to the planning commission have not been provided publicly. The developer’s comments at a meeting on July 1, 2020, where such that the community could access the information by way of a FOIP request. This is considered by the community as an attempt to avoid transparency knowing that less than five (5) business days existed between that meeting and the end date for public comments. It is clear to the community at large and the immediate vicinity residents that a gross-lack of disclosure, and an intentional lack of transparency will result in an intentional suppression of their concerns, such that 117 members of the community within a one-block radius of the proposed development have circulated a petition in opposition of the project<sup>18</sup>. It is clear that meaningful engagement has not occurred in relation to the proposed project. The petition highlights that even if the draft ARP was a statutory document (which it isn’t) the contemplated development is out of scope.

#### Section 3.4 Main Streets:

Section 3.4 further defines main streets and should be read in concert with Map 1. Map 1 clearly shows that there are no Urban Main Streets within Millican-Ogden, there are two (2) Neighborhood Main Streets. These neighborhood main streets are identified as follows:

Those portions of 18 Street SE proceeding North from Glenmore Trail to 76 Avenue SE; and  
the Entirety of Ogden Road from Glenmore Trail North to the Bonneybrook Bridge.

---

<sup>18</sup> “Petitions of Affected Persons” Various

The overarching policy objectives of the MDP are to intensify density along Main Streets as defined in the MDP, neither 23 Street SE nor 74 Avenue SE are considered to be main streets. In fact, 74 Avenue for the majority of its length within the community has been a playground zone for over 40 years.

### Section 3.5 Developed Residential Areas

Section 3.5 should be given a broad reading and consider the context in which it is written. We have highlighted certain key points of the Land Use Policies contained therein:

“a. recognize the predominantly low-density, residential nature of the Developed Residential Areas and support retention of housing stock, or **moderate intensification** [emphasis added] in a form and nature that respects the scale and character of the neighborhood.” And “d. for multi-family housing, encourage parking that is well integrated into the residential environment.”

Given that we have not had the benefit of an opportunity to review the purported parking study we are unable to give comment, or otherwise put, as a result of a lack of disclosure the developer has withheld the opportunity to provide comment on the parking study. As such we are restricted to comment only on the parking requirements provided in the LUB<sup>19</sup>. Our estimations show a parking requirement of the proposed development of 56 spaces, where only 23 exist (taking into account 6 onsite parking spaces). While we are cognizant that the East Village has recently had a relaxation to this requirement, we must also implore you to consider that the East Village and a residential street adjacent a park is not the same, and in fact are not the same built form. Further, the development proposes that a relaxation may be in order due to the location of a proposed LRT Station (the “**Ogden Station**”) it is submitted that while the station is planned approved its final resting place has not in fact been solidified and cannot be used to plan a reduction in parking that is transit mobility related. It is submitted that while the *Bylaw* permits transit oriented reductions within 400m of an LRT station the best guess distance is 336.27m and until the stations drawings and survey are complete it is premature to make a reduction of such accuracy.

### Volume 2 Part 3 – The Developed Areas Guidebook: (as amended by Bylaw 82P2018)<sup>20</sup>

Specifically, Section 3.1.2(c)(2) “Multi-Residential development should be designed or planned to:

b. Located within Activity Centres and Main Streets, while ensuring it is strategically planned throughout the community. It must be made clear that Activity Centres do not yet exist within Millican-Ogden, and even the one that is planned is entirely centred around the former Royal Canadian Legion site on Ogden Road, we have established that the proposed development does not exist on either a current, nor planned main street or within any activity centre of any definition.

---

<sup>19</sup> *Supra* at note 7

<sup>20</sup> *Supra* at note 11 Vol 2 Part 3 Developed Areas Guidebook

### **Specific Planning Considerations – Calgary International Airport Zoning Regulations**

The particular parcel has registered on title the Calgary International Airport Zoning Regulations.<sup>21</sup> This federal statutory zoning document requires its consideration in all planning matters in the approaches to the Calgary International Airport. While it is the position of the Community Association that the requirements of the Regulation are likely not engaged in this development, its absence in the report to the Planning Commission and Council speak volumes, and call into question both the applicant, and administration's obligation to conduct due diligence.

### **Community Engagement**

There has been no mass public consultation with relation to this project. While the landowners agent approached the Community Association on a number of occasions no formal engagement of the Community Association occurred until July 1, 2020, at which time the Applicant was argumentative and dismissive of the community's concerns in favour of the "economics" of the project which tend to indicate the design is driven by cost per square foot and not sound planning.

The applicant had a planned open house on April 7, 2020, which was scrapped due to the onset of COVID-19 in favour of an online survey conducted by the Mustard Seed. It should be noted that the area known as Ogden Flats has an aging population with some having no access to the internet, or even computers. In any event the results of the survey were not publicly available and selected portions were buried in a side note on the Mustard Seed's webpage.

Notwithstanding the evolution of technology, no open house, telephone town hall, or other type or form of public engagement was attempted by the applicant. It has been suggested by the applicant that the Community Association was obstructive in the process, this is a position we deny, and offer that it is not the role of the City of Calgary, nor Community Association to conduct engagement on the applicant's behalf, to do so would shift the burden of engagement from the applicant to community associations city wide, this is a dangerous and frankly reckless precedent to set. Frankly put, it is not the role of the City or Community Associations to satisfy the positive obligation of an applicant to engage the community.

It is our understanding that community engagement was limited to a post card mailout and limited door knocking which, as we understand, was restricted to approximately 80 residences in the immediate vicinity of the church. We acknowledge that we did not accept an online meeting with the development team as they seemed intent on avoiding engaging the community directly and that they sought to achieve successful engagement through the community association, which is frankly inappropriate on its face.

### **Conclusion and Recommendations:**

The Millican-Ogden Community Association, guided by the sentiment of the locally affected residents within "arms reach" of the proposed development, are of the opinion that not only will market values of surrounding homes be negatively affected by the development, but that given the above planning considerations and statutory guidance provided above, the project is out of scope, and frankly out of touch with the surrounding community. The Developer and or the development partners, have chosen to rely on documents that have not yet been approved and, as a result, cannot be relied upon for decision making.<sup>22</sup>

---

<sup>21</sup> *Calgary International Airport Zoning Regulations*, CRC c.77

<sup>22</sup> *Supra* at note 6.

It should be made clear that the residents of Millican-Ogden recognize the need for supportive housing, of which our community contains between 6 and 20% which is well above the national average, the planned location for this supportive concept is simply out of context for the community. We could suggest at least two alternate locations, the old Ogden Legion Site, although we are convinced the current landowner has no appetite to accommodate, the vacant land adjacent to the Number 9 Firehall, or a set of vacant lots along Ogden Road directly adjacent to Victory Manor currently owned by Urban Star Capital further, there are 11 undeveloped lots on Ogden Road North of the current Esso Station, these lots were established by way of title in 1923 and the City of Calgary is the owner of this undeveloped land.<sup>23</sup>

The people of Millican-Ogden are not opposed to a redevelopment of the Church itself; but respectfully submit that it must be done in a contextually sensitive manner to the existing community. We must stress that we represent the entire community of Millican-Ogden, including the Ogden United Church whom we have enjoyed and will continue to enjoy a deep and meaningful relationship with.

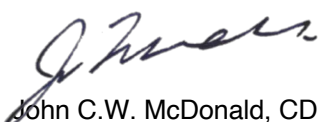
It is clear that the residents feel unheard in the entire process<sup>24</sup> it is clear that the applicant used the guise of the COVID-19 pandemic to avoid engagement in a community so opposed to this particular development. In other words, public engagement has not occurred in a meaningful way, and where it has occurred it has occurred in bad faith.

It should be noted that the Millican-Ogden Community Association doesn't ordinarily oppose or endorse, for that matter, any development within our boundaries, usually opting not to take a position, it is important in this case that we represent our constituents in the same manner as any member of council would, it is recommended that the development be scaled-back to a less imposing structure with a maximum height of 3 stories, stepped-back in a contextually sensitive manner to the immediate neighbors. This would serve two (2) purposes, maintain, generally, the look and feel of the developed low-density residential area with a low-rise multi-family, mixed-use facility, while maintaining suitable traffic and parking patterns and without overloading the existing infrastructure.

#### **A Parting Thought on Intensification in Millican-Ogden**

It is the position of the Community Association that intensification of the Community must occur from our neighborhood main streets in, and not from the centre out, a vibrant Ogden Road for example would frankly drive further development throughout the community. As it relates to this project there are 11 undeveloped lots owned by the City of Calgary, who could, by way of a land swap achieve the desired effect and frankly spur the revitalization of Ogden Road and drive development in the Community.

All of which is respectfully submitted.



John C.W. McDonald, CD  
First Vice President  
Millican-Ogden Community Association  
For and with the consent of the Board of Directors

---

<sup>23</sup> Land Title Certificate 25R159, (Her Majesty the Queen in the Right of Alberta), 1923

<sup>24</sup> Supra at note 4



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Cara
* Last name	Sauriol
Email	casauriol@gmail.com
Phone	
* Subject	Land Use Bylaw Amendment – LOC2020-0013 Development Permit – DP2020-3072 7401 23 ST SE
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	My comments would not fit in this space - have attached a letter for your review.

ISC:

1/1

Unrestricted

Sep 8, 2020

11:36:51 AM



I am a homeowner that lives steps away from the Ogden United Church. The first time that I heard about this proposed development was several months ago by way of a sign on the front lawn of the Church site. The only contact information was for the City - not the parties making the proposal. The second contact that we had was a letter about the development - this was handed to my husband outside our home by one of our neighbors. This did have contact information for the Mustard Seed, the United Church and the architect- but far too late in the process for any of the adjacent residents to have any sort of involvement.

The most frustrating part for us is that we were never involved or invited to be involved with this project. Our questions and concerns are unanswered by the United Church and the Mustard Seed. At this point, we feel that we have had no say in the future of our neighborhood and absolutely no viable engagement by these parties. There's a huge aspect of unfairness with that and along with myself, all of the adjacent neighbors are very frustrated and angry with the situation. We all have concerns about the proposed project and want some transparency from the groups involved. The feeling in the neighborhood is that a minimum amount of engagement was done (sign on the lawn of the Church and a letter) in order to "tick" a box and move forward.

This is a major change to the dynamics of the street and has a dramatic effect on the lives of the closest home owners. The size and scale of the building itself is far too large for the site, considering the surrounding residences are all no more than two stories. It's a building that by size and scale, with the commercial aspect, should be on a main road, such as Ogden Road. If this project were being proposed for a site on Ogden Road, I don't think there would be any opposition to it at all. As it is now, it's like dropping the Bow Tower in the middle of Heritage Park and expecting it to blend in - this just doesn't work.

It is really hard to understand how this multiuse/multipurpose building is a "fit" for the current location of the United Church. The height alone is raising issues with the adjacent neighbors for matters such as privacy and having as one neighbor put it, a "five story fence". I am on the next block and this is even an issue for our home, as the upper floors will have a clear view of my front yard and rooms on the top floor of my home. A two or three story building would be much more appropriate on the site.

Even the parking has not been thoroughly assessed - the 2 day "study" in February this year did not account for the users of George Moss Park in the spring, summer and fall or the potential users of the site. It didn't even target the busiest days of use at the United Church. Currently, if vehicles are parked on both sides of 74 Avenue (homeowners and users of George Moss Park) only ONE vehicle can pass along the street. If there is a Community Kitchen, Cafe, staff for the building, users of the DayCare, users of the proposed services and comings and goings of friends & family of the residents - how much parking will actually be available for nearby residents and anyone making use of George Moss Park? We know that there are only 6 spots available at the building - the rest will be street parking and this is definitely of concern to adjacent homeowners, including myself.

Along with the parking concerns, comes traffic issues and this development is right across from a playground, where many local children play now. There are concerns about the volume of traffic this development will bring and potential dangers posed to the users of George Moss Park, including the playground. Even now, there are issues with speeding and lack of concern with pedestrians and cyclists around George Moss Park.

To sum up, it feels very much like a situation where the adjacent homeowners will be completely ignored and that this project will go ahead without any input by the people who will be impacted the most. I see absolutely no fairness in the lack of engagement and lack of opportunity to be heard; I want to see the groups involved ensure that residents have a say. The United Church and the Mustard Seed are not making connections with the community with how this project sits at the moment. It's imperative that they spend some more time looking at how much impact this will have on the area residents and decide if they really do want to be good neighbors or not. So far, they have completely missed the mark.

I am a very concerned and unhappy resident of Ogden.

Cara Sauriol

**Public Submission**

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Stephen

\* Last name Parke

Email stephen.parke@shaw.ca

Phone

\* Subject Land Use Bylaw Amendment – LOC2020-0013 Development Permit – DP2020-3072  
Project Address: 7401 23 ST

RE:Land Use Bylaw Amendment – LOC2020-0013 Development Permit –  
DP2020-3072 Project Address: 7401 23 ST

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against the approval of the above mentioned project for the following reasons:

Lack of Community Engagement  
Build height and scale  
Lack of contextual fit within the neighborhood  
Building Site Coverage  
Lack of Parking provided  
Lack of contextual fit concerning the commercial frontage facing 74 Avenue (i.e.- this design is meant for a main street application like Ogden Road)

ISC:

1/1

Unrestricted

Sep 7, 2020

8:46:17 PM

Angela Cruickshank  
7408 22A Street SE  
Calgary, AB T2C 0X3

September 8, 2020

City Council (via the City Clerk)  
The City of Calgary P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

**Re: Calgary Land Use Bylaw Amendment LOC2020-0013 Development Permit - DP2020-3072 - Ogden United Church and Mustard Seed Ministry Development at 7401, 23 Street SE**

His Worship Mayor Naheed Nenshi and Calgary City Council Members, I write this letter today to ask for your support with rejecting the Ogden United Church and Mustard Seed Ministry Development at 7401, 23 Street SE and instead requiring the named applicants to engage in real dialogue with residents such as myself and neighbours who are directly impacted by the proposed development.

As noted many times with the co-applicants there are numerous engagement and planning issues that the community has been raising and not being heard or listened to about. The co-applicants instead completely ignore or blame other factors (Millican Ogden Community Association and COVID19), for their inability to have a true two-way dialogue- even at times blatantly lying about events which is not respectful to the community residents, or constructive with this key process. Many of my neighbours do not use the internet or have access to the engagement initiatives the co-applicants are referencing so is this real engagement- one would argue not at all. The ingenuity and disrespect to not only the overall community, but those residents (like myself) that are directly impacted is extremely disengaging with municipal politics. I have myself been ridiculed by the co-applicant's architect (Hans Koppe) for questions asked instead of professionally and constructively engaged. I understand a key piece of the process for these types of changes is engagement and again, I can assure you this has not happened and instead feels like it is being done with an attempt to not involve the community or nearby residents.

In terms of the planning concerns, many of the immediately impacted residents have been trying to understand and get dialogue on a number of key pieces:

1. Why does the building have to be so large- many of us own 1-2 story bungalows and this will tower over our residences being at over 5 stories in size (almost 6 when you consider the first floor is stepped up)?
2. There is a lot of discussion about the benefits this will bring to the community, but many residents do not understand what the additional benefits actually are. We have many of the services already in this location and through the community so in fact there is no additional benefit as the co-applicants are trying to have you believe.
3. Having a commercial feel in this location does not seem to make sense- we have many other locations in the neighbourhood that are more suiting for an active street such as they are attempting to add or build. Why here? Ogden Road is in desperate need of becoming a more active streetscape so why are we ignoring that area and moving into the heart of the community right away.
4. How do we ensure the intended use of the property remains for years to come? And firstly, it would be great to really understand the exact intended uses as this has not been clear or transparent by the co-applicants.
5. I understand a parking study was completed but it was done so at a very interesting time in the year- not when the park is being fully utilized with baseball, tennis and playground traffic. I assure you the area around this application can be very busy. I am extremely concerned about the lack of adequate consideration for this key piece.

Ultimately, I plead with Calgary City Council to help show the community that they truly do have a voice and are deserving of proper engagement and reject this application so that we can have a proper discussion. Again, as a directly impacted resident, there has been little to no conversation on what they are intending to do and with proper discussion I am sure we can find a compromise that works for the community and the co-applicants. I'm happy to have further conversation with any of you on this matter should you wish to get clarification on anything mentioned above.

Sincerely,  
Angela Cruickshank  
(403) 477-2823



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name

Fritz

\* Last name

Wagner

Email

friwa@telus.net

Phone

\* Subject

LandUse Bylaw Amendment - LOC2020-0013 Development Permit - DP2020-3072  
Project Address : 7401- 23

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Clerk / City Counsel,  
I want to voice my concerns about ; Lack of Community Engagement  
Build Height and Scale  
Lack of Contextual Fit within the Neighborhood  
Building Site Coverage  
Lack of Parking provided  
Lack of Contextual Fit concerning the Commercial  
Frontage facing 74th Avenue ( i.e.- this design is meant for a main street application like  
Ogden Road)

ISC:

1/1

Unrestricted

Sep 8, 2020

8:15:46 PM



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Gary and Carole

\* Last name Gerlach

Email gcgerlach@telus.net

Phone 4036800509

\* Subject Ogden Bylaw114D2020

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please accept this submission as our input into the Land Use Redesignation . Please take into consideration that this planned location for this is totally out of concept for our existing community / neighborhood .Being we are predominately bungalow style homes on residential streets, we feel this is not a good fit for this type of building. Another concern I would like to share is the parking issues if this approved ! This plan is showing a building of 5 stories and 24 live in suites and only 6 parking spaces . Please be advised my husband and I are STRONGLY OPPOSED to the scale of this development , also issues of parking that would be created now and in the future . George Moss Park is located on the north side of 74 Ave and is a playground zone where children are playing .



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Carlos

\* Last name Santos

Email carsants@yahoo.com

Phone 587-225-5728

\* Subject Zoning Redesignation at 7401 23street SE Plan 955AV, Block 2 Lots 1 to 4

RE: Zoning Redesignation at 7401 23street SE Plan 955AV, Block 2 Lots 1 to 4. This development raises several concerns for the local residents and comes right on the heels of another development that required rezoning directly across the street.

Owners have a right to the quiet enjoyment of their property. Bringing in a facility with a lot of traffic will seriously affect this right. Planned programs, classes, and a high-density residence will drastically increase movement, traffic and noise in the area. A large building will seriously affect the view, environment and appreciation of the community for current residents. Increase in traffic from a multi residential facility, whether foot or automobile, will seriously affect property value in neighboring homes. Increased traffic also brings increased risk of vandalism.

For those renting neighboring properties there will be an increased challenge in the ability to find quiet, family oriented, renters. This area advertises homes as quiet, near a park, and perfect for families. A large low income, multi unit residence, will at the very least cause a perception issue that will increase difficulty in renting and decrease desirability for the very families that can build and contribute to this community. This will result in a reduction in the ability to rent to long term, and result in an increase of rental to people less interested in the quiet qualities of the neighborhood. The consequence is a tendency away from quiet stability to a noisier more transitional neighborhood.

What are the traffic consequences of such a large multi family unit in the area? A traffic increase including staff increase in staff and others is expected. The area in front of

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Sep 8, 2020

6:28:41 PM



## Public Submission

City Clerk's Office

---

this property is already very limited in parking space. In the development across the street we understood there was an agreement with the Church to accommodate parking increases. What happens now?

Once re-zoning is done, future DC zoned businesses could be set up in this lot. There is a broad applicability of such zoning and some uses potentially negatively affect the community and result in lower property values. There is no assurance that this center will maintain its current programs long term and that a subsequent business would not be even more impacting on the community.

This is a massive building in a quiet community and will seriously affect the character of the community, putting at risk current residents.

Further comments attached



RE: Zoning Redesignation at 7401 23street SE Plan 955AV, Block 2 Lots 1 to 4. This development raises several concerns for the local residents and comes right on the heels of another development that required rezoning directly across the street.

Owners have a right to the quite enjoyment of their property. Bringing in a facility with a lot of traffic will seriously affect this right. Planned programs, classes, and a high-density residence will drastically increase movement, traffic and noise in the area. A large building will seriously affect the view, environment and appreciation of the community for current residents. Increase in traffic from a multi residential facility, whether foot or automobile, will seriously affect property value in neighboring homes. Increased traffic also brings increased risk of vandalism.

For those renting neighboring properties there will be an increased challenge in the ability to find quiet, family oriented, renters. This area advertises homes as quite, near a park, and perfect for families. A large low income, multi unit residence, will at the very least cause a perception issue that will increase difficulty in renting and decrease desirability for the very families that can build and contribute to this community. This will result in a reduction in the ability to rent to long term, and result in an increase of rental to people less interested in the quiet qualities of the neighborhood. The consequence is a tendency away from quite stability to a noisier more transitional neighborhood.

What are the traffic consequences of such a large mutli family unit in the area? A traffic increase including staff increase in staff and others is expected. The area in front of this property is already very limited in parking space. In the development across the street we understood there was an agreement with the Church to accommodate parking increases. What happens now?

Once re-zoning is done, future DC zoned businesses could be set up in this lot. There is a broad applicability of such zoning and some uses potentially negatively affect the community and result in lower property values. There is no assurance that this center will maintain its current programs long term and that a subsequent business would not be even more impacting on the community.

This is a massive building in a quiet community and will seriously affect the character of the community, putting at risk current residents.

The risk of such a center is placed entirely on the community and especially on the neighboring homes. Investors don't live nearby, their property values are not affected, and the lifestyle and tranquillity of their communities isn't put at risk. We do not support this land use re-designation and subsequent development and ask the city to not make any decision to the detriment of other local residents.

**From:** [bekisnyder@gmail.com](mailto:bekisnyder@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 7401 23 ST SE - LOC2020-0013 - Comment from Development Map - Tue 9/8/2020 10:10:26 AM  
**Date:** Tuesday, September 08, 2020 10:10:28 AM

---

Application: LOC2020-0013

Submitted by: Beki Snyder

Contact Information

Address: 7818 21A St SE, Calgary AB T2C 1Z2

Phone:

Email: [bekisnyder@gmail.com](mailto:bekisnyder@gmail.com)

Feedback:

Good morning. I support for this land use amendment. This project brings several non-profit funded, much needed services to our area which is inline with the current provincial government direction of social supports. The placement for this development minimally impacts current resident as there are only a few houses that may be directly affected by this development. The prospected loss of convenience and estimated loss of resale value of the nearby homes is not nearly as great of a societal detriment as the impact of unsafe, unstable housing is on the population. Ogden is an older neighborhood and in need of new development. We are no longer the suburbs but almost inner city and development is part of that shift. This development is an opportunity to bring more density to our area. Thank you for your time and consideration. I urge you to support this application



## Calgary Planning Commission Member Comments



For CPC2020-0849/LOC2020-0013  
heard at Calgary Planning Commission  
Meeting 2020 August 06



Member	Reasons for Decision or Comments
<b>Commissioner Scott</b>	<p>Reasons for Approval</p> <p>I support the proposed policy amendment and land use redesignation for the following reasons:</p> <ul style="list-style-type: none"><li>• Repurpose of a community church to maintain viability of the church as a community service and provision of affordable housing units for families in support of broader City of Calgary objectives is commended.</li><li>• From a planning perspective, proximity to the future Greenline station and location on a corner at the edge of the existing community across from a large park is contextually appropriate.</li><li>• The mass and scale of a building achievable under the proposed base district is significant relative to the neighbouring built form to the west and south, however the proposed DC addresses building setbacks in response to context, and the site is located in a peripheral location across from a large open space with large availability of on-street parking.</li><li>• Applicant is commended for the concurrent DP process which provides stakeholders with increased certainty around the proposed project details at the land use stage, should the project go ahead.</li></ul>



Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,  
LOC2020-0062

---

**EXECUTIVE SUMMARY**

This land use amendment application was submitted on 2020 May 06, by Urban Systems representing the landowner, Brookfield Residential (Alberta) LP (its general partner Carma Ltd). This application proposes to change the designation of a portion of this property, which encompasses the building B9 from DC Direct Control District ([Bylaw 47Z2004](#)) based on the C-5 Shopping Centre District of *Land Use Bylaw 2P80* to Commercial – Corridor 2 (C-COR2 f1.0h15) District of *Land Use Bylaw 1P2007* to allow for:

- commercial and mixed-use developments;
- a maximum floor area ratio (FAR) of 1.0 (no changes from the current maximum);
- a maximum building height of 15.0 metres (no changes from the current maximum); and
- the uses listed in the C-COR2 designation.

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

A development permit application has not been submitted specifically in relation to this land use amendment application, however, DP2013-2613 was approved and released on 2015 August 10 for the comprehensive shopping centre on this site with ten buildings in four phases. This site is currently under construction and should this land use amendment be approved, building B9 could be utilized for uses allowed under the C-COR2 District, including the Cannabis Store use.

**ADMINISTRATION'S RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.27 hectares  $\pm$  (0.67 acres  $\pm$ ) located at 19587 Seton Crescent SE (Portion of Plan 1111669, Block 4, Lot 2) from DC Direct Control District to Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JULY 02:**

That Council hold a Public Hearing; and:

1. Adopt, by bylaw, the proposed redesignation of 0.27 hectares  $\pm$  (0.67 acres  $\pm$ ) located at 19587 Seton Crescent SE (Portion of Plan 1111669, Block 4, Lot 2) from DC Direct Control District to Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District; and
2. Give three readings to **Proposed Bylaw 103D2020**.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

**Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,  
LOC2020-0062**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

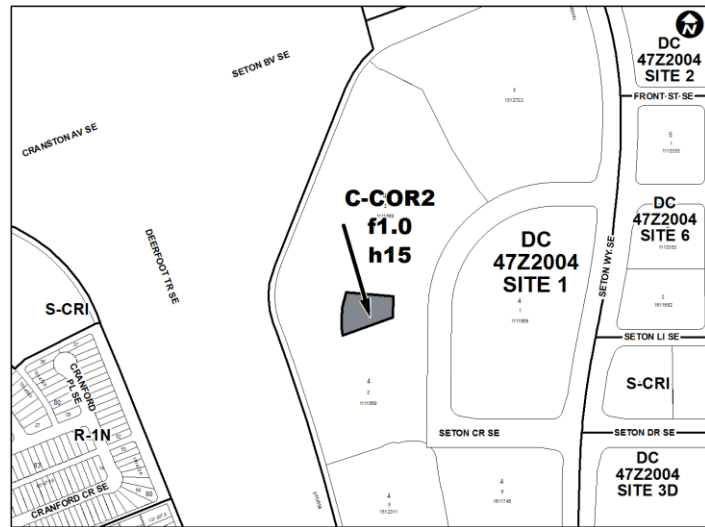
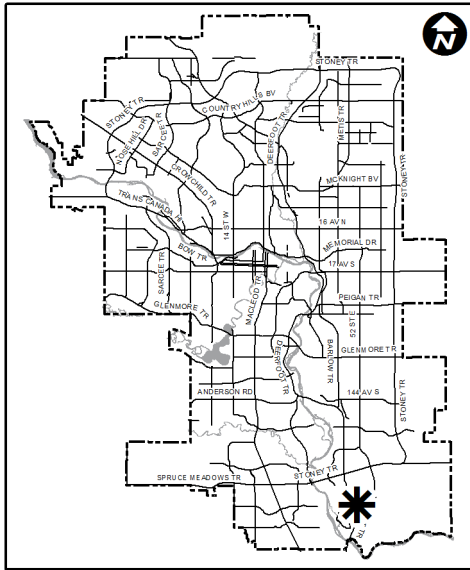
This land use amendment application has been submitted by the applicant Urban Systems representing the landowner, Brookfield Residential (Alberta) LP (its general partner Carma Ltd) on 2020 May 06. As noted in the applicant's submission (Attachment 1), the applicant is intending to accommodate a range of uses, including the Cannabis Store use within the existing approved building B9. The scope of this land use amendment includes the boundary of building B9, as approved in DP2013-2613. Redesignation of the entire Site 1 in the DC was discussed with the applicant, but a large portion of the DC has already been developed or has approved development permits. Existing lease and tenancy agreements that are tied to the current DC Bylaw would have created a complex and lengthy redesignation process for Site 1 in the DC. Accommodating a Cannabis Store use in building B9 through a land use amendment for that specific building area is more efficient and reduces potential impacts to other existing tenants of the existing DC site.

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,  
LOC2020-0062

Location Maps

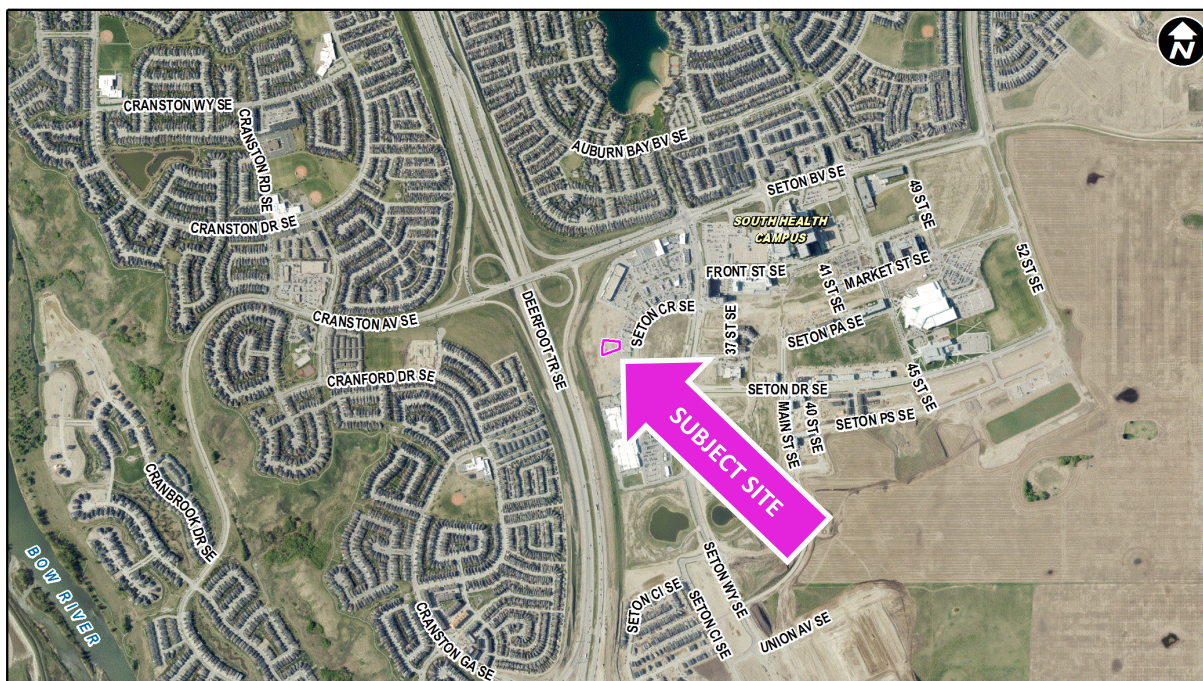




Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,  
LOC2020-0062



### Site Context

The subject site is located in the community of Seton, in the area known as the Seton North Retail District. The subject site is bound by Deerfoot Trail SE to the west, Seton Boulevard SE to the north, and fronts Seton Crescent SE to the east and south. The community of Auburn Bay is located to the north, the Seton Gateway Commercial District and South Calgary Health Campus to the east and Seton commercial and office development to the south. The existing DC Site 1 area represents the second phase within Seton's regional retail precinct. The proposed land use boundary is delineated by the boundary of building B9 area, as approved in DP2013-2613.

As identified in *Figure 1*, Seton's peak population was in 2019, reaching 1,134 residents.

*Figure 1: Community Peak Population*

Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

Approval(s): K. Froese concurs with this report. Author: C. Leung  
Clerks: L. Gibbs

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

## Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE, LOC2020-0062

---

There is no online community profile for Seton as these profiles were created using 2016 Census data. In May 2016, the population of Seton was below the threshold for Statistics Canada to collect data for the area.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal will allow for a wider range of uses within the existing approved building. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

This application is to redesignate a portion of the site from the existing DC Direct Control District ([Bylaw 47Z2004](#)), based on the C-5 Shopping Centre District of *Land Use Bylaw 2P80* to Commercial – Corridor 2 (C-COR2 f1.0h15) District of *Land Use Bylaw 1P2007*. The subject site is identified as located within Site 1 of the existing DC. The existing DC from 2004 includes development guidelines for Site 1 that speak to additional landscaping within the parking lots; visual interest of the architecture, especially for views from Deerfoot Trail S, reducing perception of the scale and massing of typical big box stores; and an important pedestrian connection from the storefronts to the intersection of Seton Way SE and Market Street SE to allow pedestrians to comfortably walk between both shopping areas. The existing DC allows for a maximum building height of 15.0 metres and maximum FAR of 1.0 and the permitted and discretionary uses of the C-5 District in Bylaw 2P80 with the addition of automotive sales and rentals and funeral homes as discretionary uses.

The proposed C-COR2 f1.0h15 District is intended to accommodate commercial development on both sides of the street with buildings located varying distances from the street, limited auto-oriented uses, and opportunities for residential and office uses to be in the same building.

The proposed district allows for a range of uses, including the Cannabis Store use, a maximum height of 15.0 metres, and a maximum FAR of 1.0. The proposed C-COR2 f1.0h15 District also aligns with the relevant policies, while broadening the range of uses and allowing flexibility to support future redevelopment or new uses within the existing approved building.

#### Development and Site Design

A development permit (DP2013-2613) has been approved on this site and it is currently under construction. The applicant is not seeking to change the layout or design of the approved development permit but is seeking to update the allowable uses for the site. The supporting statement included in Attachment 1 indicates that the applicant is interested in a new Cannabis Store use within the approved building.

**Planning & Development Report to  
Calgary Planning Commission  
2020 July 02**

**ISC: UNRESTRICTED  
CPC2020-0678**

**Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,  
LOC2020-0062**

---

The Cannabis Store use is not included in the existing DC nor Land Use Bylaw 2P80 as cannabis was not a legal use at that time. The existing DC from 2004 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district.

A discretionary development permit would be required for change of use, subject to Council's decision on this land use redesignation. The overall development impact, use area, required parking and any other site planning consideration would be evaluated as part of any future development permit review.

**Transportation**

Pedestrian and vehicular access to the site is available via Seton Crescent SE. The area is served by Calgary Transit Route 406 Auburn Bay with service every 20 minutes during the peak hours and Route 468 Cranston Mahogany currently not in service. Route 406 and 468 share a bus stop approximately 300 meters walking distance from the site on Seton Way SE. The site is approximately 700 meters walking distance to the future Seton Greenline LRT Station and is therefore outside the Transit Oriented Development area. On-street parking adjacent to the site is prohibited on Seton Crescent SE.

**Environmental Site Considerations**

No environmental issues have been identified at this time. An Environmental Site Assessment was not required for this application.

**Utilities and Servicing**

Water connection is available from Seton Crescent SE (250mm PVC). A check-valve looped water main is required to service this site. Sanitary sewer connection is available from Seton Crescent SE. Storm sewer connection is available from Seton Crescent SE. Controlled stormwater discharge is required for the subject site. The allowable stormwater run-off coefficient shall be 115 l/s/ha.

**Climate Resilience**

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

**Stakeholder Engagement, Research and Communication**

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

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

## **Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE, LOC2020-0062**

---

Administration in association with this application. There is no community association for this area.

Administration did not receive any comments in response to the circulation.

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

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

The recommendation aligns with the policy direction of the [Interim Growth Plan](#) (IGP). The proposed policy and land use amendment build on the principles of the IGP 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) identifies the site as located within a Major Activity Centre area on [Map 1: Urban Structure](#) in the MDP. Major Activity Centres are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Section 2.6 of the MDP, *Greening the City*, includes policies related to green infrastructure; water conservation; and reduction of demand for non-renewable energy resources (amongst others). The applicant has provided details on how the associated DP approved on this site (DP2013-2613) has incorporated these MDP policy objectives.

The proposal is in keeping with relevant MDP policies.

#### ***Southeast Centre Area Structure Plan (Statutory – 2004)***

The subject parcel is identified as part of the Regional Retail precinct within the [Southeast Centre ASP](#). This area is intended to accommodate a broad range of retail/commercial development that caters to the needs of the regional population. The proposed land use

Planning & Development Report to  
Calgary Planning Commission  
2020 July 02

ISC: UNRESTRICTED  
CPC2020-0678

## Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE, LOC2020-0062

---

amendment will modernize the existing land use district to accommodate additional uses within the existing approved building and aligns with the ASP.

### ***Climate Resilience Strategy (2018)***

The [\*Climate Resilience Strategy\*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan.

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

The proposed land use district supports the provision of a wider range of uses that are within a short walking distance of and have direct pedestrian connections to transit and adjacent commercial developments. The district also increases the market viability of existing commercial developments on-site and may encourage future redevelopment of the site.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and *Southeast Centre Area Structure Plan* and supports the provision of a greater range of uses to enhance the viability of the approved commercial development on-site.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. **Proposed Bylaw 103D2020**



## **Applicant's Submission**

May 6, 2020

On behalf of Brookfield Properties, Urban Systems is applying for a land use redesignation application to amend a portion of land in the Seton Retail District that is within DC Site 1 of the DC Bylaw 47Z2004 to Commercial – Corridor 2 (C-COR 2). This redesignation is to facilitate a “Cannabis Store” use which is not allowed under the DC district, and to accommodate a proposed tenant for this business.

The subject parcel is located at 19587 Seton Crescent and is designated as DC 47Z2004 (Site 1). This district was created specifically for the Seton development and is based on C-5 uses from the (now rescinded) City of Calgary Land Use Bylaw 2P80. The C-5 district allowed for a wide range of retail, commercial and services uses, but does not allow for any cannabis-related retail as it was not legally contemplated at the time of the bylaw adoption in 2004. Because “Cannabis Store” is not currently a listed use, a redesignation to C-COR 2 is warranted to support such a proposed use in this building. This district lists a greater range of uses that supports the viability of the commercial development on site (see attached for summary), while staying consistent with the uses and guidelines in the adjacent DC areas.

In evaluating the listed uses of each commercial district in the Land Use Bylaw 1P2007, C-COR 2 will be the best fit based on the context of the subject site. The C-COR 2 district is the most scale-appropriate district to support the proposed use in the existing building and offers the flexibility of allowing for a variety of different uses that may be proposed in the future. This portion of the Seton Retail District includes commercial on both sides of the internal streets, has strong pedestrian connections and parking is being provided along the rear of the building, which also meet the C-COR2 purpose statements.

Other commercial districts in 1P2007 were considered but were deemed not suitable due to the purpose statements not being applicable, minimum parcel size, or other district parameters were not feasible.

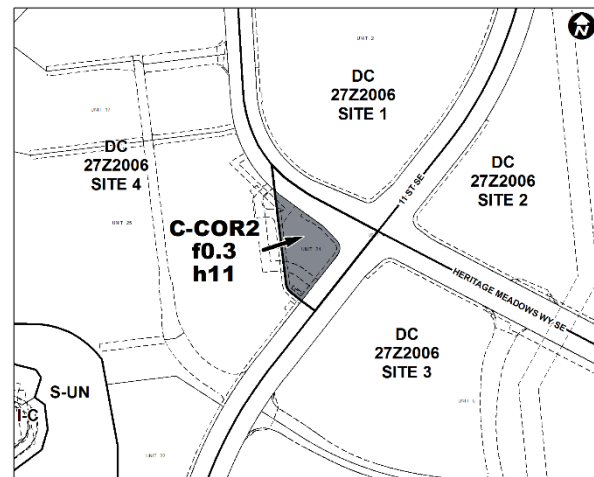
Our review of the C-COR2 district purpose statements concluded there is a strong correlation between the intent of the redesignation and the current DP (DP2013-2613), to this district's intentions. For example, there is commercial development on both sides of the street, limited automotive uses, parking at the front and rear, and strong pedestrian connectivity from public sidewalks, to and between buildings

This land use amendment application is supported by the following rationale:

- The approach of designating the site to a Land Use Bylaw 1P2007 commercial district will create more adaptable zoning that will provide better alignment to the applicant and the City that future city wide changes be seamlessly implemented rather than pursuing specific redesignations each time it is needed.
- The subject site and building has an approved development permit (DP 2013-2613) . The building can easily accommodate a cannabis store as the appearance and design, access, landscaping, parking, loading, garbage, etc. details have been addressed. Allowing for the cannabis store under a new bylaw could be considered similar to a change of use permit, as all other land use and DP parameters are met.

### Applicant's Submission

- According to the Land Use Bylaw 1P2007, a cannabis store cannot be located within 300m of an existing cannabis store, within 100m of a public park or public school, and within 150m of a parcel that contains an emergency shelter or private school. We confirm that there are currently no other cannabis stores located within the separation distances listed, so no conflict is evident.
- There is a proposed lease agreement, subject to obtaining a successful redesignation, between Brookfield Residential and Spirit Leaf Cannabis. As mentioned above, Land Use Bylaw 1P2007 lists "Cannabis Store" within the commercial districts as a discretionary use, but DC Bylaw 47Z2004 does not include "Cannabis Store" under listed uses because it was not legally allowed during that time. Unfortunately, once a DC bylaw is approved, it cannot be adjusted or modernized for new criteria after the fact; a Council approved new bylaw is required for any changes to a DC district.
- A large proportion of the Seton Retail District has been either developed or approved under DP's. Associated with the existing tenants are complex lease and tenancy agreements which are often tied to the current DC land use bylaw. To open that up with a comprehensive redesignation for all of Site 1 would be very complex and lengthy. To accommodate the cannabis store in one building is a more efficient and reasonable approach.
- A similar proposal was recently supported by the City of Calgary on a small site in Deerfoot Meadows (corner of 11th Street SE and Heritage Meadows Way SE). This site was approved under Direct Control Bylaw 27Z2006 for the entire Deerfoot Meadows development and was later redesignated to C-COR2 in order to accommodate a "Cannabis Store" use. Rather than redesignating the large DC district, City Council supported the small area being changed to a Land Use Bylaw 1P2007 C-COR 2 district to allow a change of use to "Cannabis Store".



# PROPOSED

CPC2020-0678  
ATTACHMENT 2

## BYLAW NUMBER 103D2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0062/CPC2020-0678)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The 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 therefore 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

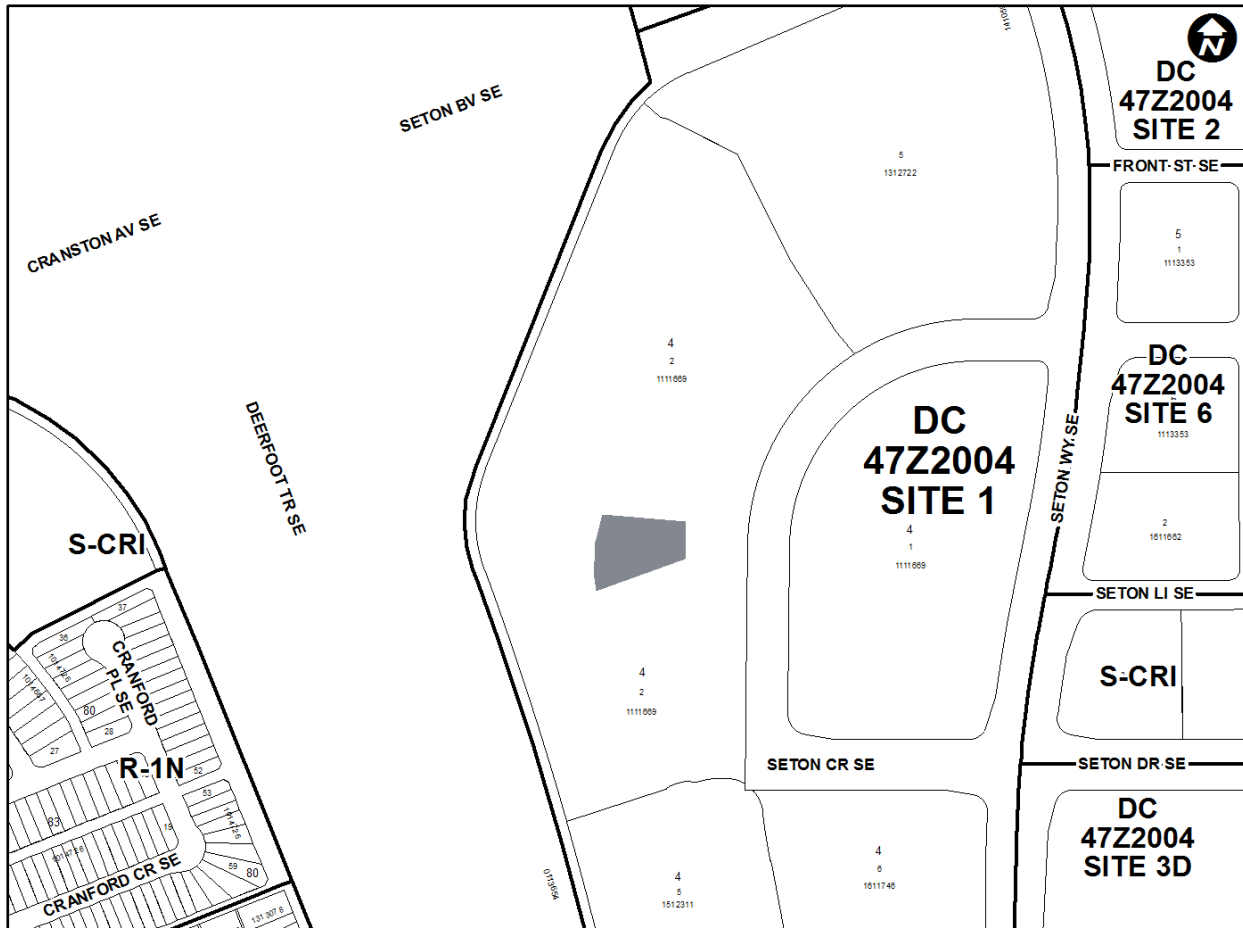
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2020-0062/CPC2020-0678  
BYLAW NUMBER 103D2020

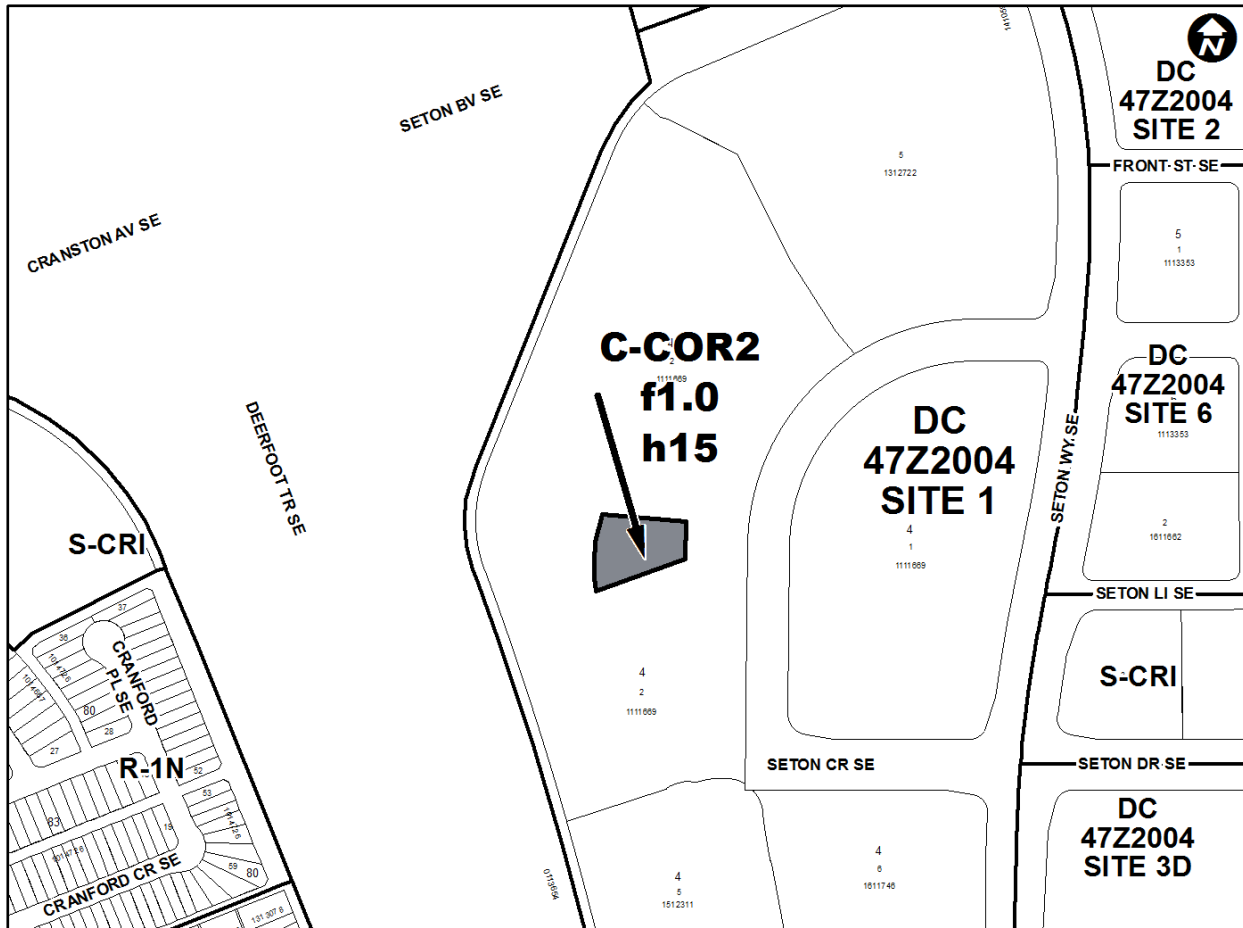
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0062/CPC2020-0678  
BYLAW NUMBER 103D2020

## SCHEDULE B





## **Financial Relief for Taxpayers**

---

### **RECOMMENDATION(S):**

That Council:

1. Approve the cancellation of 50% of the portion of the property tax comprised of the penalties imposed under section 2(b) of Bylaw Number 8M2002 to be charged on 2020 October 1, and;
2. Approve that the requirement for a taxpayer who joins the Tax Instalment Payment Plan (TIPP) after January 1 of the current year to pay the total of missed instalments beginning from January 1 of the current year, under Section 7(5) of Bylaw Number 9M2002, be waived up to and including 2020 December 31.

### **HIGHLIGHTS**

- Administration is recommending that the penalty for late payments to be charged 2020 October 1 be reduced from 7% to 3.5%. Administration's recommendations will reduce the financial burden on those taxpayers facing challenges in paying their 2020 property taxes, while retaining an incentive to encourage those taxpayers with the ability to pay, to do so. Furthermore, Recommendation 2 will provide Administration with additional flexibility to pursue collaborative payment solutions that recognize individual taxpayer circumstances.
- These proposed actions will ensure that relief options are available to those property owners who are facing financial challenges, while ensuring that all property owners are treated equitably, and that risk to The City of Calgary's ability to deliver services valued and expected by Calgarians is mitigated.
- It is important in this unprecedented time that supports are available to those property owners facing financial challenges resulting from the pandemic situation, while remaining cognizant of impacts on The City's liquidity.
- For those property owners with financing, non-payment of taxes could put them in technical default of their mortgage agreement. Incenting timely payment of taxes helps to mitigate this risk to property owners. While out of The City's direct control, Administration remains cognizant of this concern in its support of property owners.
- At the 2020 July 27 Combined Meeting of Council, Council directed Administration to report back to Council no later than 2020 September 14 with options to incent the early payment of property taxes and to allow the deferral of payment with reduced penalties.

## **Financial Relief for Taxpayers**

---

- Strategic Alignment to Council's Citizen Priorities: **A prosperous and well-run City**

### **DISCUSSION**

The COVID-19 pandemic has had significant social, economic and financial impacts on Calgarians. During the pandemic, The City is offering a variety of municipal relief measures, including the suspension of the 2020 July 1 property tax late payment penalty of 7%. Council also directed the suspension, for 2020, of the requirement to pay a 2% administration fee on missed instalments for those taxpayers who join the Tax Instalment Payment Plan (TIPP).

The City's property tax Penalty Bylaw 8M2002 provides for the application of a further 7% penalty on the unpaid amount of the current year's property tax on 2020 October 1. In response to direction from Council to explore penalty relief options, and in recognition of the challenging local environment, Administration is proposing a reduction to the penalty to be applied 2020 October 1, and an additional temporary suspension of a provision of The City's TIPP Bylaw 9M2002. These two actions are anticipated to provide necessary financial relief, and further flexibility to Administration, to support Calgarians having difficulty paying their property tax.

Administration is recommending the reduction of the 2020 October 1 penalty from 7% to 3.5%. Administration believes that this will provide some relief to those property owners facing financial challenges while maintaining an incentive to pay for those property owners who are able to do so. A number of factors influenced the choice of this penalty rate:

- The City's short term borrowing costs range between 0.45% and 0.55%. The City's ability to borrow money will always be at a lower rate than an individual's. However, to provide an incentive to pay for those who are able, it is prudent for The City to not position itself as the lowest cost creditor by setting a penalty that is too low and does not incent timely payment. The deferral of tax payments by some taxpayers creates financial challenges for The City, the costs of which are ultimately borne by all taxpayers because the Corporation incurs higher debt costs and experiences lower investment returns.
- The City's historical four year average blended yield on investments is 2.47%. This is the rate of return foregone on property tax revenue that is deferred and not available for investment. Investment income contributes to The City's operating and capital budgets. Any shortfall in investment income will potentially have service impacts or require reallocation of other sources of funding to cover the shortfall.
- There are retail credit products potentially available to property owners that could provide financial support. The Bank of Canada Prime Rate is currently 2.45%. Several financial institutions are currently offering consumer credit products that are based on the prime rate plus a premium. For example, Administration found several examples of home equity lines of credit with an interest rate of prime plus

## **Financial Relief for Taxpayers**

1% (or lower) for a total interest rate to the consumer of 3.45%. Financial products such as these could potentially provide property owners with additional sources of funding.

- Administration has attempted to balance the interests of a number stakeholders including property owners, The City, and financial institutions by ensuring that property owners are able to fulfill their financial obligations and limit their risk to property ownership.
- Administration reviewed amendments to payment deadlines and penalties of peer municipalities across Alberta. A summary of those findings is included in Attachment 2.

Administration is also recommending an amendment to the TIPP Bylaw which will provide Administration with additional flexibility to work with property owners on payment solutions that address their unique situations. Several other scenarios were identified in Notice of Motion C2020-0885. A comparison of these scenarios is included in Attachment 3.

Previously, Council provided direction to suspend the 2% administration fee paid by a property owner joining the TIPP program after January 1 of the current year. The TIPP Bylaw contains a further provision that a taxpayer joining the program after January 1 of the current year is required to pay the total of missed instalments since January 1, prior to participating in the program. For example, a property owner with a \$2,400 tax bill who requests to join the program October 1 would be required to make an initial payment of \$1,800 under the current Bylaw. For some property owners, this could be prohibitive. Administration is recommending the temporary suspension of this provision of the Bylaw to allow additional flexibility when pursuing payment solutions with our customers.

While The City of Calgary has approximately 530,000 property tax accounts, every taxpayer's situation is unique. Administration works collaboratively with taxpayers to understand their circumstances to arrive at collaborative solutions that are mutually beneficial to the taxpayer and The City. Administration encourages any taxpayer facing challenges to contact The City to begin a solutions focused conversation. The two recommendations proposed in this report will provide taxpayers with additional supports, and will provide Administration with further flexibility to pursue meaningful solutions.

### **City financial considerations**

Administration has evaluated cash flow implications due to receiving property tax payments up to six months later than expected and is able to manage these as part of the current work plans and forecasted timelines. However, the risk of further significant deferrals has significant potential financial implications which may result in additional costs to the taxpayer through higher debt costs and lost investment income incurred by The City.

**Chief Financial Officer's Report to  
Combined Meeting of Council  
2020 September 14**

**ISC: UNRESTRICTED  
C2020-0890  
Page 4 of 6**

## **Financial Relief for Taxpayers**

---

Administration continues to actively monitor property tax payments. As of the end of August, approximately 67% of residential property taxes and 40% of non-residential property taxes billed in a lump sum (i.e., not paid through TIPPP) have been collected.

The City budgets annually for an amount of property tax penalty revenue based on historical and anticipated payment patterns. The budget for property tax late payment penalties for 2020 is approximately \$10 million. Approximately \$2.5 million in property tax penalties has been recognized as of 2020 July 31. In 2019, the annual budget was approximately \$10 million and the penalties recognized to 2019 July 31 were approximately \$8.4 million.

The deferral of property taxes has caused a decrease in the assets available for investment. This has caused a decrease in investment income in 2020 of approximately \$1.5 million. Administration expects to be able to manage this as part of the current work plan, and will continue to monitor the variance.

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

Throughout the 2020 property tax billing season, members of the Taxation Service have communicated with a large number of property owners on a wide variety of property tax related issues. The Council direction, and subsequent Administration recommendations, contained within this report align with the tone and content of concerns and requests received from a subset of property owners. No additional public engagement was necessary to confirm this direction. However, should these recommendations be approved, a strategy exists to communicate these changes with Calgarians by leveraging existing planned communication campaigns. Furthermore, existing messaging reminding property owners of the September 30 payment due date has been made more generic through the removal of references to a specific penalty amount due to the uncertainty that exists pending approval of these recommendations.

### **IMPLICATIONS**

#### **Social**

Remaining responsive to the needs of citizens through these unprecedented times is a critical social consideration.

#### **Environmental**

## **Financial Relief for Taxpayers**

---

There are no environmental implications anticipated to be associated with implementing these recommendations.

### **Economic**

Enabling indirect financial support to Calgarians who are facing challenges in the current economic environment will further facilitate their continued participation in the local economy.

### **Service and Financial Implications**

The Taxation Service can accommodate the implementation of these recommendations using existing resources and with existing budgets.

Administration has evaluated cash flow implications due to receiving property tax payments up to six months later than expected and is able to manage these as part of the current work plans and forecasted timelines. However, the risk of further deferrals has potential financial implications which may result in additional costs to the taxpayer through higher debt costs, lost investment income and lower property tax late payment penalty revenue.

## **Tax-supported funding**

### **RISK**

There is potential financial risk to the Corporation of extended property tax payment deferrals. This translates into potential risk to all taxpayers through higher debt costs and reduced investment income if the Corporation experiences prolonged cash flow impairment due to non-payment. In addition, the increased risk of non-payment could result in an increased number of properties going into the legislated tax recovery process in future years.

## **ATTACHMENT(S)**

1. Attachment 1 – Previous Council Direction, Background
2. Attachment 2 – Comparison of payment deadlines and penalties in other Alberta municipalities
3. Attachment 3 – Comparison of Relief Scenarios

### **Department Circulation**



**Chief Financial Officer's Report to  
Combined Meeting of Council  
2020 September 14**

**ISC: UNRESTRICTED  
C2020-0890  
Page 6 of 6**

**Financial Relief for Taxpayers**

---

General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)
Carla Male, CFO	Chief Financial Officer's Department	Approve
		Choose an item.
		Choose an item.
		Choose an item.

### Previous Council Direction

On 2020 July 27, Council directed Administration to report back to Council no later than 2020 September 14 with a resolution under section 347 of the MGA to approve the cancellation and/or amendment of the portion of the property tax comprised of the penalties imposed under section 2(b) of Bylaw Number 8M2002 that would be imposed on 2020 October 1, with consideration given to incentivizing early payment while allowing deferral of payment with relaxed penalties, but incorporating the borrowing or carrying costs of loaned money, with the following scenarios:

1. Change the current penalty to 0%;
2. Change the current penalty to 1.5%;
3. Change the current penalty to 3.5%;
4. Provide other scenarios that incentivize early payment while allowing deferral of payment with relaxed penalties;

On 2020 April 6, Council approved the recommendations of Report C2020-0382, including the following:

2. Approve the cancellation of the portion of the property tax comprised of the penalties imposed under section 2(a) of Bylaw Number 8M2002 that would have accrued between July 1, 2020 and September 30, 2020; and
3. Approve that the requirement to pay an administration fee equal to 2% of the total amount of missed installments for those taxpayers who join TIPP after January 1, under section 7(5) of Bylaw Number 9M2002 be suspended until 2021 January 1.



Comparison of Payment Deadlines and Penalties

Municipality	Last Payment Date before Penalty	Penalty(ies)
Edmonton	2020 August 31	5% - Sep 1; 5% - Nov 3
Red Deer	2020 September 30	7% - Oct 1
Lethbridge	2020 September 30	3% - Oct 1; 4% - Nov 1; 5% - Dec 1
Grande Prairie	2020 August 31	6% - Sep 1
Slave Lake	2020 August 31	2% - Sep 1; 2% - Oct 1



### Comparison of Relief Scenarios

Penalty Amount	Influencing Factors
0%	<ul style="list-style-type: none"> <li>• No incentive to pay</li> <li>• Increased financial risk to The City associated with non-payment of taxes</li> <li>• Increased risk of mortgage default for property owners who do not pay taxes</li> </ul>
1.5%	<ul style="list-style-type: none"> <li>• Limited incentive to pay</li> <li>• Increased financial risk to The City associated with non-payment of taxes</li> <li>• Increased risk of mortgage default for property owners who do not pay taxes</li> </ul>
3.5%	<ul style="list-style-type: none"> <li>• Balances incentive to pay with provision of some penalty relief</li> <li>• Lower risk to The City associated with non-payment of taxes</li> <li>• Incentivizes payment of taxes while offering relief, and potentially contributes to increased mortgage compliance for property owners with financing</li> </ul>



## **Update on Temporary COVID-19 Face Coverings Bylaw**

---

### **RECOMMENDATION:**

That Council endorse that the Temporary COVID-19 Face Coverings Bylaw remain in force with no amendments at this time and direct Administration to report to the Combined Council Meeting on 2020 December 14 with another status update and any resulting recommended amendments to the bylaw or a repeal if necessary, followed by future quarterly updates for as long as the bylaw remains in force.

### **HIGHLIGHTS**

- Continued monitoring and regular quarterly reporting on the implementation of the Temporary COVID-19 Face Coverings Bylaw aids in communicating the effectiveness of this bylaw and provides assurance that steps are being taken to ensure the appropriateness of the bylaw. Monitoring allows Administration to address any unforeseen consequences and enables Administration to adjust as needed based on new information.
- What does this mean to Calgarians? The bylaw will remain in effect at this time and Calgarians will be provided regular updates on the bylaw's implementation including Calgary's COVID-19 metrics. Calgarians will continue to be assured that the bylaw will be repealed when appropriate.
- Why does it matter? The Temporary COVID-19 Face Coverings Bylaw is an important tool to support limiting the spread of COVID-19 and keeping Calgary's economy open. Continued monitoring will ensure that it is effective in achieving this goal and that it is amended or repealed in response to potential changes to the state of the pandemic in Calgary.
- The most recent Citizen Perspective COVID-19 Snapshot survey of 500 Calgarians indicates 88 per cent support the Temporary COVID-19 Face Coverings Bylaw.
- On 2020 July 21, Council directed Administration to report back to Council no later than 2020 September 14 with any recommended amendments to Bylaw 26M2020 or a repeal if necessary.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

### **DISCUSSION**

On 2020 July 21, Council passed the Temporary COVID-19 Face Coverings Bylaw, based on recommendations from the Chief Medical Officer of Health for Alberta, Chief Public Health Officer for Canada and the World Health Organization, to wear face coverings to limit the spread of COVID-19, where physical distancing cannot be maintained. Additionally, on 2020 August 24, Administration provided members of



## **Update on Temporary COVID-19 Face Coverings Bylaw**

---

Council with an update on the implementation of the temporary face coverings bylaw and the potential for schools to also be regulated under the bylaw. The update memo is included as Attachment 2.

### **Early Indicators**

The objectives of the bylaw mandating face coverings in public indoor spaces are to increase usage of face coverings to help lower transmissions of the virus and to support keeping Calgary's economy open. Early indications are that the Temporary COVID-19 Face Coverings Bylaw is contributing to those intended objectives.

### **Face Coverings Usage**

Since the bylaw went into effect on 2020 August 1, there has been a significant increase in usage of face coverings in public premises and public vehicles. In a Citizen Perspectives COVID-19 Snapshot survey of 500 Calgarians conducted between 2020 August 18-25, 89 per cent of respondents reported wearing a face covering in public and confined spaces such as grocery stores, shopping malls and public transit, a marked improvement of 34 per cent prior to the temporary bylaw coming into effect. Since the bylaw took effect, Calgary Transit has a customer face coverings compliance rate of 95 per cent, where in mid-July it was 45 per cent.

### **Transmission Rates**

The data points informing the necessity of the Temporary COVID-19 Face Coverings Bylaw include Calgary's new and active COVID cases, reproductive value, and regional indicators. Shortly after the bylaw was passed, there was a marked decrease in Calgary's cases but an upward trend has persisted from late August to early September which highlights the reality that the pandemic is highly dynamic and ongoing vigilance is required. Calgary's current COVID-19 metrics are detailed in Attachment 3.

### **Keeping Calgary Open**

The Temporary COVID-19 Face Coverings Bylaw is one of our most important tools to help keep Calgary open. Attendance at Calgary libraries increased approximately 45 per cent between 2020 July and August. The total number of employees in the Calgary Economic Region increased by 23,600 between 2020 July and August, with the retail trade and accommodation and food services industries seeing month-over-month employment growth of 6.6 per cent and 19.2 per cent respectively. This is providing an economic benefit to local establishments and a mental health benefit to citizens.

### **Repeal Considerations**

It is important for Calgarians to understand when and under what circumstances the Temporary COVID-19 Face Coverings Bylaw may be repealed. The decision requires a flexible approach to respond to local changing priorities, the evolving nature of the virus, or new evidence with regards to face coverings. An overview of Calgary's Four Level COVID-19 Plan is available in Attachment 4. This plan provides an outline of the response levels and reinforces the indicators monitored to escalate or deescalate

### **Update on Temporary COVID-19 Face Coverings Bylaw**

between levels. Administration anticipates that the bylaw would most likely be repealed under one or more of the following three scenarios:

- Local metrics, including transmission rates (reproductive value), infections, hospitalizations, patients in intensive care, and deaths are at a sufficiently low level that medical experts agree that face coverings are no longer a recommended tool in mitigating the spread of the virus.
- A safe and effective vaccine has seen sufficient local levels of uptake, or a safe and effective treatment has been identified, such that medical experts agree that face coverings are no longer recommended in mitigating the spread of the virus.
- Medical experts, including Alberta Health Services, the Public Health Agency of Canada, and the World Health Organization retract their messaging on the use of face coverings, based on evidence, in mitigating the spread of COVID-19.

Administration will continue monitoring of COVID-19 metrics, consultation with medical experts including the local Medical Officer of Health, and scheduled reporting to Council on a quarterly basis as the best approach to address potential amendments or the repeal of the bylaw. In the event there is a sudden reversal in the medical advice regarding the use of face coverings, Administration would return to the next possible Council meeting, including the potential for a Special Meeting of Council, to have the bylaw repealed.

Ongoing monitoring and reporting to Council ensures transparency, the ability to address unforeseen circumstances, and ongoing effectiveness of the bylaw.

Administration will provide recommendations to Council on amendments or a repeal of the bylaw when COVID-19 metrics and consultation with medical experts indicate it is appropriate to do so.

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

The most recent Citizen Perspectives COVID-19 Snapshot survey of 500 Calgarians was conducted between 2020 August 18-25 via phone using random digit numbers from both landlines and cellphones to obtain random and statistically representative samples. The survey results indicated that 89 per cent of respondents wear a face covering in public and confined spaces such as grocery stores, shopping malls and public transit, and 88 per cent of respondents support the Temporary COVID-19 Face Coverings Bylaw. Administration will continue to engage Calgarians for future updates.

## **Update on Temporary COVID-19 Face Coverings Bylaw**

---

### **IMPLICATIONS**

Social, Environmental, Economic

Regular reporting on the bylaw affords Administration the opportunity to monitor its social, environmental and economic implications by advancing the Social Wellbeing Principle of prevention, developing strategies to promote the appropriate discarding of single-use non-medical face coverings, and time to engage with Calgary's business community to better understand the economic impact of the bylaw.

Service and Financial Implications

*No anticipated financial impact*

There are no operating budget requests associated with this report. Administration's primary focus continues to be on educating Calgarians on the importance of wearing face coverings in indoor and public spaces and public vehicles, rather than enforcement. Enforcement activities are covered within the current operating budget.

### **RISK**

Risks that are associated with evolving medical evidence, negative social implications, or concerns regarding a lack of certainty of a specific repeal date will be mitigated by continued monitoring, bylaw amendments and regular reporting to Council. Administration has accepted that there is potential for a legal challenge that, although mitigated by the prohibitions within the bylaw, cannot be fully avoided.

### **ATTACHMENT(S)**

1. Background and Previous Council Direction
2. Memo – Temporary COVID-19 Face Coverings Bylaw 26M2020 Update
3. Calgary's Current COVID-19 Metrics
4. Calgary's Four Level COVID-19 Plan
5. Public Submissions

Department Circulation

General Manager	Department	Approve/Consult/Inform
Jill Floen	Law	Consult
Carla Male	Chief Financial Office	Inform
Doug Morgan	Transportation	Consult

# Background

The COVID-19 pandemic remains a health risk. The gradual reopening of businesses and resumption of activities has resulted in more people taking public transit, returning to the workplace and gathering in indoor public spaces. The Temporary COVID-19 Face Coverings Bylaw is an important tool to help limit the spread of COVID-19 and keep Calgary's economy open.

## Context

On 2020 March 11, the World Health Organization declared a global pandemic related to the spread of the COVID-19. With Alberta's Relaunch Strategy's gradual reopening of businesses and resumption of activities, The City of Calgary took the advice of the Chief Medical Officer of Health for Alberta, Chief Public Health Officer for Canada, and the World Health Organization, who all strongly recommend the wearing of face coverings where physical distancing cannot be maintained.

On 2020 July 21, Council gave three readings to the Temporary COVID-19 Face Covering Bylaw 26M2020, which came into force on 2020 August 1. The Temporary COVID-19 Face Coverings Bylaw 26M2020 requires the wearing of face coverings in all public indoor spaces and public vehicles. Additionally, Council directed Administration to report back by 2020 September 14 with Bylaw amendments or repeal if necessary and to provide Council with progress updates on the implementation of the temporary face covering bylaw by 2020 August 24.

On 2020 July 28, Administration returned to Council with amendments to Bylaw 26M2020, which included minor changes to the signage and exception language that provided enhanced clarity. Council also directed Administration to investigate the potential for schools to be regulated under the bylaw.

On 2020 August 24, Administration provided Council with a memo with updated information on the implementation of the temporary face coverings bylaw and the potential for schools to be regulated under the bylaw.

## Previous Council Direction

---

**July 21, 2020**

Combined Meeting of Council – Mandatory Face Coverings, C2020-0845

Gave three readings to the Temporary COVID-19 Face Coverings Bylaw 26M2020.

Directed Administration to return to the Combined meeting of Council on 2020 July 27 with amendments to Bylaw if necessary. Directed Administration to provide Council with progress updates no later than 2020 August 24.

Directed Administration to report back to Council no later than 2020 September 14 with recommended amendments or repeal to the Bylaw.

**July 28, 2020**

Combined Meeting of Council – Amendments to the Face Covering Bylaw 26M2020, C2020-0883

Requested the Mayor to send a formal request on behalf of Council, to the Provincial Ministers of Education and Health, as well as the Chairs of the local Boards of Education, advocating for a Face Coverings policy to be created for Calgary schools prior to schools reopening.

Directed Administration to investigate the potential for schools to be regulated under the Temporary COVID-19 Face Coverings Bylaw 262020 and report back as part of the Council update no later than 24 August 2020.

Invited the Chairs of the local boards of education to present at a future meeting of the SPC on Community and Protective Services on their COVID response program.



# Memo

**2020 August 24**

**ISC: Protected**

**To:** Mayor Nenshi and Members of Council

**From:** Kay Choi, Strategic Services Manager, Calgary Community Standards  
Tom Sampson, Chief, Calgary Emergency Management Agency

**Re: Temporary COVID-19 Face Coverings Bylaw 26M2020 Update**

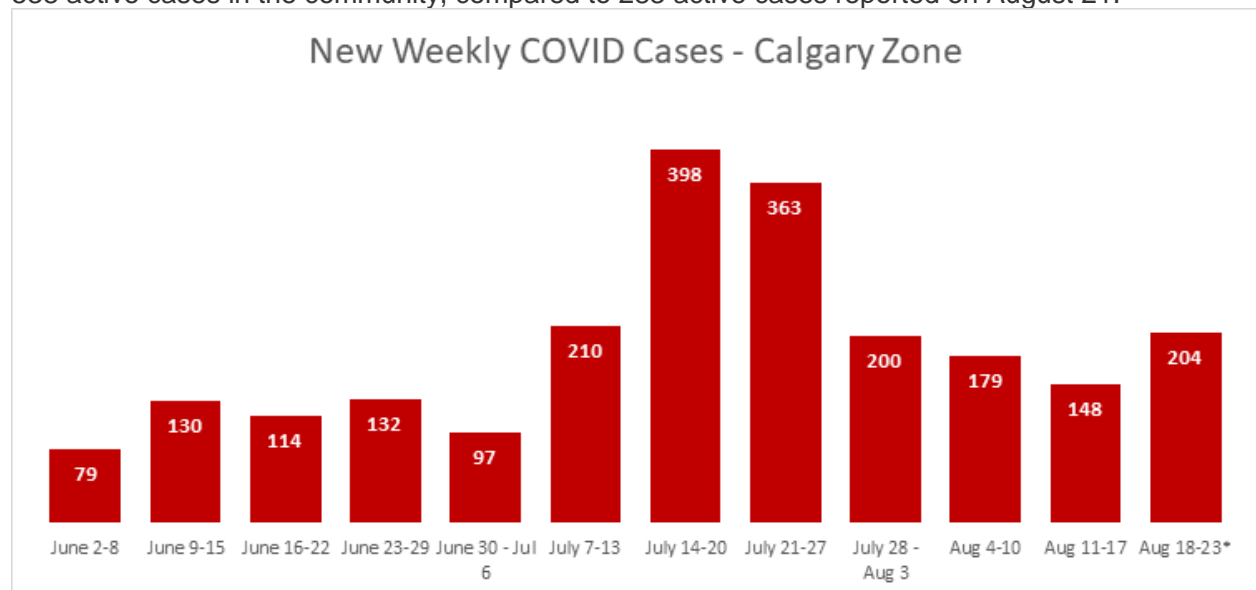
On 2020 July 21, through report C2020-0845 Mandatory Face Coverings, Council directed Administration to provide Council with progress updates on the implementation of the temporary face coverings bylaw. Additionally, on 2020 July 28, through report C2020-0883 Amendments to the Face Coverings Bylaw 26M2020, Council directed Administration to investigate the potential for schools to be regulated under the bylaw and report back as part of the Council update. This memo provides an update on the implementation of the temporary face coverings bylaw and the potential for schools to be regulated under the bylaw.

## CALGARY'S CURRENT COVID-19 METRICS

The metrics below provide a synopsis of how COVID-19 has progressed. These data points will continue to be monitored to help measure the necessity of the bylaw. Although face coverings are an important factor in reducing the spread of COVID-19, it is important to remember that they are only one of a series of measures that citizens need to take to reduce the spread of COVID.

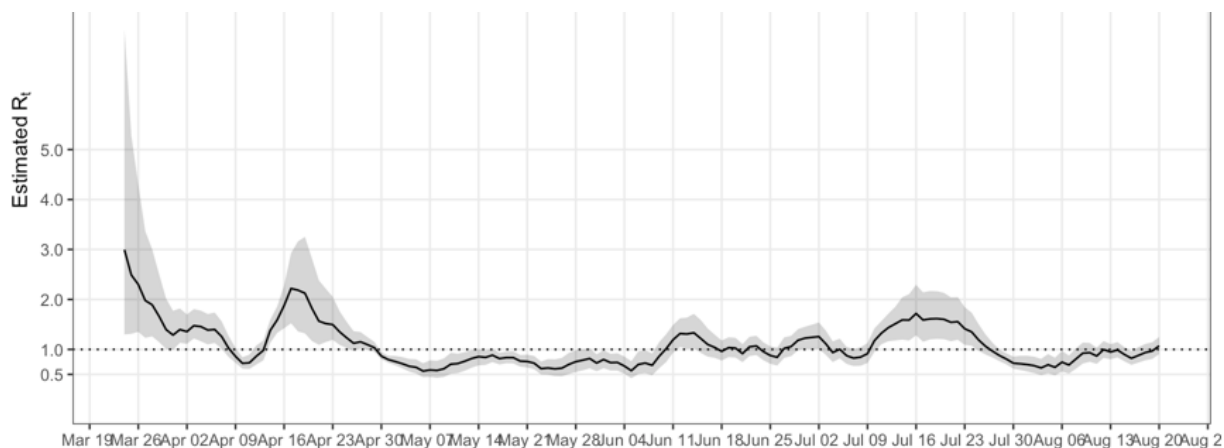
### New Weekly COVID-19 Cases

Alberta's Relaunch Strategy's reopening of businesses and resumption of activities has resulted in a gradual increase in new COVID-19 cases in Calgary. Since the bylaw was passed the cases in Calgary have decreased from 398 new cases the week of July 14-20 to 204 new cases the week of August 18-23. In addition, the number of active cases has also decreased. On July 20 there were 538 active cases in the community, compared to 283 active cases reported on August 21.



### Reproductive Value

The Reproductive Value represents the transmission rate of the virus from person to person. The reproduction value must be below 1.0 for cases numbers to decrease. In July the reproductive value in Calgary was 1.5, meaning that on average every person with COVID-19 transmitted the virus to 1.5 other people. Since the bylaw was passed the reproductive value has trended down, reaching as low as 0.6 on August 1, and is at approximately 1.071, as of August 20.



### Regional Indicator

The Regional Indicator tracks the number of cases per 100,000 people, with 50 cases or more putting the Local Geographic Area (LGA) into watch status. Prior to the bylaw being passed there were three LGAs in watch status; currently there are no LGAs in watch status. As of August 21, the overall regional indicator for the City is 19.1 cases per 100,000 people.

CALGARY LOCAL GEOGRAPHIC AREA (LGA)	JULY 20: CASES/100K	AUGUST 21: CASES/100K
CENTRE	81.6*	33.2
CENTRE NORTH	42.5	9
CENTRE WEST	26	29.1
EAST	33.1	15.2
ELBOW	63.7*	31.8
FISH CREEK	19.6	11.6
LOWER NE	48.8	31.2
LOWER NW	22.4	8
NORTH	32.3	14
NOSEHILL	34.8	19.4
SE	25.2	13
SW	19.2	18.3
UPPER NE	53.1*	37.4
UPPER NW	22.1	8.2
WEST	17.4	20.7
WEST BOW	14.3	4.8
CITY OF CALGARY AVERAGE	34.8	19.1

\* Indicates "Watch Status"; LGAs over 50 Cases/100k are added to Watch Status by Alberta Health

## IMPLEMENTATION

The temporary face coverings bylaw received three readings on 2020 July 21 and came into force on 2020 August 1. Administration's primary focus continues to be on educating Calgarians on the importance of wearing face coverings in indoor public spaces and public vehicles, over enforcement.

Education: Communications tactics were tailored to make information available as quickly as possible to the business community and community at large. Communications included a business guide, downloadable entryway signage (in several languages), and ongoing social media and media communications to inform Calgarians of the regulation. The bylaw has sparked lots of interest. To date, we have seen almost 965,000 impressions on social media and more than 8,500 positive reactions.

Distribution: The City of Calgary partnered with the Government of Alberta to distribute face coverings to Calgarians. On 2020 August 1, free packages of 10 face coverings were made available at multiple locations throughout the city. Masks were also available to select LRT and bus terminals. To date, The City of Calgary has distributed 1.5 million face coverings.

Compliance: The temporary face coverings bylaw created real change. Since the bylaw came into effect, there has been a noticeable increase in usage of face coverings in public premises and public vehicles. Calgary Transit's monthly ridership survey indicated that the number of customers wearing face coverings has increased to over 90 percent. Administration engaged with business owners to better understand bylaw compliance. Over 75 business owners responded, with 61 per cent indicating there has been an increase in face covering usage since the bylaw went into effect and 90 per cent indicating that they have posted signage requiring face coverings in their business.

Enforcement: Shared enforcement responsibilities are between Community Peace Officers, the Calgary Police Service, Livery Inspectors, and Calgary Transit Peace Officers. The focus of this bylaw is on education first with enforcement as a last resort option. The bylaw has been passively enforced. To date, we have seen approximately 526 reports to 311 and only one ticket has been issued after education and voluntary compliance were unsuccessful.

## SCHOOL REGULATION

Administration has investigated the potential for schools to be regulated under the bylaw. The City of Calgary does not have jurisdiction to mandate face coverings through the bylaw in public schools. At present, neither the Municipal Government Act nor the Education Act grant municipalities the discretion or express powers to implement laws and execute policies in schools. Absent express legislative direction, The City does not have the jurisdiction to extend the temporary face coverings bylaw to public schools.

On 2020 August 4 the Government of Alberta announced as part of a number of new school safety measures to combat COVID-19, mandatory mask use for students in grades four to twelve when school returns for the 2020-21 year. Both the Calgary Board of Education and the Calgary Catholic School Division have since mandated masks in their reopening plans for all students from kindergarten to grade twelve. The FrancoSud School Board has indicated that per provincial regulations it will be requiring masks for children in grades four to twelve.

The Mayor has sent a formal request on behalf of Council to the Minister of Education and the Minister of Health, offering support for the education sector policy and commitment to continued collaborative efforts to manage the COVID-19 pandemic. A similar letter was sent to the Chairs of the local boards of education along with an invitation to present at a future meeting of the Standing Policy Committee on Community and Protective Services on their COVID-19 response programs. This forum will allow the local boards of education to share their expertise, plans and priorities,



enabling The City to enhance collaboration, public awareness and compliance in the best interest of Calgarians.

#### **NEXT STEPS**

Administration will be meeting with councillors in September to understand if bylaw amendments are needed and will continue to monitor the spread of COVID-19, reporting back to Council on 2020 September 14 with any recommended amendments to the bylaw or a repeal if necessary.

Thank you for the opportunity to provide a summary. Please let us know should you have any questions or concerns.

Sincerely,

Kay Choi, Strategic Services  
Calgary Community Standards  
403.268.2841

Tom Sampson, Chief  
Calgary Emergency Management Agency  
403.268.8759

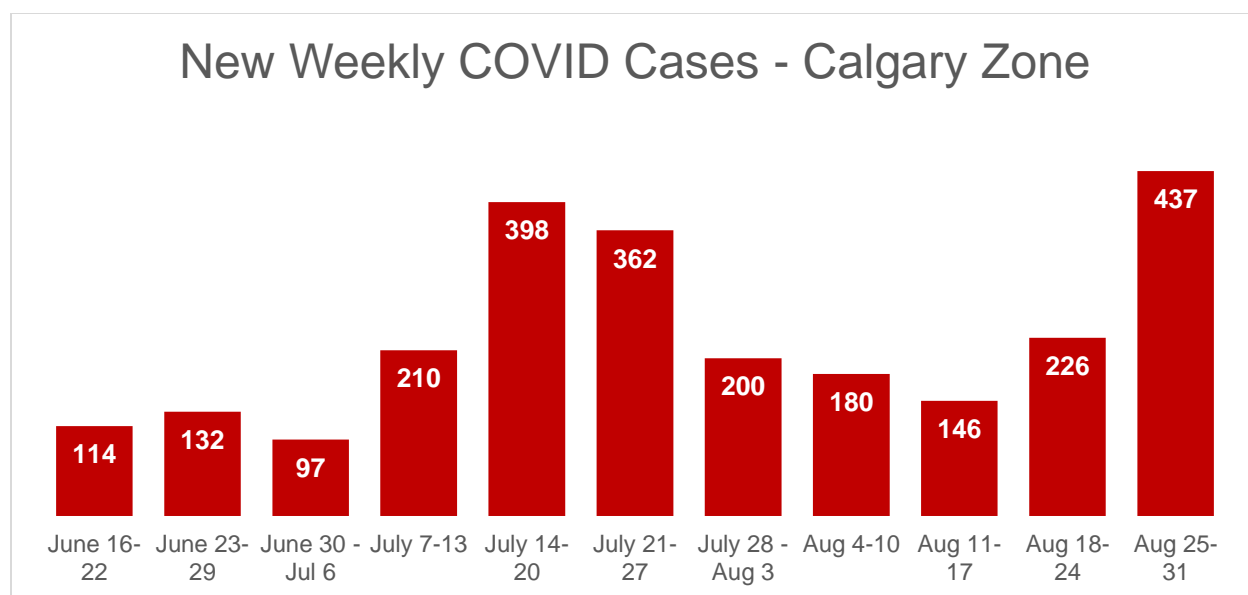
cc: Administrative Leadership Team

## Calgary's Current COVID-19 Metrics

The metrics below provide a synopsis of how COVID-19 has progressed. These data points will continue to be monitored to help measure the necessity of the bylaw. Although face coverings are an important factor in reducing the spread of COVID-19, it is important to remember that they are only one of a series of actions that citizens need to take to reduce the spread of COVID. In the weeks after the bylaw was passed, Calgary experienced downward trend in case numbers but an upward trend has persisted from late August to early September. This highlights the reality that the COVID-19 situation is highly dynamic, and ongoing vigilance is required.

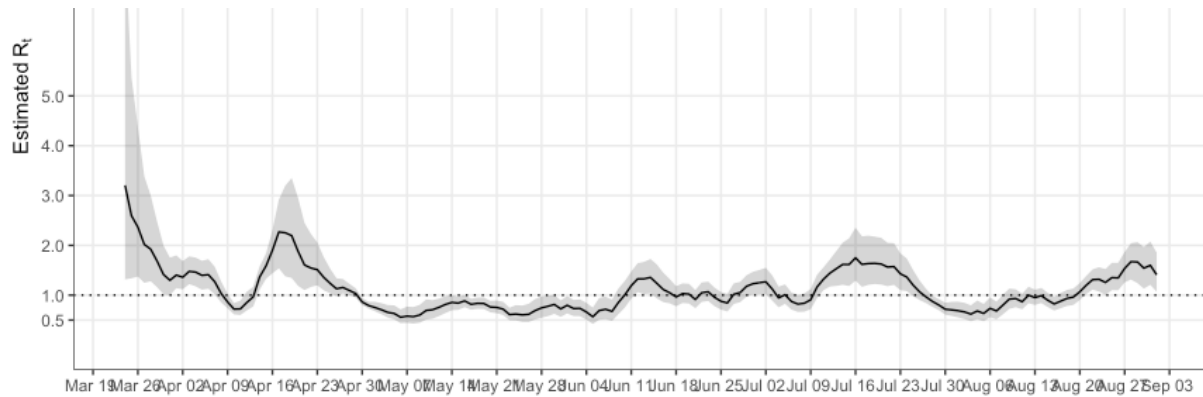
### New Weekly COVID-19 Cases

After the bylaw was passed, there was a marked decrease in Calgary cases. In the week of August 25-31 there were 437 new cases, and increased from 398 new cases in the week of July 14-20. On July 20 there were 538 active cases in the community, compared to 639 active cases reported on September 3<sup>rd</sup>.



### Reproductive Values

The Reproductive Value represents the transmission rate of the virus from person to person. The reproduction value must be below 1.0 for cases numbers to decrease. In July the reproductive value in Calgary was 1.5, meaning that on average every person with COVID-19 transmitted the virus to 1.5 other people. Since the bylaw was passed the reproductive value has fluctuated, reaching as low as 0.6 on August 1, and is at approximately 1.41, as of Sept 2<sup>nd</sup>.



## Regional Indicator

The Regional Indicator tracks the number of cases per 100,000 people, with 50 cases or more putting the Local Geographic Area (LGA) into watch status by Alberta Health. Prior to the bylaw being passed there were three LGAs in watch status; currently there are six LGAs in watch status. As of September 4<sup>th</sup>, the overall regional indicator for the City is 41.5 cases per 100,000 people.

CALGARY LOCAL GEOGRAPHIC AREA (LGA)	JULY 20: CASES/100K	SEPT 4: CASES/100K
CENTRE	81.6*	58.9*
CENTRE NORTH	42.5	31.3
CENTRE WEST	26	23
EAST	33.1	59.4*
ELBOW	63.7*	44.1
FISH CREEK	19.6	18.7
LOWER NE	48.8	123.6*
LOWER NW	22.4	3.2
NORTH	32.3	50.7*
NOSEHILL	34.8	24.5
SE	25.2	13.7
SW	19.2	19.2
UPPER NE	53.1*	116.5*
UPPER NW	22.1	9
WEST	17.4	26.2
WEST BOW	14.3	14.3
CITY OF CALGARY AVERAGE	34.8	41.2

\* Indicates "Watch Status"; areas over 50 Cases/100k are added to Watch Status by Alberta Health.



# Calgary's Four Level COVID-19 Plan

## Activation Levels

[calgary.ca](https://calgary.ca) | contact 311



## EMERGENCY MANAGEMENT DECISION MAKING

The Calgary Emergency Management Agency (CEMA) works with our City of Calgary colleagues, government agencies, businesses, non-profit groups, first responders and citizens to promote and strengthen emergency preparedness, resilience and the coordinated response to, and recovery from, major emergencies and disasters in Calgary. The COVID-19 Global Pandemic is a dynamic event that requires rapid, coordinated decision making to enhance and support public safety.

### Emergency Management Priorities

Continued focus on our collective priorities ensures stakeholders can create common objectives and outcomes. For the response to COVID-19 our priorities remain:

- Life Safety
- Protection of Property (Critical Infrastructure)
- Economy
- Environment
- Cultural Heritage

### Principles of Pandemic Decision Making

1. Actions and outcomes will be balanced through the lens of COVID effects on:
  - The virus
  - The mental health and wellness challenge
  - The economy
2. Complete information may not always be available – decisions will be made with the best information available at the time
3. Strategies will be based in coordination, collaboration and the sharing of resources
4. An increase in risk will result in an increase in response
5. Flexibility is critical to match circumstances with appropriate tactics
6. Public Health will continue to be the lead of the response

### Legislated roles of Emergency Management

Through the Alberta Emergency Management Act there are four legislated roles including:

- a) prepare and co-ordinate emergency plans and programs for the municipality,
- b) act as director of emergency operations on behalf of the emergency management agency,
- c) co-ordinate all emergency services and other resources used in an emergency, and
- d) perform other duties as prescribed by the local authority.

CEMA fulfills these roles through application of the Municipal Emergency Plan and nurturing established relationships with our partners.

### Continued Learning

Through our mid event review strong themes of coordination and collaboration underpin the recommendations. Members of the Agency appreciate the role of CEMA and continue to look leverage our involvement in the COVID-19 response.

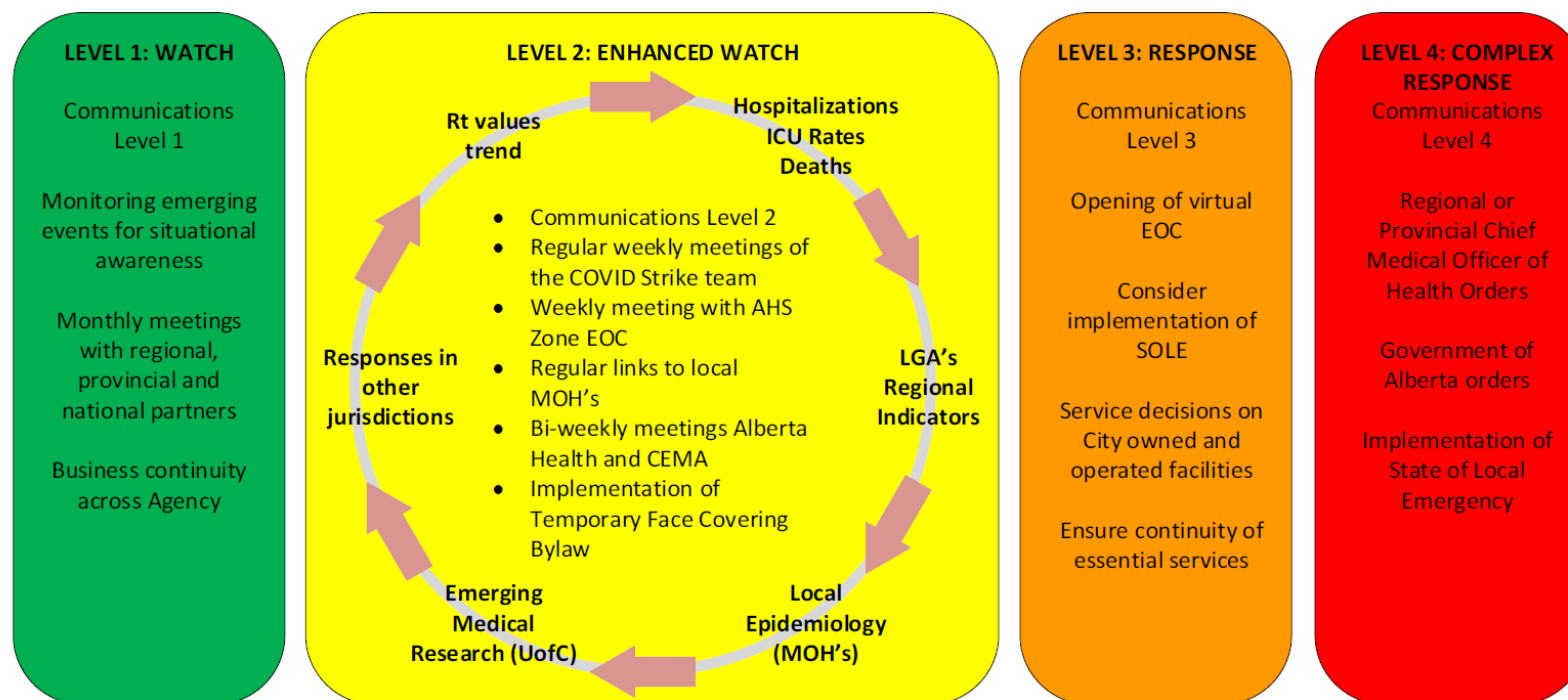
As COVID becomes part of our operating environment, focus is still needed to be ready and resilient to other disaster risks. There is new opportunity for coordination, collaboration and the sharing of resources.





## CALGARY'S FOUR LEVEL COVID-19 PLAN

CEMA's ongoing response to COVID-19 in Calgary is a dynamic process of continual evaluation and assessment. As an Agency, we have the ability to escalate and deescalate between levels when needed to match the event needs.



Refer to the Appendix for further description of the levels



## WHAT WE ARE MONITORING REGARDING COVID-19

### **R<sub>t</sub> value and Trend:**

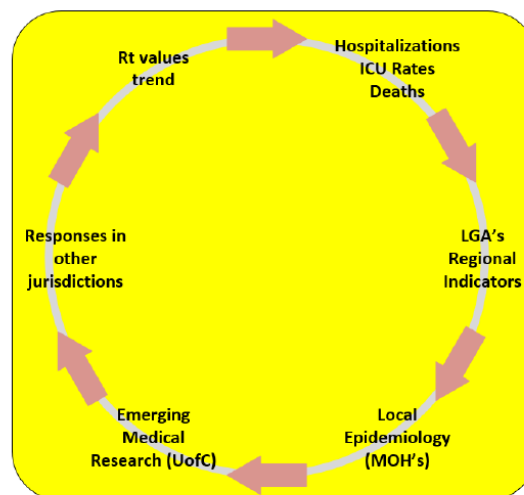
The R<sub>t</sub> Value represents the rate of transmission. For example, an R<sub>t</sub> Value of 2 would mean that every person with COVID-19 would transmit the virus, on average, to two other individuals.

### **Hospitalizations, ICU rates and Deaths:**

These indicators are analyzed daily with considerable importance attached to 7-day averages.

### **Responses in other jurisdictions:**

Calgary is committed to learning from the best practices of other jurisdictions. CEMA has well established networks and regular meetings with the Emergency Management partners in the Calgary Region, across Alberta, throughout Canada. Additionally, we continue to monitor best practices on the international stage.



### **Local Geographic Areas (LGA's) - Regional Indicators:**

Calgary has been divided into 16 LGA's to allow community-based analysis. The regional indicator for an LGA is calculated based on the number of active cases per 100,000 population.

Alberta Health indicates that greater than 50 active cases per 100,000 population triggers a status change to Watch for an LGA.

### **Emergency Medical Research:**

CEMA and key partners are continually monitoring emerging research to identify and understand new developments. This includes data provided by leading experts, the University of Calgary, partner updates, and open source data.

### **Local Epidemiology:**

Calgary's Medical Officers of Health bring knowledge and expertise of local challenges to the table for coordination and collaboration.



## APPENDIX: EXPLANATION OF LEVELS



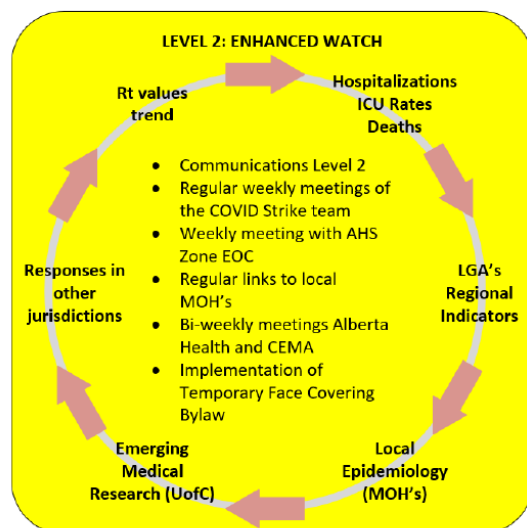
### Level 1: Watch

Emergency management addresses a full spectrum of activities – prevention, mitigation, preparedness, response and recovery.

At level 1, Watch, the Disaster Risk Assessment forms the road map for all hazard planning. Communications focuses on building a resilient community capable of bouncing back from disasters. The monitoring of emerging world issues and regular connection with industry partners ensures continuous learning and application of best practices.

Business continuity planning focuses on the continuation of critical services until a return to normal business operations is possible.

Emergency management requires a constant state of readiness.



### Level 2: Elevated Watch

At level 2, Elevated Watch, there is the requirement for increased centralization, collaboration and coordination of resources and communications. The Municipal Emergency Plan activation provides the foundation for this work.

Existing partnerships are enhanced and required stakeholder groups meet with increased frequency to deal with the changing environment. In the context of COVID, regular meetings with Alberta Health and Alberta Health Services works to ensure the timely and transparent sharing of information.

The COVID Strike team meets weekly to coordinate the response to numbers in Calgary's Local Geographic Areas. The team is able to endorse and support targeted actions within an LGA to help reduce the likelihood of the cases continuing to rise.

Tools, such as the temporary face covering bylaw support limiting the spread of COVID-19 and keeping Calgary open.





### LEVEL 3: RESPONSE

Communications  
Level 3

Opening of virtual  
EOC

Consider  
implementation of  
SOLE

Service decisions on  
City owned and  
operated facilities

Ensure continuity of  
essential services

### Level 3: Response

At level 3, Response, there is a greater need for coordinated strategies and tactics among CEMA's Agency members.

At this level, all communications from the City of Calgary, related to COVID-19, are coordinated from the virtual emergency operations center environment. The expertise of Calgary's Crisis Communications Team leads this effort.

The Emergency Operations Center activation allows for increased situational awareness to Agency members, cross agency and business unit planning and the early identification of service challenges and tracking of service decisions.

Level 3 activities may see the implementation of a State of Local Emergency (SOLE). Key triggers for this declaration may include:

- The delivery of City of Calgary essential services is predicted to be at risk or is compromised
- The response of Alberta Health Services requires the coordination of additional treatment facilities or morgues due to hospital loads
- The supply chain providing essential equipment or PPE for the City is at risk
- There is a need to fix the price of commodities within the City of Calgary

Focusing on essential services and supporting their continuity of operations allows for critical operations to continue.

### LEVEL 4: COMPLEX RESPONSE

Communications  
Level 4

Regional or  
Provincial Chief  
Medical Officer of  
Health Orders

Government of  
Alberta orders

Implementation of  
State of Local  
Emergency

### Level 4: Complex Response

At level 4, Complex Response, the local conditions are such that the Chief Medical Officer of Health or the Government of Alberta implements restrictions or orders for the local jurisdiction. These restrictions may be Province wide, unique to the municipality or unique to a Local Geographic Area.

The declaration of a State of Local Emergency supports the actions in place at the provincial level and ensures extraordinary powers are available to deal with the extraordinary circumstances.

The collective influence, power and authority of the Agency can be pooled to achieve evolving objectives.

Level 4 activities may see the increased focus on essential service delivery for the City of Calgary. Limited resources, whether human capital, resources or financial capital would aim to ensure the provision of all essential services is supported.



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

☒ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	larry
* Last name	stadler
Email	stadlerlj@aol.com
Phone	403 860 5397
* Subject	bylaw 26m2020
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	There is no positive proof that masks are a solution. The city's council does not have any legal right to interfere or curtail citizens autonomy. You may strongly recommend masks, that is up to you. It should not be within your powers to make face coverings a law. please withdraw this immediately



## Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Marc

\* Last name Henderson

Email nha2000@live.com

Phone

\* Subject Bylaw 26M2020 upcoming review

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have conversed with member of council who has made it abundantly clear to me that the majority vote in favour of Bylaw 26M2020, was a vote made in absolute ignorance by the majority of council of scientific data which states clearly and directly that medical and non medical masks do NOT prevent the spread of Covid 19, and in fact can worsen the health of the wearer. Until there is UNBIASED scientific evidence that common place masks prevent or stop the spread of covid 19, without further harming the wearer, then there is ZERO justification to continue with bylaw 26M2020, and it needs to be repealed immediately, for the actual true health and safety of the citizens of Calgary.

ISC:

1/1

Unrestricted

Aug 30, 2020

11:30:42 AM

See discussions, stats, and author profiles for this publication at: <https://www.researchgate.net/publication/340570735>

# Masks Don't Work: A review of science relevant to COVID-19 social policy

Technical Report · April 2020

DOI: 10.13140/RG.2.2.14320.40967/1

---

CITATION

1

---

READS

38,332

1 author:



[D. G. Rancourt](#)

Ontario Civil Liberties Association

143 PUBLICATIONS 4,233 CITATIONS

SEE PROFILE

Some of the authors of this publication are also working on these related projects:



Free Mössbauer Spectroscopy Software: Recoil for Windows [View project](#)



Science reviews relevant to COVID-19 [View project](#)

# **Masks Don't Work**

## **A review of science relevant to COVID-19 social policy**

Denis G. Rancourt, PhD  
Researcher, Ontario Civil Liberties Association (ocla.ca)

Working report, published at Research Gate  
([https://www.researchgate.net/profile/D\\_Rancourt](https://www.researchgate.net/profile/D_Rancourt))

April 2020

### **Summary / Abstract**

Masks and respirators do not work.

There have been extensive randomized controlled trial (RCT) studies, and meta-analysis reviews of RCT studies, which all show that masks and respirators do not work to prevent respiratory influenza-like illnesses, or respiratory illnesses believed to be transmitted by droplets and aerosol particles.

Furthermore, the relevant known physics and biology, which I review, are such that masks and respirators should not work. It would be a paradox if masks and respirators worked, given what we know about viral respiratory diseases: The main transmission path is long-residence-time aerosol particles ( $< 2.5 \mu\text{m}$ ), which are too fine to be blocked, and the minimum-infective-dose is smaller than one aerosol particle.

The present paper about masks illustrates the degree to which governments, the mainstream media, and institutional propagandists can decide to operate in a science vacuum, or select only incomplete science that serves their interests. Such recklessness is also certainly the case with the current global lockdown of over 1 billion people, an unprecedented experiment in medical and political history.

## Review of the Medical Literature

Here are key anchor points to the extensive scientific literature that establishes that wearing surgical masks and respirators (e.g., “N95”) does not reduce the risk of contracting a verified illness:

**Jacobs, J. L. et al. (2009)** “Use of surgical face masks to reduce the incidence of the common cold among health care workers in Japan: A randomized controlled trial”, *American Journal of Infection Control*, Volume 37, Issue 5, 417 - 419.

<https://www.ncbi.nlm.nih.gov/pubmed/19216002>

N95-masked health-care workers (HCW) were significantly more likely to experience headaches. Face mask use in HCW was not demonstrated to provide benefit in terms of cold symptoms or getting colds.

**Cowling, B. et al. (2010)** “Face masks to prevent transmission of influenza virus: A systematic review”, *Epidemiology and Infection*, 138(4), 449-456.

doi:10.1017/S0950268809991658

<https://www.cambridge.org/core/journals/epidemiology-and-infection/article/face-masks-to-prevent-transmission-of-influenza-virus-a-systematic-review/64D368496EBDE0AFCC6639CCC9D8BC05>

None of the studies reviewed showed a benefit from wearing a mask, in either HCW or community members in households (H). See summary Tables 1 and 2 therein.

**bin-Reza et al. (2012)** “The use of masks and respirators to prevent transmission of influenza: a systematic review of the scientific evidence”, *Influenza and Other Respiratory Viruses* 6(4), 257–267.

<https://onlinelibrary.wiley.com/doi/epdf/10.1111/j.1750-2659.2011.00307.x>

“There were 17 eligible studies. ... None of the studies established a conclusive relationship between mask / respirator use and protection against influenza infection.”

**Smith, J.D. et al. (2016)** “Effectiveness of N95 respirators versus surgical masks in protecting health care workers from acute respiratory infection: a systematic review and meta-analysis”, *CMAJ* Mar 2016, cmaj.150835; DOI: 10.1503/cmaj.150835

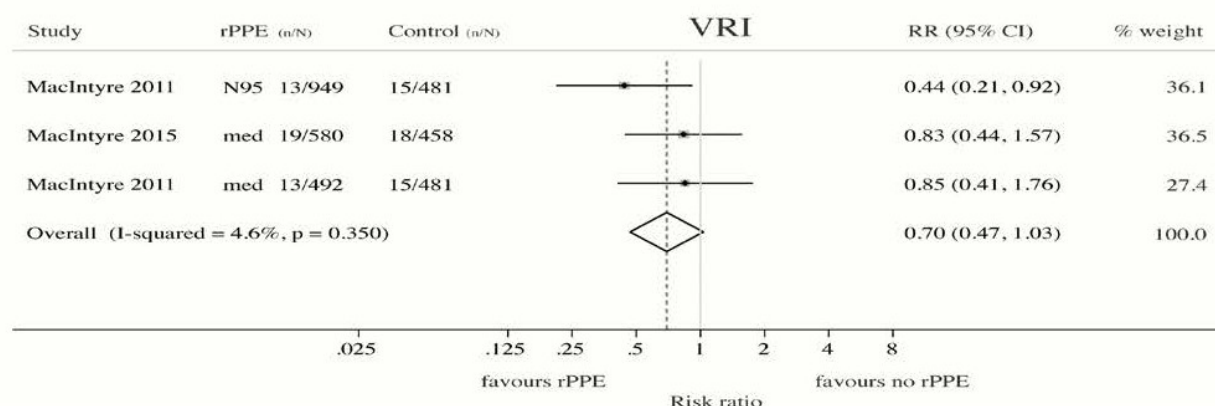
<https://www.cmaj.ca/content/188/8/567>

“We identified 6 clinical studies ... In the meta-analysis of the clinical studies, we found no significant difference between N95 respirators and surgical masks in associated risk of (a) laboratory-confirmed respiratory infection, (b) influenza-like illness, or (c) reported work-place absenteeism.”

**Offeddu, V. et al. (2017)** "Effectiveness of Masks and Respirators Against Respiratory Infections in Healthcare Workers: A Systematic Review and Meta-Analysis", *Clinical Infectious Diseases*, Volume 65, Issue 11, 1 December 2017, Pages 1934–1942, <https://doi.org/10.1093/cid/cix681>

<https://academic.oup.com/cid/article/65/11/1934/4068747>

"Self-reported assessment of clinical outcomes was prone to bias. Evidence of a protective effect of masks or respirators against verified respiratory infection (VRI) was not statistically significant"; as per Fig. 2c therein:



**Radonovich, L.J. et al. (2019)** "N95 Respirators vs Medical Masks for Preventing Influenza Among Health Care Personnel: A Randomized Clinical Trial", *JAMA*. 2019; 322(9): 824–833. doi:10.1001/jama.2019.11645

<https://jamanetwork.com/journals/jama/fullarticle/2749214>

"Among 2862 randomized participants, 2371 completed the study and accounted for 5180 HCW-seasons. ... Among outpatient health care personnel, N95 respirators vs medical masks as worn by participants in this trial resulted in no significant difference in the incidence of laboratory-confirmed influenza."

**Long, Y. et al. (2020)** "Effectiveness of N95 respirators versus surgical masks against influenza: A systematic review and meta-analysis", *J Evid Based Med*. 2020; 1- 9. <https://doi.org/10.1111/jebm.12381>

<https://onlinelibrary.wiley.com/doi/epdf/10.1111/jebm.12381>

"A total of six RCTs involving 9 171 participants were included. There were no statistically significant differences in preventing laboratory-confirmed influenza, laboratory-confirmed respiratory viral infections, laboratory-confirmed respiratory infection and influenza-like illness using N95 respirators and surgical masks. Meta-analysis indicated a protective effect of N95 respirators against laboratory-confirmed bacterial colonization (RR = 0.58, 95% CI 0.43-0.78). The

use of N95 respirators compared with surgical masks is not associated with a lower risk of laboratory-confirmed influenza.”

## **Conclusion Regarding that Masks Do Not Work**

No RCT study with verified outcome shows a benefit for HCW or community members in households to wearing a mask or respirator. There is no such study. There are no exceptions.

Likewise, no study exists that shows a benefit from a broad policy to wear masks in public (more on this below).

Furthermore, if there were any benefit to wearing a mask, because of the blocking power against droplets and aerosol particles, then there should be more benefit from wearing a respirator (N95) compared to a surgical mask, yet several large meta-analyses, and all the RCT, prove that there is no such relative benefit.

Masks and respirators do not work.

## **Precautionary Principle Turned on Its Head with Masks**

In light of the medical research, therefore, it is difficult to understand why public-health authorities are not consistently adamant about this established scientific result, since the distributed psychological, economic and environmental harm from a broad recommendation to wear masks is significant, not to mention the unknown potential harm from concentration and distribution of pathogens on and from used masks. In this case, public authorities would be turning the precautionary principle on its head (see below).

## **Physics and Biology of Viral Respiratory Disease and of Why Masks Do Not Work**

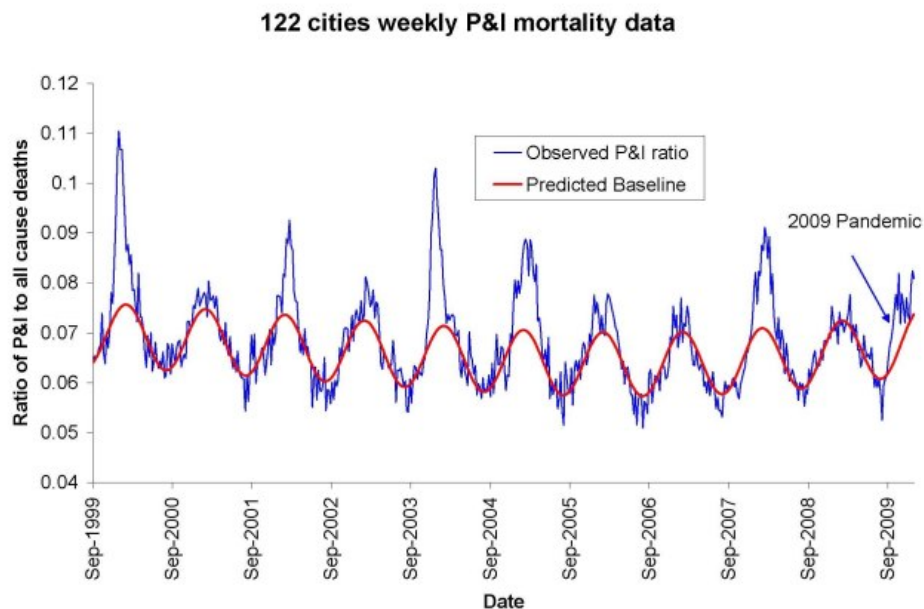
In order to understand why masks cannot possibly work, we must review established knowledge about viral respiratory diseases, the mechanism of seasonal variation of excess deaths from pneumonia and influenza, the aerosol mechanism of infectious disease transmission, the physics and chemistry of aerosols, and the mechanism of the so-called minimum-infective-dose.

In addition to pandemics that can occur anytime, in the temperate latitudes there is an extra burden of respiratory-disease mortality that is seasonal, and that is caused by viruses. For



example, see the review of influenza by Paules and Subbarao (2017). This has been known for a long time, and the seasonal pattern is exceedingly regular.

For example, see Figure 1 of Viboud (2010), which has “Weekly time series of the ratio of deaths from pneumonia and influenza to all deaths, based on the 122 cities surveillance in the US (blue line). The red line represents the expected baseline ratio in the absence of influenza activity,” here:



The seasonality of the phenomenon was largely not understood until a decade ago. Until recently, it was debated whether the pattern arose primarily because of seasonal change in virulence of the pathogens, or because of seasonal change in susceptibility of the host (such as from dry air causing tissue irritation, or diminished daylight causing vitamin deficiency or hormonal stress). For example, see Dowell (2001).

In a landmark study, Shaman et al. (2010) showed that the seasonal pattern of extra respiratory-disease mortality can be explained quantitatively on the sole basis of absolute humidity, and its direct controlling impact on transmission of airborne pathogens.

Lowen et al. (2007) demonstrated the phenomenon of humidity-dependent airborne-virus virulence in actual disease transmission between guinea pigs, and discussed potential underlying mechanisms for the measured controlling effect of humidity.

The underlying mechanism is that the pathogen-laden aerosol particles or droplets are neutralized within a half-life that monotonically and significantly decreases with increasing ambient humidity. This is based on the seminal work of Harper (1961). Harper experimentally showed that viral-pathogen-carrying droplets were inactivated within shorter and shorter times, as ambient humidity was increased.

Harper argued that the viruses themselves were made inoperative by the humidity (“viable decay”), however, he admitted that the effect could be from humidity-enhanced physical removal or sedimentation of the droplets (“physical loss”): “Aerosol viabilities reported in this paper are based on the ratio of virus titre to radioactive count in suspension and cloud samples, and can be criticized on the ground that test and tracer materials were not physically identical.”

The latter (“physical loss”) seems more plausible to me, since humidity would have a universal physical effect of causing particle / droplet growth and sedimentation, and all tested viral pathogens have essentially the same humidity-driven “decay”. Furthermore, it is difficult to understand how a virion (of all virus types) in a droplet would be molecularly or structurally attacked or damaged by an increase in ambient humidity. A “virion” is the complete, infective form of a virus outside a host cell, with a core of RNA or DNA and a capsid. The actual mechanism of such humidity-driven intra-droplet “viable decay” of a virion has not been explained or studied.

In any case, the explanation and model of Shaman et al. (2010) is not dependant on the particular mechanism of the humidity-driven decay of virions in aerosol / droplets. Shaman’s quantitatively demonstrated model of seasonal regional viral epidemiology is valid for either mechanism (or combination of mechanisms), whether “viable decay” or “physical loss”.

The breakthrough achieved by Shaman et al. is not merely some academic point. Rather, it has profound health-policy implications, which have been entirely ignored or overlooked in the current coronavirus pandemic.

In particular, Shaman’s work necessarily implies that, rather than being a fixed number (dependent solely on the spatial-temporal structure of social interactions in a completely susceptible population, and on the viral strain), the epidemic’s **basic reproduction number** ( $R_0$ ) is highly or predominantly dependent on ambient absolute humidity.

For a definition of  $R_0$ , see HealthKnowledge-UK (2020):  $R_0$  is “the average number of secondary infections produced by a typical case of an infection in a population where everyone is susceptible.” The average  $R_0$  for influenza is said to be 1.28 (1.19–1.37); see the comprehensive review by Biggerstaff et al. (2014).

In fact, Shaman et al. showed that  $R_0$  must be understood to seasonally vary between humid-summer values of just larger than “1” and dry-winter values typically as large as “4” (for example, see their Table 2). In other words, the seasonal infectious viral respiratory diseases that plague temperate latitudes every year go from being intrinsically mildly contagious to

virulently contagious, due simply to the bio-physical mode of transmission controlled by atmospheric humidity, irrespective of any other consideration.

Therefore, all the epidemiological mathematical modelling of the benefits of mediating policies (such as social distancing), which assumes humidity-independent  $R_0$  values, has a large likelihood of being of little value, on this basis alone. For studies about modelling and regarding mediation effects on the effective reproduction number, see Coburn (2009) and Tracht (2010).

To put it simply, the “second wave” of an epidemic is not a consequence of human sin regarding mask wearing and hand shaking. Rather, the “second wave” is an inescapable consequence of an air-dryness-driven many-fold increase in disease contagiousness, in a population that has not yet attained immunity.

If my view of the mechanism is correct (i.e., “physical loss”), then Shaman’s work further necessarily implies that the dryness-driven high transmissibility (large  $R_0$ ) arises from small aerosol particles fluidly suspended in the air; as opposed to large droplets that are quickly gravitationally removed from the air.

Such small aerosol particles fluidly suspended in air, of biological origin, are of every variety and are everywhere, including down to virion-sizes (Despres, 2012). It is not entirely unlikely that viruses can thereby be physically transported over inter-continental distances (e.g., Hammond, 1989).

More to the point, indoor airborne virus concentrations have been shown to exist (in day-care facilities, health centres, and onboard airplanes) primarily as aerosol particles of diameters smaller than  $2.5\ \mu\text{m}$ , such as in the work of Yang et al. (2011):

“Half of the 16 samples were positive, and their total virus concentrations ranged from 5800 to 37 000 genome copies  $\text{m}^{-3}$ . On average, 64 per cent of the viral genome copies were associated with fine particles smaller than  $2.5\ \mu\text{m}$ , which can remain suspended for hours. Modelling of virus concentrations indoors suggested a source strength of  $1.6 \pm 1.2 \times 10^5$  genome copies  $\text{m}^{-3}\ \text{air}\ \text{h}^{-1}$  and a deposition flux onto surfaces of  $13 \pm 7$  genome copies  $\text{m}^{-2}\ \text{h}^{-1}$  by Brownian motion. Over 1 hour, the inhalation dose was estimated to be  $30 \pm 18$  median tissue culture infectious dose ( $\text{TCID}_{50}$ ), adequate to induce infection. These results provide quantitative support for the idea that the aerosol route could be an important mode of influenza transmission.”

Such small particles ( $< 2.5\ \mu\text{m}$ ) are part of air fluidity, are not subject to gravitational sedimentation, and would not be stopped by long-range inertial impact. This means that the slightest (even momentary) facial misfit of a mask or respirator renders the design filtration norm of the mask or respirator entirely irrelevant. In any case, the filtration material itself of

N95 (average pore size  $\sim 0.3\text{--}0.5\ \mu\text{m}$ ) does not block virion penetration, not to mention surgical masks. For example, see Balazy et al. (2006).

Mask stoppage efficiency and host inhalation are only half of the equation, however, because the minimal infective dose (MID) must also be considered. For example, if a large number of pathogen-laden particles must be delivered to the lung within a certain time for the illness to take hold, then partial blocking by any mask or cloth can be enough to make a significant difference.

On the other hand, if the MID is amply surpassed by the virions carried in a single aerosol particle able to evade mask-capture, then the mask is of no practical utility, which is the case.

Yezli and Otter (2011), in their review of the MID, point out relevant features:

- most respiratory viruses are as infective in humans as in tissue culture having optimal laboratory susceptibility
- it is believed that a single virion can be enough to induce illness in the host
- the 50%-probability MID (“TCID<sub>50</sub>”) has variably been found to be in the range 100–1000 virions
- there are typically  $10^3\text{--}10^7$  virions per aerolized influenza droplet with diameter  $1\ \mu\text{m}$  –  $10\ \mu\text{m}$
- the 50%-probability MID easily fits into a single (one) aerolized droplet

For further background:

- A classic description of dose-response assessment is provided by Haas (1993).
- Zwart et al. (2009) provided the first laboratory proof, in a virus-insect system, that the action of a single virion can be sufficient to cause disease.
- Baccam et al. (2006) calculated from empirical data that, with influenza A in humans, “we estimate that after a delay of  $\sim 6$  h, infected cells begin producing influenza virus and continue to do so for  $\sim 5$  h. The average lifetime of infected cells is  $\sim 11$  h, and the half-life of free infectious virus is  $\sim 3$  h. We calculated the [in-body] basic reproductive number,  $R_0$ , which indicated that a single infected cell could produce  $\sim 22$  new productive infections.”
- Brooke et al. (2013) showed that, contrary to prior modeling assumptions, although not all influenza-A-infected cells in the human body produce infectious progeny (virions), nonetheless, 90% of infected cell are significantly impacted, rather than simply surviving unharmed.

All of this to say that: if anything gets through (and it always does, irrespective of the mask), then you are going to be infected. Masks cannot possibly work. It is not surprising, therefore, that no bias-free study has ever found a benefit from wearing a mask or respirator in this application.

Therefore, the studies that show partial stopping power of masks, or that show that masks can capture many large droplets produced by a sneezing or coughing mask-wearer, in light of the above-described features of the problem, are irrelevant. For example, such studies as these: Leung (2020), Davies (2013), Lai (2012), and Sande (2008).

## **Why There Can Never Be an Empirical Test of a Nation-Wide Mask-Wearing Policy**

As mentioned above, no study exists that shows a benefit from a broad policy to wear masks in public. There is good reason for this. It would be impossible to obtain unambiguous and bias-free results:

- Any benefit from mask-wearing would have to be a small effect, since undetected in controlled experiments, which would be swamped by the larger effects, notably the large effect from changing atmospheric humidity.
- Mask compliance and mask adjustment habits would be unknown.
- Mask-wearing is associated (correlated) with several other health behaviours; see Wada (2012).
- The results would not be transferable, because of differing cultural habits.
- Compliance is achieved by fear, and individuals can habituate to fear-based propaganda, and can have disparate basic responses.
- Monitoring and compliance measurement are near-impossible, and subject to large errors.
- Self-reporting (such as in surveys) is notoriously biased, because individuals have the self-interested belief that their efforts are useful.
- Progression of the epidemic is not verified with reliable tests on large population samples, and generally relies on non-representative hospital visits or admissions.
- Several different pathogens (viruses and strains of viruses) causing respiratory illness generally act together, in the same population and/or in individuals, and are not resolved, while having different epidemiological characteristics.

## **Unknown Aspects of Mask Wearing**

Many potential harms may arise from broad public policies to wear masks, and the following unanswered questions arise:

- Do used and loaded masks become sources of enhanced transmission, for the wearer and others?

- Do masks become collectors and retainers of pathogens that the mask wearer would otherwise avoid when breathing without a mask?
- Are large droplets captured by a mask atomized or aerolized into breathable components? Can virions escape an evaporating droplet stuck to a mask fiber?
- What are the dangers of bacterial growth on a used and loaded mask?
- How do pathogen-laden droplets interact with environmental dust and aerosols captured on the mask?
- What are long-term health effects on HCW, such as headaches, arising from impeded breathing?
- Are there negative social consequences to a masked society?
- Are there negative psychological consequences to wearing a mask, as a fear-based behavioural modification?
- What are the environmental consequences of mask manufacturing and disposal?
- Do the masks shed fibres or substances that are harmful when inhaled?

## Conclusion

By making mask-wearing recommendations and policies for the general public, or by expressly condoning the practice, governments have both ignored the scientific evidence and done the opposite of following the precautionary principle.

In an absence of knowledge, governments should not make policies that have a hypothetical potential to cause harm. The government has an onus barrier before it instigates a broad social-engineering intervention, or allows corporations to exploit fear-based sentiments.

Furthermore, individuals should know that there is no known benefit arising from wearing a mask in a viral respiratory illness epidemic, and that scientific studies have shown that any benefit must be residually small, compared to other and determinative factors.

Otherwise, what is the point of publicly funded science?

The present paper about masks illustrates the degree to which governments, the mainstream media, and institutional propagandists can decide to operate in a science vacuum, or select only incomplete science that serves their interests. Such recklessness is also certainly the case with the current global lockdown of over 1 billion people, an unprecedented experiment in medical and political history.

## Endnotes:

Baccam, P. et al. (2006) "Kinetics of Influenza A Virus Infection in Humans", *Journal of Virology* Jul 2006, 80 (15) 7590-7599; DOI: 10.1128/JVI.01623-05  
<https://jvi.asm.org/content/80/15/7590>

Balazy et al. (2006) "Do N95 respirators provide 95% protection level against airborne viruses, and how adequate are surgical masks?", *American Journal of Infection Control*, Volume 34, Issue 2, March 2006, Pages 51-57. doi:10.1016/j.ajic.2005.08.018  
<http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.488.4644&rep=rep1&type=pdf>

Biggerstaff, M. et al. (2014) "Estimates of the reproduction number for seasonal, pandemic, and zoonotic influenza: a systematic review of the literature", *BMC Infect Dis* 14, 480 (2014).  
<https://doi.org/10.1186/1471-2334-14-480>

Brooke, C. B. et al. (2013) "Most Influenza A Virions Fail To Express at Least One Essential Viral Protein", *Journal of Virology* Feb 2013, 87 (6) 3155-3162; DOI: 10.1128/JVI.02284-12  
<https://jvi.asm.org/content/87/6/3155>

Coburn, B. J. et al. (2009) "Modeling influenza epidemics and pandemics: insights into the future of swine flu (H1N1)", *BMC Med* 7, 30. <https://doi.org/10.1186/1741-7015-7-30>

Davies, A. et al. (2013) "Testing the Efficacy of Homemade Masks: Would They Protect in an Influenza Pandemic?", *Disaster Medicine and Public Health Preparedness*, Available on CJO 2013 doi:10.1017/dmp.2013.43  
[http://journals.cambridge.org/abstract\\_S1935789313000438](http://journals.cambridge.org/abstract_S1935789313000438)

Despres, V. R. et al. (2012) "Primary biological aerosol particles in the atmosphere: a review", *Tellus B: Chemical and Physical Meteorology*, 64:1, 15598, DOI: 10.3402/tellusb.v64i0.15598  
<https://doi.org/10.3402/tellusb.v64i0.15598>

Dowell, S. F. (2001) "Seasonal variation in host susceptibility and cycles of certain infectious diseases", *Emerg Infect Dis.* 2001;7(3):369–374. doi:10.3201/eid0703.010301  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2631809/>

Hammond, G. W. et al. (1989) "Impact of Atmospheric Dispersion and Transport of Viral Aerosols on the Epidemiology of Influenza", *Reviews of Infectious Diseases*, Volume 11, Issue 3, May 1989, Pages 494–497, <https://doi.org/10.1093/clinids/11.3.494>

Haas, C.N. et al. (1993) "Risk Assessment of Virus in Drinking Water", *Risk Analysis*, 13: 545-552. doi:10.1111/j.1539-6924.1993.tb00013.x  
<https://doi.org/10.1111/j.1539-6924.1993.tb00013.x>

HealthKnowledge-UK (2020) "Charter 1a - Epidemiology: Epidemic theory (effective & basic reproduction numbers, epidemic thresholds) & techniques for analysis of infectious disease data (construction & use of epidemic curves, generation numbers, exceptional reporting & identification of significant clusters)", *HealthKnowledge.org.uk*, accessed on 2020-04-10.

<https://www.healthknowledge.org.uk/public-health-textbook/research-methods/1a-epidemiology/epidemic-theory>

Lai, A. C. K. et al. (2012) "Effectiveness of facemasks to reduce exposure hazards for airborne infections among general populations", *J. R. Soc. Interface*. 9938–948

<http://doi.org/10.1098/rsif.2011.0537>

Leung, N.H.L. et al. (2020) "Respiratory virus shedding in exhaled breath and efficacy of face masks", *Nature Medicine* (2020). <https://doi.org/10.1038/s41591-020-0843-2>

Lowen, A. C. et al. (2007) "Influenza Virus Transmission Is Dependent on Relative Humidity and Temperature", *PLoS Pathog* 3(10): e151. <https://doi.org/10.1371/journal.ppat.0030151>

Paules, C. and Subbarao, S. (2017) "Influenza", *Lancet*, Seminar| Volume 390, ISSUE 10095, P697-708, August 12, 2017.

[http://dx.doi.org/10.1016/S0140-6736\(17\)30129-0](http://dx.doi.org/10.1016/S0140-6736(17)30129-0)

Sande, van der, M. et al. (2008) "Professional and Home-Made Face Masks Reduce Exposure to Respiratory Infections among the General Population", *PLoS ONE* 3(7): e2618.

doi:10.1371/journal.pone.0002618

<https://doi.org/10.1371/journal.pone.0002618>

Shaman, J. et al. (2010) "Absolute Humidity and the Seasonal Onset of Influenza in the Continental United States", *PLoS Biol* 8(2): e1000316.

<https://doi.org/10.1371/journal.pbio.1000316>

Tracht, S. M. et al. (2010) "Mathematical Modeling of the Effectiveness of Facemasks in Reducing the Spread of Novel Influenza A (H1N1)", *PLoS ONE* 5(2): e9018.

doi:10.1371/journal.pone.0009018

<https://doi.org/10.1371/journal.pone.0009018>

Viboud C. et al. (2010) "Preliminary Estimates of Mortality and Years of Life Lost Associated with the 2009 A/H1N1 Pandemic in the US and Comparison with Past Influenza Seasons", *PLoS Curr*. 2010; 2:RRN1153. Published 2010 Mar 20. doi:10.1371/currents.rrn1153

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2843747/>

Wada, K. et al. (2012) "Wearing face masks in public during the influenza season may reflect other positive hygiene practices in Japan", *BMC Public Health* 12, 1065 (2012).

<https://doi.org/10.1186/1471-2458-12-1065>



Yang, W. et al. (2011) "Concentrations and size distributions of airborne influenza A viruses measured indoors at a health centre, a day-care centre and on aeroplanes", *Journal of the Royal Society, Interface*. 2011 Aug;8(61):1176-1184. DOI: 10.1098/rsif.2010.0686.

<https://royalsocietypublishing.org/doi/10.1098/rsif.2010.0686>

Yezli, S., Otter, J.A. (2011) "Minimum Infective Dose of the Major Human Respiratory and Enteric Viruses Transmitted Through Food and the Environment", *Food Environ Virol* 3, 1–30.

<https://doi.org/10.1007/s12560-011-9056-7>

Zwart, M. P. et al. (2009) "An experimental test of the independent action hypothesis in virus–insect pathosystems", *Proc. R. Soc. B*. 2762233–2242

<http://doi.org/10.1098/rspb.2009.0064>



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

☒ \* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Deanne
* Last name	Newkirk
Email	deannenewkirk@hotmail.com
Phone	(403) 585-2601
* Subject	Mandatory Mask By-Law and Desire to Speak at Council Meeting on Sept 14, 2020

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a constituent of Jeff Davison and would like an opportunity to speak at the City Council meeting to be held on September 14th to discuss the Mandatory Mask Bylaw. I am opposed to the Mandatory Mask By-Law as it is a contravention of our rights under the Canadian Charter of Human Rights and Freedoms. There is sufficient scientific evidence that mandating masks for the general public is both unsafe and ineffective. Additionally, it is a discriminatory by-law for a very long list of reasons, just a few of these include: Those who are hearing impaired and use lip reading to get by, those who have medical conditions who cannot wear a mask, those who suffer from mental illnesses and cannot wear a mask (e.g. PTSD). Regardless of these points, it has been established that masks commonly worn by the general public provide little to no value in terms of containing the spread of any virus. Finally, the City of Calgary's public consultation on this matter is sorely lacking. These measures are dividing the City, causing undue harm and discrimination and eroding the fabric of our society for no good reason. I would like an opportunity to speak to the City Council on these matters during their meeting on September 14th, 2020, or at some other near-term opportunity.  
[https://vaccinechoicecanada.com/in-the-news/vcc-invites-elected-to-consider-the-evidence/?fbclid=IwAR2E3vCFPoBd1MmOQzOC90izFX5WL5IsHjO9QOAWsFZY1\\_UfDqYfL\\_nXuec](https://vaccinechoicecanada.com/in-the-news/vcc-invites-elected-to-consider-the-evidence/?fbclid=IwAR2E3vCFPoBd1MmOQzOC90izFX5WL5IsHjO9QOAWsFZY1_UfDqYfL_nXuec)

September 1, 2020

Dear Elected Representative

I am writing on behalf of Canadians who are deeply concerned that government measures imposed in response to CV-19 are **out of proportion to the actual risk** and **contrary to medical and scientific evidence**. It is our contention that many of the imposed measures are a gross over-reaction due to irrational fear, avoidance of liability, and/or excess caution rather than evidence-based interventions that are justifiably necessary and finite.

Over the last six months, Canadians have experienced the following grievous violations of our charter rights and freedoms with no projected end in sight:

- severe curtailment of civil liberties with the mass and indiscriminate containment of citizens
- the imposition of non-medical masks, physical distancing, contact tracing, and limits on socialization
- the shutdown of economic activity with widespread permanent business closures and job losses
- the effective closure of our parliaments and courts of justice denying citizens a ready recourse

The impact of these measures on our physical, emotional, psychological, social, and economic well-being is profoundly destructive and clearly not sustainable.

My purpose in writing is to share information to assist you in your leadership and decision-making. It is incumbent that all elected representatives become fully informed on the evidence, or lack of evidence as the case may be, for measures being considered and imposed. It does not serve Canada to blindly rely on the dictates of foreign and financially conflicted agencies and corporations.

My request is that you consider this information so that you are equipped to make sound, fact-based decisions.

I also request that you use your position to ensure that the **required actions** listed at the end of this document are implemented without delay.

I look forward to your earliest response after you have considered the information below.

Sincerely,

Ted Kuntz, President  
Vaccine CHOICE Canada

*“If the main pillar of the system is living a lie,  
then it is not surprising that the fundamental threat to it is living in truth.”*

– Vaclav Havel

## Are Government Imposed CV-19 Measures Necessary and Effective?

### 1. Masking Does Not Prevent Infection or Transmission

The scientific evidence is clear. The use of non-medical masks do not prevent viral infection or transmission. Even more disconcerting, masking increases the risk of respiratory infection.

- A July 2020 report by the **Centre for Evidence Based Medicine** concluded that *“masks alone have no significant effect in interrupting the spread of Influenza-like Illness or influenza in the general population.”*
- Denis Rancourt, Ph.D, a retired University of Ottawa Physics Professor and internationally recognized researcher, conducted an extensive review of the scientific literature on masking that used randomized clinical trials (RCT) with verified outcomes. Dr. Rancourt found no scientific evidence to support masking of the general population. He concluded that face masks have **“no detectable benefit”** for reducing the risk of person-to-person transmission of a viral respiratory disease.
- In April 2020, the **World Health Organization** issued ‘advice on the use of masks in the context of Covid-19’ and concluded – *“At the present time, the widespread use of masks by healthy people in the community setting is not yet supported by high quality or direct scientific evidence.”* **The WHO confirmed that masks carry uncertainties and critical risk including increased risk of self-contamination.**
- According to a randomized controlled trial study, the use of cloth masks actually **increases** the risk of respiratory infection. Researchers found the risk of infection with influenza-like illness was **13 times higher** in hospital workers using cloth masks compared to medical/surgical masks, and over **three times higher** when compared to not wearing a mask at all.
- It is widely acknowledged that the masking of children disrupts their emotional and psychological development.

#### References:

<https://www.cebm.net/covid-19/masking-lack-of-evidence-with-politics>  
<http://ocla.ca/ocla-letter-who/>

<https://www.marktaliano.net/masks-dont-work-a-review-of-science-relevant-to-covid-19-social-policy-by-denis-rancourt-phd-11-june-2020/>

## 2. Physical Distancing Measures are Arbitrary

**The imposition of two metre physical distancing is arbitrary rather than evidence-based.**

- The World Health Organization recommends only one metre distancing.
- There is no scientific evidence to support the effectiveness of two metre distancing to reduce SARS-CoV-2 transmission.
- Former Chief Medical Officer, Dr. Joel Kettner stated – *“We need approaches with a better balance of benefits and harms. Rather than generalized restrictions for all people in all settings, most people at low risk should be allowed now to go to work, school, and other settings. **They should not be required, as a general rule, to socially distance or wear a mask.**”*

Reference:

<https://www.cbc.ca/news/canada/manitoba/joel-kettner-opinion-covid-19-response-1.5654062>

## 3. PCR Testing is Scientifically Meaningless

**The PCR test used to identify SARS-CoV-2 is not intended for use as a diagnostic tool.**

- The PCR test used to identify the SARS-CoV-2 virus was never designed as a diagnostic tool and should not be used as such.
- The high rate of false positives and false negatives makes any test results unreliable.
- The SARS-CoV-2 virus purported to be the cause of CV-19 has never been isolated, purified, and scientifically proven to cause CV-19.
- The testing for SARS-CoV-2 is based upon assumptions and speculations rather than established scientific facts.
- There is no scientific evidence that current PCR testing is measuring the SARS-CoV-2 virus. This renders the use of PCR testing for SARS-CoV-2 meaningless.

Reference:

<https://off-guardian.org/2020/06/27/covid19-pcr-tests-are-scientifically-meaningless/>

## 4. Concern with Positive Test Results Unwarranted

**Public health officials and the mainstream media are vigilant in reporting the number of individuals who test positive for SARS-CoV-2. The message implied is that the higher the number who test positive, the higher the risk. This is fear-mongering and irresponsible.**

- The increase in individuals testing positive for SARS-CoV-2 is most often a reflection of the increase in the number of individuals tested and does not necessarily reflect an increase in the rate of community infection.
- An increase in those testing positive (assuming the testing is reflective of real infection) means a higher percentage of the population has developed immunity to the virus thereby increasing herd immunity.
- Herd immunity results in a lower risk of transmission.
- An increase in those testing positive, without an increase in hospitalizations and deaths, is a positive development and should be reported as such.
- The reporting of those testing positive, without context, is meaningless and irresponsible.
- A better indicator of the risk of CV-19 is the rate of hospitalization and deaths purportedly due to CV-19.

## **5. The Risk of Dying from CV-19 is Extremely Low**

**The survival rate of CV-19 is more than 99.9%.**

- The fact is that the risk of dying from CV-19 for the vast majority of the population is extremely low.
- The number of Canadians who have purportedly died due to CV-19 is 9,117 (as of Aug. 30) in a population of 37,700,000. This is **less than 1/40th of one percent of Canada's population.**
- Of all deaths attributed to CV-19, less than 5% occurred in individuals under age 60, and most of these individuals had chronic disease.
- At least 82% of deaths attributed to CV-19 in Canada occurred in senior's care facilities. This means that less than 18% of deaths occurred outside of a senior's care facility.
- More than 95% of these seniors had multiple chronic health conditions.

References:

<https://health-infobase.canada.ca/covid-19/epidemiological-summary-covid-19-cases.html?stat=num&measure=deaths#a2>

<https://www.cbc.ca/news/health/coronavirus-canada-long-term-care-deaths-study-1.5626751>

## **6. Data Manipulation**

**The number of deaths attributed to CV-19 has been artificially inflated and is therefore unreliable as an indicator of the risk of CV-19.**

- Public Health, under the direction of the World Health Organization, has directed physicians to not distinguish between those who died from CV-19 and those who died with CV-19. This is unprecedented in medicine.
- More than 95% of individuals whose deaths are attributed to CV-19 had one or more serious co-morbidities that are more likely the cause of death.
- Ontario Public Health admits to arbitrarily inflating the number of CV-19 deaths by **50%**.
- These measures artificially inflate the number of deaths attributed to CV-19 and makes this data unreliable as a measurement of risk.
- A more reliable way to measure the impact of CV-19 is to examine whether the total all-cause deaths in the first six months of 2020 is greater than all-cause deaths during the same period in the previous decade.
- **To date, no evidence has been provided to show that all-cause deaths in 2020 exceeds any previous year.**

Reference:

<https://www.publichealthontario.ca/-/media/documents/ncov/epi/2020/06/covid19-epi-case-identification-age-only-template.pdf?la=en>

## **7. CV-19 Comparable to Annual Influenza/Pneumonia**

**The number of deaths attributed to CV-19 is comparable to a moderate to severe influenza season.**

- According to the **Infection Prevention Control Canada**, approximately 8,000 Canadians die annually from influenza and pneumonia.
- In 2018, the mortality of influenza and pneumonia was calculated at **230 per million** or 8,687 deaths.
- As of August 30, 2020, the mortality rate attributed to CV-19 is **241 per million**, a difference of 11 deaths per million. Given the deaths attributed to CV-19 are purposely inflated, there is no evidence to support the claim that CV-19 has a higher mortality than annual influenza/pneumonia.

References:

<https://ipac-canada.org/influenza-resources.php>

<https://www.statista.com/statistics/434445/death-rate-for-influenza-and-pneumonia-in-canada>

<https://www.worldometers.info/coronavirus/>

## **8. The Risk to Children Extremely Low**

## The risk of infection in children is extremely low.

- According to a public statement issued by the BC Ministry of Health:
  - SARS-CoV-2 has a very low infection rate in children and youth
  - In BC, less than 1% of children and youth have tested positive
  - There is no conclusive evidence that children pose a risk to other children or to adults
  - The closure of schools and childcare facilities has significant negative mental health and socioeconomic impacts on vulnerable children and their families.
- According to Dr. Mark Lysyshyn, MD, Deputy Chief Medical Health Officer with Vancouver Coastal Health: *“Although children are often at increased risk for viral respiratory illnesses, that is not the case with Covid-19. Compared to adults, children are less likely to become infected with CV-19, less likely to develop severe illness as a result of infection and less likely to transmit the infection to others. **Personal protective equipment such as medical masks and gloves are not recommended in the school environment.**”*
- There have been no deaths in children in Canada attributed to CV-19.

### References:

<http://www.vch.ca/Documents/COVID-VCH-Schools-May-21-2020.pdf>

<https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/covid-19-pho-guidance-k-12-schools.pdf>

## 9. Censorship of Alternative Perspectives and Treatments

### Information that challenges the current CV-19 narrative is actively censored in the mainstream media and on social media platforms.

- Media appear to have been instructed to suppress any information that challenges the official narrative.
- This censorship prevents accountability and transparency, unnecessarily inflates fear and anxiety, and prevents the consideration of treatment strategies other than vaccination.
- Numerous researchers and public health experts globally have had their public statements and videos removed because they challenged the measures being implemented by governments.
- Preventative medications as Hydroxychloroquine, and natural treatments as zinc, high dose Vitamin C, Vitamin D, and others are being withheld from those affected by CV-19.
- People should have the right to full disclosure of all information pertinent to adverse impacts of mitigation measures, including information on legal and constitutional human rights issues, and the public should be guaranteed a voice in a transparent process as authorities establish public health policy.



References:

<https://doi.org/10.1017/dmp.2020.298>

<https://questioningcovid.com/>

<https://www.tabletmag.com/sections/science/articles/hydroxychloroquine-morality-tale>

## 10. Lack of Science to Support Measures

**The measures being implemented in response to CV-19 are not science based.**

- British Columbia's Chief Health Officer, Dr. Bonnie Henry, when asked about the inconsistency of CV-19 measures across Canada stated: *"None of this is based on science."*

Reference:

<https://www.youtube.com/watch?v=SY8fclCOG4c>

## 11. Negative Impact of Measures

**The negative consequences of CV-19 measures is not fully considered.**

- There is increasing awareness that the number of deaths due to the response of governments is substantially higher than the number of deaths purportedly caused by CV-19.
- The rates of domestic violence, suicide, drug and alcohol addiction, and deaths due to the inability to access medical treatment have increased significantly as a result of CV-19 measures.
- The financial consequences of CV-19 measures include massive job loss, bankruptcy, closure of businesses, homelessness, and insurmountable debt. Our economy is in "free fall".
- The social fabric of our communities has been severely impacted by government measures.
- Our democracy and rights and freedoms are in serious and immediate danger. One only need witness what is happening in Australia and New Zealand to appreciate how vulnerable we are to tyranny.

References:

<https://www.aier.org/article/madness-in-melbourne/>

## 12. Innate Immune System

**We all possess immune systems that have adapted to challenges and allowed humanity to survive over millennia.**

- Each time we are exposed to germs, viruses and bacteria, our immune system grows smarter and stronger.
- It is healthy and necessary for our very survival to be exposed to different germs.
- If we purposely prevent such exposure, we may gain in the short term, but we may negatively impact our natural immune system in the long term.
- Numerous public health experts have advocated for exposure amongst those populations under the age of 60 who are in good health and where the risk of serious consequences is low.
- This exposure allows for the development of herd immunity, a necessary condition for life to return to normal.

Reference:

[https://www.americanthinker.com/blog/2020/06/immune\\_systems\\_matter.html](https://www.americanthinker.com/blog/2020/06/immune_systems_matter.html)

### **What Is Needed Now**

What is needed during this critical time is leaders who fully inform themselves to enable them to make decisions based upon evidence rather than politics. We also need leaders who do not succumb to media pressure or the public's over reaction due to fear and anxiety. The public, including our elected officials, are being bombarded with misinformation from extremely biased and manipulative media outlets and public health officials. The result is that misinformed citizens as well as our elected representatives are acting emotionally rather than logically and rationally.

### **Required Actions**

1. **Eliminate all masking mandates.**
2. **Eliminate all physical distancing measures.**
3. **Open all businesses immediately.**
4. **Open our schools without masking or physical distancing requirements.**
5. **Open our parliaments and courts so citizens can hold their governments accountable.**
6. **Allow open and honest debate about this medical condition and the measures needed to treat it.**
7. **Recognize that financial conflicts of interest are distorting our understanding of this condition and access to treatment options.**
8. **Insist on robust, peer reviewed science and evidence-based measures to guide our actions.**
9. **Defend our rights and freedoms and the sovereignty of the human body.**
10. **Tell the truth.**

*It is the government's job to increase both freedom and security.*



## City Auditor's Office Bylaw

---

### EXECUTIVE SUMMARY

The City Auditor's Office Bylaw 30M2004 (AC2020-0825 Attachment 1) requires updating to reflect changes identified by the Bylaw Review Working Group of Audit Committee, and to continue to conform to standards set by the Institute of Internal Auditors. Specific changes are notated in AC2020-0825 Attachment 3.

#### CITY AUDITOR'S RECOMMENDATIONS:

That Audit Committee recommends:

1. That Attachment 4, the Proposed Text for a bylaw to amend Bylaw 30M2004, the City Auditor Bylaw, be approved; and
2. That Council give three readings to the proposed Bylaw.

#### RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:

That Council give three readings to **Proposed Bylaw 34M2020**.

---

Excerpt from the Minutes of the 2020 July 23 Regular Meeting of the Audit Committee:

---

**"Moved by** Citizen Representative Lambert

That with respect to **Revised** Report AC2020-0825, the following be approved:

That **Revised** Attachment 3, Section 3 of the proposed City Auditor Bylaw be amended as follows:

Remove "The total term of the appointment must not exceed ten (10) years".

ROLL CALL VOTE:

For: (4) Councillor Woolley, Councillor Gondek, Citizen Representative Caltagirone, and  
Citizen Representative Lambert

Against:  
(2) Councillor Farkas, and Citizen Representative Dalton

**MOTION CARRIED**

...

**Moved by** Citizen Representative Lambert

That with respect to **Revised** Report AC2020-0825, the following be approved:

That **Revised** Attachment 4, Section 3 of the proposed text to amend Bylaw 30M2004, City Auditor Bylaw be amended as follows:

Remove "The total term of the appointment must not exceed ten (10) years".

## **City Auditor's Office Bylaw**

---

### **ROLL CALL VOTE:**

For: (5)      Citizen Representative Caltagirone, Citizen Representative Lambert, Councillor Farkas, Councillor Gondek, and Councillor Woolley

Against:  
(1)      Citizen Representative Dalton

**MOTION CARRIED"**

### **PREVIOUS COUNCIL DIRECTION / POLICY**

Council approved Bylaw 30M2004 (Bylaw to establish the position of City Auditor) and AC2004-09 Attachment 2 (City Auditor Model) on May 17, 2004. Council approved Bylaw 48M2012 (Bylaw to continue the Audit Committee) on May 5, 2012. Council approved the City Auditor's Office Charter (AC2013-0830 Attachment 2, replacing the City Auditor Model AC2004-09 Attachment 2) and amended City Auditor Bylaw 30M2004 on January 13, 2014. Council approved the City Auditor's Office Charter (AC2020-0825 Attachment 2), replacing the previous City Auditor's Office Charter (AC2013-0830 Attachment 2) and amended City Auditor Bylaw 30M2004 (AC2020-0825 Attachment 1) on April 25, 2016.

### **BACKGROUND**

The City Auditor's Office provides independent and objective audit, advisory and investigative services for the City of Calgary. Bylaw 30M2004 establishes the position of the City Auditor and states that the City Auditor is responsible for assisting Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement of value for money in City operations. It is also recognized, through the proposed amendments the responsibility of the City Auditor to provide independent and objective assurance, advisory, and investigative services to add value to The City of Calgary and enhance public trust. The Bylaw 30M2004 with the new Schedule A as proposed collectively forms the terms of reference governing the City Auditor.

The City Auditor's Office follows the Institute of Internal Auditors' International Standards for the Professional Practice of Internal Auditing (IIA Standards). IIA Standard 1000 (Purpose, Authority and Responsibility) states that "The chief audit executive must periodically review the internal audit charter and present it to senior management and the board for approval." To align with this standard, the City Auditor reviews the City Auditor Bylaw and corresponding documents, as applicable, on a triennial basis, or more frequently as needed. The last review occurred in 2016.

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

In 2019, members of Audit Committee supported a comprehensive review of both the Audit Committee Bylaw 48M2012, and the City Auditor Bylaw 30M2004 as part of the approved Audit Committee 2019 Work Plan.

In 2019 November, Audit Committee formed a Bylaw Working Group consisting of the following membership:

- Councillor E. Woolley
- Councillor J. Farkas
- Citizen Member L. Caltagirone

Approval: Katharine Palmer, City Auditor

City Clerks: G. Chaudhary

## **City Auditor's Office Bylaw**

---

- City Auditor, Katharine Palmer
- City Legal Representative, Shawn Swinn
- Audit Committee Executive Assistant, Corrie Smillie

The Bylaw Working Group evaluated both bylaws considering strategic goals provided by the Strategic Working Group. The Strategic Working Group was established in early 2020 to undertake a review of strategic matters on behalf of the Audit Committee and consisted of the following Audit Committee members:

- Councillors E. Woolley
- Councillor G. Carra
- Citizen Member L. Caltagirone
- Citizen Member M. Dalton
- Citizen Member M. Lambert

Amendments proposed in the City Auditor Bylaw (Attachment 3) reflect the collective agreement of the Bylaw Working Group and support alignment to:

- IIA Standards;
- Audit Committee Bylaw 48M2012 as amended;
- Recommendations from the Audit Committee Strategic and Bylaw working groups; and
- Current practices of the City Auditor's Office.

The amendments include the addition of a Schedule A which reflects the City Auditor's Office structures and internal policies as established to support assurance, advisory and investigation services. The inclusion of Schedule A supports the removal of the previous City Auditor's Office Charter due to redundancy. Attachment 4 summarizes the key changes proposed.

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

The City Auditor's Office consulted with members of Audit Committee, members of Audit Committee strategic working group, the City's Chief Financial Officer, the City Manager, and The City's Law Department regarding the proposed amendments to the City Auditor Bylaw.

### **Strategic Alignment**

The City Auditor's Office assists Council in its oversight of the City Manager's administration and accountability for stewardship over public funds.

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

Not applicable.

### **Financial Capacity**

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

Not applicable.

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

Not applicable.

## City Auditor's Office Bylaw

---

### Risk Assessment

The activities of the City Auditor's Office serve to promote accountability, mitigate risk, and support an effective governance structure.

### REASON FOR RECOMMENDATIONS:

Council approval is required to amend a previously approved Bylaw or report. The City Auditor Bylaw 30M2004 requires amendment to conform to Institute of Internal Auditor Standards, recent revisions to the Audit Committee Bylaw 48M2012 and current practices of the City Auditor's Office.

### ATTACHMENTS

1. Bylaw 30M2004, as approved 2016 April 25
2. City Auditor Charter, referenced in AC2016-0247, and approved 2016 April 25
3. Proposed updated Bylaw 30M2004, with changes notated
4. **Proposed Bylaw 34M2020** - to amend Bylaw 30M2004, the City Auditor Bylaw

**OFFICE CONSOLIDATION**

**BYLAW NUMBER 30M2004**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO ESTABLISH  
THE POSITION OF CITY AUDITOR  
\*\*\*\*\***

(Amended by 42M2004, 4M2014, 26M2016)

**WHEREAS** S. 210 of the Municipal Government Act ("the Act") allows Council to pass a bylaw establishing a designated officer position to carry out specified powers, duties and functions;

**WHEREAS** Council has considered AC2016-0247 and has approved the City Auditor's Office Charter;

(26M2016, 2016 April 25)

**AND WHEREAS** Council wishes to establish a position of City Auditor;

(4M2014, 2014 January 27)

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

1. The designated officer position of City Auditor is hereby created, with the powers, duties and functions as specified in this Bylaw or any other bylaw making reference to the City Auditor.
2. Council may, by resolution, appoint a person for a term not exceeding five (5) years, to hold the position of City Auditor and specify the terms and conditions of such appointment.
3. The person appointed to the position of City Auditor is eligible for reappointment.
4. The appointment of a person to the position of City Auditor may be made, suspended or revoked only if the majority of the whole Council vote to do so.
5. The City Auditor shall be subject to the supervision of and accountable to Council and report to Council through Audit Committee.
6. DELETED BY 4M2014, 2014 JANUARY 27.  
(42M2004, 2004 June 21)
7. The City Auditor shall be provided with unrestricted access to all municipal personnel, records, property, policies, procedures, processes and systems necessary to conduct audits.
8. DELETED BY 4M2014, 2014 JANUARY 27.
9. The City Auditor shall have sole administrative authority and control over staff reporting to that position, including the establishment of management structures and



administrative policies. The hiring, evaluation, discipline and dismissal of staff is subject to any existing legislation, contracts or corporate employment guidelines.

10. The City Auditor may retain consultants and make other expenditures as authorized by the budget approved by Council.
11. The City Auditor may further delegate powers, duties and functions to any person reporting directly or indirectly, to the City Auditor.
12. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

READ A SECOND TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

READ A THIRD TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

(Sgd.) D. Bronconnier  
MAYOR

(Sgd.) D. Garner  
CITY CLERK



City Auditor's Office

## **CITY AUDITOR'S OFFICE CHARTER**

### **MISSION:**

Internal Auditing is an independent and objective assurance and advisory activity that is guided by a philosophy of adding value to improve the operations of The City of Calgary. It assists The City in accomplishing its objectives by bringing a systematic and disciplined approach to evaluate and improve the effectiveness of the organization's governance, risk management, and internal control. The mission of the City Auditor's Office is to "Provide independent and objective assurance, advisory and investigative services to add value to The City of Calgary and enhance public trust." This aligns to the Institute of Internal Auditors' stated mission to "Enhance and protect organizational value by providing risk-based and objective assurance, advice and insight."

### **ROLE:**

The designated officer position of the City Auditor is established by Bylaw 30M2004 (as amended).

### **PROFESSIONALISM:**

The City Auditor will govern the City Auditor's Office by adherence to The Institute of Internal Auditors' mandatory guidance including the Core Principles for the Professional Practice of Internal Auditing, the Definition of Internal Auditing, the Code of Ethics, and the International Standards for the Professional Practice of Internal Auditing (Standards). This mandatory guidance constitutes principles of the fundamental requirements for the professional practice of internal auditing and for evaluating the effectiveness of the internal audit activity's performance. The Institute of Internal Auditors' Practice Advisories, Practice Guides, and Position Papers will also be adhered to as applicable to guide operations.

### **AUTHORITY:**

The City Auditor's Office shall be provided with unrestricted access to all municipal personnel, records, property, policies, procedures, processes and systems necessary to conduct audits. All employees are requested to assist the City Auditor's Office in fulfilling its roles and responsibilities. The City Auditor's Office will also have free and unrestricted access to Audit Committee through in camera sessions scheduled as part of each Audit Committee meeting and as requested/required.

The City Auditor has sole administrative authority and control over staff reporting to that position.

The City Manager will provide administrative support as required to the City Auditor including:

- a. legal services,
- b. human resources and payroll,
- c. corporate communications,
- d. information technology, and
- e. materials management, budget and accounting.

#### **ORGANIZATION:**

The City Auditor shall be subject to the supervision of and accountable to Council and report to Council through Audit Committee. Audit Committee's role with regard to the City Auditor's Office is set out in Bylaw 48M2012.

#### **INDEPENDENCE AND OBJECTIVITY:**

The City Auditor's Office will remain free from interference by any element in the organization in the conduct of individual audits (including matters of audit selection, scope, procedures, frequency, timing, or report content) to permit maintenance of a necessary independent and objective mental attitude.

The City Auditor's Office will have no direct operational responsibility or authority over any of the activities audited. Accordingly, they will not implement internal controls, develop procedures, install systems, prepare records, or engage in any other activity that may impair an internal auditor's judgement.

The City Auditor's Office will exhibit the highest level of professional objectivity in gathering, evaluating, and communicating information about the activity or process being examined. Internal auditors will make a balanced assessment of all the relevant circumstances and not be unduly influenced by their own interests or by others in forming judgements.

The City Auditor will confirm to Audit Committee annually the independence of the City Auditor's Office.

#### **RESPONSIBILITY:**

The City Auditor's Office is responsible for assisting Council in its oversight of the City Manager's administration and accountability for stewardship over public funds and achievement of value for money in City operations, which, without limiting the scope of the foregoing, includes:

- a) Performance audits: independent objective review and evaluation of City operations, programs, processes and systems, further categorized as:

##### Compliance Audits

Review the systems established to ensure compliance with policies, plans, procedures, ethical and business norms, as well as laws, regulations, and contracts which can have a significant impact on operations and reports and determining whether the organization is in compliance.

##### Follow-up Audits

Review the effectiveness of the corrective action implemented in response to previous audit recommendations to ensure the underlying risk was mitigated as intended to support achievement of the objective. This type of audit is generally limited in scope, however, may identify efficiency opportunities resulting from operational changes and/or redundant control structures.

#### IT Audits

Review and evaluation of automated information processing systems, related non-automated processes and the interfaces among them to ensure business risks are minimized appropriately.

#### Operational Audits

Utilizing a risk-based approach, review operations, services, processes and/or systems to determine whether they are effective and implemented as planned to achieve their objectives. This type of audit may include assessing the efficiency with which resources are utilized.

- b) Financial audits, excluding those performed by the external auditor appointed under s. 280 of the Municipal Government Act ("the Act"); and
- c) Consulting services, including financial advisory, risk management, information technology systems security and control, and general management advisory services.

The City Auditor will determine the appropriate methodologies, project scope and service delivery options necessary to discharge the above responsibilities. The City Auditor's Office has the authority to audit any area of City operations reporting to the City Manager, as well as consolidated entities, or civic entities who receive any type of benefit from The City of Calgary (financial, assets, or in-kind). The City Auditor's Office takes a risk-based approach to developing the annual audit plan, and may include audits of civic entities taking into account relevant risks, as well as considering the involvement of other assurance groups.

#### **INTERNAL AUDIT PLAN:**

The City Auditor will present an annual risk-based audit plan to Audit Committee for approval and to Council for information. The City Auditor will present a corresponding budget to Audit Committee for their review and recommendation to Council for approval. The Audit Committee or Council may not remove items from the City Auditor's annual audit plan but may direct items be added to the plan at the time of presentation. The City Auditor may request additional resources where items are added to the plan.

If the City's risk profile, on which the annual audit plan is based, significantly changes during any given year, the City Auditor will amend the annual audit plan as needed by presenting proposed changes to Audit Committee for approval.

The City Auditor will coordinate related activities with the City's appointed External Auditor to minimize duplication of efforts. The City Auditor will consider work done by other internal City assurance groups to avoid duplication of efforts.

#### **REPORTING AND MONITORING:**

The City Auditor will present audit reports (including Administration's response and corrective actions to be taken in regard to specific observations) to Audit Committee upon completion. Reports are shared with members of Audit Committee and enter the public domain through the Audit Committee agenda. The City Auditor may share finalized audit reports with the Chair of Audit Committee in advance of publication of the Audit Committee agenda.

The City Auditor submits a quarterly report to Audit Committee that summarizes the status of deliverables against the annual audit plan. In addition to quarterly reports, the City Auditor presents to Audit Committee and to Council an Annual Report summarizing activities undertaken by the City Auditor's Office in the past year.

The City Auditor will include in quarterly reporting to Audit Committee, the status of Administration action on the recommendations contained in previous audit reports. All significant audit recommendations will be followed up by the City Auditor's Office until cleared/closed.

**QUALITY ASSURANCE AND IMPROVEMENT PROGRAM:**

The City Auditor's Office will maintain a quality assurance and improvement program that covers all aspects of the internal audit activity. The program will include an evaluation of the internal audit activity's conformance with the Definition of Internal Auditing and the Standards and an evaluation of whether the City Auditor's Office applies the Code of Ethics. The program also assesses the efficiency and effectiveness of the City Auditor's Office and identifies opportunities for improvement. The City Auditor will report annually to Audit Committee on the City Auditor's Office quality assurance and improvement program, including results of ongoing internal assessments and external assessments conducted at least every five years.

**REVIEW:**

The City Auditor will review this Charter and Bylaw 30M2004 every three years (or more frequently if required), in conjunction with Audit Committee's review of Bylaw 48M2012, and present any proposed changes to Audit Committee and Council for approval.

**OFFICE CONSOLIDATION**

**BYLAW NUMBER 30M2004**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO ESTABLISH  
THE POSITION OF CITY AUDITOR  
\*\*\*\*\***

(Amended by 42M2004, 4M2014, 26M2016)

**WHEREAS** S. 210 of the *Municipal Government Act* ("the Act") allows Council to pass a bylaw establishing a designated officer position to carry out specified powers, duties and functions;

~~**WHEREAS** Council has considered AC2016-0247 and has approved the City Auditor's Office Charter;~~

(26M2016, 2016 April 25)

**AND WHEREAS** Council wishes to establish a position of City Auditor;

(4M2014, 2014 January 27)

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

1. The designated officer position of City Auditor is hereby created, with the powers, duties and functions as specified in this Bylaw or any other bylaw making reference to the City Auditor.
2. Council may, by resolution, appoint a person for a term not exceeding five (5) years, to hold the position of City Auditor and specify the terms and conditions of such appointment.
3. The person appointed to the position of City Auditor is eligible for reappointment. ~~The total term of the appointment must not exceed ten (10) years.~~
4. The appointment of a person to the position of City Auditor may be made, suspended or revoked only if the majority of the whole Council vote to do so.
5. The City Auditor shall be subject to the supervision of and accountable to Council and report to Council through Audit Committee.
6. DELETED BY 4M2014, 2014 JANUARY 27.

(42M2004, 2004 June 21)

~~7. The City Auditor shall be provided with unrestricted access to all municipal personnel, records, property, policies, procedures, processes and systems necessary to conduct audits.~~

7. The City Auditor's mandate is to audit:

- (a) any area of City operations reporting to the City Manager;
- (b) any entity that receives any type of benefit from The City, whether financial, assets or in-kind, or
- (c) any entity that The City owns, in whole or in part;

where The City has the legal authority to conduct an audit.

- 7.1 The City Auditor shall be provided with unrestricted access to all municipal personnel, records, property, policies, procedures, processes, systems and data necessary to support the work conducted by the City Auditor in delivery of assurance, advisory and investigative services.
- 7.2 The City Auditor shall report the outcome of all audits to the Audit Committee (including Administration's response and corrective actions to be taken in regard to specific recommendations).
- 7.3 The responsibilities of the City Auditor are more fully set out in Schedule A.
- 8. DELETED BY 4M2014, 2014 JANUARY 27.
- 9. The City Auditor shall have sole administrative authority and control over staff reporting to that position, including the establishment of management and salary structures and administrative policies. The hiring, evaluation, discipline and dismissal of staff is subject to any existing legislation, contracts or corporate employment guidelines.
- 9.1 The City Auditor, through the City Manager, shall be provided enabling support services as required including:
  - (a) corporate security;
  - (b) facility management;
  - (c) financial support;
  - (d) human resource support;
  - (e) IT solutions and support;
  - (f) legal counsel and advisory;
  - (g) organizational health, safety and wellness;
  - (h) procurement and warehousing; and

(i) strategic marketing and communications.

10. The City Auditor may retain consultants, and make other expenditures as **authorized supported** by the **City Auditor's** budget approved by Council.
11. The City Auditor may further delegate powers, duties and functions to any person reporting directly or indirectly, to the City Auditor.
12. The City Auditor will review this Bylaw 30M2004 every three years (or more frequently if required), in conjunction with the Audit Committee's review of the Audit Committee Bylaw, and present any proposed changes to Audit Committee and Council for approval.
13. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

READ A SECOND TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

READ A THIRD TIME THIS 17<sup>th</sup> DAY OF MAY, 2004.

(Sgd.) D. Bronconnier  
MAYOR

(Sgd.) D. Garner  
CITY CLERK



## **SCHEDULE “A”**

### **CITY AUDITOR’S OFFICE STRUCTURES AND POLICIES**

The City Auditor will ensure management structures and administration policies are sufficient to support:

#### **1. MANDATE**

The City Auditor will:

- (a) assist Council, through the Audit Committee, in its oversight of the City Manager’s administration and accountability for stewardship over public funds and achievement of value for money in City operations; and
- (b) provide independent and objective assurance, advisory and investigative services to add value to The City of Calgary and enhance public trust.

#### **2. PROFESSIONALISM AND INDEPENDENCE**

The City Auditor and any staff reporting to the City Auditor will:

- (a) conduct all audit and advisory services through adherence to The Institute of Internal Auditors' mandatory guidance including the Core Principles for the Professional Practice of Internal Auditing, the Definition of Internal Auditing, the Code of Ethics, and the International Standards for the Professional Practice of Internal Auditing (Standards);
- (b) conduct all investigative services through adherence to Association of Certified Fraud Examiner’s Code of Professional Standards. These standards of professional conduct will be adhered to as they pertain to integrity and objectivity, professional compliance, due professional care, communication and confidentiality;
- (c) remain free from interference by any element in the organization in the conduct of assurance, advisory and investigative services to permit maintenance of a necessary independent and objective mental attitude;
- (d) have no direct operational responsibility or authority over any of the activities audited. Accordingly, they will not implement internal controls, develop procedures, install systems, prepare records, or engage in any other activity that may impair their judgement; and
- (e) exhibit the highest level of professional objectivity in gathering, evaluating, and communicating results. They will make a balanced assessment of all the relevant circumstances and not be unduly influenced by their own interests or by others in forming judgements.

### 3. **ASSURANCE SERVICES**

The City Auditor will:

- (a) utilize a risk-based approach, and communicate audit assurance activities to Audit Committee for approval through the development of an annual audit plan, which, without limiting the scope of the foregoing, includes:
  - (i) Compliance Audits  
Review the systems established to ensure compliance with policies, plans, procedures, ethical and business norms, as well as laws, regulations, and contracts which can have a significant impact on operations and reports and determining whether the organization is in compliance.
  - (ii) IT Audits  
Review and evaluation of automated information processing systems, related non-automated processes and the interfaces among them to ensure business risks are minimized appropriately.
  - (iii) Operational Audits  
Utilizing a risk-based approach, review operations, services, processes and/or systems to determine whether they are effective and implemented as planned to achieve their objectives. This type of audit may include assessing the efficiency with which resources are utilized.
  - (iv) Follow-up Audits  
Review the effectiveness of the corrective action implemented in response to previous audit recommendations to ensure the underlying risk was mitigated as intended to support achievement of the objective. This type of audit is generally limited in scope, however, may identify efficiency opportunities resulting from operational changes and/or redundant control structures.
- (b) determine the appropriate methodologies, project scope, including utilization of data analytics to discharge the above, as well as considering the involvement and work performed by other assurance groups.

### 4. **ADVISORY SERVICES**

The City Auditor will:

- (a) provide advisory services on an issue or project specific basis as requested by Administration which may include financial advisory, risk management, information technology systems security and control, data analytics and general management advisory services;
- (b) ensure requests received from Administration will be resourced based on a risk assessment basis similar to the determination on audit assurance work;

- (c) provide an independent view and insight on current, new or emerging risks and opportunities facing The City based on knowledge of best practice on risks, controls and governance frameworks;
- (d) ensure advisory service work must not impede the ability to conduct objective audits at a future date;
- (e) determine whether capacity exists to complete advisory requests against the priorities set on the approved audit plan; and
- (f) determine the appropriate methodologies, project scope, including utilization of data analytics to discharge the above.

**5. INVESTIGATIVE SERVICES**

The City Auditor will:

- (a) ensure sufficient professional staffing and technology are employed to support the Whistle-blower Program including intake, assessment, investigation, reporting and corrective action recommendation processes;
- (b) ensure all activities of the Whistle-blower Program are confidential and shared only on a need-to-know basis or as necessary to conclude on the investigation and/or recommend corrective action; and
- (c) establish processes in compliance with Council Whistle-blower Policy CC026.

**6. ACTIVITY REPORTING**

The City Auditor will:

- (a) provide a quarterly report to Audit Committee that includes trending and achievement of City Auditor's Office performance measures as established to reflect effective delivery of the City Auditor's Office mandate, status of Administration action on the current recommended action plan commitments agreed upon in previous audit reports, and status of deliverables against the approved annual audit plan;
- (b) amend the annual audit plan as needed if the risk profile, on which the annual audit plan is based, significantly changes during any given year, by presenting proposed changes to Audit Committee for approval; and
- (c) provide an annual report to Audit Committee that provides a retrospective summary of highlights and achievements of the year, reflecting the assurance, advisory and investigation services provided.

# PROPOSED

AC2020-0825  
ATTACHMENT 4

## BYLAW NUMBER 34M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 30M2004, THE CITY AUDITOR BYLAW

\*\*\*\*\*

**WHEREAS** Council has considered AC2020-00825 and considers it desirable to amend Bylaw 30M2004, the City Auditor Bylaw;

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

1. Bylaw 30M2004, as amended, is hereby further amended.
2. In the preamble, the following is deleted:

**“WHEREAS** Council has considered AC2016-0247 and has approved the City Auditor's Office Charter;”.
3. Section 3 is deleted and replaced with the following:

“3. The person appointed to the position of City Auditor is eligible for reappointment. The total term of the appointment must not exceed ten (10) years.”.
4. Section 7 is deleted and replaced with the following:

“7. The City Auditor's mandate is to audit:

  - (a) any area of City operations reporting to the City Manager;
  - (b) any entity that receives any type of benefit from The City, whether financial, assets or in-kind, or
  - (c) any entity that The City owns, in whole or in part;

where The City has the legal authority to conduct an audit.

7.1 The City Auditor shall be provided with unrestricted access to all municipal personnel, records, property, policies, procedures, processes, systems and data necessary to support the work conducted by the City Auditor in delivery of assurance, advisory and investigative services.

7.2 The City Auditor shall report the outcome of all audits to the Audit Committee (including Administration's response and corrective actions to be taken in regard to specific recommendations).

7.3 The responsibilities of the City Auditor are more fully set out in Schedule A.”.

# **PROPOSED** BYLAW NUMBER 34M2020

5. In section 9, after the word “management”, the words “and salary” are added.
6. After section 9, the following is added as section 9.1:  
“9.1 The City Auditor, through the City Manager, shall be provided enabling support services as required including:
  - (a) corporate security;
  - (b) facility management;
  - (c) financial support;
  - (d) human resource support;
  - (e) IT solutions and support;
  - (f) legal counsel and advisory;
  - (g) organizational health, safety and wellness;
  - (h) procurement and warehousing; and
  - (i) strategic marketing and communications.”.
7. Section 10 is deleted and replaced with the following:  
“10. The City Auditor may retain consultants, authorize contracts and make other expenditures as supported by the City Auditor’s budget approved by Council.”.
8. The following is added as “Schedule A”:

## **“SCHEDULE “A”**

### **CITY AUDITOR’S OFFICE STRUCTURES AND POLICIES**

The City Auditor will ensure management structures and administration policies are sufficient to support:

#### **1. MANDATE**

The City Auditor will:

- (a) assist Council, through the Audit Committee, in its oversight of the City Manager’s administration and accountability for stewardship over public funds and achievement of value for money in City operations; and
- (b) provide independent and objective assurance, advisory and investigative services to add value to The City of Calgary and enhance public trust.

## 2. PROFESSIONALISM AND INDEPENDENCE

The City Auditor and any staff reporting to the City Auditor will:

- (a) conduct all audit and advisory services through adherence to The Institute of Internal Auditors' mandatory guidance including the Core Principles for the Professional Practice of Internal Auditing, the Definition of Internal Auditing, the Code of Ethics, and the International Standards for the Professional Practice of Internal Auditing (Standards);
- (b) conduct all investigative services through adherence to Association of Certified Fraud Examiner's Code of Professional Standards. These standards of professional conduct will be adhered to as they pertain to integrity and objectivity, professional compliance, due professional care, communication and confidentiality;
- (c) remain free from interference by any element in the organization in the conduct of assurance, advisory and investigative services to permit maintenance of a necessary independent and objective mental attitude;
- (d) have no direct operational responsibility or authority over any of the activities audited. Accordingly, they will not implement internal controls, develop procedures, install systems, prepare records, or engage in any other activity that may impair their judgement; and
- (e) exhibit the highest level of professional objectivity in gathering, evaluating, and communicating results. They will make a balanced assessment of all the relevant circumstances and not be unduly influenced by their own interests or by others in forming judgements.

## 3. ASSURANCE SERVICES

The City Auditor will:

- (a) utilize a risk-based approach, and communicate audit assurance activities to Audit Committee for approval through the development of an annual audit plan, which, without limiting the scope of the foregoing, includes:
  - (i) Compliance Audits  
Review the systems established to ensure compliance with policies, plans, procedures, ethical and business norms, as well as laws, regulations, and contracts which can have a significant impact on operations and reports and determining whether the organization is in compliance.
  - (ii) IT Audits

# **PROPOSED** BYLAW NUMBER 34M2020

Review and evaluation of automated information processing systems, related non-automated processes and the interfaces among them to ensure business risks are minimized appropriately.

(iii) Operational Audits

Utilizing a risk-based approach, review operations, services, processes and/or systems to determine whether they are effective and implemented as planned to achieve their objectives. This type of audit may include assessing the efficiency with which resources are utilized.

(iv) Follow-up Audits

Review the effectiveness of the corrective action implemented in response to previous audit recommendations to ensure the underlying risk was mitigated as intended to support achievement of the objective. This type of audit is generally limited in scope, however, may identify efficiency opportunities resulting from operational changes and/or redundant control structures.

- (b) determine the appropriate methodologies, project scope, including utilization of data analytics to discharge the above, as well as considering the involvement and work performed by other assurance groups.

## **4. ADVISORY SERVICES**

The City Auditor will:

- (a) provide advisory services on an issue or project specific basis as requested by Administration which may include financial advisory, risk management, information technology systems security and control, data analytics and general management advisory services;
- (b) ensure requests received from Administration will be resourced based on a risk assessment basis similar to the determination on audit assurance work;
- (c) provide an independent view and insight on current, new or emerging risks and opportunities facing The City based on City Auditor's knowledge of best practice on risks, controls and governance frameworks;
- (d) ensure advisory service work must not impede the City Auditor's ability to conduct objective audits at a future date;
- (e) determine whether capacity exists to complete advisory requests against the priorities set on the approved audit plan; and
- (f) determine the appropriate methodologies, project scope, including utilization of data analytics to discharge the above.

**5. INVESTIGATIVE SERVICES**

The City Auditor will:

- (a) ensure sufficient professional staffing and technology are employed to support the Whistle-blower Program including intake, assessment, investigation, reporting and corrective action recommendation processes;
- (b) ensure all activities of the Whistle-blower Program are confidential and shared only on a need-to-know basis or as necessary to conclude on the investigation and/or recommend corrective action; and
- (c) establish processes in compliance with Council Whistle-blower Policy CC026.

**6. ACTIVITY REPORTING**

The City Auditor will:

- (a) provide a quarterly report to Audit Committee that includes trending and achievement of City Auditor's performance measures as established to reflect effective delivery of the City Auditor's mandate, status of Administration action on the current recommended action plan commitments agreed upon in previous audit reports, and status of deliverables against the approved annual audit plan;
- (b) amend the annual audit plan as needed if the risk profile, on which the annual audit plan is based, significantly changes during any given year, by presenting proposed changes to Audit Committee for approval; and
- (c) provide an annual report to Audit Committee that provides a retrospective summary of highlights and achievements of the year, reflecting the assurance, advisory and investigation services provided.”.

**9. The following is added after section 11 as section 11.1:**

- “11.1 The City Auditor will review this Bylaw 30M2004 every three years (or more frequently if required), in conjunction with the Audit Committee's review of the Audit Committee Bylaw, and present any proposed changes to the Audit Committee and Council for approval.”.



# PROPOSED BYLAW NUMBER 34M2020

10. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0753**

**Proposed New Audit Committee Bylaw**

---

**EXECUTIVE SUMMARY**

A Bylaw Review Working Group (BRWG) was established to complete a review of Audit Committee Bylaw 48M2012 to determine if amendments should be undertaken. The review is now complete and a proposed new Bylaw prepared that builds on the recommendations of Audit Committee's Strategic Working Group (SWG) as well as other identified revisions. This report seeks Audit Committee approval of the proposed bylaw (Attachment 1) prior to forwarding to Council.

**ADMINISTRATION RECOMMENDATION:**

That Audit Committee recommends:

1. That Attachment 1, the proposed Audit Committee Bylaw, be approved; and
2. That Council give three readings to the proposed Bylaw.

And further, that the Bylaw Review Working Group be thanked for their service.

**RECOMMENDATION OF THE AUDIT COMMITTEE, 2020 JULY 23:**

That Council give three readings to **Proposed Bylaw 33M2020**.

And further, that the Bylaw Review Working Group be thanked for their service.

Excerpt from the Minutes of the 2020 July 23 Regular Meeting of the Audit Committee:

---

**“Moved by** Citizen Representative Lambert

That with respect to Report AC2020-0753, the following be approved:

That Attachment 1, Section 5(c), Authority of Audit Committee be amended by adding the words “and Chief Financial Officer”:

The Audit Committee is authorized to:

(c) request reports from the City Manager and **Chief Financial Officer** regarding:

- (i) matters that have a material or significant financial impact to the City; and
- (ii) The City's integrated Risk Management and corporate risks, at least twice a year.

That Attachment 1, Schedule A, 2. Regarding the City's Financial Disclosure and Accounting Practices” be amended by adding a new line (f):

**(f) must meet with the Chief Financial Officer, in the absence of the External Auditor, at least quarterly.**

**MOTION CARRIED”**

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0753**

## **Proposed New Audit Committee Bylaw**

---

### **PREVIOUS COUNCIL DIRECTION / POLICY**

Audit Committee is required to review their terms of reference and mandate every three years for compliance with Schedule 'A', Section 1(m) of their Bylaw 48M2012.

The Audit Committee Bylaw 48M2012 came into force on the day of the 2013 Organizational Meeting of Council. The Bylaw was subsequently amended in 2013 (amendments to Schedule 'D' pertaining to the role of the Executive Assistant), in 2016 (amendments to quorum and number of meetings per year, as well as housekeeping amendments) and in 2017 (amendments to citizen appointment terms).

Regular review of the Audit Committee Bylaw (their mandate) reflects best practice in audit governance.

### **BACKGROUND**

A Bylaw Review Working Group (BRWG) was established at the 2019 March 22 Regular Meeting of the Audit Committee to perform a review of Audit Committee Bylaw 48M2012. The BRWG membership is comprised of Councillor E. Woolley, Councillor J. Farkas and Citizen Member L. Caltagirone, supported by a representative from the Law Department, the City Auditor and the Executive Assistant to Audit Committee. The working group met face to face on four occasions prior to the Covid-19 pandemic and virtually three times during the pandemic.

Throughout the review process, the BRWG considered amendments recommended by Audit Committee's Strategic Working Group (Report AC2020-0082), other amendments identified and routine housekeeping matters.

Amendments to the City Auditor Bylaw 30M2004 and City Auditor Charter were considered simultaneously by the BRWG. The City Auditor intends to bring proposed amendments to Bylaw 30M2004 for Audit Committee's approval at the 2020 July 23 meeting.

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

The Bylaw Review Working Group identified that Bylaw 48M2012 could be more user-friendly, repetition eliminated, wording streamlined, and the overall layout improved. This was the basis for developing a new bylaw versus amending the current bylaw. The text for discussion for a proposed new Audit Committee Bylaw reflecting the new format is attached (Attachment 1).

The BRWG considered the Attachment to Report AC2020-0082 entitled "Summary of Findings – Outcomes of the Audit Committee 2019 Strategic Review" (Attachment 3) and the proposed new bylaw incorporates many of the strategic objectives developed by the Audit Committee through this Strategic Working Group:

#### **Audit Committee Strategies**

1. Redefine the mandate and modernize the role of the Audit Committee
2. Set priorities for the Audit Committee so that important work is addressed first
3. Set aside time for strategic matters
4. Ensure that meeting agendas address the Audit Committee's priorities
5. Review the membership terms of Audit Committee members
6. Raise the profile of the Audit Committee with Council and Administration

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0753**

**Proposed New Audit Committee Bylaw**

---

7. Test City strategies by asking good questions and making strategic recommendations

The document “Current Audit Committee Bylaw 48M2012 Comparison to Proposed New Audit Committee Bylaw” (Attachment 2) contains a side by side comparison that addresses changes; both significant and housekeeping with comments, rationale and strategies included.

Below are highlights of a few significant changes proposed for the new Audit Committee Bylaw:

**Section 4 – Mandate of the Audit Committee (Strategies 1 and 6)**

The BRWG developed a high-level summary statement providing broad perspective on the Audit Committee’s mandate. This mandate sets out the Committee’s major oversight responsibilities and emphasizes their role in providing independent expertise and advice to Council.

**Section 5 - Authority of Audit Committee (Strategies 1, 2, 3 and 4)**

The BRWG created a new section, “Authority of Audit Committee” grouping together matters where Council have delegated authority to Audit Committee.

Section 5(c) provides for Audit Committee to request reports from the City Manager on matters that have material or significant financial impact to The City. This recommendation by the SWG ensures Audit Committee has opportunity to preview any matter with material or significant financial or risk related impact to The City. This shifts from a traditional forensic role to one that includes impartial input before and during important decisions about finance and risk. This proactive approach allows the Committee to be informed of emerging issues before other decisions constrain The City and allows prioritization of issues based on reporting from City Manager.

Section 5(d) provides for Audit Committee to link reporting from Administration and civic entities to strategic decisions made each year on matters they wish to focus on as reflected in their annual work plan. Formerly the bylaw was very prescriptive on areas the Audit Committee should receive reporting. This prescriptive approach encouraged annual routine reporting rather than providing for emerging or strategic issues.

Section 5(f) provides that Audit Committee must pre-approve all audit or non-audit services performed by the External Auditor. This is comparable to the current bylaw; however, the Chair’s pre-approval limit has been increased from \$25k to \$50k and a limit established on the amount of additional services the External Auditor can provide to The City. The Chair’s pre-approval limit has been increased to more closely reflect average fees that may be levied for audit services. The limit for additional services has been set to not exceed the total audit fees approved to ensure the independence of the External Auditor is not compromised.

**Section 7, Terms of Appointment (Strategy 5)**

Under the current bylaw members of the public are appointed by Council for two year staggered terms and Members of Council serve for one term. The SWG recommended, and the BRWG agreed, that Members of Council serve two year terms beginning in 2021 to provide additional continuity and effectiveness to the Audit Committee.

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0753**

**Proposed New Audit Committee Bylaw**

---

**Section 10, Quorum (Strategy 1)**

The quorum of Audit Committee meetings under the current bylaw is four members; two Councillors and two Electors. There have been challenges ensuring quorum is met. The BRWG agreed that quorum of four members of the Committee was appropriate, however, changed the composition to four members, of which only one must be a Member of the Public. The requirement for only one Member of the Public to be present to achieve quorum still maintains both council and public representation at meetings.

**Section 11, Appointment of Chair and Vice-Chair (Strategy 5)**

On the advice of the City Clerk, the BRWG recommend that appointments of the Chair and Vice-Chair are made at the Organizational Meeting of Council. This permits the Chair (and the Vice-Chair as an alternate) to sit as a member of the Priorities and Finance Committee (PFC) immediately. In the past PFC have waited for the appointment of these positions (to be made at the first Audit Committee meeting following the Organizational Meeting) to determine the representative from Audit Committee. The delay in appointing a Chair and Vice-Chair of Audit left PFC with one member appointment outstanding; sometimes for several meetings.

**Schedule A (Strategies 1, 2 and 4)**

The most significant change proposed to Schedule A is that Section 6, Regarding Administration's Compliance and Ethics, has been deleted. The BRWG believe the Audit Committee's annual work plan allows the Committee flexibility to determine whether compliance with policies and legislation or ethics should be included for oversight in any given year. Ethics are also included through the work of the City Auditor and the External Auditor. This moves the Audit Committee away from the more prescriptive approach used in the current bylaw.

**Stakeholder Engagement, Research and Communication**

In developing the new Audit Committee Bylaw, the Bylaw Review Working Group engaged with Administration, the City Auditor, the Law Department, the External Auditor (Deloitte LLP) and Audit Committee's Strategic Working Group.

**Strategic Alignment**

Council Priority: A well-run City: Calgary has a modern and efficient municipal government that is focused on resilience and continuous improvement to make life better every day for Calgarians by learning from citizens, partners, and others.

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

No social, environmental or external economic impacts were identified.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no operating budget implications.

***Current and Future Capital Budget:***

Not applicable.

**Audit Resource Management Report to  
Audit Committee  
2020 July 23**

**ISC: UNRESTRICTED  
AC2020-0753**

## **Proposed New Audit Committee Bylaw**

---

### **Risk Assessment**

Modernization of the Audit Committee Bylaw reflects continuous improvement in governance and provides the Audit Committee with the flexibility to address emerging issues of significant risk or financial impact to The City. The Audit Committee is committed to providing Council with high level financial expertise and advice and the proposed bylaw will assist them in moving forward with a more strategic view.

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

Pursuant to Bylaw 48M2012 the Audit Committee is required to review their bylaw every three years. This report contains the details with respect to a proposed new Audit Committee bylaw developed for consideration by Audit Committee and Council. This review formed part of the 2019 Audit Committee Work Plan.

### **ATTACHMENT(S)**

1. **Proposed Bylaw 33M2020**
2. Audit Committee Bylaw 48M2012 Comparison to Proposed New Audit Committee Bylaw
3. Summary of Findings – Outcomes of the Audit Committee 2019 Strategic Review
4. Bylaw 48M2012, Audit Committee Bylaw (Current Version)



# PROPOSED

AC2020-0753  
ATTACHMENT 1

## BYLAW NUMBER 33M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO CONTINUE THE AUDIT COMMITTEE

\*\*\*\*\*

**WHEREAS** Council has approved AC2020-0753 and considers it desirable to enact a bylaw continuing the Audit Committee for The City of Calgary;

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

#### SHORT TITLE

1. This Bylaw may be cited as the "Audit Committee Bylaw".

#### DEFINITIONS

2. (1) In this Bylaw,
  - (a) "*Administration*" means the administration of *The City*;
  - (b) "*Chief Financial Officer*" means the member of *Administration* holding the position of Chief Financial Officer;
  - (c) "*City Auditor*" means the individual appointed by *Council* to the designated officer position of City Auditor pursuant to Bylaw 30M2004;
  - (d) "*City Manager*" means the individual appointed by *Council* as its chief administrative officer pursuant to Bylaw 8M2001;
  - (e) "*Council*" means the municipal council of *The City*;
  - (f) "*External Auditor*" means the person or firm appointed by *Council* to be *The City's* external auditor;
  - (g) "*Organizational Meeting*" means the annual organization meeting of Council pursuant to section 192(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26;
  - (h) "*The City*" means the municipal corporation of The City of Calgary.
- (2) All schedules attached to this Bylaw form part of the Bylaw.
- (3) Where this Bylaw refers to any statute, regulation or bylaw, the reference is to the statute, regulation or bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes reference to any statute, regulation or bylaw that may be substituted in its place.



# PROPOSED

## BYLAW NUMBER 33M2020

### CONTINUATION OF AUDIT COMMITTEE

3. The Audit Committee established by resolution of *Council* on 1979 November 19 is hereby continued.

### MANDATE OF AUDIT COMMITTEE

4. (1) The mandate of the Audit Committee is to:
- (a) assist *Council* in fulfilling its oversight and stewardship responsibilities by gaining and maintaining reasonable assurance in relation to:
    - (i) the integrity of *The City's* annual financial statements;
    - (ii) effective governance, risk management and compliance, including the evaluation of the performance of control systems and processes;
    - (iii) the qualifications, independence, and effectiveness of the *External Auditor* and the *City Auditor*;
    - (iv) the utilization of a confidential and independent Whistle-blower Program; and
    - (v) additional matters described herein or as may be assigned to the Audit Committee by *Council*.
  - (b) support *Council's* effective decision-making by being involved in a broader governance role through oversight and responsibilities as indicated in Schedules "A", "B" and "C" of this Bylaw.
- (2) The Audit Committee reports to *Council*.

### AUTHORITY OF AUDIT COMMITTEE

5. The Audit Committee is authorized to:
- (a) assign the setting of Audit Committee meeting agendas to the Chair;
  - (b) institute special audits, program reviews, and special studies, including the standing authority to retain expertise through external consultants;
  - (c) request reports from the *City Manager* regarding:
    - (i) matters that have a material or significant financial impact to *The City*, and
    - (ii) *The City's* Integrated Risk Management and corporate risks, at least twice a year;

# PROPOSED

## BYLAW NUMBER 33M2020

- (d) receive reports from *Administration* and civic entities in support of fulfilling the Audit Committee work plan and to recommend to *Council* any actions deemed appropriate;
- (e) recommend the appointment of the *External Auditor* to *Council* for approval;
- (f) pre-approve all audit and non-audit services performed by the *External Auditor* and further provide that:
  - (i) the Chair can pre-approve additional audit or non-audit services, performed by the *External Auditor*, up to \$50,000 total annually and must report those approvals to the Audit Committee; and
  - (ii) on an annual basis, total fees for non-audit services performed by the *External Auditor* shall not exceed the total audit fees approved for The City of Calgary consolidated audit, including all subsidiary and related entity audits;
- (g) recommend the appointment of the *City Auditor* to *Council* for approval;
- (h) approve the *City Auditor's* Office audit plan and forwards to *Council* for information; the Audit Committee or *Council* may not remove items from the *City Auditor's* audit plan but may direct items be added to the plan;
- (i) recommend *Council* approval of the *City Auditor's* Office budget, annually or as required by *Council* budget guidelines;
- (j) appoint an individual to the position of Executive Advisor to provide support to the Audit Committee;
- (k) approve any changes to the Executive Advisor's position description;
- (l) approve the *City Auditor's* and Executive Advisor's personal expense reports, or other expenditures as required, through the Chair;
- (m) establish sub-committees as required.

### COMPOSITION

- 6. (1) The Audit Committee is composed of the following:
  - (a) four members of *Council*; and
  - (b) three public members that reside in Alberta and are not employed by *The City*to be appointed at the *Organizational Meeting*.
- (2) The Mayor is an ex-officio member of the Audit Committee.

# PROPOSED

## BYLAW NUMBER 33M2020

- (3) Public members must be financially literate possessing a set of skills, experience and knowledge of financial matters that support informed and effective decisions.
- (4) The Audit Committee identifies preferred skills for new public members, pursuant to *Council* policy CP2016-03.

### TERMS OF APPOINTMENT

- 7. (1) Members of *Council* are appointed:
  - (a) for a one-year term commencing on the date of the 2020 *Organizational Meeting*; and
  - (b) for two-year terms commencing on the date of the 2021 *Organizational Meeting*.
- (2) *Council member* appointments expire on the date of the *Organizational Meeting* in the year of the expiry of the member's term.
- (3) Public members are appointed for two-year terms commencing on the date of the *Organizational Meeting* and expiring on the date of the *Organizational Meeting* in the year of the expiry of the member's term.
- (4) Public members may serve a maximum of six consecutive years.
- (5) Despite subsection (3), a public member may serve until his or her successor is appointed. The service of a public member beyond the appointed term shall not count toward the limit on the length of service as set out in subsection (4) if the additional service is one year or less.
- (6) Vacancies on the Audit Committee caused by retirement, resignation or incapacitation of a member may be filled by resolution of *Council* for the balance of that member's term. The Audit Committee may continue to operate and conduct business until vacancies are filled provided that the quorum requirement is met.
- (7) When an appointment is made to fill a public member vacancy pursuant to subsection (6):
  - (a) if the balance of the term to be served is one year or less, that service shall not count toward the limit on the length of service set out in subsection (4); and
  - (b) if the balance of the term to be served is more than one year, that service shall count toward the limit on the length of service set out in subsection (4).
- (8) Despite subsection (4), a public member may serve more than six consecutive years if authorized by a two-thirds vote of *Council*.

# PROPOSED

## BYLAW NUMBER 33M2020

- (9) The term of a public member who was appointed prior to the coming into force of this Bylaw continues until it expires in accordance with *Council's* resolution appointing that member.

### CONTINUING EDUCATION

- 8. (1) The Chair may authorize members of the Audit Committee to have the opportunity to obtain education, either from *The City, the City Auditor, the External Auditor* or through outside programs, to address identified gaps in knowledge, to further support the mandate of the Audit Committee.
- (2) Funding to support appropriate education for Audit Committee members may be included in the Audit Committee's budget.

### MEETINGS AND ATTENDANCE

- 9. (1) The Audit Committee must meet not less than six times per year.
- (2) Only members of the Audit Committee are entitled to vote.
- (3) The following individuals, or their designates, must attend all Audit Committee meetings:
  - (a) the *Chief Financial Officer*;
  - (b) the *City Auditor*;
  - (c) the *External Auditor*; and
  - (d) the Executive Advisor

### QUORUM

- 10. (1) The quorum of the Audit Committee is four members, including a minimum of one public member.
- (2) A member participating remotely is deemed to be present at the meeting and counts towards the quorum.

### APPOINTMENT OF CHAIR AND VICE-CHAIR

- 11. (1) The Chair and Vice-Chair are appointed by *Council* at the *Organizational Meeting*.
- (2) The Chair and Vice-Chair must be members of *Council*.

# PROPOSED

BYLAW NUMBER 33M2020

## EXTERNAL AUDITOR

12. The functions of the *External Auditor* are more fully set out in Schedule “B”.

## CITY AUDITOR

13. The functions of the *City Auditor* are more fully set out in Schedule “C”.

## EXECUTIVE ADVISOR

14. (1) The Executive Advisor reports to the Audit Committee through the Chair.
- (2) The Executive Advisor will provide reporting, research, planning, documentation and meeting logistical support to the Audit Committee.

## REPEAL COMING INTO FORCE

15. Bylaw 48M2012 is hereby repealed.

## COMING INTO FORCE

16. This Bylaw comes into force on 26 October 2020.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW NUMBER 33M2020

## SCHEDULE “A”

### 1. REGARDING THE PURPOSE AND ROLE OF AUDIT COMMITTEE

The Audit Committee:

- (a) oversees, reviews and assesses the relationships between the *Administration*, the *City Auditor* and *External Auditor*;
- (b) assesses the performance of the *External Auditor* and the *City Auditor* and forwards the performance assessments to *Council* for information;
- (c) assesses the performance of the Executive Advisor through the Audit Committee Chair;
- (d) oversees its governance responsibility with audit committees of *The City's* major autonomous civic entities, as determined by the Audit Committee;
- (e) develops a detailed annual work plan which is forwarded to *Council* for information;
- (f) develops an annual budget for the Audit Committee and recommends it to *Council* for approval, as part of *The City's* annual budget process;
- (g) must review its terms of reference and mandate as set out in this Bylaw and as they may impact the City Auditor Bylaw 30M2004, at least every three years and recommend any changes to *Council*; and
- (h) must perform an annual self-assessment on the performance of the Audit Committee.

### 2. REGARDING THE CITY'S FINANCIAL DISCLOSURE AND ACCOUNTING PRACTICES

The Audit Committee:

- (a) reviews and oversees the integrity of the annual financial statements and recommends their approval to *Council*;
- (b) reviews and discusses *The City's* compliance with financial reporting, policies and procedures with *Administration* and the *External Auditor*;
- (c) engages *Administration* and the *External Auditor* in candid discussions regarding issues that may alter judgment or affect the quality of the reporting process and search for insight into the results;
- (d) in consultation with the *Chief Financial Officer* and *External Auditor*, review and discuss significant new accounting standards and financial reporting

# PROPOSED

## BYLAW NUMBER 33M2020

developments to understand any material impact on financial results. A detailed analysis, prepared by *Administration*, on the implications of any changes, as well as the progress made in the adoption of new accounting standards, may be requested; and

- (e) maintains open lines of communication with the *External Auditor* and *Administration*.

### 3. REGARDING SPECIAL AUDITS, PROGRAM REVIEWS OR SPECIAL STUDIES

The Audit Committee:

- (a) oversees and approves special audits, program reviews or special studies be conducted either by the Audit Committee or by the *City Auditor's Office*. If required, budget funds will be provided by the Audit Committee to the *City Auditor's Office*; and
- (b) reviews the results of special audits, program reviews or special studies, together with responses, and forwards to *Council* for information.

### 4. REGARDING INTERNAL CONTROL AND RISK

The Audit Committee:

- (a) oversees the integrity of *The City's* internal controls;
- (b) oversees *The City's* process of risk identification, analysis and management procedures to mitigate risk; and
- (c) oversees, through the *City Auditor's Office*, the operation of *Council Policy CC025, Whistle-Blower Policy*.

# PROPOSED

BYLAW NUMBER 33M2020

## SCHEDULE “B”

### 1. REGARDING THE EXTERNAL AUDITOR

The Audit Committee:

- (a) prior to the commencement of the annual external financial audit, reviews the audit plan and estimated audit fees with the *External Auditor* and discusses the timing and extent of audit procedures, materiality, significant audit risks and areas of audit focus and overall audit strategy. The audit plan is forwarded to *Council* for information;
- (b) in conjunction with *Administration*'s presentation of the annual financial statements, receives and reviews the *External Auditor*'s year end audit results report. This report is to be forwarded to *Council* for information;
- (c) requires the *External Auditor* to express an opinion on *The City*'s financial statements, in accordance with professional standards;
- (d) receives and reviews the *External Auditor*'s management letter(s), and reviews *Administration* responses, and forwards, either in full or in summary, to *Council* for information. Through query, confirm that any recommendations made by the *External Auditor* are addressed by *Administration* in a timely manner;
- (e) must *meet* with the *External Auditor*, in the absence of *Administration*, at least quarterly;
- (f) annually assesses the performance of the *External Auditor*, following the presentation of the *External Auditor*'s current management letter and forwards this assessment to *Council* for information;
- (g) must meet at least annually with *Administration*, in the absence of the *External Auditor*, at the time of the *External Auditor* performance assessment; and
- (h) receives and reviews the *External Auditor*'s annual independence letter. Through query, confirm the process by which the *External Auditor* maintains their independence and objectivity.

- 2. Unless otherwise determined by *Council* the *External Auditor* contract is awarded on a five-year basis, subject to satisfactory annual assessments. The contract may be extended annually beyond five years, based on Audit Committee's recommendation for *Council*'s approval.



# PROPOSED

BYLAW NUMBER 33M2020

## SCHEDULE “C”

### 1. REGARDING THE CITY AUDITOR

The Audit Committee:

- (a) in accordance with Bylaw 30M2004, oversees and ensures the authority, accountability, independence and objectivity of the *City Auditor* on behalf of *Council*;
- (b) reviews the City Auditor’s Office audit plan and budget with the *City Auditor* and discusses the scheduling, resourcing, risk areas, coverage and overall audit strategy;
- (c) ensures that *City Auditor’s* Office undergoes an independent assessment review and confirms professional standards at least every five years;
- (d) assesses annually, the performance of the *City Auditor*, by way of a formal review process through the Audit Committee Chair and forwards this performance assessment to *Council* for information;
- (e) reviews and forwards to *Council* for information, the *City Auditor’s* Office quarterly and annual status reports which includes activity of the Whistle-blower Program;
- (f) receives directly from the *City Auditor* any individual audit report, including as applicable, *Administration’s* response and corrective action to be taken to specific audit recommendations, and forwards these to *Council* for information;
- (g) receives directly from the *City Auditor*, at least annually, a report providing the status of *Administration* action on the recommendations contained in previous audit reports; this report will be forwarded to *Council* for information; and
- (h) ensures that the Audit Committee work plan includes regular closed meeting discussions between Audit Committee and the *City Auditor* no less than quarterly.

CURRENT AUDIT COMMITTEE BYLAW 48M2012 COMPARISON TO PROPOSED NEW AUDIT COMMITTEE BYLAW				
Current State – Audit Committee Bylaw 48M2012		Proposed New Audit Committee Bylaw		Comments / Rationale / Strategies
				SWG = Strategic Working Group BRWG = Bylaw Review Working Group
Page 1 Whereas	WHEREAS Council has approved AC2011-72 and the Audit Committee Terms of Reference contained therein, and considers it necessary to pass a bylaw continuing the Audit Committee for The City of Calgary;		Deleted	Not applicable to proposed bylaw
Page 1 and 2 Section 1, 2 & 3	<b>SHORT TITLE</b> 1. This Bylaw may be cited as the “Audit Committee Bylaw”.  <b>DEFINITIONS</b> 2. (1) In this Bylaw, <i>“Administration”</i> means the administration of <i>The City</i> ; <i>“Chief Financial Officer”</i> means the member of <i>Administration</i> holding the position of Chief Financial Officer; <i>“City Auditor”</i> means the individual appointed by <i>Council</i> to the designated officer position of City Auditor pursuant to Bylaw	Page 1 and 2 Section 1, 2 & 3  <b>Short Title</b>  <b>Definitions</b>  <b>Continuation of Audit Committee</b>	No Change	No Change

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

	<p>30M2004;</p> <p>“<i>City Manager</i>” means the individual appointed by <i>Council</i> as its chief administrative officer pursuant to Bylaw 8M2001;</p> <p>“<i>Council</i>” means the municipal council of <i>The City</i>;</p> <p>“<i>External Auditor</i>” means the person or firm appointed by <i>Council</i> to be <i>The City’s</i> external auditor;</p> <p>“<i>Organizational Meeting</i>” means the annual organization meeting of Council pursuant to section 192(1) of the <u><i>Municipal Government Act</i></u>, R.S.A. 2000, c. M-26;</p> <p>“<i>The City</i>” means the municipal corporation of The City of Calgary.</p> <p>(2) All schedules attached to this Bylaw form part of the Bylaw.</p> <p>(3) Where this Bylaw refers to any statute, regulation or bylaw, the reference is to the statute, regulation or bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes</p>			
--	--	--	--	--

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	reference to any statute, regulation or bylaw that may be substituted in its place.			
	<b>CONTINUATION OF AUDIT COMMITTEE</b>			
	3. The Audit Committee established by resolution of <i>Council</i> on 1979 November 19 is hereby continued.			
Page 2 Section 4  <b>Mandate of Audit Committee</b>	4. (1) The Audit Committee is responsible for the following:  (a) overseeing the integrity of <i>The City's</i> financial statements;  (b) recommending the selection of the <i>External Auditor</i> ;  (c) recommending the selection of the <i>City Auditor</i> ;  (d) overseeing the performance of the <i>External Auditor</i> and the <i>City Auditor</i> ;  (e) overseeing, reviewing and assessing the relationship between the <i>Administration</i> , the <i>External Auditor</i> and the <i>City Auditor</i> ;	Page 2 Section 4  <b>Mandate of Audit Committee</b>	(1) The mandate of the Audit Committee is to:  (a) assist <i>Council</i> in fulfilling its oversight and stewardship responsibilities by gaining and maintaining reasonable assurance in relation to:  (i) the integrity of <i>The City's</i> annual financial statements; (ii) effective governance, risk management and compliance, including the evaluation of the performance of control systems and processes; (iii) the qualifications, independence, and effectiveness of the <i>External Auditor</i> and the <i>City Auditor</i> ; (iv) the utilization of a confidential and independent Whistle-blower Program; and (v) additional matters described herein or as may	A summary statement clarifying Audit Committee's mandate with focus specifically on their broader responsibilities. Detail on Audit Committee's authority as delegated by Council has been moved to Section 5 under "Authority of Audit Committee".

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>(f) overseeing the process of <i>The City's</i> Integrated Risk Management System;</p> <p>(g) overseeing <i>The City's</i> compliance with laws, regulations and internal policies such as: disclosure and internal controls, including finance and accounting; legal compliance; and codes of conduct;</p> <p>(h) overseeing, through the <i>City Auditor</i>, the Whistleblower Program;</p> <p>(i) coordinating its governance responsibility with audit committees of <i>The City's</i> major autonomous civic entities;</p> <p>(j) conducting special reviews as recommended by the Audit Committee or <i>Council</i>.</p> <p>(2) The Terms of Reference for the Audit Committee are more fully set out in Schedule A.</p> <p>(3) The Audit Committee reports to Council.</p>		<p>be assigned to the Audit Committee by <i>Council</i>.</p> <p>(b) support <i>Council's</i> effective decision-making by being involved in a broader governance role through oversight and responsibilities as indicated in Schedules "A", "B" and "C" of this Bylaw.</p> <p>(2) The Audit Committee reports to Council.</p>	<p>This sub-section added resulting from the Strategic Working Group (SWG) wish to emphasize Audit Committee's role in providing independent expertise and advice to Council concerning matters of finance and risk.</p> <p>No change – moved from Schedule A to Section 4, Mandate</p> <p><b>STRATEGIES</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee Strategy #6 – Raise the profile of the Audit Committee with Council and Administration.</p>
	New Section 5	Page 2 Section 5  <b>Authority of Audit Committee</b>	<p>5. The Audit Committee is authorized to:</p> <p>a) Assign the setting of Audit Committee meeting agendas to the Chair.</p>	<p>The authority of Audit Committee has been grouped under Section 5. Provides clarity on matters that Council delegates the authority to the Audit Committee.</p> <p>Housekeeping - Clarity that the Audit Committee delegates the Agenda setting to the Chair</p>

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

		<p>b) Institute special audits, program reviews, and special studies, including the standing authority to retain expertise through external consultants.</p> <p>c) Request reports from the <i>City Manager</i> regarding:</p> <p>(a) matters that have a material or significant financial impact to <i>The City</i>; and</p> <p>(b) <i>The City's</i> Integrated Risk Management and corporate risks, at least twice a year.</p> <p>d) Receive reports from <i>Administration</i> and civic entities in support of fulfilling the Audit Committee work plan and to recommend to <i>Council</i> any actions deemed appropriate.</p> <p>e) Recommend the appointment of the <i>External Auditor</i> to <i>Council</i> for approval.</p> <p>f) Pre-approve all audit and non-audit services performed by the <i>External Auditor</i> and further provide that:</p> <p>(a) The Chair can pre-approve additional audit or non-audit services, performed by the <i>External Auditor</i>, up to \$50,000 total annually and must report those approvals to the Audit Committee; and</p>	<p>Housekeeping – reworded to clarify the Audit Committee's ability to request an audit of any type (performance, operational, financial, compliance, follow-up, etc.) and to allow the retention of an external consultant if necessary to perform the work.</p> <p>Recommendation from the SWG to ensure the Audit Committee has opportunity to preview any matter with material or significant financial or risk related impact to The City (on request). This is a shift from a traditional forensic role to one that includes impartial input before and during important decisions about finance and risk. To adopt a proactive approach of being informed of emerging issues before other decisions constrain The City and allows prioritization of issues based on reporting from City Manager.</p> <p>The SWG recommended that Audit Committee define the areas that require their review, prioritize high risk areas, ensure strategic matters are included on the work plan and request reporting be streamlined. The SWG recommended that the annual work plan align its major activities with Council's priority setting and budget process. This is a departure from the previously prescriptive approach taken with current bylaw.</p> <p>Clarification that Audit Committee makes a recommendation and Council makes the final decision by approving the appointment.</p> <p>Increased the Chair's pre-approval amount from \$25,000 to \$50,000 to more closely reflect fees levied. This was formerly reported to Audit Committee via the Quarterly Status Report. This report was discontinued several years ago and is no longer contained within the Audit Committee Work Plan. The Chair of Audit reports any approvals of audit and non-audit services performed by External Auditor directly to Audit Committee in the public or closed portion of the meeting, as appropriate.</p>
--	--	--	---

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

		<p>(b) On an annual basis, total fees for non-audit services performed by the <i>External Auditor</i> shall not exceed the total audit fees approved for The City of Calgary consolidated audit, including all subsidiary and related entity audits.</p> <p>g) Recommend the appointment of the <i>City Auditor</i> to <i>Council</i> for approval.</p> <p>h) Approve the <i>City Auditor's</i> Office annual audit plan and forwards to <i>Council</i> for information; the Audit Committee or <i>Council</i> may not remove items from the <i>City Auditor's</i> audit plan but may direct items be added to the plan.</p> <p>i) Review and recommend <i>Council</i> approval of the <i>City Auditor's</i> Office budget, annually or as required by <i>Council</i> budget guidelines.</p> <p>j) Appoint an individual to the position of Executive Advisor to provide support to the Audit Committee.</p> <p>k) Review and approve the <i>City Auditor's</i> and Executive Advisor's personal expense reports, or other expenditures as required, through the Chair.</p> <p>l) Establish sub-committees as required.</p>	<p>Setting a limit on the amount of additional non-audit services the external auditor may perform at The City to ensure independence is not compromised.</p> <p>Clarification that Audit Committee makes a recommendation and Council makes the final decision by approving the appointment.</p> <p>No change</p> <p>No change</p> <p>Slight change – substituting the words “to provide support to the Audit Committee” instead of “to manage the Audit Resource Management” to more accurately reflect the role.</p> <p>Slight change – included both City Auditor and Executive Advisor in one statement.</p> <p>No change.</p> <p><b><u>STRATEGIES</u></b> Strategy #2 – Set priorities for the Audit Committee so that the important work is addressed first.</p>
--	--	---	---

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

				<p>Strategy #3 – Set aside time for strategic matters.</p> <p>Strategy #4 – Ensure that meeting agendas address the Audit Committee priorities</p> <p>Strategy #7 – Test City strategies by asking good questions and making strategic recommendations.</p>
<p>Page 2 Section 5</p> <p><b>Composition</b></p>	<p>The Audit Committee is composed of the following:</p> <p>(a) four members of Council and</p> <p>(b) three electors</p> <p>to be appointed at the Organizational Meeting.</p>	<p>Page 3 Section 6</p> <p><b>Composition</b></p>	<p>1) The Audit Committee is composed of the following:</p> <p>(a) four members of <i>Council</i>; and</p> <p>(b) three public members that reside in Alberta and are not employed by <i>The City</i></p> <p>to be appointed at the <i>Organizational Meeting</i>.</p> <p>(2) The Mayor is an ex-officio member of the Audit Committee.</p> <p>(3) Public members must be financially literate possessing a set of skills, experience and knowledge of financial matters that support informed and effective decisions.</p> <p>(4) The Audit Committee identifies preferred skills for new public members, pursuant to <i>Council</i> policy CP2016-03.</p>	<p>An Elector is a person eligible to vote in a General Election as legislated by the Local Authorities Election Act. This means they must have resided in Alberta for the 6 consecutive months preceding election day and their residence must be located in the area on election day.</p> <p>Citizens from the communities surrounding Calgary (eg. Chestermere, Airdrie, Cochrane, etc.) are not able to volunteer to serve on Audit Committee pursuant to the current eligibility requirements.</p> <p>Using the words “public members that reside in Alberta” versus “electors” gives eligibility to a wider pool of candidates.</p> <p>Slight change. Appendix A, Sub-section 14 of the Procedure Bylaw 35M2017 refers to the rights and privileges of the Mayor as an ex-officio member (same rights as other members) so further detail on those privileges not required as part of this bylaw.</p> <p>There is no process for assessing qualifications of public members to determine whether the potential candidate is financially literate versus qualifying as a financial expert. This statement expresses in more general terms what is required of a public member.</p> <p>The SWG recommended that Audit Committee identifies preferred skills needed on the Committee. There is a process developed pursuant to the Council Policy. Committee will communicate to Council their specific requirements for consideration of appointments at the Organizational Meeting.</p>



CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

				<b>STRATEGY</b> Strategy #5 – Review the membership terms of Audit Committee Members.
Page 3 Section 6 and 7  <b>Term of Appointment</b>  <b>Vacancies</b>	<p>(1) Members of Council are appointed for one-year terms, expiring on the day of the Organizational Meeting.</p> <p>(2) Elector members are appointed for two-year terms, expiring on the day of the Organizational Meeting in the year of the expiry of the member's term.</p> <p>(3) The term of an elector member who was appointed prior to the coming into force of this Bylaw continues until it expires in accordance with the Council resolution appointing that elector member.</p> <p>(4) Elector members may serve a maximum of six consecutive years.</p> <p>(5) Despite subsection (2), an elector member may serve until his or her successor is appointed. The service of a public member beyond the appointed term shall not count toward the limit on the length of service as set out in subsection (4) if the additional service is one year or less.</p>	Page 4 Section 7  <b>Term of Appointment</b>	<p>7(1) Members of Council to be appointed for a one-year term at the 2020 October 26 Organizational Meeting. Members of Council to be appointed for two-year terms for subsequent years effective the 2021 Organizational Meeting. Appointments expire on the day of the Organizational Meeting in October in the year of the expiry of the member's term.</p> <p>(2) Public members are appointed for two-year terms, to be effective on the day of the Organizational Meeting, expiring on the day of the Organizational Meeting in the year of the expiry of the member's term.</p> <p>(3) Public members may serve a maximum of six consecutive years.</p> <p>(4) Despite subsection (2), a public member may serve until his or her successor is appointed. The service of a public member beyond the appointed term shall not count toward the limit on the length of service as set out in subsection (3) if the additional service is one year or less.</p> <p>(5) Vacancies on the Audit Committee caused by retirement, resignation or incapacitation of a member may be filled by resolution of Council for the balance of that member's term. The Audit Committee may continue to operate and conduct business until vacancies are filled provided that the quorum requirement is met.</p>	<p>The SWG recommended increasing the length of the appointment term for council members from one year to two years to provide greater continuity and effectiveness to Audit Committee.</p> <p>Two year terms to be effective in 2021 to line up with the four-year term for Councillors. For 2020 the term should remain at one-year for Councillors.</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>Moved from Section "7. Vacancies" to be included in Section "7. Term of Appointment". Added the words "incapacitation" for clarity should a member become ill and unable to perform their duties.</p>

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>6) When an appointment is made to fill a public member vacancy pursuant to subsection (5):</p> <p>(a) If the balance of the term to be served is one year or less, that service shall not count toward the limit on the length of service set out in subsection (4); and</p> <p>(b) If the balance of the term to be served is more than one year, that service shall count toward the limit on the length of service set out in subsection (4).</p>		<p>(6) When an appointment is made to fill a public member vacancy pursuant to subsection (5):</p> <p>(a) If the balance of the term to be served is one year or less, that service shall not count toward the limit on the length of service set out in subsection (3); and</p> <p>(b) If the balance of the term to be served is more than one year, that service shall count toward the limit on the length of service set out in subsection (3).</p> <p>(7) Despite subsection (3), a public member may serve more than six consecutive years if authorized by a two-thirds vote of Council.</p> <p>(8) The term of a public member who was appointed prior to the coming into force of this Bylaw continues until it expires in accordance with Council's resolution appointing that member.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p><b>STRATEGY</b> Strategy #5 – Review the membership terms of Audit Committee Members.</p>
Page 4 Section 8  <b>Meetings</b>	The Audit Committee must meet not less than six times per year.		See Page 5, Meetings and Attendance, Section 9(1)	No Change
	New Section 8	Page 4 Section 8  <b>Continuing Education</b>	<p>(1) The Chair may authorize members of the Audit Committee to have the opportunity to obtain education, either from <i>The City, the City Auditor, the External Auditor</i> or through outside programs, to address identified gaps in knowledge, to further support the mandate of the Audit Committee.</p>	<p>Continuing Education was previously located in Schedule A, Section 9 of current Bylaw.</p> <p>Slight change – Section 8(1) provides the Chair with the discretion to approve education members may require to enhance their knowledge and perform their duties on Audit Committee. Also specified are the areas where further education may be provided (some with no impact</p>

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

			(2) Funding to support appropriate education for Audit Committee members may be included in the Audit Committee's budget.	on Audit Committee budget).  No Change  <b>STRATEGY</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee.
Page 4 Section 9  <b>Quorum</b>	The quorum of the Audit Committee is four members, comprised of two elector members and two members of Council.	Page 5 Section 10  <b>Quorum</b>	(1) The quorum of the Audit Committee is four members, including a minimum of one public member.  (2) A member participating remotely is deemed to be present at the meeting and counts towards the quorum.	Revising quorum requirements to a minimum of one public member assists the Audit Committee achieve quorum while continuing to maintain both public and council representation at the meeting.  New sub-section reflecting recent Procedure Bylaw 35M2017 amendments allowing remote participation at meetings by both members of Council and public members.  <b>STRATEGY</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee.
Page 4 Section 10  <b>Appointment of Chair and Vice-Chair</b>	(1) At the first meeting of the Audit Committee following the Organizational Meeting the Audit Committee must appoint a Chair and Vice-Chair.  (2) The Chair and Vice-Chair must be members of Council.  (3) The Chair has the responsibility and authority to set the agenda for Audit Committee meetings.	Page 5 Section 11  <b>Appointment of Chair and Vice-Chair</b>	(1) The Chair and Vice-Chair are appointed by Council at the Organizational Meeting.  (2) The Chair and Vice-Chair must be members of Council.	City Clerk proposed this amendment that Council appoint the Chair and Vice Chair. Chair of Audit is also automatically appointed to membership of the Priorities and Finance Committee with the Vice-Chair as an Alternate. Appointment of an Audit Chair and Vice-Chair at the Organizational Meeting provides Priorities and Finance Committee with the member immediately rather than waiting for the 1 <sup>st</sup> meeting following the Organizational meeting to determine membership.  No Change  Responsibility for agenda setting has been placed under Section 5, Authority of Audit Committee.  <b>STRATEGY</b> Strategy #5 – Review the membership terms of Audit

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

				Committee Members.
Page 4 Section 11  <b>Attendance at Meetings</b>	<p>(1) All members of Council may attend Audit Committee meetings but only members of the Audit Committee are entitled to vote.</p> <p>(2) The Mayor is a member ex officio of the Audit Committee and is entitled to take part in discussion and debate and to vote.</p> <p>(3) The following individuals, or their designates, must attend all Audit Committee meetings:</p> <p>(a) City Manager or Chief Financial Officer;</p> <p>(b) City Auditor; and</p> <p>(c) Executive Assistant if so appointed.</p> <p>(4) The External Auditor must attend all Audit Committee meetings.</p>	Page 5 Section 9  <b>Meetings and Attendance</b>	<p>(1) The Audit Committee must meet not less than six times per year.</p> <p>(2) Only members of the Audit Committee are entitled to vote.</p> <p>(3) The following individuals, or their designates, must attend all Audit Committee meetings:</p> <p>(a) <i>Chief Financial Officer;</i></p> <p>(b) <i>City Auditor;</i></p> <p>(c) <i>External Auditor;</i> and</p> <p>(d) Executive Advisor</p>	<p>No Change</p> <p>No Change, just streamlining wording. No change to non-members being unable to vote.</p> <p>The Mayor is listed as a member of Audit Committee under Section 6 – Composition and is eligible to count for quorum, take part in discussion, debate and vote (no change).</p> <p>Removed City Manager as a required attendee at meetings. The Chief Financial Officer designates an individual to represent the CFO if unable to attend.</p> <p><b><u>STRATEGY</u></b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee</p>
Page 4 Section 12  <b>Honorarium</b>	Deleted by 39M2016, 2016 October 24.		Deleted	Not applicable to proposed new bylaw.
Page 4 Section 13  <b>Sub-committees</b>	The Audit Committee is authorized to establish sub-committees as required.	Page 3 Section 5	The Audit Committee is authorized to:	No Change – moved under Authority of Audit Committee in Section 5(13)
			m) Establish sub-committees as required.	

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

Page 5 Section 14  <b>External Auditor</b>	(1) The Audit Committee must recommend to Council the appointment of the External Auditor as required from time to time.  (2) The functions of the External Auditor are more fully set out in Schedule 'B'.	Page 5 Section 12  <b>External Auditor</b>	(See Section 5(5), Authority of Audit Committee Re: External Auditor appointment)  The functions of the External Auditor are more fully set out in Schedule 'B'.	No Change.
Page 5 Section 15  <b>City Auditor</b>	(1) The Audit Committee must recommend to Council the appointment of an individual to the designed officer position of City Auditor as established in Bylaw 30M2004 as required from time to time.  (2) The functions of the City Auditor and the relationship of the City Auditor to Audit Committee are more fully set out in Schedule 'C'.	Page 3 Section 5(7)  <b>Authority of Audit Committee</b>	(See Section 5(7), Authority of Audit Committee Re: City Auditor appointment)  The functions of the <i>City Auditor</i> are more fully set out in Schedule "C".	Streamlined statement directing the reader to Schedule C for more information.
Page 5 Section 16  <b>Executive Assistant</b>	(1) The Audit Committee may appoint an Executive Assistant.  (2) The functions of the Executive Assistant are more fully set out in Schedule "D".	Page 5 Section 14  <b>Executive Advisor</b>	(See Section 5, Authority of Audit Committee Re: appointment of Executive Advisor)  (1) The Executive Advisor reports to the Audit Committee through the Chair.  (2) The Executive Advisor will provide reporting, research, planning, documentation and meeting logistical support to the Audit Committee.	Title changed to be consistent with titles used throughout The City for similar roles.  Schedule D has been deleted and the responsibilities of the Executive Advisor included in the main body of the bylaw.  Reporting and research added to Section 14(2) to reflect responsibilities of this role.  Streamlined former content of Schedule D to remove unnecessary narrative with respect to

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		<b>SWG = STRATEGIC WORKING GROUP</b> <b>BRWG = BYLAW REVIEW WORKING GROUP</b>

				employee/supervisor roles considered normal business practice.  <b>STRATEGY</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee
Page 5 Section 17  <b>Consequential Amendments</b>	Bylaw 44M2006, The Procedure Bylaw, as amended, is further amended as follows:  (1) the following is added after subsection 2(6) as subsection 2(6.1):  “(6.1) “ <i>Audit Committee</i> ” means the committee established by Bylaw 48M2012;”  (2) Subsection 21(1) is deleted.		Deleted	No longer required - new Procedure Bylaw 35M2017.
Page 5 Section 18  <b>Coming Into Force</b>	18. This Bylaw comes into force on the day of the 2013 Organizational Meeting.	Page 6 Section 15 and 16  <b>Repeal Coming Into Force</b>  <b>Coming Into Force</b>	15. Bylaw 48M2012 is hereby repealed.  16. This Bylaw comes into force on 26 October 2020.	To repeal the current Audit Committee Bylaw and to have new bylaw come into force on the day of the 2020 Organizational Meeting where appointments to Audit Committee will be made.
Page 6 Schedule A Section 1  <b>Regarding the Purpose and Role of Audit</b>	Regarding the Purpose and Role of Audit Committee  The Audit Committee:  a) reports to <i>Council</i> ;	Page 7 Schedule A  <b>Regarding the Purpose and Role of Audit Committee</b>	<b>1. REGARDING THE PURPOSE AND ROLE OF AUDIT COMMITTEE</b>  The Audit Committee:  (a) oversees, reviews and assesses the relationships between the	(See Section 4, Mandate and Section 5, Authority of Audit Committee for sub-sections a, b, c, and f removed from Schedule A)  No change

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

<b>Committee</b>	<p>b) is expected to be involved in a broader governance role than exclusively overseeing financial matters;</p> <p>c) may institute audits, reviews, and special studies, including the standing authority to retain special counsel or experts;</p> <p>d) oversees, reviews and assesses the relationships between the <i>Administration</i>, the <i>City Auditor</i> and <i>External Auditor</i>;</p> <p>e) assesses the performance of the <i>External Auditor</i> and the <i>City Auditor</i> and forwards the performance assessments to <i>Council</i> for information;</p> <p>f) oversees the integrity of the process of <i>The City's</i> annual financial statements;</p> <p>g) oversees the integrity of <i>The City's</i> system of internal controls, legal compliance regarding financial matters, Codes of Conduct, and other policies, as determined by the Audit Committee;</p> <p>h) oversees <i>The City's</i> process of risk identification, analysis and</p>	<p><i>Administration</i>, the <i>City Auditor</i> and <i>External Auditor</i>;</p> <p>(b) assesses the performance of the <i>External Auditor</i> and the <i>City Auditor</i> and forwards the performance assessments to <i>Council</i> for information;</p> <p>(c) assesses the performance of the Executive Advisor through the Audit Committee Chair;</p> <p>(d) oversees its governance responsibility with audit committees of <i>The City's</i> major autonomous civic entities, as determined by the Audit Committee;</p> <p>(e) develops a detailed annual work plan which is forwarded to <i>Council</i> for information;</p> <p>(f) develops an annual budget for the Audit Committee and recommends it to <i>Council</i> for approval, as part of <i>The City's</i> annual budget process;</p> <p>(g) must review its terms of reference and mandate as set out in this Bylaw and as they may impact the City Auditor Bylaw 30M2004, at least every three years and recommend any changes to <i>Council</i>; and</p> <p>(h) must perform an annual self-assessment on the performance of the Audit Committee.</p>	<p>A Personnel Sub-Committee has not been formulated for several years for the City Auditor's performance assessment. In practice, the review is completed by the Chair of Audit and presented to Audit Committee for discussion and approval.</p> <p>Moved from previous Schedule D and clarified that Audit Chair performs the performance review (not personnel sub-committee)</p> <p>Slight wording change from "coordinates its governance responsibility" to "oversees its governance responsibility" for clarity</p> <p>No change. SWG recommended that the Audit Committee discuss their strategic focus annually with a view to incorporation of their priorities into the annual work plan.</p> <p>Slight change – added the words "for approval" for clarity</p> <p>Recognizing a review of the Audit Committee Bylaw could impact the City Auditor Bylaw with respect to their inter-relationship.</p> <p>Audit Committee has been performing annual self-assessments since 2004. This is a best practice and provides an opportunity for continuous improvement by tracking performance year over year.</p> <p>Sub-section g) in current Bylaw with respect to internal controls, legal compliance, codes of conduct, etc. was deleted. The areas that Audit Committee wish to have oversight on are contained within their Mandate,</p>
------------------	---	---	---

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>management procedures to mitigate risk;</p> <p>i) coordinates its governance responsibility with audit committees of <i>The City's</i> major autonomous civic entities, as determined by the Audit Committee;</p> <p>j) oversees <i>The City's</i> Whistle Blower program, through the <i>City Auditor's</i> Office;</p> <p>k) develops a detailed annual work plan which is forwarded to <i>Council</i> for information;</p> <p>l) develops an annual budget and recommends it to <i>Council</i> as part of <i>The City's</i> annual budget process;</p> <p>m) must review its terms of reference and mandate as set out in this Bylaw at least every three years and recommend any changes to <i>Council</i>;</p> <p>n) is committed to public meetings. Items will be considered in camera (excluding the public) per section 197(2) of the <u><i>Municipal Government Act</i></u> or per the <u><i>Freedom of Information and Protection of Privacy Act</i></u>.</p>		<p>Authority of Audit Committee, and schedules to the proposed Bylaw. The Annual Workplan sets the focus for oversight each year.</p> <p>Sub-section n) in current Bylaw with respect to public meetings and in camera discussions as it is not required – closed meetings are covered by the Municipal Government Act, Section 187(2).</p> <p><b>STRATEGIES</b>  Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee  Strategy #2 – Set priorities for the Audit Committee so that the important work is addressed first.  Strategy #3 – Set aside time for strategic matters.</p>
--	---	--	--



CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

Page 7 Schedule A Section 2  <b>Regarding the City's Financial Disclosure and Accounting Practices</b>	<p>The Audit Committee:</p> <p>a) oversees the integrity of, and reviews, the Annual Financial Statements and recommends their approval to <i>Council</i>;</p> <p>b) reviews and discusses <i>The City's</i> compliance with financial reporting procedures with <i>Administration</i>, the <i>City Auditor</i> and the <i>External Auditor</i>;</p> <p>c) engages <i>Administration</i>, the <i>City Auditor</i>, and the <i>External Auditor</i> in candid discussions regarding issues that may alter judgment or affect the quality of the reporting process and search for insight into the results;</p> <p>d) reviews and discusses areas where changes in accounting standards could have a material impact on financial results, and may request a detailed analysis, prepared by <i>Administration</i> in consultation with the <i>External Auditor</i>, of the implications of those changes;</p> <p>e) maintains open lines of communication with the <i>External Auditor</i>, <i>City</i></p>	<p>Page 7 Schedule A  <b>Regarding the City's Financial Disclosure and Accounting Practices</b></p> <p>The Audit Committee:</p> <p>(a) reviews and oversees the integrity of the annual financial statements and recommends their approval to <i>Council</i>;</p> <p>(b) reviews and discusses <i>The City's</i> compliance with financial reporting, policies and procedures with <i>Administration</i> and the <i>External Auditor</i>;</p> <p>(c) engages <i>Administration</i> and the <i>External Auditor</i> in candid discussions regarding issues that may alter judgment or affect the quality of the reporting process and search for insight into the results;</p> <p>(d) in consultation with the <i>Chief Financial Officer</i> and <i>External Auditor</i>, review and discuss significant new accounting standards and financial reporting developments to understand any material impact on financial results. A detailed analysis, prepared by <i>Administration</i>, on the implications of any changes, as well as the progress made in the adoption of new accounting standards, may be requested; and</p> <p>(e) maintains open lines of communication with the <i>External Auditor</i> and <i>Administration</i>.</p>	<p>No Change</p> <p>Removed the "City Auditor" as this is not a function of the City Auditor's role and the City Auditor's office is not involved in discussions re: compliance with financial reporting processes.</p> <p>Removed the "City Auditor" as this is not a function of the City Auditor's role and the City Auditor's office is not involved in these discussions.</p> <p>Rewording to emphasize the review and discussions that occur with significant new accounting and reporting standards as well as including progress made in adopting the new standards.</p> <p>The City Auditor is not directly involved in The City's financial disclosure and accounting practices.</p> <p><b>STRATEGY</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee</p>
--	---	---	--

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<i>Auditor, and Administration.</i>			
Page 7 Schedule A Section 3  <b>Regarding Performance Audits or Special Studies</b>	<p>The Audit Committee:</p> <p>a) approves performance audits, program reviews or special studies of areas identified by Audit Committee;</p> <p>b) reviews and approves that these audit and studies be conducted either by the Audit Committee or by the <i>City Auditor's Office</i>. If required, budget funds will be provided by the Audit Committee to the <i>City Auditor's Office</i>;</p> <p>c) receives and reviews the performance audit or special study reports, together with responses, and forwards such reports to <i>Council</i> for information.</p>	<p>Page 8 Schedule A</p> <p><b>Regarding Special Audits, Program Reviews or Special Studies</b></p>	<p>The Audit Committee:</p> <p>(a) oversees and approves special audits, program reviews or special studies be conducted either by the Audit Committee or by the <i>City Auditor's Office</i>. If required, budget funds will be provided by the Audit Committee to the <i>City Auditor's Office</i>; and</p> <p>(b) reviews the results of special audits, program reviews or special studies, together with responses, and forwards to <i>Council</i> for information.</p>	<p>The authority for Audit Committee to commission special audits has been relocated to Section 5, "Authority of Audit Committee".</p> <p>Reworded to use the words "special audits" to clarify Audit Committee's ability to request various types of audits (performance, operational, financial, compliance, follow-up, etc.).</p> <p>No change.</p> <p><b>STRATEGIES</b> Strategy #3 – Set aside time for strategic matters Strategy #2 – Set priorities for the Audit Committee so that the important work is addressed first.</p>
Page 7 and 8 Schedule A Section 4  <b>Regarding Internal Control</b>	<p>The Audit Committee:</p> <p>a) oversees <i>The City's</i> internal control processes;</p> <p>b) has authority to:</p> <p>(i) review reports from <i>Administration</i> about <i>The City's</i> internal control systems, including technology, security and financial controls, and assess</p>	<p>Page 8 Schedule A</p> <p><b>Regarding Internal Control and Risk</b></p>	<p>The Audit Committee:</p> <p>(a) oversees the integrity of <i>The City's</i> internal controls;</p> <p>(b) oversees <i>The City's</i> process of risk identification, analysis and management procedures to mitigate risk; and</p> <p>(c) oversees, through the <i>City Auditor's</i></p>	<p>No change.</p> <p>Audit Committee to look at the process of risk identification rather than the process of The City's Integrated Risk Management model. The City Manager will report on risk at least twice a year and areas to be further reviewed will be included on the annual work plan per Section 5 – Authority of Audit Committee.</p> <p>No change – relocated from Section 7 of Schedule A</p>

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>whether they are operating effectively;</p> <p>(ii) review reports from <i>Administration</i> regarding <i>The City's</i> policies and procedures to safeguard <i>The City's</i> assets, and assess whether these policies are operating effectively;</p> <p>c) has authority and responsibility to report and recommend to <i>Council</i>, any actions or decisions regarding <i>The City's</i> system of internal controls that the Audit Committee deems appropriate.</p>		Office, the operation of <i>Council</i> Policy CC025, Whistle-Blower Policy.	<p><b><u>STRATEGIES:</u></b></p> <p>Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee.</p> <p>Strategy #2 – Set priorities for the Audit Committee so that the important work is addressed first.</p> <p>Strategy #3 – Set aside time for strategic matters</p> <p>Strategy #6 – Raise the profile of the Audit Committee with Council and Administration.</p>
Page 8 Schedule A Section 5  <b>Regarding Risk Management</b>	<p>The Audit Committee:</p> <p>a) oversees the process of <i>The City's</i> Integrated Risk Management (IRM);</p> <p>b) receives and reviews, at least twice a year, reports from <i>Administration</i> regarding <i>The City's</i> IRM;</p> <p>c) reviews on an annual basis, the following areas of <i>The City</i>: the adequacy of insurance coverage; legal compliance; Information Technology's risk management update or as determined by the Committee.</p>		<p>See Page 2, Authority of Audit Committee, Section 5(c)</p> <p>With respect to Integrated Risk Management and corporate risk reporting.</p> <p>Condensed into Section 4, Internal Control and Risk section as above.</p>	<p>The SWG recommended that the Audit Committee's work plan reflect the areas the Committee wish to focus on annually to avoid the prescriptive approach in the current bylaw. This allows flexibility to respond to emerging risk and strategic issues.</p>

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

Page 8 Schedule A Section 6  <b>Regarding Administration's Compliance and Ethics</b>	<p>The Audit Committee:</p> <p>a) monitors <i>Administration's</i> compliance with existing policies and legislation;</p> <p>b) has authority to:</p> <p>(i) review reports from <i>Administration</i> and from the <i>City Auditor</i> as to the adequacy and effectiveness of corporate policies such as legal matters, regulations, ethical principles, code of conduct and conflict of interest;</p> <p>(ii) review reports from <i>Administration</i> respecting <i>The City's</i> processes and controls that prevent and detect fraud and misconduct;</p> <p>c) has authority and responsibility to report and recommend to <i>Council</i>, any actions or decisions regarding the <i>Administration's</i> ethics and compliance with policies and legislation that the Audit Committee deems appropriate.</p>		Deleted	<p>Audit Committee's Annual Work Plan will address areas of focus each year. Under the new section "Authority of Audit Committee" Section 5(4) states that the Audit Committee is authorized to receive reports from Administration and civic entities in support of fulfilling the Audit Committee work plan and to recommend to Council any actions deemed appropriate.</p> <p>Audit Committee Work Plan allows the flexibility to include reporting on corporate policies, legal matters, regulations, ethical principles, code of conduct and conflict of interest and other areas of interest. Linking Audit Committee's focus annually to the work plan moves away from a more prescriptive approach used in the current bylaw and has more flexibility. Effective governance, risk management and compliance monitoring is indicated within the Audit Committee Mandate.</p> <p>The City Auditor and External Auditor also provide monitoring of these areas.</p> <p><b>STRATEGIES</b>  Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee.  Strategy#2 – Set priorities for the Audit Committee so that the important work is addressed first.  Strategy #4 – Ensure that meeting agendas address the Audit Committee's priorities.</p>
Page 8 Schedule A	The Audit Committee:	Page 8 Schedule A	See Page 8 Schedule A	

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

Section 7 <b>Regarding the Whistle Blower Program</b>	a) oversees, through the <i>City Auditor's Office</i> , the operation of Council Policy CC025, Whistle-Blower Policy;  b) receives and approves an annual report on the Whistle Blower Program, and forwards to <i>Council</i> for information.	Section 4 <b>Regarding Internal Control and Risk</b>  <b>And</b> <b>Page 10 Schedule C Section 1(e)</b>	Section 4 <b>Regarding Internal Control and Risk</b> , regarding the operation of Council Policy CC025.  See Page 10 Schedule C Section 1(e) regarding Whistle-Blower reporting.	
Page 9 Schedule A Section 8 <b>Regarding the Expertise of Elector Members</b>	The elector members of Audit Committee must be financially literate. At least one of the elector members must be a financial expert.		See Page 3 Section 6(3) and (4)  <b>Composition</b>	
Page 9 Schedule A Section 9 <b>Regarding the Continuing Education of Audit Committee</b>	Members of the Audit Committee shall have the opportunity to obtain education, either from within <i>The City</i> or from outside educational programs, to ensure their knowledge is sufficient to fulfill their responsibilities as Audit Committee members.  Funding to support appropriate professional development for the Audit Committee members may be included in the Audit Committee's budget.		See Page 4 Section 8  <b>Continuing Education</b>	
Page 10 Schedule B <b>Regarding the External Auditor</b>	<b>REGARDING THE EXTERNAL AUDITOR</b>  1. The Audit Committee:	Page 9 Schedule B <b>Regarding the External</b>	1. <b>REGARDING THE EXTERNAL AUDITOR</b>  The Audit Committee:	See Section 5, Authority of Audit Committee, Re: Appointment of External Auditor and Pre-approval of audit services

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>a) recommends the appointment of the <i>External Auditor</i> to <i>Council</i>;</p> <p>b) pre-approves all audit and non-audit services performed by the <i>External Auditor</i>. However, the Audit Committee Chair can pre-approve additional audit or non-audit services, performed by the <i>External Auditor</i>, up to \$25,000 total annually. Any approvals by the Chair will be reported to the Audit Committee as part of the Audit Committee Quarterly Status Report;</p> <p>(c) requires the <i>External Auditor</i>, as an expert in accounting and financial reporting, to express independent judgment about the appropriateness and acceptability of <i>The City's</i> financial statements, in accordance with professional standards;</p> <p>(d) prior to the commencement of the annual external</p>	<b>Auditor</b>	<p>(a) prior to the commencement of the annual external financial audit, reviews the audit plan and estimated audit fees with the <i>External Auditor</i> and discusses the timing and extent of audit procedures, materiality, significant audit risks and areas of audit focus and overall audit strategy. The audit plan is forwarded to <i>Council</i> for information;</p> <p>(b) in conjunction with <i>Administration's</i> presentation of the annual financial statements, receives and reviews the <i>External Auditor's</i> year end audit results report. This report is to be forwarded to <i>Council</i> for information;</p> <p>(c) requires the <i>External Auditor</i> to express an opinion on <i>The City's</i> financial statements, in accordance with professional standards;</p> <p>(d) receives and reviews the <i>External Auditor's</i> management letter(s), and reviews <i>Administration</i> responses, and forwards, either in full or in summary, to <i>Council</i> for information. Through query, confirm that any recommendations made by the <i>External Auditor</i> are addressed by <i>Administration</i> in a timely manner;</p> <p>(e) must <i>meet</i> with the <i>External Auditor</i>, in the absence of <i>Administration</i>, at least quarterly;</p> <p>(f) annually assesses the performance of the <i>External</i></p>	<p>This provides clarity on the details that Audit Committee look for in the external auditor's service plan and gives assurance with respect to the strategy to accomplish the audit.</p> <p>Statement revised to “audit results report” versus “audit report” to give clarity on report expectations from the external auditor.</p> <p>Streamlined wording.</p> <p>Added a statement requiring confirmation that recommendations from the external auditor are being followed up and addressed by Administration within an appropriate time.</p> <p>No Change.</p> <p>Slight change – adding clarity that the performance assessment is forwarded to Council for information.</p>
--	--	----------------	---	---

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>financial audit, review the financial audit plan with the <i>External Auditor</i>;</p> <p>(e) in conjunction with Administration's presentation of the annual financial statements, receive and review the <i>External Auditor's</i> annual audit report. This report is to be forwarded to <i>Council</i> for information;</p> <p>(f) receives and reviews the <i>External Auditor's</i> Management Letter(s), together with any <i>Administration</i> responses, and forward, either in full or in summary, to <i>Council</i> for information;</p> <p>(g) must meet with the <i>External Auditor</i>, in the absence of <i>Administration</i>, at least quarterly;</p> <p>(h) annually assesses the performance of the <i>External Auditor</i>, following the presentation of the <i>External Auditor's</i> current Management Letter;</p>	<p><i>Auditor</i>, following the presentation of the <i>External Auditor's</i> current management letter and forwards this assessment to <i>Council</i> for information;</p> <p>(g) must meet at least annually with <i>Administration</i>, in the absence of the <i>External Auditor</i>, at the time of the <i>External Auditor</i> performance assessment; and</p> <p>(h) receives and reviews the <i>External Auditor's</i> annual independence letter. Through query, confirm the process by which the <i>External Auditor</i> maintains their independence and objectivity.</p> <p>2. Unless otherwise determined by <i>Council</i> the <i>External Auditor</i> contract is awarded on a five-year basis, subject to satisfactory annual assessments. The contract may be extended annually beyond five years, based on Audit Committee's recommendation for <i>Council's</i> approval.</p>	<p>No Change.</p> <p>Added statement to provide assurance on external auditor independence. Consideration may be given to adding the independence letter as a separate item on Audit Committee's annual work plan.</p> <p>No Change.</p> <p><b>STRATEGIES:</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee. Strategy #6 – Raise the profile of the Audit Committee with Council and Administration.</p>
--	---	---	--

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>(i) must meet at least annually with <i>Administration</i>, in the absence of the <i>External Auditor</i>, at the time of the <i>External Auditor</i> performance assessment.</p> <p>2. Unless otherwise determined by Council the <i>External Auditor</i> contract is awarded on a five-year basis, subject to satisfactory annual assessments. The contract may be extended annually beyond five years, based on Audit Committee's recommendation for <i>Council's</i> approval.</p>			
Page 11 Schedule C	<b>REGARDING THE CITY AUDITOR</b> 1. The Audit Committee: <ul style="list-style-type: none"> <li>(a) recommends to <i>Council</i> the appointment of an individual to the designated officer position of <i>City Auditor</i>, as established in Bylaw 30M2004;</li> <li>(b) in accordance with Bylaw 30M2004, oversees and ensures the accountability of the <i>City Auditor</i> on behalf of <i>Council</i>;</li> </ul>	Page 10 Schedule C	<b>Regarding the City Auditor</b> 1. <b>REGARDING THE CITY AUDITOR</b> The Audit Committee: <ul style="list-style-type: none"> <li>(a) in accordance with Bylaw 30M2004, oversees and ensures the authority, accountability, independence and objectivity of the <i>City Auditor</i> on behalf of <i>Council</i>;</li> <li>(b) reviews the City Auditor's Office audit plan and budget with the <i>City Auditor</i> and discusses the scheduling, resourcing, risk areas, coverage and overall audit strategy;</li> <li>(c) ensures that <i>City Auditor's</i> Office undergoes an independent</li> </ul>	<p>Similar to the external auditor, Audit Committee should also ensure that the City Auditor function remains independent from Administration and conducts their work based on objective support/evidence.</p> <p>Approval of the City Auditor's Office annual audit plan is contained under Section 5, Authorization of Audit Committee. Review of the audit plan and budget provides assurance the resources are available to accomplish the plan.</p> <p>An external confirmation of conformation to stated standards should occur at least every five years</p>



CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

	<p>(c) ensures that <i>City Auditor's</i> Office undergoes a Quality Assessment review, as prescribed by the Institute of Internal Auditors (IIA) at least every five years;</p> <p>(d) assesses annually, the performance of the <i>City Auditor</i>, by way of a formal review process through the Audit Committee Chair and Personnel Sub-Committee and forwards this assessment to <i>Council</i> for information;</p> <p>(e) reviews and approves the <i>City Auditor's</i> Office annual work plan and forwards to Council for information; the Audit Committee or <i>Council</i> may not remove items from the <i>City Auditor's</i> work plan but may direct items be added to the plan;</p> <p>(f) reviews and forwards to <i>Council</i> for information, the <i>City Auditor's</i> Office quarterly and annual status reports;</p> <p>(g) receives directly from the <i>City Auditor</i> any individual audit report and forwards these to <i>Council</i> for information;</p>		<p>assessment review and confirms professional standards at least every five years;</p> <p>(d) assesses annually, the performance of the <i>City Auditor</i>, by way of a formal review process through the Audit Committee Chair and forwards this performance assessment to <i>Council</i> for information;</p> <p>(e) reviews and forwards to <i>Council</i> for information, the <i>City Auditor's</i> Office quarterly and annual status reports which includes activity of the Whistle-blower Program;</p> <p>(f) receives directly from the <i>City Auditor</i> any individual audit report, including as applicable, <i>Administration's</i> response and corrective action to be taken to specific audit recommendations, and forwards these to <i>Council</i> for information;</p> <p>(g) receives directly from the <i>City Auditor</i>, at least annually, a report providing the status of <i>Administration</i> action on the recommendations contained in previous audit reports; this report will be forwarded to <i>Council</i> for information; and</p> <p>(h) ensures that the Audit Committee work plan includes regular closed meeting discussions between Audit Committee and the <i>City Auditor</i> no less than quarterly.</p>	<p>Removed the words “and Personnel Sub-Committee” as the performance review is, in practice, undertaken by the Chair of Audit Committee and shared with Audit Committee in closed meeting. Audit Committee may establish a sub-committee or working group for this purpose if required.</p> <p>Details on the Whistle-Blower Program activity are included in quarterly and annual status reports.</p> <p>Revised to include Administration's responses and corrective actions to be taken. In practice, these responses and corrective actions have normally been contained within the audit reports from the City Auditor.</p> <p>No Change.</p> <p>Strengthens the City Auditor's opportunity to have confidential discussions with Audit Committee at least four times per year. Currently this is offered through the annual work plan at every Audit Committee meeting (nine meetings in 2020).</p>
--	---	--	---	--

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES
		SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP

	<p>(h) receives directly from the <i>City Auditor</i>, at least annually, a report providing the status of <i>Administration</i> action on the recommendations contained in previous audit reports; this report will be forwarded to <i>Council</i> for information;</p> <p>(i) ensures that formal procedures exist to allow confidential discussions between Audit Committee and the <i>City Auditor</i>;</p> <p>(j) ensures that the combined work of the <i>City Auditor</i> and the <i>External Auditor</i> provides an appropriate level of audit coverage and is effectively coordinated;</p> <p>(k) meets as required with the <i>City Auditor</i>, in the absence of <i>Administration</i>;</p> <p>(l) reviews and recommends <i>Council</i> approval of the <i>City Auditor's</i> Office budget, annually or as required by <i>Council</i> budget guidelines;</p> <p>(m) reviews and approves the <i>City Auditor's</i> personal expense reports, or other expenditures as</p>			<p>See new Schedule A of City Auditor Bylaw. Section 3, Assurance Services (b) Re: level of audit coverage effectively coordinated.</p> <p><b>STRATEGIES</b> Strategy #1 – Redefine the mandate and modernize the role of the Audit Committee. Strategy #6 – Raise the profile of the Audit Committee with Council and Administration.</p>
--	--	--	--	--

CURRENT STATE – AUDIT COMMITTEE BYLAW 48M2012	PROPOSED NEW AUDIT COMMITTEE BYLAW	COMMENTS / RATIONALE / STRATEGIES  SWG = STRATEGIC WORKING GROUP BRWG = BYLAW REVIEW WORKING GROUP
--	------------------------------------	---

	<p>required, through the Audit Committee Chair.</p> <p>2. The <i>City Auditor</i>:</p> <p>(a) Must formally present the annual audit work plan to <i>Council</i> for information;</p> <p>(b) Must submit the annual status report to <i>Council</i> for information after review by the Audit Committee.</p>			



Prepared by Mistri Consulting  
3420-34 Ave SW  
Calgary, AB  
T 587.999.1520

## Summary of Findings

OUTCOMES OF THE AUDIT COMMITTEE 2019 STRATEGIC REVIEW

## Background

In the City of Calgary's Audit Committee orientation package, a document titled Audit Committee Purpose and Role introduces the purpose of the Audit Committee by stating:

"The diverse role of the Audit Committee at the City of Calgary reflects a wider trend in North America of Audit Committees participating in more than just financial governance matters, playing an increasingly important role in oversight, risk management, and corporate governance."

## Strategies for 2020

On February 1, 2019, the City of Calgary Audit Committee held a one-day workshop at Ralph Klein Park to discuss how it might fulfill a more strategic role. At a follow-up meeting on February 28, the Audit Committee reviewed the results and decided to pursue seven strategies in 2019. They were to:

1. Redefine the mandate and modernize the role of the Audit Committee
2. Set priorities for the Audit Committee so that the important work is addressed first
3. Set aside time for strategic matters
4. Ensure that meeting agendas address the Audit Committee's priorities
5. Review the membership terms of Audit Committee members
6. Raise the profile of the Audit Committee with Council and Administration
7. Test City strategies by asking good questions and making strategic recommendations

On April 23, 2019, the Audit Committee established a Strategic Working Group (SWG) to determine what specific changes are required to execute these strategies. In fall of 2019, it held four workshops and completed the following tasks:

- Recommended revisions to the Audit Committee's mandate emphasizing a more strategic role
- Recommended changes to the working process to focus more on strategic issues
- Reviewed how it interacts with Council, Priorities and Finance Committee (PFC) and Administration
- Created a 2020 work plan that
  - Places more focus on topics of strategic importance to the City of Calgary
  - Streamlines and reduces routine reporting
  - Requests more dialogue with the City Manager and Chief Financial Officer
  - Allows additional time to identify and discuss strategic issues



The Audit Committee also established a Bylaw Review Working Group (BRWG) to propose amendments to the Audit Committee Bylaw (48M2012) to support the recommendations of the SWG. Pertinent changes to the Committee's mandate and to its working practices and process were sent to the BRWG to include in the proposed amendments to the Audit Committee Bylaw.

## Timeline of 2019 work

Date	Meeting / Outcomes
Feb 1, 2019	<b>Full-day Strategic Workshop</b>  Conducted preliminary workshop with Audit Committee and members of Administration to discuss its potential for greater strategic impact
Feb 28, 2019	<b>Audit Committee Breakfast Session</b>  Finalize seven strategies for 2020
April 23, 2019	<b>Audit Committee Meeting</b>  Establish strategic and bylaw working groups.
July 23, 2019	<b>Audit Committee Breakfast Session</b>  Set dates and review process for Strategic Working Group workshops.
September 17, 2019	<b>Workshop 1: Mandate</b>  A summary of results is presented below.
October 10, 2019	<b>Workshop 2: Process</b>  A summary of results is presented below.
October 30, 2019	<b>Workshop 3: Process (continued), Roles &amp; Responsibilities</b>  A summary of results is presented below.
December 2, 2019	<b>Workshop 4: Strategic Topics for 2020</b>  A summary of results is presented below.

## Workshop 1: Changes to the Mandate

At the first workshop, members of the SWG discussed how the Audit Committee can achieve greater strategic impact on behalf of the City of Calgary.

**Recommendations:** At the conclusion of Workshop 1, the SWG made the following recommendations for amendments to the Bylaw:

1. Revise Section 1 to emphasize the Audit Committee's role in supporting better decision-making by providing independent expertise and advice concerning matters of finance and risk.
2. Revise Section 2 to emphasize that the Audit Committee shall preview any matter that's a material or significant financial or risk related impact to the City

3. Revise Section 2 to ensure that the Audit Committee receives proactive briefings from Priorities and Finance Committee (PFC) and other Standing Policy Committees so that the process of identifying, analyzing and managing financial risk is maintained
4. Revise Section 5c to reflect that the Audit Committee will define what areas shall be reviewed on an annual basis rather than accept the prescriptive direction of the current Bylaw.

Recommendations from Workshop 1 address strategies 1 and 2 for modernizing the role of the Audit Committee and setting priorities around its work.

**Provide timely and impartial advice:** Members felt major decisions with significant financial implications should be reviewed by the Audit Committee so it can offer non-political observations and advice on subjects of finance and risk. They wanted the Audit Committee to have an opportunity to review major issues before other decisions constrain the City.

Members discussed the workload and time required to fulfill recommendation 2 and identified concerns associated with the feasibility of this recommendation. In Workshop 4, the SWG discussed a way to prioritize issues based on risk management reporting from the City Manager. The BRWG, with the advice of the City Auditor and the City's legal team, is now working to incorporate those recommendations into upcoming bylaw revisions.

**Identifying major issues proactively:** Members also wanted to see the Audit Committee proactively identify and address major issues as a part of their role in sound, impartial governance. They believed this impartial advice should be publicly available and on the record regardless of City Council's final decision.

**Advise “before, during, not just after”:** Finally, members felt it was important for the Audit Committee to shift from a traditionally forensic role to one that includes impartial input before and during important decisions about finance and risk. Their desire is for the Audit Committee to relieve City Council of the need to debate the details of the technical aspects of a proposed project, allowing the Council to debate the project's merits.

Members discussed the workload and time required to fulfill recommendation 2 and identified concerns associated with the feasibility of this recommendation. The BRWG, with the advice of the City Auditor and the City's legal team, is now working to incorporate the recommendations into upcoming proposed bylaw amendments.

## Workshops 2 & 3: Change to Working Process

At the second workshop, members of the SWG discussed how the Audit Committee might change its working process and practices to achieve greater strategic impact.

**Recommendations:** At the conclusion of Workshops 2 and 3, the SWG made the following recommendations for proposed amendments to the Bylaw:

1. The Audit Committee's annual work plan needs to focus on topics of strategic risk
2. The City Manager should present regularly on issues of strategic risk
3. Streamline the current report process to allow more time for strategic topics
4. Review the number of Audit Committee members, quorum and member qualifications

Recommendations from Workshop 2 and 3 address strategies 3, 4 and 5 for setting aside time for strategic matters, ensuring meeting agendas address Audit Committee priorities and reviewing committee membership and quorum.

**Focus the work plan on strategic topics:** The SWG discussed prioritizing subjects for the work plan by reviewing and selecting high risk issues identified by Administration. They recommended the Audit Committee hold regular discussions about the emergence of risk and collaborate with the City Auditor to ensure that the work plan places a priority on issues of strategic risk. The SWG also recommended the Audit Committee's work plan follow the calendar for Council's annual priority and budget-setting process and that the Audit Committee have an opportunity review the City's budget while in development.

**Hold regular presentations and briefings from the Chief Financial Officer and the City Manager:** The SWG recommended that the Audit Committee receive briefings on budget development and risk management on a semi-annual basis and that these briefings be used to identify the emergence of strategic risks. They also recommended the annual work plan align its major activities with Council's priority setting and budget process

**Streamline the current report process:** Given the interest in focusing more on bigger, broader issues, the SWG recommended streamlining the number of reports received by the Audit Committee so it can spend more time on strategic topics. The SWG recommends the Chair continues to request that Administration provide concise presentations and reports. There was some debate about the value of creating a consent agenda.

**Committee membership, quorum and qualifications:** The SWG recommended the Audit Committee increase the number of citizen members on the Audit Committee so that it could tackle a larger workload and that the terms of City Councillors be extended from one to two years to provide greater continuity. It also suggested reviewing the desired competencies for citizen members and recruiting according to desired skills including areas of non-financial expertise.

## Workshop 4: Development of the 2020 Work Plan

The original intention of this workshop was to identify strategic topics that the Members of the SWG thought should be discussed. The agenda was altered to focus on the development of the 2020 work plan to help make the discussion more concrete and address concerns about balancing the committee's workload against the available meeting time.

**Recommendations:** During Workshop 4, the SWG followed some key practices that should be considered recommendations for the development of future work plans

1. Develop the work plan in collaboration with the City Auditor and Administration
2. Use presentations from the City Manager and Chief Financial Officer (CFO) to identify emerging strategic risk
3. Allow time to address strategic issues as they arise at Audit Committee or when requested by Council
4. Examine the value of all reporting in light of the emergence of strategic issues



Recommendations from Workshop 4 address strategies 3, 4, 6 and 7 for setting aside time for strategic matters, ensuring meeting agendas address Audit Committee priorities, raising the profile of the Audit Committee with Council and Administration and testing City strategies with good questions.

**Collaboration:** At Workshop 4, the City Auditor and other members of Administration worked with the SWG to develop a draft of the work plan. Everyone discussed and negotiated competing priorities in good faith and the workshop resulted in the 2020 work plan approved by the Audit Committee at the January 24, 2020 meeting.

**Presentations from the City Manager and CFO:** The SWG agreed the best way to identify and address issues of strategic risk was to receive regular presentations from the City Manager and CFO and to use this information to identify issues for further scrutiny.

**Time for strategic issues:** Creating the work plan in a collaborative setting allowed the SWG to have some frank discussion about use of its time, to prioritize strategic issues and to leave time in its meeting schedule for emerging issues of strategic risk.

**Reporting:** Creating the work plan in a collaborative setting also allowed the SWG to discuss which reports and presentation are of the greatest value to the Audit Committee.

## Other points of discussion

During this process, the Audit Committee and the SWG discussed other topics, some at length.

**Opportunities for less formal discussion:** Feedback about the February strategic workshop was that it was an important opportunity for Audit Committee members to discuss the role of Committee as a strategic resource to the City of Calgary. There was a consensus among members that it should continue holding an annual strategic meeting to discuss its role, work processes, the annual work plan and other strategic topics as they arise.

**Scope of responsibilities and authority:** There was debate about whether all major projects involving finance and risk should be automatically reviewed by the Audit Committee. However, there were concerns this would introduce an unrealistic amount of work for Audit Committee and Administration and that this approach would detrimentally affect the timelines for major projects.

Instead, the SWG ultimately recommended a risk-based approach by which major projects and ongoing operations are monitored for risk and that a review be conducted when a heightened level of risk deems it necessary. Discussion of how this is to be formally implemented is still under discussion by the Bylaw Review Working Group.

**Workload for citizen members and Administration:** During the development of the work plan, the SWG and members of Administration were keenly aware of the potential workload introduced by this more strategic approach. There was ongoing discussion during Workshops 3 and 4 about whether what was being proposed is realistic. A revised work plan was approved on January 24, 2020, but the Audit Committee would be well-advised to review its workload from time to time over the next year to determine whether the work plan is sustainable for all those involved.

**Membership and quorum:** There's an outstanding discussion about numbers of citizen members on the Audit Committee. Concerns about the workload and the ability to achieve a quorum lead the SWG to discuss adding citizen members on the Audit Committee and to extend the terms of Councillors. Administration advised the SWG that an increase in citizen members may introduce governance issues. A recommendation concerning citizen membership and quorum was left for further discussion by the BRWG.

## Remaining work

At this time, the BRWG is meeting to discuss what specific changes to the Bylaw are required to meet the recommendations of the Strategic Working Group. Members of Administration, the City Auditor and the Executive Assistant to the Audit Committee have also brought forward recommended changes of varying degrees of detail that are also under review by the BRWG. Recommended changes will be submitted to the City Solicitor assigned to the project to either amend or draft a new Bylaw for consideration by the Audit Committee and by City Council.

## Professional and Administration Support

Throughout this process, the Audit Committee and the SWG were supported by the facilitation services of my firm, Mistri Consulting. I am recognized by the International Association of Facilitators (IAF) as a Certified Professional Facilitator (CPF) and have fifteen years' experience in facilitation and public engagement. I conduct meetings, workshops and consultations for a range of non-profit, government and for-profit organizations.

During this process, members of City Administration and external audit professionals engaged by the City also provided invaluable support to the Audit Committee. I would like to recognize Corrie Smillie, Executive Assistant to the Committee for her hard work and thoughtful insight. I'd also like to recognize the following members of Administration and the external auditors from Deloitte who offered their willing participation and frank advice through the workshop process.

- Glenda Cole, City Manager
- Carla Male, Chief Financial Officer
- Trevor Nakka and Harman Gill, Deloitte LLP
- Thao Nguyen, Director of Finance, City Treasurer
- Kathy Palmer, City Auditor
- Chris Stewart, Manager, Corporate Initiatives
- Matthias Tita, Director, Calgary Growth Strategies and Chair, Calgary Planning Commission
- Greg Wiebe, Manager, Corporate Financial Reporting

I'd also like to acknowledge the following members of Administration who participated in the first strategic workshop in February 2019.

- Jan Bradley, Chief Information Technology Officer
- Al Bleau, Manager, Whistle-Blower Program
- Jeff Fielding, City Manager
- Kelly Gardner, Leader, Performance Measurement, Benchmarking and Risk
- Pam Lewis, Deputy City Auditor
- Jill Mawer and Michael Mooney, Ward 8
- Trevor Nakka and Harman Gill, Deloitte LLP
- Evelyn Ott, IT Audit Manager
- Andrew Sedor, Business Development Coordinator, Transportation Strategy

**OFFICE CONSOLIDATION**

**BYLAW NUMBER 48M2012**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO CONTINUE THE AUDIT COMMITTEE**

\*\*\*\*\*

(Amended by 48M2013, 39M2016, 26M2017)

**WHEREAS** Council has approved AC2011-72 and the Audit Committee Terms of Reference contained therein, and considers it necessary to pass a bylaw continuing the Audit Committee for The City of Calgary;

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

**SHORT TITLE**

1. This Bylaw may be cited as the "Audit Committee Bylaw".

**DEFINITIONS**

2. (1) In this Bylaw,

"*Administration*" means the administration of *The City*;

"*Chief Financial Officer*" means the member of *Administration* holding the position of Chief Financial Officer;

"*City Auditor*" means the individual appointed by *Council* to the designated officer position of City Auditor pursuant to Bylaw 30M2004;

"*City Manager*" means the individual appointed by *Council* as its chief administrative officer pursuant to Bylaw 8M2001;

"*Council*" means the municipal council of *The City*;

"*External Auditor*" means the person or firm appointed by *Council* to be *The City's* external auditor;

"*Organizational Meeting*" means the annual organization meeting of Council pursuant to section 192(1) of the *Municipal Government Act*, R.S.A. 2000, c. M-26;

"*The City*" means the municipal corporation of The City of Calgary.

- (2) All schedules attached to this Bylaw form part of the Bylaw.

- (3) Where this Bylaw refers to any statute, regulation or bylaw, the reference is to the statute, regulation or bylaw as amended, whether amended before or after the commencement of this Bylaw, and includes reference to any statute, regulation or bylaw that may be substituted in its place.

### **CONTINUATION OF AUDIT COMMITTEE**

3. The Audit Committee established by resolution of *Council* on 1979 November 19 is hereby continued.

### **MANDATE OF AUDIT COMMITTEE**

4. (1) The Audit Committee is responsible for the following:
- (a) overseeing the integrity of *The City's* annual financial statements;  
(39M2016, 2016 October 24)
  - (b) recommending the selection of the *External Auditor*;
  - (c) recommending the selection of the *City Auditor*;
  - (d) overseeing the performance of the *External Auditor* and the *City Auditor*;
  - (e) overseeing, reviewing and assessing the relationship between the *Administration*, the *External Auditor* and the *City Auditor*;
  - (f) overseeing the process of *The City's* Integrated Risk Management System;
  - (g) overseeing *The City's* compliance with laws, regulations and internal policies including disclosure and internal financial controls, legal compliance and codes of conduct;  
(39M2016, 2016 October 24)
  - (h) overseeing, through the *City Auditor*, the Whistleblower Program;
  - (i) overseeing its governance responsibility with audit committees of *The City's* major autonomous civic entities;  
(39M2016, 2016 October 24)
  - (j) conducting special reviews as recommended by the Audit Committee or *Council*.
- (2) The Terms of Reference for the Audit Committee are more fully set out in Schedule "A".
- (3) The Audit Committee reports to *Council*.

### **COMPOSITION**

5. The Audit Committee is composed of the following:

- (a) four members of *Council* and
- (b) three electors

to be appointed at the *Organizational Meeting*.

## **TERM OF APPOINTMENT**

6. (1) Members of *Council* are appointed for one-year terms, expiring on the day of the *Organizational Meeting*.
- (2) Elector members are appointed for two-year terms, expiring on the day of the *Organizational Meeting* in the year of the expiry of the member's term.
- (3) The term of an elector member who was appointed prior to the coming into force of this Bylaw continues until it expires in accordance with the *Council* resolution appointing that elector member.
- (4) Elector members may serve a maximum of six consecutive years.  
(26M2017, 2017 May 09)
- (5) Despite subsection (2), an elector member may serve until his or her successor is appointed. The service of an elector member beyond the appointed term shall not count toward the limit on the length of service as set out in subsection (4) if the additional service is one year or less.  
(26M2017, 2017 May 09)
- (6) When an appointment is made to fill an elector member vacancy pursuant to section 7:
- (a) If the balance of the term to be served is one year or less, that service shall not count toward the limit on the length of service set out in subsection (4); and
  - (b) If the balance of the term to be served is more than one year, that service shall count toward the limit on the length of service set out in subsection (4).  
(26M2017, 2017 May 09)
- (7) Despite subsection (4), an elector member may serve more than six consecutive years if authorized by a two-thirds vote of *Council*.  
(26M2017, 2017 May 09)

## **VACANCIES**

7. Vacancies on the Audit Committee caused by retirement or resignation of a member may be filled by resolution of *Council* for the balance of that member's term. The Audit Committee may continue to operate and conduct business until vacancies are filled provided that the quorum requirement is met.

## **MEETINGS**

8. The Audit Committee must meet not less than six times per year.  
(39M2016, 2016 October 24)

## **QUORUM**

9. The quorum of the Audit Committee is four members, comprised of two elector members and two members of *Council*.  
(39M2016, 2016 October 24)

## **APPOINTMENT OF CHAIR AND VICE-CHAIR**

10. (1) At the first meeting of the Audit Committee following the *Organizational Meeting*, the Audit Committee must appoint a Chair and Vice-Chair.
- (2) The Chair and Vice-Chair must be members of *Council*.
- (3) The Chair has the responsibility and authority to set the agenda for Audit Committee meetings.

## **ATTENDANCE AT MEETINGS**

11. (1) All members of *Council* may attend Audit Committee meetings but only members of the Audit Committee are entitled to vote.
- (2) The Mayor is a member *ex officio* of the Audit Committee and is entitled to take part in discussion and debate and to vote.
- (3) The following individuals, or their designates, must attend all Audit Committee meetings:
- (a) *City Manager or Chief Financial Officer*,
- (b) *City Auditor*, and
- (c) *Executive Assistant* if so appointed.  
(48M2013, 2013 November 18)
- (4) The *External Auditor* must attend all Audit Committee meetings.

## **HONORARIUM**

12. DELETED BY 39M2016, 2016 OCTOBER 24.

## **SUB-COMMITTEES**

13. The Audit Committee is authorized to establish sub-committees as required.

## **EXTERNAL AUDITOR**

14. (1) The Audit Committee must recommend to *Council* the appointment of the *External Auditor* as required from time to time.
- (2) The functions of the *External Auditor* are more fully set out in Schedule "B".

## **CITY AUDITOR**

15. (1) The Audit Committee must recommend to *Council* the appointment of an individual to the designated officer position of *City Auditor* as established in Bylaw 30M2004 as required from time to time.
- (2) The functions of the *City Auditor* and the relationship of the *City Auditor* to Audit Committee are more fully set out in Schedule "C".

## **Executive Assistant**

16. (1) The Audit Committee may appoint an Executive Assistant.
- (2) The functions of the Executive Assistant are more fully set out in Schedule "D".  
(48M2013, 2013 November 18)

## **CONSEQUENTIAL AMENDMENTS**

17. Bylaw 44M2006, The Procedure Bylaw, as amended, is further amended as follows:
- (1) the following is added after subsection 2(6) as subsection 2(6.1):  
“(6.1) “*Audit Committee*” means the committee established by Bylaw 48M2012;”
- (2) Subsection 21(1) is deleted.

## **COMING INTO FORCE**

18. This Bylaw comes into force on the day of the 2013 *Organizational Meeting*.

(Sgd) N. Nenshi  
MAYOR

(Sgd) B. Hilford  
ACTING CITY CLERK



**SCHEDULE “A”**

**AUDIT COMMITTEE TERMS OF REFERENCE**

**1. REGARDING THE PURPOSE AND ROLE OF AUDIT COMMITTEE**

The Audit Committee:

- a) reports to *Council*;
- b) is expected to be involved in a broader governance role than exclusively overseeing financial matters;
- c) may institute audits, reviews, and special studies, including the standing authority to retain special counsel or experts;
- d) oversees, reviews and assesses the relationships between the *Administration*, the *City Auditor* and *External Auditor*;
- e) assesses the performance of the *External Auditor* and the *City Auditor* and forwards the performance assessments to *Council* for information;
- f) oversees the integrity of *The City's* annual financial statements;  
(39M2016, 2016 October 24)
- g) oversees the integrity of *The City's* system of internal controls, legal and regulatory compliance regarding financial matters, Codes of Conduct, and other policies, as determined by the Audit Committee;  
(39M2016, 2016 October 24)
- h) oversees *The City's* process of risk identification, analysis and management procedures to mitigate risk;
- i) oversees its governance responsibility with audit committees of *The City's* major autonomous civic entities, as determined by the Audit Committee;  
(39M2016, 2016 October 24)
- j) oversees *The City's* Whistle Blower program, through the *City Auditor's* Office;
- k) develops a detailed annual work plan which is forwarded to *Council* for information;
- l) develops an annual budget and recommends it to *Council* as part of *The City's* annual budget process;
- m) must review its terms of reference and mandate as set out in this Bylaw at least every three years and recommend any changes to *Council*;
- n) is committed to public meetings. Items will be considered in camera (excluding the public) per section 197(2) of the *Municipal Government Act* or per the *Freedom of Information and Protection of Privacy Act*.

**2. REGARDING THE CITY'S FINANCIAL DISCLOSURE AND ACCOUNTING PRACTICES**

The Audit Committee:

- a) oversees the integrity of, and reviews, the Annual Financial Statements and recommends their approval to *Council*;
- b) reviews and discusses *The City's* compliance with financial reporting, policies and procedures with *Administration*, the *City Auditor* and the *External Auditor*,  
(39M2016, 2016 October 24)
- c) engages *Administration*, the *City Auditor*, and the *External Auditor* in candid discussions regarding issues that may alter judgment or affect the quality of the reporting process and search for insight into the results;
- d) reviews and discusses areas where changes in accounting standards could have a material impact on financial results, and may request a detailed analysis, prepared by *Administration* in consultation with the *External Auditor*, of the implications of those changes;
- e) maintains open lines of communication with the *External Auditor*, *City Auditor*, and *Administration*.

**3. REGARDING PERFORMANCE AUDITS OR SPECIAL STUDIES**

The Audit Committee:

- a) approves performance audits, program reviews or special studies of areas identified by Audit Committee;
- b) reviews and approves that these audit and studies be conducted either by the Audit Committee or by the *City Auditor's* Office. If required, budget funds will be provided by the Audit Committee to the *City Auditor's* Office;
- c) receives and reviews the performance audit or special study reports, together with responses, and forwards such reports to *Council* for information.

**4. REGARDING INTERNAL CONTROL**

The Audit Committee:

- a) oversees *The City's* internal control processes;
- b) has authority to:
  - (i) review reports from *Administration* about *The City's* internal control systems, including technology, security and financial controls, and assess whether they are operating effectively;

- (ii) review reports from *Administration* regarding *The City's* policies and procedures to safeguard *The City's* assets, and assess whether these policies are operating effectively;
- c) has authority and responsibility to report and recommend to *Council*, any actions or decisions regarding *The City's* system of internal controls that the Audit Committee deems appropriate.

## **5. REGARDING RISK MANAGEMENT**

The Audit Committee:

- a) oversees the process of *The City's* Integrated Risk Management (IRM);
- b) receives and reviews, at least twice a year, reports from *Administration* regarding *The City's* IRM;
- c) reviews on an annual basis, the following areas of *The City*: the adequacy of insurance coverage; legal compliance; Information Technology's risk management update or as determined by the Audit Committee.

(39M2016, 2016 October 24)

## **6. REGARDING ADMINISTRATION'S COMPLIANCE AND ETHICS:**

The Audit Committee:

- a) monitors *Administration's* compliance with existing policies and legislation;
- b) has authority to:
  - (i) review reports from *Administration* and from the *City Auditor* as to the adequacy and effectiveness of corporate policies such as legal matters, regulations, ethical principles, code of conduct and conflict of interest;
  - (ii) review reports from *Administration* respecting *The City's* processes and controls that prevent and detect fraud and misconduct;
- c) has authority and responsibility to report and recommend to *Council*, any actions or decisions regarding the *Administration's* ethics and compliance with policies and legislation that the Audit Committee deems appropriate.

## **7. REGARDING THE WHISTLE BLOWER PROGRAM**

The Audit Committee:

- a) oversees, through the *City Auditor's* Office, the operation of Council Policy CC025, Whistle-Blower Policy;
- b) receives for information an annual audit report on the Whistle Blower Program, and forwards to *Council* for information.

(39M2016, 2016 October 24)

**8. REGARDING THE EXPERTISE OF ELECTOR MEMBERS**

The elector members of Audit Committee must be financially literate. At least one of the elector members must be a financial expert.

**9. REGARDING THE CONTINUING EDUCATION OF AUDIT COMMITTEE MEMBERS**

Members of the Audit Committee shall have the opportunity to obtain education, either from within *The City* or from outside educational programs, to ensure their knowledge is sufficient to fulfill their responsibilities as Audit Committee members.

Funding to support appropriate professional development for the Audit Committee members may be included in the Audit Committee's budget.

(39M2016, 2016 October 24)

## **SCHEDULE “B”**

### **REGARDING THE EXTERNAL AUDITOR**

1. The Audit Committee:
  - a) recommends the appointment of the *External Auditor* to *Council*;
  - b) pre-approves all audit and non-audit services performed by the *External Auditor*. However, the Audit Committee Chair can pre-approve additional audit or non-audit services, performed by the *External Auditor*, up to \$25,000 total annually. Any approvals by the Chair will be reported to the Audit Committee as part of the Audit Committee Quarterly Status Report;
  - (c) requires the *External Auditor*, as an expert in accounting and financial reporting, to express independent judgment about the appropriateness and acceptability of *The City's* financial statements, in accordance with professional standards;
  - (d) prior to the commencement of the annual external financial audit, review the financial audit plan and estimated audit fees with the *External Auditor* and forward to *Council* for information;  

(39M2016, 2016 October 24)
  - (e) in conjunction with Administration's presentation of the annual financial statements, receive and review the *External Auditor's* annual audit report. This report is to be forwarded to *Council* for information;
  - (f) receives and reviews the *External Auditor's* Management Letter(s), together with any *Administration* responses, and forward, either in full or in summary, to *Council* for information;
  - (g) must meet with the *External Auditor*, in the absence of *Administration*, at least quarterly;
  - (h) annually assesses the performance of the *External Auditor*, following the presentation of the *External Auditor's* current Management Letter;
  - (i) must meet at least annually with *Administration*, in the absence of the *External Auditor*, at the time of the *External Auditor* performance assessment.
2. Unless otherwise determined by Council the *External Auditor* contract is awarded on a five-year basis, subject to satisfactory annual assessments. The contract may be extended annually beyond five years, based on Audit Committee's recommendation for *Council's* approval.

## **SCHEDULE “C”**

### **REGARDING THE CITY AUDITOR**

1. The Audit Committee:
  - (a) recommends to *Council* the appointment of an individual to the designated officer position of *City Auditor*, as established in Bylaw 30M2004;
  - (b) in accordance with Bylaw 30M2004, oversees and ensures the accountability of the *City Auditor* on behalf of *Council*;
  - (c) ensures that *City Auditor’s* Office undergoes a Quality Assessment review, as prescribed by the Institute of Internal Auditors (IIA) at least every five years;
  - (d) assesses annually, the performance of the *City Auditor*, by way of a formal review process through the Audit Committee Chair and Personnel Sub-Committee and forwards this assessment to *Council* for information;
  - (e) reviews and approves the *City Auditor’s* Office annual work plan and forwards to *Council* for information; the Audit Committee or *Council* may not remove items from the *City Auditor’s* work plan but may direct items be added to the plan;
  - (f) reviews and forwards to *Council* for information, the *City Auditor’s* Office quarterly and annual status reports;
  - (g) receives directly from the *City Auditor* any individual audit report and forwards these to *Council* for information;
  - (h) receives directly from the *City Auditor*, at least annually, a report providing the status of *Administration* action on the recommendations contained in previous audit reports; this report will be forwarded to *Council* for information;
  - (i) ensures that formal procedures exist to allow confidential discussions between Audit Committee and the *City Auditor*;
  - (j) ensures that the combined work of the *City Auditor* and the *External Auditor* provides an appropriate level of audit coverage and is effectively coordinated;
  - (k) meets as required with the *City Auditor*, in the absence of *Administration*;
  - (l) reviews and recommends *Council* approval of the *City Auditor’s* Office budget, annually or as required by *Council* budget guidelines;
  - (m) reviews and approves the *City Auditor’s* personal expense reports, or other expenditures as required, through the Audit Committee Chair.
2. The *City Auditor*:
  - (a) must formally present the annual audit work plan to *Council* for information;  
(39M2016, 2016 October 24)
  - (b) must submit the annual status report to *Council* for information after review by the Audit Committee.

(39M2016, 2016 October 24)

## **SCHEDULE “D”**

### **REGARDING THE AUDIT RESOURCE MANAGEMENT AND THE EXECUTIVE ASSISTANT**

1. The Audit Committee:
  - a) appoints an individual to the position of Executive Assistant, to manage the Audit Resource Management;
  - b) supervises and ensures the accountability of the Executive Assistant through the Chair;
  - c) assesses annually, the performance of the Executive Assistant, by way of a formal review process through the Chair and Personnel Sub-Committee;
  - d) reviews and approves the Executive Assistant's personal expense reports, through the Chair;
  - e) approves any changes to the Executive Assistant's job description.
2. The Executive Assistant reports to the Audit Committee.
3. The Audit Resource Management's Terms of Reference to be reviewed at least every three years.
4. The Executive Assistant will provide planning, documentation and meeting logistical support to the Audit Committee under the direction of the Audit Committee Chair.

(48M2013, 2013 November 18)  
(39M2016, 2016 October 24)

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0915**

**Multiple Municipal Historic Resource Designation – Summer 2020**

---

**EXECUTIVE SUMMARY**

This report presents four evaluated heritage sites for designation as Municipal Historic Resources under Section 26 of the Alberta Historical Resources Act. The four properties included in this report are *St. Mary's Parish Hall/CNR Station*, the *East Calgary Telephone Exchange*, the *Parker Residence*, and the *Rouleau Residence*. The property owners of these heritage sites have all requested and consented to designation.

Designation as a Municipal Historic Resource offers legal protection to evaluated heritage sites, preserving them for the future, and making the owners eligible for conservation incentives and financial assistance in maintaining the properties through existing Municipal and Provincial programs. Beyond the broadly-recognized cultural and educational benefits of heritage conservation, investment in historic resources has been demonstrated to build economic resiliency, support innovation and the creative economy, sustain and grow a skilled-labour market, create jobs at a rate in excess of new construction, and play an integral role in the long-term sustainability goals of a municipality.

**ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Planning and Urban Development recommend that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) St. Mary's Parish/CNR Station (Attachment 1);
- b) East Calgary Telephone Exchange Building (Attachment 2);
- c) Parker Residence (Attachment 3); and
- d) Rouleau Residence (Attachment 4).

**RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2020 SEPTEMBER 02:**

That Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) **Proposed Bylaw 29M2020** - St. Mary's Parish/CNR Station (Attachment 1);
- b) **Proposed Bylaw 30M2020** - East Calgary Telephone Exchange Building (Attachment 2);
- c) **Proposed Bylaw 31M2020** - Parker Residence (Attachment 3); and
- d) **Proposed Bylaw 32M2020** - Rouleau Residence (Attachment 4).

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2018 November 30 Regular Meeting of Council, through C2018-1158, Council adopted the One Calgary 2019-2022 Service Plans and Budgets. The City Planning and Policy Service actions proposed to "continue to legally protect heritage assets and directly support landowners" which are measured through a target set through the Services Plans and Budgets of seven designations per year.



## Multiple Municipal Historic Resource Designation - Summer 2020

---

### BACKGROUND

Protecting historic buildings through legal designation is an internationally recognized best-practice in planning, and is supported by City of Calgary policy. The protection of buildings, as represented by these four municipal designations, is a key component and result of the 2008 *Calgary Heritage Strategy's* 'Heritage Continuum's mandate to 'Identify', 'Protect' and 'Manage' historic assets. More information on overall progress towards Calgary's heritage conservation goals can be found online at [www.calgary.ca/HeritagePlanning](http://www.calgary.ca/HeritagePlanning) (see 'Progress Snapshot').

The One Calgary 2019-2022 Service Plan directs Administration to seek a target of seven designations per year. Detailed information on the qualifications and processes for designation as a Municipal Historic Resource, and incentives (including grants) can be found online at [www.calgary.ca/HeritagePlanning](http://www.calgary.ca/HeritagePlanning). Designations are owner-driven and achievement of the target of seven designations per year can be affected by influences outside of Heritage Planning's purview. For example, in the first half of 2020 substantial work was carried out towards the goal of designating an additional property. However due to the on-going impacts from the COVID-19 pandemic, the property owners determined that they were unable to move forward with designation at this time. Approval of the designations included in this report would bring the number of Municipal Historic Resource designations in 2020 to four. Currently Administration is in consultation with several owners and plans to bring between four to six designations forward in the multiple designation report in December 2020. To date, a total of 99 properties in Calgary have been designated as Municipal Historic Resources out of 787 extant sites on the *Inventory of Evaluated Historic Resources* (approximately 12.6% of the *Inventory*).

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The following sites are proposed for designation – having been previously recognized by the Calgary Heritage Authority as *Evaluated Historic Resources* using the Council-approved *Historic Resource Evaluation System*, which assesses sites against nine value areas.

#### St. Mary's Parish Hall/CNR Station

- Built in 1905
- 141 18 AV SW [Mission]
- Recognized for its Activity, Style, Institutional, Symbolic and Landmark values as an early example of sandstone architecture with an Edwardian Classical style front façade, railway architecture rear extensions and being the only surviving historic rail station on its original site.

#### The East Calgary Telephone Exchange Building

- Built in 1909
- 1311 9 AV SE [Inglewood]
- Recognized for its Activity, Style, Value, Construction and Symbolic values as a rare and well-preserved example of a Romanesque Revival commercial building and representative of the development of Calgary's telecommunications system and 9<sup>th</sup> Avenue SE historic main street.

#### The Parker Residence

- Built in 1913

**Planning & Development Report to  
SPC on Planning and Urban Development  
2020 September 02**

**ISC: UNRESTRICTED  
PUD2020-0915**

**Multiple Municipal Historic Resource Designation - Summer 2020**

---

- 260 29 AV NW [Tuxedo Park]
- Recognized for its Symbolic and Style value as a rare extant example in Tuxedo Park of a modest Edwardian Cottage-style home most likely constructed from pattern book plans.

**The Rouleau Residence**

- Built in 1885
- 141 18 AV SW [Mission]
- Recognized for its Style, Person, Symbolic and Landmark values as an early example of a modest Queen Anne Revival home, one of the oldest known homes in Calgary and associated with the development of Rouleauville (later Mission).

Detailed information on all properties can be found in Attachments 1 to 4, the proposed designation bylaws.

Each proposed bylaw provides conditions for treatment of that property. 'Schedule A' visually clarifies the site location; 'Schedule B' includes the Statement of Significance from the property's heritage evaluation, and outlines specific 'Regulated Portions' that cannot be removed, altered, or destroyed without approval from the City of Calgary; 'Schedule C' compiles a reference list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

**Stakeholder Engagement, Research and Communication**

The owners of each property formally requested designation as a Municipal Historic Resource: St. Mary's Parish Hall/CNR Station, the East Calgary Telephone Exchange Building, the Parker Residence, and the Rouleau Residence. All owners have reviewed their respective proposed bylaw and expressed agreement in-writing to it being presented to the Standing Policy Committee on Planning and Urban Development, and City Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners in accordance with the 60-day notice requirement of the Act.

Heritage Calgary has expressed support of these proposed designations as outlined in Attachment 5 to this report.

**Strategic Alignment**

The *Municipal Development Plan*, *Calgary Heritage Strategy* (2008), *Culture Plan for Calgary*, *One Calgary 2019-2022 Service Plan*, Council Priority N3 'A City of Safe and Inspiring Neighbourhoods' directing the 'Cherishing and protecting our heritage', and a variety of area-specific plans support the conservation of Calgary's Historic Resources. Additionally, there is tremendous value to The City of Calgary in conserving heritage; however, despite significant progress, most heritage properties remain unprotected from unfavorable alteration or demolition. Designations as being proposed by this report will benefit economic development, environmental sustainability and quality of life for Calgarians which aligns with other ongoing initiatives such as the Climate Change Plan, Resiliency Plan and Calgary Economic Development's Calgary in the new Economy.

## Multiple Municipal Historic Resource Designation - Summer 2020

---

### Social, Environmental, Economic (External)

The triple-bottom-line benefits of historic resource conservation for communities and municipalities (including the economic activity generated through rehabilitation) have been documented internationally and form the basis for the Calgary Heritage Strategy (2008). Positive impacts of conservation include job growth, tourism, Calgary's competitive advantage in the labour marketplace, affordable commercial space, carbon emission reductions through 'avoided impact', diverted landfill waste, citizen appreciation and enjoyment of our city, and strengthening of local history and collective identity. Designated historic resources are eligible for inclusion in The City's heritage conservation grant program which offers matching funds for projects to restore, preserve or rehabilitate privately-owned, designated historic resources.

### Financial Capacity

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

The proposed designations will have no operating budget implications for The City of Calgary.

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

The proposed designations will have no capital budget implications for The City of Calgary.

### Risk Assessment

No risks have been identified in designating the proposed sites as Municipal Historic Resources. All property owners are in agreement with the proposed designations, which do not prescribe activities in the buildings or on the properties, allow each owner to retain all rights to the individual enjoyment of their property, and do not prevent a property from being sold.

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

The described properties are identified on Calgary's Inventory of Evaluated Historic Resources, making them eligible for designation as a Municipal Historic Resource.

The owners of all properties have formally requested designation. Protecting Calgary's historic resources is an identified objective of The City. Designation will also allow these properties to access incentives (including grant programs) to assist in their long-term management.

### ATTACHMENT(S)

1. Attachment 1 – **Proposed Bylaw 29M2020** to Designate the St. Mary's Parish Hall/CNR Station as a Municipal Historic Resource – PUD2020-0915
2. Attachment 2 – **Proposed Bylaw 30M2020** to Designate the East Calgary Telephone Exchange Building as a Municipal Historic Resource – PUD2020-0915
3. Attachment 3 – **Proposed Bylaw 31M2020** to Designate the Parker Residence as a Municipal Historic Resource – PUD2020-0915
4. Attachment 4 – **Proposed Bylaw 32M2020** to Designate the Rouleau Residence as a Municipal Historic Resource – PUD2020-0915
5. Attachment 5 – Heritage Calgary Letters of Support – PUD2020-0915

# PROPOSED

PUD2020-0915  
ATTACHMENT 1

## BYLAW NUMBER 29M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE ST. MARY'S PARISH HALL/CNR STATION AS A MUNICIPAL HISTORIC RESOURCE \*\*\*\*\*

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the "Act") permits The City of Calgary Council ("City Council") to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

**AND WHEREAS** the owners of St. Mary's Parish Hall/CNR Station have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act;

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

#### SHORT TITLE

1. This Bylaw may be cited as "City of Calgary Bylaw to Designate St. Mary's Parish Hall/CNR Station as a Municipal Historic Resource".

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as St. Mary's Parish Hall/CNR Station, located at 141 18 AV S.W., and the land on which the building is located being legally described as PLAN 8611375; BLOCK 11; LOT 1 (the "Historic Resource"), as shown in the attached Schedule "A", are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the "Regulated Portions"). The Regulated Portions are identified in the attached Schedule "B".

#### PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule "B" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the "Standards and Guidelines"), as referenced and summarized in the attached Schedule "C".  
b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule "B" are hereby known as the Non-regulated Portions (the "Non-regulated Portions"). The Non-regulated Portions are not subject to the *Standards and*

# PROPOSED BYLAW NUMBER 29M2020

*Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

## COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

## EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

## SCHEDULES

7. The schedules to this Bylaw form a part of it.

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

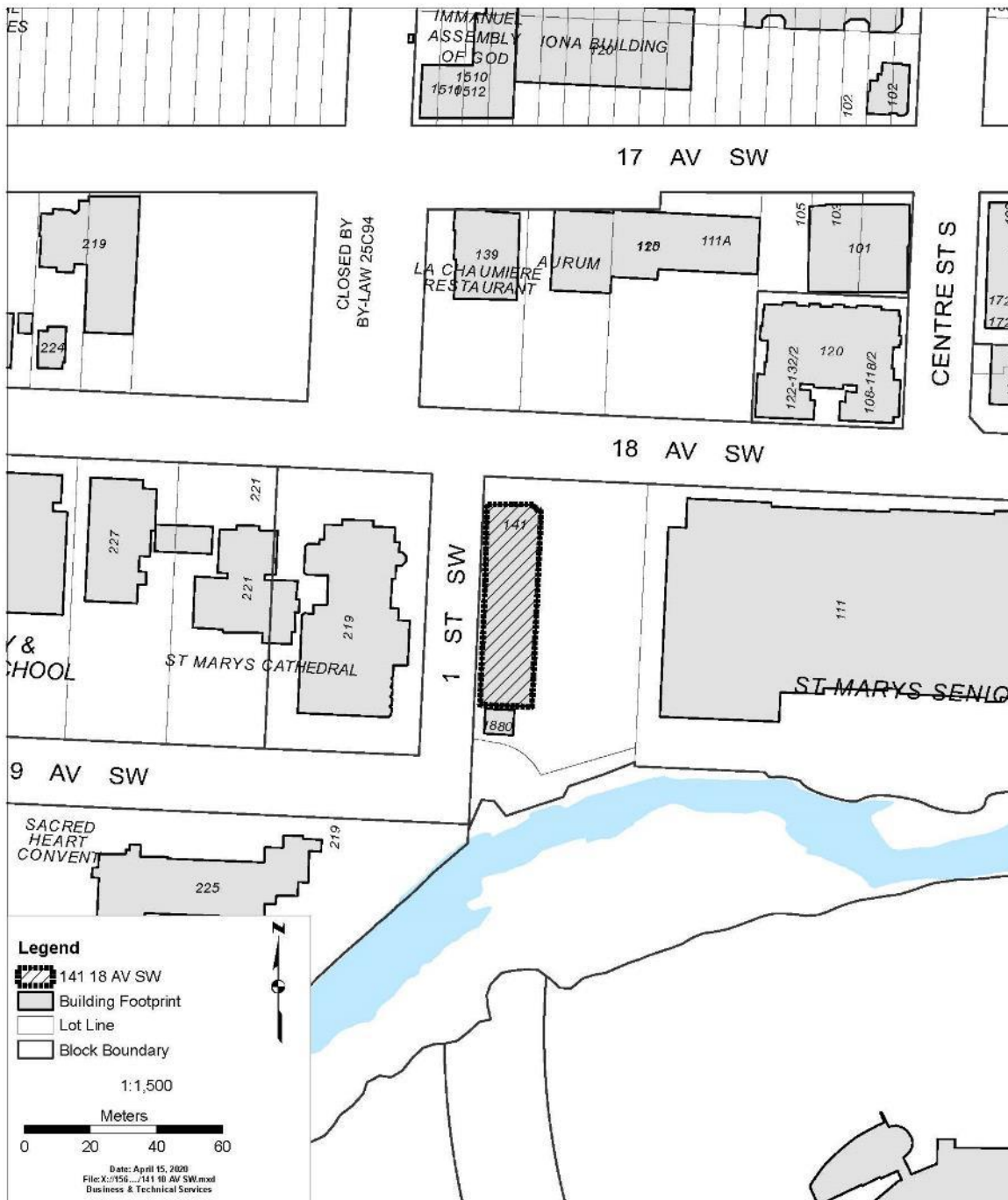
SIGNED ON \_\_\_\_\_

# PROPOSED BYLAW NUMBER 29M2020

## SCHEDULE "A"



141 18 AV SW



## SCHEDULE "B"

### **Description**

The St. Mary's Parish Hall/CNR Station is a three-storey sandstone building constructed in 1905, with one-storey brick (1916) and wood-frame (1951) additions at the south end. The sandstone Parish Hall portion features a gambrel roof with hipped dormers along both sides, and Classical detailing on its "boomtown" front façade. These features are integrated with the more functional railway style of the additions through a canopy and overhanging eaves along the east elevation. Many of the building components, including the roof, front entablature, and trackside canopy, were reconstructed after a fire in 1985. The structure is situated on six irregular lots adjacent to the Elbow River, in the community of Mission.

### **Heritage Value**

The St. Mary's Parish Hall/CNR Station is valued as an early sandstone building in Calgary, influenced by the Edwardian Classical style. Constructed of locally sourced sandstone, the parish hall was designed by prominent Calgary architect James J. O'Gara. It is distinguished by its unique gambrel roof with rows of windowed dormers along both sides, and a false "boomtown" front more commonly seen on commercial structures of the era in western Canada. The façade is dominated by Classical details including four pilasters that support a heavy cornice and central pediment, giving an appearance of symmetry and solidity. The round-arched window on the upper front façade is reminiscent of the Romanesque Revival style, which was preferred among Catholic institutions around the time of construction. The contrasting rear extension, with its deep roof overhang supported by brackets, has a more functional quality that is typical of railway architecture embodying the building's long identity as a railway station. The site also has institutional value for its association with the Oblates of Mary Immaculate, a Roman Catholic missionary congregation that established the mission of Notre Dame de la Paix that eventually became the Roman Catholic francophone village of Rouleauville in 1899. The Oblates also established the Sacred Heart Convent, Holy Cross Hospital, and St. Mary's Church in the district.

As one of few extant structures built during the period of Oblate influence in Rouleauville (now Mission), it has symbolic value as a reminder of the community's early French-speaking, Roman Catholic character. After its completion in 1905, it became the centre of the community's social and cultural life, used for recitals and plays, and housed as many as 19 societies and organizations. Members of the St. Mary's Club could access reading, music and billiard rooms, and a bowling alley. The increasingly Anglicized community of Rouleauville was annexed to Calgary in 1907, and by 1916 Bishop McNally replaced the Oblate Fathers with diocesan clergy, effectively ending the Francophone dominance in the Parish.

The site has activity value for its use as a rail transportation hub for almost six decades under the ownership of the Canadian Northern Railway, which merged with Canadian National Railways in 1923. In 1911, the company purchased St. Mary's Parish Hall and passenger service began in 1914, east to Saskatoon along the Goose Lake Line, and north to Edmonton. In 1916 Canadian Northern Railway converted the former Parish Hall into a temporary train station, adding a trackside wooden platform and canopy on the east side of the building, and a brick extension to the south, which served as the Express department. Plans for the new terminal were shelved due to financial difficulties exacerbated by the First World War, and the CNR remained in the former Parish Hall, which they further extended with a wood frame freight shed in 1951. On July 5, 1971 rail service ended, and the station was permanently closed.

# PROPOSED

## BYLAW NUMBER 29M2020

The site sat vacant for several years until 1979 when the City of Calgary acquired the station as part of a larger purchase from the CNR, and soon afterward the building became the first permanent home of the fledgling Calgary City Ballet, founded in 1982. A school of ballet and full-sized professional rehearsal and recital studios opened in the spring of 1987, following a restoration that was compelled in part by a fire two years earlier. In 1990 the Calgary City Ballet and Alberta Ballet merged into one resident dance company, which continues to occupy the building.

The St. Mary's Parish Hall/CNR Station has become a well-known landmark in the community of Mission. Familiar to generations of Calgarians due to its long service as a train station, this structure also has a distinctive presence in Mission as part of grouping of similar-scale buildings constructed under the auspices of the Roman Catholic Church.

### Character-defining Elements

The character-defining elements of the St. Mary's Parish Hall/CNR Station include its:

#### Sandstone Parish Hall:

- The structure's three-storey massing and rectangular form;
- Rubble-coursed sandstone foundation and sandstone masonry walls;
- Boomtown façade with rough-faced sandstone lintels, sills, voussoirs, and string course, and four smooth sandstone pilasters supporting pressed metal entablature with central pediment;
- Gambrel roof with cedar shingles and rows of six hipped windowed dormers alongside elevations;
- Fenestration pattern comprising rows of rectangular windows alongside elevations; four rectangular windows in third storey of north elevation; and pairs of rectangular windows on main façade, flanking one semi-circular window on third storey, a band of three narrow rectangular windows on second storey, and double door opening with single-pane transom on main level;
- Door openings on west elevation including single door (north end) and double door (south end), and two double-door openings on east elevation;
- Wooden platform on east elevation, and canopy supported by rounded brackets

#### 1916 Brick Station Addition:

- Single-storey massing, rectangular form, and red brick cladding;
- Hipped roof with wide overhanging eaves and exposed rafter tails, supported by rounded brackets on east elevation;
- Fenestration pattern comprising eight rectangular window openings with segmental arches and concrete sills on west elevation; and five on east elevation; and
- Single and double door openings on east elevation.

#### 1951 Brick Station Addition:

- Single-storey massing, rectangular form, and wood frame construction;
- Cedar shingle cladding with four horizontal wood "bumper bands" along east elevation;
- Hipped roof with wide overhanging eaves and exposed rafter tails, supported by rounded brackets on east and south elevations;
- Fenestration style comprising multi-pane ribbon windows; and
- St. Mary's Parish Hall/CNR Station structure's siting along almost a full north-south city block, with wide setback on north end.



## REGULATED PORTIONS

### 1.0 North Façade

The following elements are regulated:

#### Sandstone Parish Hall

- a) Rubble-coursed sandstone foundation, stairway pedestals and sandstone masonry wall (Images 1.1 -1.4);
- b) Fenestration pattern comprising pairs of rectangular windows, one semi-circular window on third storey, a band of three narrow rectangular windows on second storey, and double door opening with single-pane transom (Images 1.1 - 1.4);
- c) Rough-faced sandstone lintels, sills, voussoirs, and string course, and four smooth sandstone pilasters (Images 1.1 - 1.3); and
- d) Pressed metal entablature with central pediment and flag pole; (Images 1.1, 1.3 and 1.4).



(Image 1.1: North façade)

# PROPOSED BYLAW NUMBER 29M2020



(Image 1.2: Rubble-coursed sandstone foundation and sandstone wall)



(Image 1.3: Detail of pressed metal entablature with central pediment, string course, voussoirs, rough-faced sandstone lintels and sills)



(Image 1.4: Detail of pressed metal entablature as it wraps around 'boomtown' façade)

## **2.0 East Façade**

The following elements are regulated:

### Sandstone Parish Hall

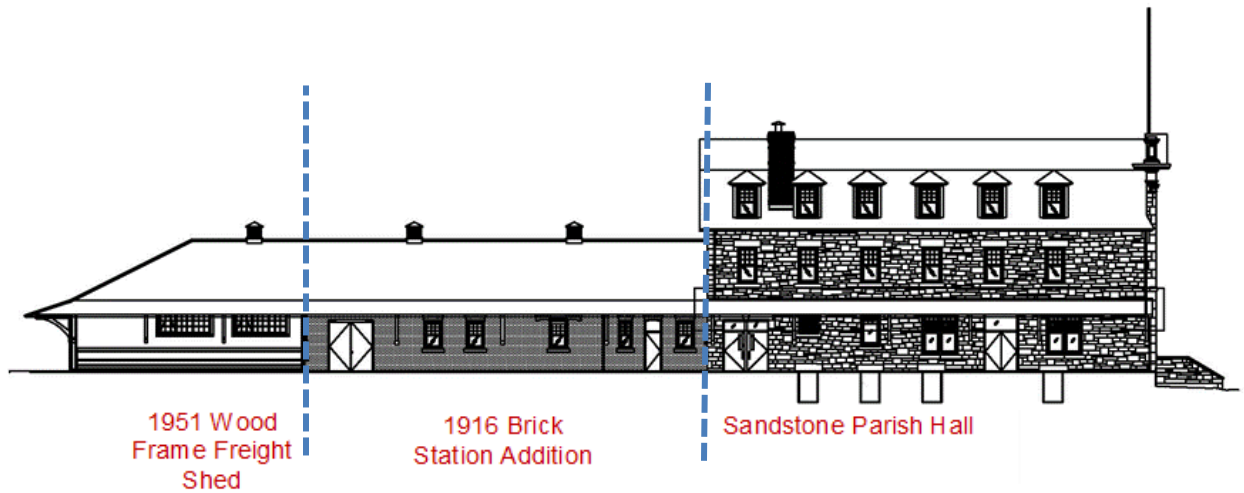
- a) Rubble-coursed sandstone foundation and sandstone masonry wall (Image 2.2);
- b) Fenestration comprised of rows of rectangular windows with rough-faced sandstone lintels, sills; two double-door openings (Images 2.1 – 2.3);
- c) Portion of the station wooden platform and deep canopy with exposed rafter tails and wood soffits, supported by rounded brackets (Images 2.2 and 2.3);

### 1916 Brick Station Addition

- e) Red brick cladding (Image 2.4);
- f) Fenestration comprised of five rectangular nine-over-one hung windows with segmental arches and concrete sills; single and double door openings (Images 2.1, 2.2, 2.4 and 2.5); and
- g) Station wooden platform continuing from original Sandstone Parish Hall (Images 2.2 – 2.4).



# PROPOSED BYLAW NUMBER 29M2020



(Image 2.1: East façade development phases of St. Mary's Parish Hall/CNR Station)



(Image 2.2: Oblique view of east façade)



(Image 2.3: East facade of Sandstone Parish Hall)

# PROPOSED BYLAW NUMBER 29M2020



(Image 2.4: 1916 Brick Station Addition)



(Image.2.5: Detail of segmental arch window and concrete sill)



## 3.0 West Façade

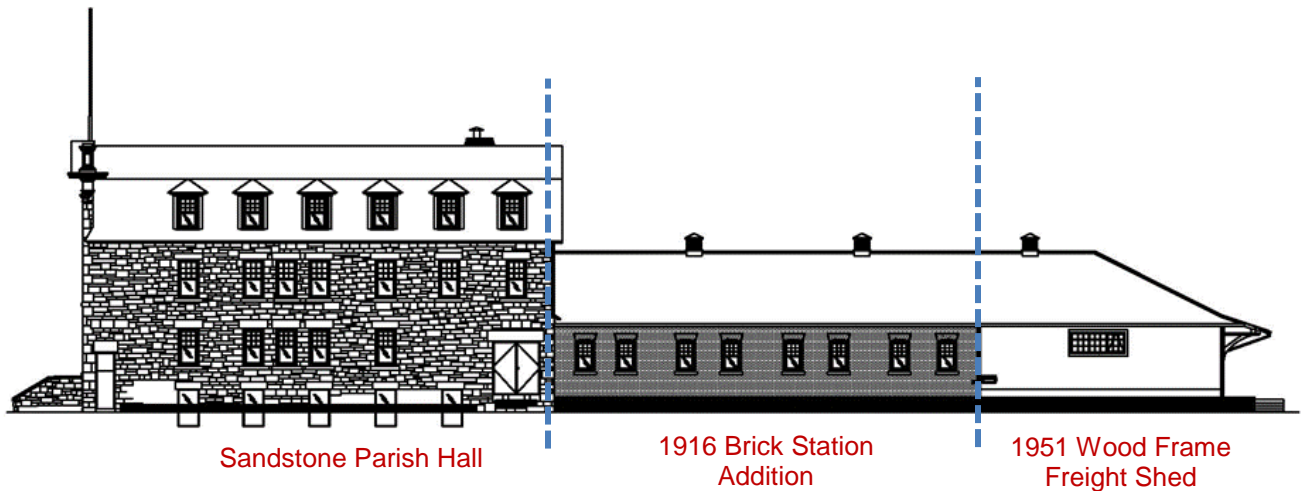
The following elements are regulated:

### Sandstone Parish Hall

- a) Rubble-coursed sandstone foundation and sandstone masonry wall (Image 3.2);
- b) Fenestration comprised of rows of rectangular windows with rough-faced sandstone lintels, sills; a single and a double-door openings (Image 3.2);

### 1916 Brick Station Addition

- c) Red brick cladding (Image 3.3); and
- d) Fenestration comprised of eight rectangular nine-over-one hung windows with segmental arches and concrete sills; single and double door openings (Image 3.3).



(Image 3.1: West façade development phases of St. Mary's Parish Hall/CNR Station)



(Image 3.2: Oblique view of Sandstone Parish Hall west façade)



(Image 3.3: 1916 Brick Station Addition west façade)

#### 4.0 South Façade

The following elements are regulated:

St. Mary's Parish Hall/CNR Station (Sandstone Parish Hall)

- a) Sandstone masonry wall and cedar shingle cladding (Image 4.1); and
- b) Fenestration comprised of four rectangular windows (Image 4.1).



(Image 4.1: Oblique view of south façade)



# PROPOSED BYLAW NUMBER 29M2020

## 5.0 Form, Scale, Massing and Roof

The following elements are regulated:

### Sandstone Parish Hall

- a) Three-storey massing and rectangular form;
- b) Gambrel roof with cedar shingles and rows of six hipped windowed dormers;

### 1916 Brick Station Addition

- c) Single-storey massing, rectangular form;
- d) Hipped roof with deep eaves with exposed rafter tails and wood soffits, supported by rounded brackets (Images 5.1 and 5.2);

### 1951 Wood Frame Freight Shed

- e) Single-storey massing and rectangular form; and
- f) Hipped roof with deep eaves with exposed rafter tails and wood soffits, supported by rounded brackets (Images 5.1 – 5.4).



(Image 5.1: Detail of deep eaves with exposed rafter tails and wood soffits, supported by rounded brackets, continuous along east and south portions of St. Mary's Parish Hall/CNR Station phases)



(Image 5.2: 1951 Wood Frame Freight Shed)



# PROPOSED BYLAW NUMBER 29M2020



(Image 5.3: 1951 Wood Frame Freight Shed east façade)



(Image 5.4: 1951 Wood Frame Freight Shed west façade)

## 6.0 Land

The land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

# PROPOSED BYLAW NUMBER 29M2020

## SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

### **The Standards**

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

### **General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

# PROPOSED BYLAW NUMBER 29M2020

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

## **Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

## **Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **Guidelines**

The full text of the *Standards and Guidelines* is available online through [www.historicplaces.ca](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5

# PROPOSED

PUD2020-0915  
ATTACHMENT 2

## BYLAW NUMBER 30M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE EAST CALGARY TELEPHONE EXCHANGE BUILDING AS A MUNICIPAL HISTORIC RESOURCE \*\*\*\*\*

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

**AND WHEREAS** the owners of the East Calgary Telephone Exchange Building have been given sixty (60) days’ written notice of the intention to pass this Bylaw in accordance with the Act;

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

#### SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the East Calgary Telephone Exchange Building as a Municipal Historic Resource”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the East Calgary Telephone Exchange Building, located at 1311 9 Avenue S.E., and the land on which the building is located being legally described as PLAN A3 BLOCK 6 LOT 6 (the “Historic Resource”) as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

#### PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “Standards and Guidelines”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the

# PROPOSED BYLAW NUMBER 30M2020

“Non-regulated Portions”). The Non-regulated Portions are not subject to the Standards and Guidelines and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

## COMPENSATION

5. No compensation pursuant to Section 28 of the Act is owing.

## EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

## SCHEDULES

7. The schedules to this Bylaw form a part of it.

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED BYLAW NUMBER 30M2020

## SCHEDULE "A"



1311 9 AV SE



# **PROPOSED** BYLAW NUMBER 30M2020

## **SCHEDULE "B"**

### **Description of the Historic Place**

The 1909 East Calgary Telephone Exchange Building is a long, rectangular, one-storey, gable-front building of solid red-brick construction with sandstone detailing. A 1912 rear addition echoes the front. Its symmetrical Romanesque Revival front façade features a Roman-arched central entrance, surmounted by a gabled parapet. It is located on the main commercial street in Inglewood, one of Calgary's earliest inner city communities.

### **Heritage Value of the Place**

The East Calgary Telephone Exchange Building, in continuous use as a telephone exchange until 1967, possesses activity value for its telephone service to the community for six decades and its important role in the development and operation of the city's telecommunications system. Colonel James Walker, one of Calgary's most influential citizens who homesteaded the lands which currently comprise the Inglewood Bird Sanctuary, introduced telephone service to Calgary in 1885 when he installed a line between his office and his lumberyard. In 1887 City Council invited Bell Telephone Company to develop a municipal telephone system which offered city-wide service by 1900. In 1908, the provincial government, which had been providing some rural telephone service since 1906, established Alberta Government Telephones (AGT), the province's first Crown Corporation, to serve rural areas, improve service in existing urban areas and purchase and expand Bell's infrastructure. With the rapid growth during the city's first construction boom, the existing manually-operated telephone exchange could not meet the demand for telephone service. In 1909, the newly formed AGT built a telephone exchange building in Inglewood to house a 300-line, automated "state-of-the-art" electromechanical switching system from the Automatic Electric Company.

The structure is also an excellent example of how buildings employ new construction methods to meet the needs of emerging technologies. Allan M. Jeffers, Alberta's first Provincial Architect, devised the building's innovative double-wall construction, in order to maintain the building's environment within the operating conditions of the sensitive automated equipment it was to house. His unique, windowless design of an exterior brick and masonry shell which enclosed a concrete and terra cotta brick structure created an air space intended to provide both passive insulation and radiant heat source. In addition, the equipment was exceptionally heavy and required steel reinforced concrete floors to carry the load. Within a year of its construction, with Calgary's burgeoning population, the east office demand grew by 44%, and by 1913 a rear addition was constructed to accommodate the equipment for an additional 700 lines.

The telephone exchange building, designed by Allan M. Jeffers, is a rare and superbly maintained example of Romanesque Revival Style architecture in the community. His design reflects the dual role of the utilitarian and public building by using 'stripped down' Romanesque elements for both the original building and extension. These include the Roman arch in the surround above the central front entrance, the modillions under the gable eaves and corbelled cornice in the gable ends, and the use of brickwork to provide texture, such as the brick quoining. Another feature of the style is the building's polychrome sandstone and painted concrete detailing on the sills, lintels and the coping on the gabled parapets. This building, together with other intact buildings of the Edwardian period, makes a strong contribution to Inglewood's main street.

Born and trained in Rhode Island, Allan Merrick Jeffers (1875-1926) became Alberta's Provincial Architect from 1907-12 and Edmonton's City Architect from 1912-14. He designed a number of major Edwardian era public buildings including the Alberta Legislature.

# PROPOSED BYLAW NUMBER 30M2020

The East Calgary Telephone Exchange Building has continued its service to the community through the present day. When the early generation electro-mechanical relay equipment was phased out in 1967, the building was first used as a kindergarten from 1966-72. By 1973 it was acquired by the Inglewood Community Association as part of a Local Initiatives Program to develop a seniors' crafts and social centre serving for over four decades as the Inglewood Silver Threads Drop-In Centre. The building was declared a Registered Historic Resource in 1981 and designated a Provincial Historic Resource in 2009.

## Character-Defining Elements

The character-defining elements include, but are not limited to its:

- form, scale and massing as expressed by its long, symmetrical, one-storey rectangular plan with short façade;
- rear addition which mirrors form of original;
- medium pitched, front-gable roof clad in metal; gabled parapets with stone coping;
- very tall, exterior red-brick chimney on east elevation of rear addition with corbelled modillions and sandstone cap;
- double wall construction with exterior masonry walls of red brick with common bond pattern and joined with red-pigmented mortar;
- concrete and terra cotta brick interior walls with void of approximately 46cm (18") to 61cm (24") within the two walls;
- fenestration pattern on all façades; windows comprising original single, 2-over 4 multi-pane wooden sash storm windows and 1-over-1 sash windows; sandstone lintels and sills;
- additional exterior details such as decorative brick detailing including corbelled cornice under gable, quoining and corbelled modillions on side elevations;
- central front entrance surmounted by Roman-arch and sandstone lintel; front entrance stairs with railings; and two-leaf entry door;
- interior features that reflect the building's original use as a public utility such as the large, open floor plan which originally housed banks of telephone equipment; steel reinforced concrete floors; lath and plaster wall and ceilings;
- location on property; setbacks on all sides; and
- main commercial street setting; relation to other main street commercial and public buildings.



# PROPOSED BYLAW NUMBER 30M2020

## REGULATED PORTIONS

### 1.0 North Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar and gabled parapets with sandstone coping (Images 1.1 and 1.3);
- b) The fenestration with single, 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 1.1 and 2.2);
- c) The brick detailing comprising corbelled cornice along gable edge and projecting quoins (at building corners) (Images 1.1, 1.3 and 2.2); and
- d) The central front entrance with sandstone lintel and surmounted by brick relief in Roman-arch design and wooden paneled door (Images 1.1, 1.2 and 1.4).

Note: This does not preclude a return to the original 1-over-1 sash window style or the door style as seen in Image 1.2.



(Image 1.1: North façade)

# PROPOSED BYLAW NUMBER 30M2020



(Image 1.2: Historic image of north façade showing the original 1-over-1 sash windows and Roman arch above the central front entrance, ca. 1910-1920, Copyright AGT Archive)



(Image 1.3: Detail of common bond pattern red brick with red-pigmented mortar and corbelled cornice at gable edge with sandstone cap)



(Image 1.4: Detail of central front entrance with sandstone lintel and surmounted by brick relief in Roman-arch design)

## 2.0 East Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar (Image 2.1);
- b) The fenestration with 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 2.1 and 2.2);
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line and projecting quoins (at building corners) (Images 2.1 and 2.3); and
- d) Tall, exterior red-brick chimney on east elevation of rear addition with corbelled modillions and sandstone cap (Images 2.1 and 2.4).

Note: This does not preclude a return to the original 1-over-1 sash window style as seen in Image 1.2.



# PROPOSED BYLAW NUMBER 30M2020



(Image 2.1: Oblique view of east façade with rear addition added 1912-1913)



(Image 2.2: Typical fenestration and corbelled modillions on side elevations)

# PROPOSED BYLAW NUMBER 30M2020



(Image 2.3: Historic image showing detail of quoins at building corner, 1910-1920, Copyright AGT Archive)



(Image 2.4: Detail of corbelled modillions and sandstone cap of red-brick chimney on east façade of rear addition)

# PROPOSED BYLAW NUMBER 30M2020

## 3.0 South Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar and gabled parapets with stone coping (Image 3.1); and
- b) The brick detailing comprising corbelled cornice under gable and projecting quoins (at building corners) (Image 3.1)

Note: the single story extension built ca.1955, is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 3.1: South façade with ca. 1955 cinder block rear extension)

## 4.0 West Façade

The following elements are regulated:

- a) The exterior masonry walls of red brick laid common bond pattern with red-pigmented mortar (Images 4.1 and 4.2);
- b) The fenestration with 2-over-4 multi-pane wooden sash storm windows and 1-over-1 wooden sash windows and sandstone lintels and sills (Images 4.1 and 4.2); and
- c) The brick detailing comprising corbelled cornice and corbelled modillions at roof line and projecting quoins (at building corners) (Images 4.1 and 4.2).

Note: This does not preclude a return to the original 1-over-1 sash window style as seen in Image 1.2.



# PROPOSED BYLAW NUMBER 30M2020



(Image 4.1: Oblique view west façade looking southeast, ca. 1990s)



(Image 4.2: Oblique view west façade rear addition looking northeast)

## 5.0 Form, Scale and Massing

The following elements are regulated:

- a) The long, symmetrical, one-storey rectangular form with medium pitched, front-gable roof; rear addition which mirrors form of original with tall red-brick chimney on east elevation with corbelled modillions and sandstone cap (Image 2.1); and
- b) The double wall construction with concrete and terra cotta brick interior walls with void of approximately 46cm (18") to 61cm (24") within the two walls.

## 6.0 Land

The Land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").



# PROPOSED BYLAW NUMBER 30M2020

## SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

### **The Standards**

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

### **General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

# PROPOSED BYLAW NUMBER 30M2020

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

## **Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

## **Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **Guidelines**

The full text of the *Standards and Guidelines* is available online through [www.historicplaces.ca](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5



# PROPOSED

PUD2020-0915  
ATTACHMENT 3

## BYLAW NUMBER 31M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE PARKER RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

\*\*\*\*\*

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

**AND WHEREAS** the owner of the Parker Residence has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

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

#### SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Parker Residence as a Municipal Historic Resource”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Parker Residence, located at 230 29 Avenue N.W., and the land on which the building is located being legally described as PLAN 3980AM; BLOCK 45; LOT 15 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

#### PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation,

# PROPOSED BYLAW NUMBER 31M2020

alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

## COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

## EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

## SCHEDULES

7. The schedules to this Bylaw form a part of it.

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED BYLAW NUMBER 31M2020

## SCHEDULE "A"



230 29 AV NW



# **PROPOSED** BYLAW NUMBER 31M2020

## **SCHEDULE “B”**

### **Description of the Historic Place**

The Parker Residence is a single-storey, wood-frame, modest Edwardian Cottage-style house built circa 1913. It features a hipped roof with bell-cast (curved) eaves, a half-width front porch, and minimal ornamentation. The house is located on a residential street in the Tuxedo Park community.

### **Heritage Value of the Historic Place**

The Parker Residence symbolizes early development in Tuxedo Park, and it is one of the oldest existing houses in the community.

Located within a vast area annexed to Calgary in 1911, Tuxedo Park was one of many new subdivisions developed during the city's pre-First World War boom. Street railway connections made it possible for working class families to live in affordable outlying subdivisions, and developers offered concessions to The City in exchange for streetcar lines. The Canadian Estates Co. Ltd., which subdivided and promoted Tuxedo Park, was the first of two real estate concerns that secured street railway lines to their developments in exchange for concessions to The City. Joseph Ruse, the company's president and manager, was a brother-in-law of Calgary Municipal Railway Superintendent Thomas H. McCauley. Ruse's firm secured a street railway line by agreeing to build the line itself as well as the extension to the waterworks system and by providing a park that served as the streetcar line's terminus. Streetcar service to Tuxedo Park commenced in September 1911. The park included gardens and a bandstand. As of fall 1911, there were no residents, but a year later there were 300 families (about 1,000 people) living there, mainly in single-family residences, along with a two-room cottage school, post office, churches, and shops.

This house was built circa 1913 just two blocks from the streetcar terminus, which was located at Centre 1 ST NE between 29 AV and 30 AV. Available sources do not reveal whether the house was built by a developer or for its original owner-occupants, bricklayer Richard A. Parker and his wife, Lavinia. The modest Parker Residence is representative of both the working-class circumstances of its original owner-residents and of Tuxedo Park's early development.

The Parker Residence is a rare extant example of an Edwardian Cottage-style residence in the community, and it was most likely constructed from pattern book plans. Apart from its modified stucco exterior finish, the house retains a high level of integrity, featuring a rectangular plan, hipped roof with bell-cast (curved) eaves and front porch.

### **Character-Defining Elements**

The exterior character-defining elements of the Parker Residence include, but are not limited to its:

- single-storey rectangular plan; front verandah; rear bay; hipped roof with bell-cast (curved) eaves;
- wood-frame construction; and
- original fenestration on all façades (openings and window frames);

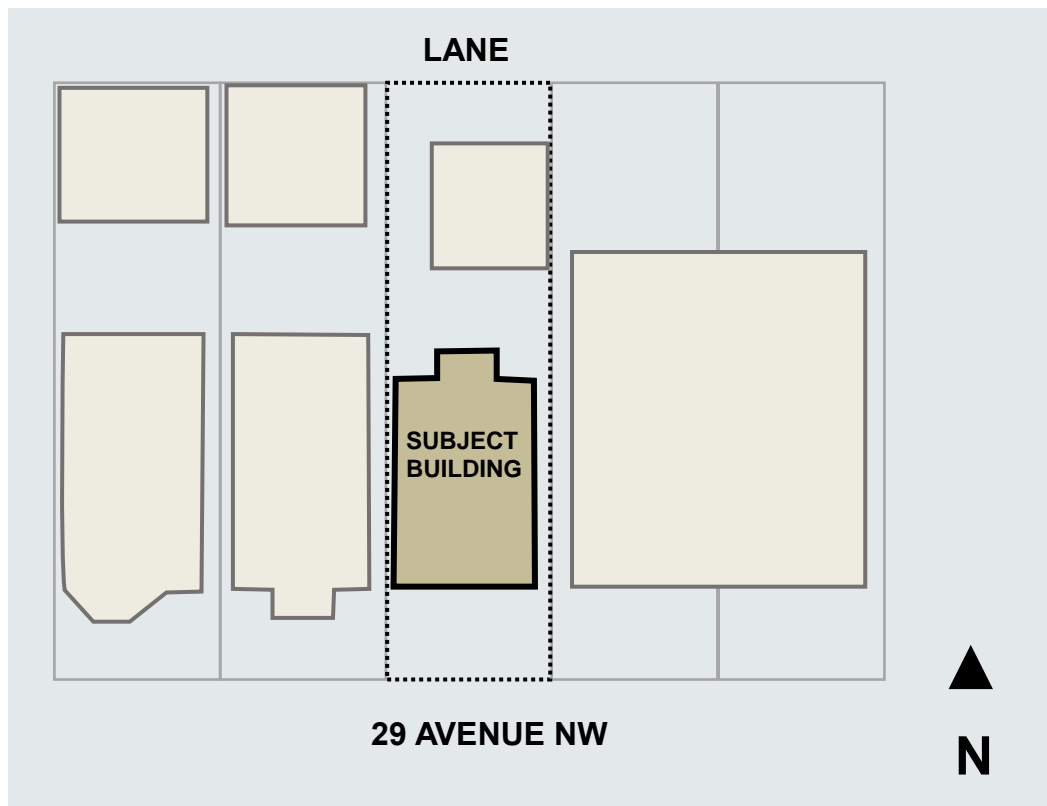
The interior character-defining elements of the Parker Residence include, but are not limited to its:

- Original fir woodwork interior details, including baseboards, doors and door casings, window casing, and built-in cabinetry in the bathroom.

## REGULATED PORTIONS

### 1.0 Context, Orientation and Placement

- a) The placement of the building on the parcel of land as indicated in Figure 1.0; and
- b) The 278.4 square meters of land which comprises the entire parcel.



(Figure 1.0: Orientation and placement of the Parker Residence on the property; rear garage not regulated)

### 2.0 Exterior

The following elements are regulated:

- a) The single-storey, rectangular plan and rear bay (Images 2.1 – 2.6);
- b) The fenestration (openings and frames only) on all façades (Images 2.1 - 2.7);
- c) The hipped roof with bell-cast (curved) eaves (at roof corners) (Images 2.2, 2.4, and 2.8); and
- d) The half-width front porch (verandah) with minimal ornamentation (Images 2.1, 2.2 and 2.6).



# PROPOSED BYLAW NUMBER 31M2020

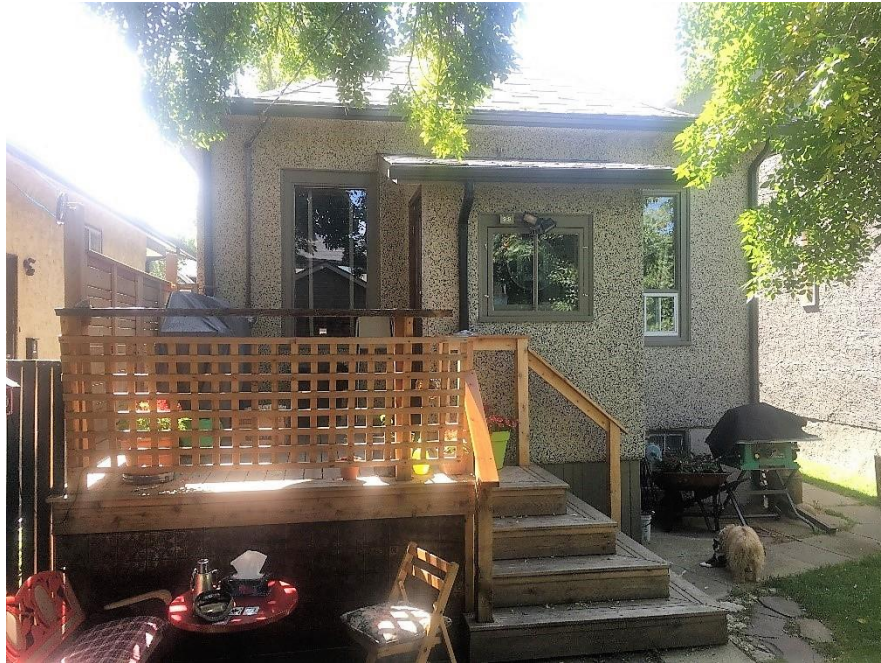


(Image 2.1: South façade)



(Image 2.2: Historic image of south façade, circa 1969-72, Copyright Eileen Simpkins)

# PROPOSED BYLAW NUMBER 31M2020



(Image 2.3: North façade including rear bay and fenestration)



(Image 2.4: Historic image of north façade, circa 1969-72, Copyright Eileen Simpkins)



# PROPOSED BYLAW NUMBER 31M2020



(Image 2.5: Oblique view of west façade including fenestration)



(Image 2.6: Oblique of east façade including fenestration)

# PROPOSED BYLAW NUMBER 31M2020



(Image 2.7 – Example of typical fenestration frame)



(Image 2.8: Detail of southeast corner of bell-cast (curved) roof)



## 3.0 Interior

The following elements are regulated:

- a) Original fir woodwork interior details, including baseboards, doors and door casings and window casings (Images 3.1 - 3.3), and the large, upper and lower built-in, corner cabinetry in the bathroom (Image 3.4).



(Image 3.1: Example of baseboard)

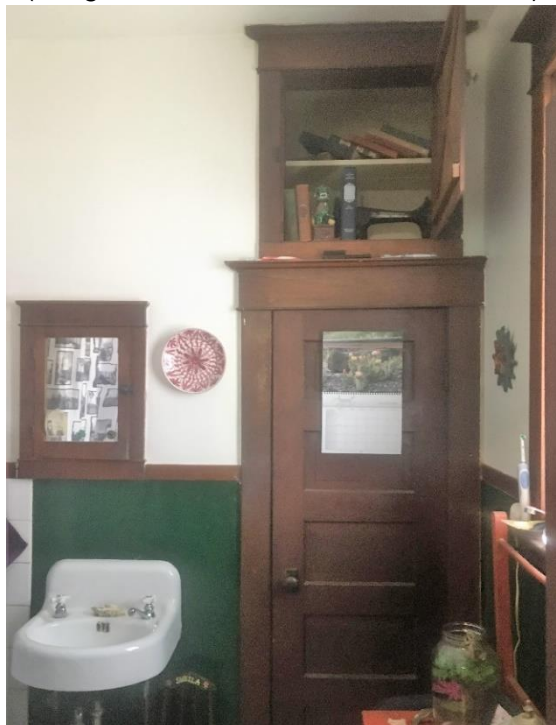


(Image 3.2: Example of typical 5 panel door and door casing in the hallway)

# PROPOSED BYLAW NUMBER 31M2020



(Image 3.3: Window frame in bathroom)



(Image 3.4: Large upper and lower, built-in, corner cabinetry in the bathroom)

# PROPOSED BYLAW NUMBER 31M2020

## SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

### **The Standards**

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

### **General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

# PROPOSED

## BYLAW NUMBER 31M2020

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

### **Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

### **Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

### **Guidelines**

The full text of the *Standards and Guidelines* is available online through [www.historicplaces.ca](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5





# PROPOSED

PUD2020-0915  
ATTACHMENT 4

## BYLAW 32M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE ROULEAU RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

\*\*\*\*\*

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

**AND WHEREAS** the owners of the Rouleau Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act;

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

#### SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Rouleau Residence as a Municipal Historic Resource”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Rouleau Residence, located at 141 18 AV S.W., and the land on which the building is located being legally described as PLAN 8611375; BLOCK 11; LOT 1 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

#### PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “Standards and Guidelines”), as referenced and summarized in the attached Schedule “C”.  
  
b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation,

# PROPOSED BYLAW NUMBER 32M2020

alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

## COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

## EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

## SCHEDULES

7. The schedules to this Bylaw form a part of it.

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

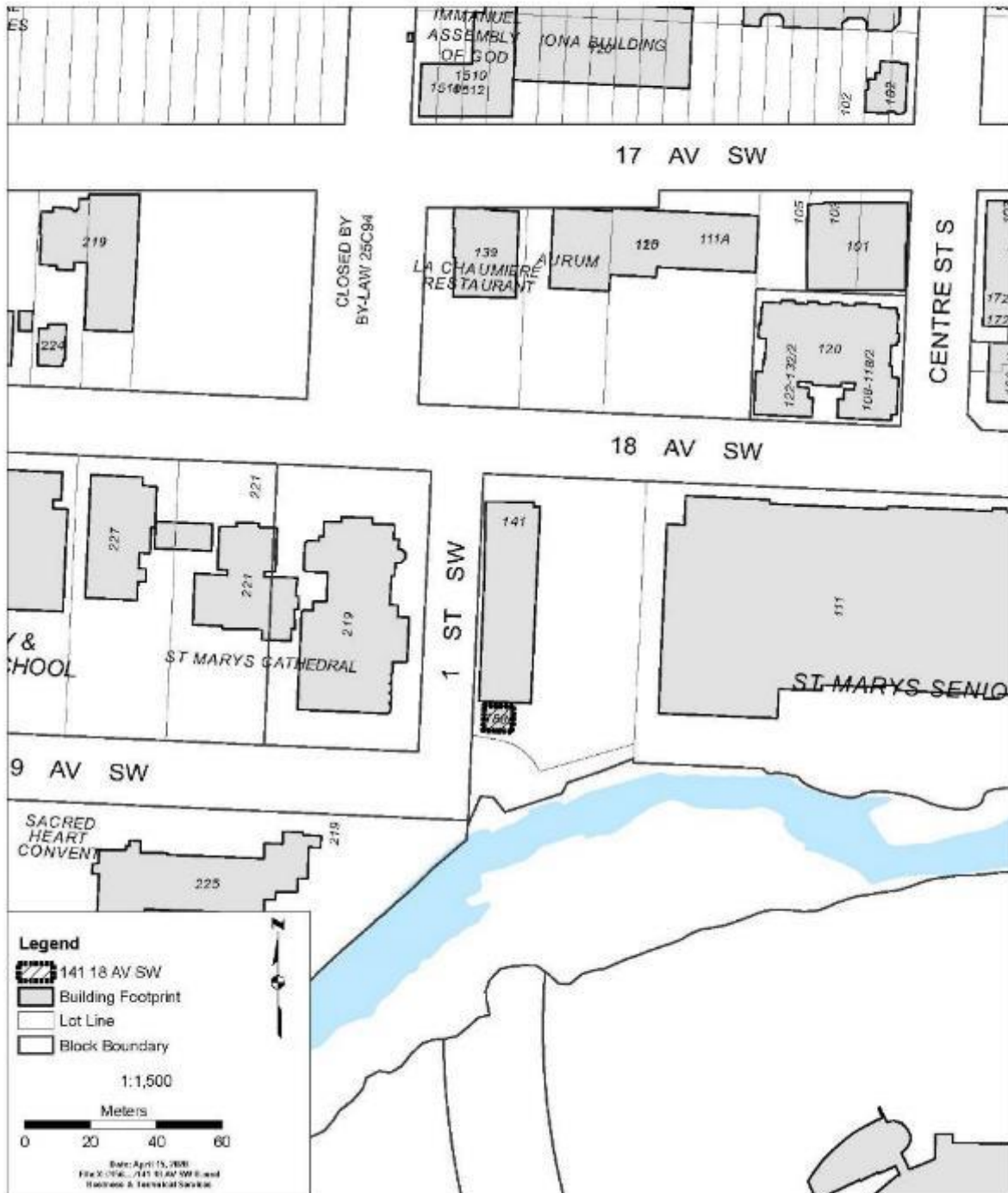
SIGNED ON \_\_\_\_\_

# PROPOSED BYLAW NUMBER 32M2020

## SCHEDULE "A"



141 18 AV SW



# PROPOSED BYLAW NUMBER 32M2020

## SCHEDULE "B"

### **Description**

The Rouleau Residence is a one and three-quarter storey wood frame house, constructed in 1885-86 in a modest Queen Anne Revival style. Its asymmetrical façade incorporates a bay window, an elaborate front entry door surround with decorative crown, pointed-arch window heads, and fretwork in the front gable. The house is situated on the site of the former St. Mary's Parish Hall/CNR Station in Mission, where it was relocated in 2005.

### **Heritage Value**

The Rouleau Residence is significant as one of the oldest known buildings in Calgary, and an early example in the city of modest Queen Anne Revival architecture. The Rouleau Residence was constructed beginning in the fall of 1885, likely from a pattern-book design. It incorporates elements of the Queen Anne Revival style, including its asymmetrical façade with bay window, and fretwork detailing in the front gable. The elaborate front door surround with decorative crown and the pointed-arch window frames suggest a Free Classic variation of the style.

The Rouleau Residence has further symbolic value as a reminder of the development of Mission as a French-speaking Roman Catholic settlement, known as Rouleauville from 1899 to 1907. In 1883 Father Albert Lacombe was granted two quarter-sections of land south of Calgary, where the Oblate Fathers had previously established the mission of Notre Dame de la Paix. The Oblates subdivided the land with the intention of creating a permanent French Catholic settlement, and registered the area as Plan B (later B1) in 1887. The village of Rouleauville was incorporated in 1899, taking its name from its two most prominent residents, brothers Judge Charles-Borromée Rouleau (1840-1901), and Dr. Édouard-Hector Rouleau (1843-1912), resident of this house. However the village's Francophone character was soon overcome by an English-speaking majority, and in 1907 Rouleauville was annexed to Calgary as the community of Mission.

The Rouleau Residence is also significant for its association with Dr. Édouard-Hector Rouleau, a leading citizen of Rouleauville and an instrumental figure in developing the village as the centre of Francophone culture in southern Alberta. A native of L'Isle-Verte, Québec, Dr. Rouleau settled in Calgary in 1887 and purchased this house from Edwin R. Rogers, who was joint proprietor of Rogers & Grant, the largest hardware business west of Winnipeg at the time. Dr. Rouleau set up practice as one of the town's first three registered physicians, specializing in obstetrics. He became medical chief of staff at the Holy Cross Hospital when it opened in 1891, and in 1897 was appointed assistant surgeon to the local North-West Mounted Police detachment. Dr. Rouleau also made significant contributions to Calgary's social and cultural life as an advocate for the Francophone community. He was the founding president of Calgary's Société Saint-Jean-Baptiste, and in 1888 was appointed Belgian Consul for the Northwest Territories. A devout Roman Catholic, he served on the separate school board for 23 years, and was active with both the Knights of Columbus and the Catholic Mutual Benefit Association.

Dr. Rouleau lived in this home from 1887 to about 1902, with his wife Catherine and their four surviving children: Albert (the first Calgary-born priest ordained in the city), Albertine (who joined the Sisters, Faithful Companions of Jesus), Joseph Henri, and Bernadette. In about 1902 Rouleau built a new, larger house on the same site, and this original house was moved two lots east to 114 Joseph Street (now 18 Avenue SW). Frances McHugh, the wife of rancher J.J. McHugh, owned a substantial home on the east corner of the block and acquired the original Rouleau Residence to operate as a boarding house. For the next century it served either as

# **PROPOSED**

**BYLAW NUMBER 32M2020**

rental property or as a private home for various owners. Facing demolition in 2003, the house was saved by The City and a coalition of community organizations and in 2005 was moved onto its present site next to the St. Mary's Parish Hall/CNR Station.

The Rouleau Residence is a landmark in the community of Mission. It has a strong visual presence at the north end of the Talisman Pedestrian Bridge, on the corner of 19th Avenue and 1st Street SW, and contributes to the surrounding grouping of historic places related to Mission's early settlement phase.

## **Character-defining Elements**

- The character-defining elements of the Rouleau Residence include its:
- One and three-quarter story, wood frame construction;
- Full-width front gable with overhanging eaves, and fretwork detailing at roofline;
- Cedar drop siding exterior cladding, finished with corner boards;
- Matching hipped bay windows on both west and south elevations;
- Front door surround with decorative crown over single-paned transom;
- Central brick chimney;
- Front porch addition comprising gable roof with vertically-oriented siding and turned wooden posts; and
- Fenestration pattern comprising rectangular windows with original wood casings and pointed-arch window heads throughout.



## REGULATED PORTIONS

### 1.0 West Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards; fretwork detailing at roofline (Images 1.1 and 1.4);
- b) Hipped bay window with diagonal siding (Images 1.1 and 1.2);
- c) Fenestration comprised of five wooden one-over-one hung windows with wood casings and pointed-arch window heads (Image 1.1); and
- d) Front porch with gable with vertical siding; turned wooden posts; front door surround with decorative crown over single-paned transom (Images 1.1 and 1.3).



(Image 1.1: West façade)

# PROPOSED BYLAW NUMBER 32M2020



(Image 1.2: Hipped bay window with diagonal siding)



(Image 1.3: Porch and front door surround with decorative crown over single-paned transom)





(Image 1.4: Fretwork detailing at roofline)

## 2.0 East Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 2.1); and
- b) Fenestration comprised of three wooden one-over-one hung windows with wood casings and pointed-arch window heads (Image 2.1).



(Image 2.1: East façade)

# PROPOSED BYLAW NUMBER 32M2020

## 3.0 South Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 3.1);
- b) Hipped bay window with diagonal siding (Images 2.1 and 3.1); and
- c) Fenestration comprised of four wooden one-over-one hung windows with wood casings and pointed-arch window heads (Images 2.1 and 3.1).



(Image 3.1: Oblique view of South façade)



## 4.0 North Façade

The following elements are regulated:

- a) Cedar drop siding exterior cladding, finished with corner boards (Image 4.1).



(Image 4.1: Oblique view of North façade)

## 5.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) One and three-quarter storey massing and rectangular form with full-width gable ends;
- b) Open eaves with wood plank soffits; tongue-and-groove front porch ceiling; and
- c) Central brick chimney (Image 3.1).

# PROPOSED BYLAW NUMBER 32M2020

## 6.0 Land

The land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

## 7.0 Interior

The following elements are regulated:

- a) Original staircase elements, including the balustrades and original newel post (Image 7.1);
- b) Wood window casings throughout (Image 7.2); and
- c) Main floor wood flooring throughout (Images 7.1 and 7.2).



(Image 7.1: Balustrades and newel post)



(Image 7.2: Example of window casing)

# PROPOSED BYLAW NUMBER 32M2020

## SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

### **The Standards**

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

### **General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

# PROPOSED

## BYLAW NUMBER 32M2020

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

### **Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

### **Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

### **Guidelines**

The full text of the *Standards and Guidelines* is available online through [www.historicplaces.ca](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5



July 29, 2020

**SPC on Planning & Urban Development  
City of Calgary**

PO Box 2100 Stn M  
Calgary AB, T2P 2M5

Dear Members of Planning & Urban Development:

**Re: Designation of the East Calgary Telephone Exchange Building**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the East Calgary Telephone Exchange Building, located in Inglewood, as a Municipal Historic Resource.

The East Calgary Telephone Exchange Building is listed on the Inventory of Evaluated Historic Resources as a City Wide Historic Resource.

The 1909 East Calgary Telephone Exchange Building is a long, rectangular, one-storey, gable-front building of solid red-brick construction with sandstone detailing. A 1912 rear addition echoes the front. Its symmetrical Romanesque Revival front façade features a Roman-arched central entrance, surmounted by a gabled parapet. It is located on the main commercial street in Inglewood, one of Calgary's earliest inner city communities.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,



**Josh Traptow  
Executive Director  
Heritage Calgary**



July 29, 2020

**SPC on Planning & Urban Development  
City of Calgary**

PO Box 2100 Stn M  
Calgary AB, T2P 2M5

Dear Members of Planning & Urban Development:

**Re: Designation of the Parker Residence**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Parker Residence, located in Tuxedo Park, as a Municipal Historic Resource.

The Parker Residence is listed on the Inventory of Evaluated Historic Resources as a Community Historic Resource.

The Parker Residence is a single-storey, wood-frame, modest Edwardian Cottage-style house built circa 1913. It features a hipped roof with bellcast (curved) eaves, a half-width front porch, and minimal ornamentation. The house is located on a residential street in the Tuxedo Park community.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,



**Josh Traptow  
Executive Director  
Heritage Calgary**

July 29, 2020

**SPC on Planning & Urban Development  
City of Calgary**

PO Box 2100 Stn M  
Calgary AB, T2P 2M5

Dear Members of Planning & Urban Development:

**Re: Designation of the Rouleau Residence**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Rouleau Residence, located in Mission, as a Municipal Historic Resource.

The Rouleau Residence is listed on the Inventory of Evaluated Historic Resources as a City Wide Historic Resource.

The Rouleau Residence is a one and three-quarter storey wood frame house, constructed in 1885-86 in a modest Queen Anne Revival style. Its asymmetrical façade incorporates a bay window, an elaborate front entry door surround with decorative crown, pointed-arch window heads, and fretwork in the front gable. The house is situated on the site of the former St. Mary's Parish Hall/CNR Station in Mission, where it was relocated in 2005.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,



**Josh Traptow  
Executive Director  
Heritage Calgary**

July 29, 2020

**SPC on Planning & Urban Development  
City of Calgary**

PO Box 2100 Stn M  
Calgary AB, T2P 2M5

Dear Members of Planning & Urban Development:

**Re: Designation of St. Mary's Parish Hall/CNR Station**

Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Designation of St. Mary's Parish Hall/CNR Station, located in Mission, as a Municipal Historic Resource.

St. Mary's Parish Hall/CNR Station is listed on the Inventory of Evaluated Historic Resources as a City Wide Historic Resource.

The St. Mary's Parish Hall/CNR Station is a three-storey sandstone building constructed in 1905, with one-storey brick (1916) and wood-frame (1951) additions at the south end. The sandstone Parish Hall portion features a gambrel roof with hipped dormers along both sides, and Classical detailing on its "boomtown" front façade. These features are integrated with the more functional railway style of the additions through a canopy and overhanging eaves along the east elevation. Many of the building components, including the roof, front entablature, and trackside canopy, were reconstructed after a fire in 1985. The structure is situated on six irregular lots adjacent to the Elbow River, in the community of Mission.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at [jtraptow@heritagecalgary.ca](mailto:jtraptow@heritagecalgary.ca).

Sincerely,



**Josh Traptow  
Executive Director  
Heritage Calgary**

**Returning Officer's Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0965  
Page 1 of 3**

**Amendments to the Election Bylaw**

---

**RECOMMENDATION:**

That the Priorities and Finance Committee recommend that Council give three readings to the proposed Bylaw, as set out in Attachment 1, to amend Bylaw 35M2018.

**RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020  
SEPTEMBER 08:**

That Council give three readings to **Proposed Bylaw 35M2020**.

**HIGHLIGHTS**

- The Election Bylaw needs to align with provincial legislation governing municipal elections.
- What does it mean to Calgarians? Ensuring that the Election bylaw is current and aligns with legislation promotes Calgarians' confidence in the Returning Officer's planning and execution of elections.
- Why does it matter? Amending the Election Bylaw at this time allows the Returning Officer to prepare information and services for candidates and electors in advance of the 2021 October 18 General Election.
- Municipal council and school board elections are governed by the *Local Authorities Election Act* (the Act). The Act permits Council to pass bylaws to provide authority and govern various aspects of a general election, by-election or plebiscite.
- In addition to the Election Bylaw, other bylaws have been previously passed by Council over time under the authority of the Act. For ease of reference, the Returning Officer recommends consolidating all relevant election-related bylaws into the Election Bylaw.
- On 2018 December 11, the *Act to Renew Local Democracy in Alberta* (Bill 23) was passed, amending the Act. On 2020 July 21, the *Local Authorities Election Amendment Act* (Bill 29) was passed, further amending the Act. As a result, the Returning Officer recommends amendments to the Election Bylaw to align with the amended Act.
- In addition to recommended Election Bylaw amendments required to align with the Act, minor amendments to address typographical errors and improve accuracy are recommended.
- The Election Bylaw was most recently amended at the 2018 June 25 Regular Meeting of Council, in preparation for the 2018 Olympic Plebiscite.
- Strategic Alignment to Council's Citizen Priorities: A well-run city.

**DISCUSSION**

Currently, the Election Bylaw (Bylaw 35M2018) addresses a number of provisions required to administer a general election, by-election and plebiscite in keeping with the current election program.

The Returning Officer recommends Election Bylaw amendments to align with Bill 23 and Bill 29 amendments to the Act, address typographical errors and improve the Bylaw's accuracy.

**Returning Officer's Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0965  
Page 2 of 3**

## **Amendments to the Election Bylaw**

For ease of reference, consolidation of separately-enacted bylaws related to nomination signatures (Bylaw 31M2007) and nomination deposits (30M2007) into the Election Bylaw is also recommended. Bylaws related to the early receipt of nominations (Bylaw 10M92) and rotation of ballots (Bylaw 37M80) are moot and should be repealed.

Attachment 2 is a table summarizing the recommended amendments. Attachment 3 is the Election Bylaw (office consolidation), incorporating recommended amendments in underline for ease of reference.

Should Council adopt the recommended amendments, Elections Calgary will issue required communications to advise candidates and electors of applicable Election Bylaw changes.

The Ministry of Municipal Affairs was consulted in the development of the recommended amendments to the Election Bylaw.

## **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

## **IMPLICATIONS**

Social

Not Applicable

Environmental

Not Applicable

Economic

Not Applicable

Service and Financial Implications

The cost of communications required to inform candidates and electors about changes to the Election Bylaws will be absorbed within the existing operating budget.

## **Existing operating funding - base**

**Returning Officer's Report to  
Priorities and Finance Committee  
2020 September 8**

**ISC: UNRESTRICTED  
PFC2020-0965  
Page 3 of 3**

**Amendments to the Election Bylaw**

---

**RISK**

If the recommended amendments are not adopted, the Elections Bylaw will not align with current legislation.

**ATTACHMENTS**

1. **Proposed Bylaw 35M2020**
2. Summary of Recommended Amendments
3. Underline of Election Bylaw 35M2018 showing recommended amendments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)



# PROPOSED

PFC2020-0965  
ATTACHMENT 1

## BYLAW NUMBER 35M2020

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 35M2018, THE ELECTIONS BYLAW \*\*\*\*\*

**WHEREAS** Council has considered PFC2020-0965 and considers it desirable to amend Bylaw 35M2018, the Elections Bylaw;

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

1. Bylaw 35M2018, the Elections Bylaw, as amended, is hereby further amended.

2. In the preamble:

(1) the following is deleted:

“**AND WHEREAS** Council, being a local authority as defined in the *Act*, deems it desirable that voting stations for an election be open at 8 a.m.;”

and replaced with the following:

“**AND WHEREAS** Council, being an elected authority as defined in the *Act*, deems it desirable that voting stations for an election be open at 8 a.m.;”;

and

(2) after:

“**AND WHEREAS** section 4 of the *Calgary Election Regulation AR 293/2009* provides that section 78(5) of the *Act* does not apply in the case of an elector who is blind and directs that:

(a) the deputy shall provide at advance vote stations on an as-required basis blind voter templates that will allow the elector to vote entirely unassisted; and

(b) the returning officer shall ensure that advertisements for advance voting stations contain statements that blind voter templates will be available only at advance voting stations and will not be available on election day;”

the following is added:

“**AND WHEREAS** section 27(2) of the *Act* allows an elected authority in a city with a population of at least 10,000 to specify a required number of electors to sign the nomination of a candidate for office as a member of the Council of The City Calgary, and that number must be at least 5 and not more than 100;



# PROPOSED BYLAW NUMBER 35M2020

**AND WHEREAS**, Council is desirous that the minimum number of electors required to sign nomination papers be 100.

**AND WHEREAS** section 29 of the *Act* provides that an elected authority may by bylaw require every nomination be accompanied by a deposit in an amount fixed in the bylaw;

**AND WHEREAS** under sections 2 and 3 of the *Act* The Calgary Board of Education and the Roman Catholic Separate School District No. 1 have entered into an agreement for The City of Calgary to conduct joint elections;

**AND WHEREAS** under sections 2 and 3 of the *Act*, the elected authority conducting the election has the power to pass bylaws where a joint election agreement has been made;

**AND WHEREAS** Council is desirous that the deposit be \$500 for the office of Mayor of the City of Calgary and \$100 for all other offices of the City of Calgary, Calgary Board of Education and Calgary Roman Catholic Separate School District No.1;

**AND WHEREAS** section 13(2.1) of the *Act* requires an elected authority to appoint a substitute returning officer by June 30 of the year in which the election occurs or, for a by-election, in the resolution or bylaw that fixes the day for the by-election;

**AND WHEREAS** section 147.32 of the *Act* provides that every candidate or a person acting on behalf of the candidate shall issue a receipt for every contribution accepted in a form acceptable to the local jurisdiction;

**AND WHEREAS** section 177 of the *Act* provides that a third party shall issue receipts in the form and manner approved by the local jurisdiction for every advertising contribution accepted by the third party;”.

3. In section 2, the following is added after subsection 2(e) as subsection 2(e.1):

“(e.1) “*candidate*” means an individual who has been nominated to run for election in a local jurisdiction as member of *Council* or school board trustee;”.

4. The following is added after subsection 4(2) as subsection 4(3):

“(3) The *Returning Officer* is hereby delegated the authority to prescribe procedures and other forms governing the enumeration of electors and any other methods of compiling and revising a permanent electors register.”.

5. The following is added after section 4 as sections 4.1 to 4.5:

## “PART 2.1 – SUBSTITUTE RETURNING OFFICER

# PROPOSED

## BYLAW NUMBER 35M2020

- 4.1 The *Returning Officer* is hereby delegated the authority to appoint a substitute returning officer.

### PART 2.2 - NOMINATIONS

#### Nomination Signatures

- 4.2 The minimum number of electors required to sign the nomination papers of a *candidate* for office as a member of the *Council* is 100.

#### Nomination Deposit

- 4.3 (1) Every nomination paper required by the *Act* which nominates a *candidate* for election as a:
- (a) member of *Council* other than the Mayor; or
  - (b) school board trustee;
- must be accompanied by a deposit in the amount of \$100 in cash, certified cheque or money order.
- (2) Every nomination paper required by the *Act* which nominates a *candidate* for election to the office of Mayor must be accompanied by a deposit in the amount of \$500 in cash, certified cheque or money order.
- (3) If the deposit is made by certified cheque or money order it must be drawn in favour of The City of Calgary.
- (4) The deposit shall be taken in to general revenue unless the circumstances provided for in section 30(4) of the *Act* prevail in which case it shall be returned to the *candidate* after a *candidate* has been declared elected.

#### Locations Where Nominations may be received

- 4.4 (1) The *Returning Officer* is hereby authorized to establish one or more locations where a deputy may receive nominations.
- (2) The *Returning Officer* must publish on The City's website a list of all locations where nominations may be received.

### PART 2.3 – VOTING STATIONS

- 4.5 The *Returning Officer* is hereby authorized to to designate more than one *voting station* for each voting subdivision and the location of such *voting stations*.”
6. Subsection 6.2(4)(c) is deleted.

# PROPOSED

## BYLAW NUMBER 35M2020

7. Section 8 is renumbered as subsection 8(1) and the following is added as subsection 8(2):
  - “(2) The *Returning Officer* may use a single ballot for the office of chief elected official, the offices of councillors and the offices of school representatives or trustees.”.
8.
  - (1) Section 17 is renumbered as subsection 17(1).
  - (2) In subsection 17(1)(a), the words “subsection 14(4)” are deleted and replaced with “section 13”.
  - (3) The following is added as subsection 17(2):
    - “(2) Despite subsection (1), *ballot* boxes for special *ballots*, institutional and advance vote *voting stations* may be opened on *election day* prior to the close of regular *voting stations* for the purpose of inserting *ballots* into the *tabulator*. The steps set out in subsection (1) otherwise are applicable to special *ballots* and *ballots* from institutional and advance vote *voting stations*.”
9. After section 19, the following is added as sections 19.1 and 19.2:

### **“PART 5.1 – CAMPAIGN CONTRIBUTION RECEIPTS**

- 19.1
  - (1) Every *candidate* or a person acting on behalf of the *candidate* must issue a receipt for every contribution accepted.
  - (2) A receipt issued pursuant to subsection (1) must include the following information:
    - (a) date of contribution;
    - (b) name of individual contributor;
    - (c) address of individual contributor; and
    - (d) amount contributed.

### **PART 5.2 – ADVERTISING CONTRIBUTION RECEIPTS**

- 19.2
  - (1) A third party must issue receipts for every advertising contribution accepted by the third party.
  - (2) A receipt issued pursuant to subsection (1) must include the following information:
    - (a) date of contribution;
    - (b) name of contributor;

# PROPOSED BYLAW NUMBER 35M2020

(c) address of contributor; and

(d) amount contributed.

(3) In this section, “third party” and “advertising contribution” have the meaning as set out in the *Act*.”.

8. The following bylaws are hereby repealed:

(a) Bylaw 30M2007, The Nomination Deposit Bylaw;

(b) Bylaw 31M2007, The Nomination Signature Bylaw; and

(c) By-Law 37M80, A By-Law of the City of Calgary respecting the Rotation of Names on the Ballot Paper for Electors under *The Municipal Election Act* and *The School Election Act*.

9. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



### Summary of Recommended Amendments to Election Bylaw

<b>Bylaw consolidations</b>			
Current Bylaw Number	Short title of Current Bylaw	Description	Recommendation
Bylaw 10M92	Early receipt of nominations	<p>Bylaw 10M92 provided for early receipt of nominations on nomination day. Bill 23 amended the Act to provide for a nomination period (e.g., 2021 January 4 through 2021 September 20 in the 2021 October 18 general election).</p> <p>On nomination day, the Act permits nominations to be received until 12 p.m. (noon). As a result, Bylaw 10M92 is moot.</p>	Repeal Bylaw 10M92.
Bylaw 30M2007	Nomination deposits	<p>Bylaw 30M2007 requires a deposit of \$500 to register a nomination for the office of Mayor and \$100 for Councillor and all school board trustee offices. The Act permits a maximum nomination deposit of \$1,000.</p>	<p>Following a municipal scan, no changes to nomination deposit amounts are recommended.</p> <p>Incorporate into Bylaw 35M2019 and repeal Bylaw 30M2007.</p>

<b>Bylaw consolidations</b>			
Current Bylaw Number	Short title of Current Bylaw	Description	Recommendation
Bylaw 31M2007	Required nomination signatures	Bylaw 31M2007 provides that 100 electors are required to sign the nomination papers of a Mayoral or Councillor candidate. The Act provides that the bylaw may establish a minimum of 5 and not more than 100 electors to sign the nomination papers of a Mayoral or Councillor candidate.	<p>Following a municipal scan, no changes to required nomination signatures are recommended.</p> <p>School boards may pass their own bylaw respecting required nomination signatures.</p> <p>Incorporate into Bylaw 35M2019 and repeal Bylaw 31M2007.</p>
Bylaw 37M80	Rotation of names on ballot	<p>Bylaw 37M80 requires the rotation of names on a ballot for hand-count elections. With the introduction of vote tabulator technology and the requirement to administer the Senate Election on behalf of the Province in keeping with the <i>Senate Election Act</i>, rotation of names on a ballot is no longer possible.</p> <p>As a result, Bylaw 37M80 is moot.</p>	Repeal Bylaw 37M80.

<b>Bill 23 and Bill 29 provisions</b>		
Theme	Description	Explanation
Substitute returning officer	A substitute returning officer is required to be appointed by June 30 in a general election year to fulfill the Returning Officer's responsibilities due to their illness, absence or incapacity.	In keeping with similar, existing authority for the Returning Officer to designate required election officials, it is recommended the Returning Officer (includes an Acting Returning Officer) be delegated authority to appoint a substitute returning officer.
Contribution receipts	The Act requires the City to prescribe the form of receipts for candidate and third party advertisers required for every contribution accepted.	The bylaw prescribes required content to be included on receipts, giving flexibility for candidates and third party advertisers to choose the type of receipt they will source and pay for on their own.
Permanent register of electors	With the introduction of a permanent register of electors accessed through a data sharing agreement with Elections Alberta, administrative procedures and forms will be required to manage the register in a secure, efficient and responsive manner.	To ensure procedures and forms are timely and meet the needs of Elections Calgary's elector data management system and City data security requirements, it is recommended that the Returning Officer be delegated authority to prescribe procedures and other forms governing the enumeration of electors and any other methods of compiling and revising a permanent electors' register.
Locations where nominations may be received	The Act provides that the Returning Officer may establish one or more locations where nominations may be received.	Given that Elections Calgary operates facilities outside of the Municipal Complex, is recommended that this authority be granted to the Returning Officer to determine where nominations may be received and to require the Returning Officer to list locations where nominations may be received on the City's website.



<b>Bill 23 and Bill 29 provisions</b>		
Theme	Description	Explanation
Voting Stations in voting subdivisions	The Act provides that the Returning Officer may designate more than one voting station in a voting subdivision.	This provision will assist in circumstances where the appropriate size, layout, access, parking or availability of voting stations is limited. This flexibility is particularly important to support social distancing.
Composite ballot	The Act provides for the Returning Officer to use a composite ballot (i.e., Council and school board races are contained on a same ballot face by ward).	Using a composite ballot facilitates an easier voter experience, expedites the process to issue ballots and saves substantial printing costs.  Recent regulatory change permits the Senate election to be included on the municipal ballot face.
Processing special (mail-in), institutional and advance ballots through tabulator on election day	The Act permits ballots from special (mail-in), institutional and advance ballots to be processed through tabulators on election day (as applicable).	Provision will expedite the production of results after 8 p.m. on election day.  Elections Calgary will provide notice to candidates when and where this process will occur.

Minor amendments	
Type of Change	Description
Typographical correction	Second whereas clause reference: “local authority” changed to “electoral authority”.
New definition added	New definition of “candidate”.
Typographical correction	Section 17.(1)(a). Reference to subsection 14(4) changed to subsection 13.
Reflect current practice	Remove authority to submit special (mail-in) ballot requests by telecopier or facsimile machine. This recommendation reflects the infrequent use of these technologies based on experience in Olympic Plebiscite.



**BYLAW NUMBER 35M2018 (Office Consolidation)**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO CONDUCT ELECTIONS**

\* \* \* \* \*

(Amended by 40M2018)

**WHEREAS** subsection 46(2) of the *Local Authorities Election Act*, R.S.A. 2000, c.L-21 (the “*Act*”) provides that an elected authority may, by a bylaw passed prior to June 30 in a year in which an election is to be held, provide that voting stations may be open before 10:00 a.m.;

**AND WHEREAS** Council, being an ~~local authority~~ elected authority as defined in the *Act*, deems it desirable that voting stations for an election be open at 8 a.m.;

**AND WHEREAS** section 49 of the *Act* provides that a municipality may by bylaw:

- (a) direct the secretary to prepare a permanent electors register of residents in the municipality who are entitled to vote in elections;
- (b) prescribe procedures and other forms governing the enumeration of electors and any other methods of compiling and revising a permanent electors register; and
- (c) provide for the use of the permanent electors register to create a list of electors who are entitled to vote in an election’

**AND WHEREAS** Council deems it advisable that a permanent electors register be prepared;

**AND WHEREAS** section 84 of the *Act* provides that an elected authority may by bylaw provide for the taking of votes from electors by means of voting machines, vote recorders, or automated voting systems, and the bylaw must prescribe the form of ballot, directions for marking the ballot, directions for procedures for the taking of votes, the examination of ballots by machine or otherwise to declare them void, counting of votes, and recounting by machine or other means;

**AND WHEREAS** Council deems it desirable to authorize the use automated voting system for elections and to provide for the procedures for their use;

**AND WHEREAS** section 73 of the *Act* provide that an elected authority may by resolution provide for the holding of an advance vote;

**AND WHEREAS** subsection 180(3) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, provides that where Council is authorized under any enactment to do something by resolution, it may also be done by bylaw;

**AND WHEREAS** Council deems it desirable to provide for the holding of an advance vote;

**AND WHEREAS** subsection 80(1) of the *Act* provides that an elected authority may authorize the returning officer to designate the location of one or more institutional voting stations for an election;

**AND WHEREAS** subsection 77.1(2) of the *Act* provides that an elected authority may, by resolution passed prior to nomination day, provide for special ballots and provide the method by which a person may apply to receive a special ballot;

**AND WHEREAS** subsection 77.2(3.1) of the *Act* provides that an elected authority may by resolution set a time and date earlier than the closing of the voting stations on election day for when a special ballot must be received by a returning officer;

**AND WHEREAS** section 4 of the Calgary Election Regulation AR 293/2009 provides that section 78(5) of the *Act* does not apply in the case of an elector who is blind and directs that:

- (a) the deputy shall provide at advance vote stations on an as-required basis blind voter templates that will allow the elector to vote entirely unassisted; and
- (b) the returning officer shall ensure that advertisements for advance voting stations contain statements that blind voter templates will be available only at advance voting stations and will not be available on election day;

(40M2018, 2018 September 24)

**AND WHEREAS** section 27(2) of the *Act* allows an elected authority in a city with a population of at least 10,000 to specify a required number of electors to sign the nomination of a candidate for office as a member of the Council of The City Calgary, and that number must be at least 5 and not more than 100;

**AND WHEREAS**, Council is desirous that the minimum number of electors required to sign nomination papers be 100;

**AND WHEREAS** section 29 of the *Act* provides that an elected authority may by bylaw require every nomination be accompanied by a deposit in an amount fixed in the bylaw;

**AND WHEREAS** under sections 2 and 3 of the *Act* The Calgary Board of Education and the Roman Catholic Separate School District No. 1 have entered into agreements for The City of Calgary to conduct joint elections;

**AND WHEREAS** under sections 2 and 3 of the *Act*, the elected authority conducting the election has the power to pass bylaws where a joint election agreement has been made;

**AND WHEREAS** Council is desirous that the deposit be \$500 for the office of Mayor of the City of Calgary and \$100 for all other offices of the City of Calgary, Calgary Board of Education and Calgary Roman Catholic Separate School District No.1;

**AND WHEREAS** section 13(2.1) of the *Act* requires an elected authority to appoint a substitute returning officer by June 30 of the year in which the election occurs or, for a by-election, in the resolution or bylaw that fixes the day for the by-election;

**AND WHEREAS** section 28(1.1) of the *Act* authorizes an elected authority to pass a bylaw by December 31 of the year before a year in which a general election is to be held, to allow a returning officer to establish one or more locations, in addition to the local jurisdiction office, where a deputy may receive nominations;

**AND WHEREAS** section 37(3) of the *Act* authorizes an elected authority to pass a bylaw by June 30 of a year in which a general election is to be held allowing the returning officer of the elected authority to designate more than one voting station for each subdivision and the location of those voting stations for that election;

**AND WHEREAS** section 84(2.3) of the *Act* provides that an elected authority may by bylaw provide that a single ballot may be used for the office of chief elected official, the offices of councillors and the offices of school representatives or trustees;

**AND WHEREAS** section 147.32 of the *Act* provides that every candidate or a person acting on behalf of the candidate shall issue a receipt for every contribution accepted in a form acceptable to the local jurisdiction; and

**AND WHEREAS** section 177 of the *Act* provides that a third party shall issue receipts in the form and manner approved by the local jurisdiction for every advertising contribution accepted by the third party.

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

## **PART 1 – TITLE, DEFINITIONS AND APPLICATION**

### **Short Title**

1. This Bylaw may be cited as the “Election Bylaw”.

### **Definitions**

2. In this Bylaw:
  - (a) “*Act*” means the *Local Authorities Election Act*, R.S.A. 2000, c.L-21;
  - (b) “*automated voting system*” means the tabulators, memory storage devices, remote accumulation systems, printers, computers and software used to count votes and generate election results electronically;
  - (c) “*auxiliary ballot box*” means a separate compartment in a ballot box into which electors place their marked ballots that have not been read by the tabulator;
  - (d) “*ballot*” means a paper listing the names of *candidates* standing for election, and questions or bylaws posed to electors, with places for electors to mark their choices;
  - (e) “*ballot account*” means the form prescribed pursuant to the Local Authorities Forms Regulation, AR 106/2007;

- (e.1) “candidate” means an individual who has been nominated to run for election in a local jurisdiction as member of *Council* or school board trustee;
- (f) “*Council*” means the municipal council for The City of Calgary;
- (g) “*counting centre*” means a secured area within the City’s Election and Census Office at #8 Novatel Skyline Bldg. 1103-55 Avenue NE Calgary AB, T2E 6W1, or such other location designated by the *Returning Officer*;
- (h) “*election*” means election as defined in the *Act*;
- (i) “*election day*” means election day as defined in the *Act*;
- (j) “*register tape*” means a printed record generated by a *tabulator* which shows the votes cast for each election and the total votes cast’
- (k) “*Returning Officer*” means the person appointed as a returning officer pursuant to section 13 of the *Act*
- (l) “*secrecy sleeve*” means an open ended envelope used to cover a marked *ballot* that conceals the elector’s choices but reveals the initials of the deputy who issued the ballot to the elector;
- (m) “*secretary*” means secretary as defined in the *Act*;
- (n) “*tabulator*” means a device with a memory storage component into which marked ballots are inserted which automatically counts the votes on the *ballot* for an *election*;
- (o) “*voting station*” means a voting station as defined in the *Act*.

## **Application**

3. (1) This Bylaw applies to all *elections* in the City of Calgary that are governed by the *Act*.
- (2) If there is any conflict between a provision of this Bylaw and a provision of the *Act*, the latter prevails.

## **PART 2 – PERMANENT ELECTORS REGISTER**

4. (1) The secretary is hereby directed to prepare a permanent electors register of residents in the City who are entitled to vote in *elections*.
- (2) The *Returning Officer* may use the permanent electors register to create a list of electors who are entitled to vote in an *election*.
- (3) The *Returning Officer* is hereby delegated the authority to prescribe procedures and other forms governing the enumeration of electors and any other methods of compiling and revising a permanent electors register.

## **PART 2.1 – SUBSTITUTE RETURNING OFFICER**

4.1 The *Returning Officer* is hereby delegated the authority to appoint a substitute returning officer.

## **PART 2.2 - NOMINATIONS**

### **Nomination Signatures**

4.2 The minimum number of electors required to sign the nomination papers of a *candidate* for office as a member of the *Council* is 100.

### **Nomination Deposit**

4.3 (1) Every nomination paper required by the *Act* which nominates a *candidate* for election as a:

(a) member of *Council* other than the Mayor; or

(b) school board trustee;

must be accompanied by a deposit in the amount of \$100 in cash, certified cheque or money order.

(2) Every nomination paper required by the *Act* which nominates a *candidate* for election to the office of Mayor must be accompanied by a deposit in the amount of \$500 in cash, certified cheque or money order.

(3) If the deposit is made by certified cheque or money order it must be drawn in favour of The City of Calgary.

(4) The deposit shall be taken in to general revenue unless the circumstances provided for in section 30(4) of the *Act* prevail in which case it shall be returned to the *candidate* after a *candidate* has been declared elected.

### **Locations Where Nominations may be received**

4.4 (1) The *Returning Officer* is hereby authorized to establish one or more locations where a deputy may receive nominations.

(2) The *Returning Officer* must publish on The City's website a list of all locations where nominations may be received.

## **PART 2.3 – VOTING STATIONS**

4.5 The *Returning Officer* is hereby authorized to to designate more than one *voting station* for each voting subdivision and the location of such *voting stations*.

## **PART 3 – VOTING STATION HOURS**

5. *Voting stations* shall be kept open continuously on *election day* from 8 a.m. until 8 p.m.



## **PART 4 – ADVANCE VOTE**

6. (1) The *Returning Officer* is hereby authorized to hold an advance vote on any vote to be held in an *election*.
- (2) The *Returning Officer* must determine the days and hours when the advance vote is to be held.

## **PART 4.1 – INSTITUTIONAL VOTING STATIONS**

- 6.1 Pursuant to section 80 of the *Act*, the *Returning Officer* is hereby authorized to designate the location of one or more institutional voting stations for an *election*.  
(40M2018, 2018 September 24)

## **PART 4.2 – SPECIAL BALLOTS**

- 6.2 (1) The use of special ballots for an *election* is hereby authorized.
- (2) For a general election, as that term is defined in the *Act*:
  - (a) the *Returning Officer* is directed to accept applications for special ballots commencing on August 1 of the year of a general election and ending at noon on *election day*; and
  - (b) special ballots must be received by the *Returning Officer* no later than 4:00 p.m. on *election day*.
- (3) For a by-election, as that term is defined in the *Act*, or for a vote on a bylaw or question the *Returning Officer*:
  - (a) is directed to accept applications for special ballots
  - (b) is authorized to set the time period during which applications for a special ballot will be accepted; and
  - (c) is authorized to set the date and time by which special ballots must be received.
- (4) Applications for special ballots may be made:
  - (a) in writing;
  - (b) by telephone;
  - ~~(c) by telecopier or facsimile machine;~~
  - (d) in person;
  - (e) by e-mail; and
  - (f) through a publicly accessible website maintained by The City of Calgary.

## **PART 4.3 – BLIND AND VISUALLY IMPAIRED VOTERS**

- 6.3 (1) In this section, “*electronic ballot marking device*” means an electronic device that has an audio instruction and vote confirmation component and Braille-embossed voting buttons that is used by blind or visually impaired voters to mark a ballot.
- (2) The *Returning Officer* is directed:
- (a) to provide *electronic ballot marking devices* for blind and visually impaired voters during the advance vote; and
  - (b) to ensure that advertisements for advance voting stations contain statements that *electronic ballot marking devices* will be available only at advance voting stations and will not be available on election day.

(40M2018, 2018 September 24)

## **PART 5 – AUTOMATED VOTING SYSTEM PROCEDURES**

### **Automated Voting System**

7. (1) *Council* hereby authorizes the use of *automated voting systems* for *elections*, as deemed appropriate by the *Returning Officer*.
- (2) The voting procedures outlined in this Bylaw must be followed for *elections* employing an *automated voting system*, except for the special *ballot* process unless otherwise stated.

### **Form of Ballot**

8. (1) The *Returning Officer* is *hereby* authorized to determine the form of ballot to be used in an election where an *automated voting system* is employed.
- (2) The *Returning Officer* may use a single ballot for the office of chief elected official, the offices of councillors and the offices of school representatives or trustees.

### **Testing of Tabulators**

9. If an *automated voting system* is used for an *election*, including special *ballots*, the *Returning Officer* must test all *tabulators* in advance of the *election* to ensure that they are functioning correctly, and once tested, memory units cleared and the *tabulators* physically secured until they are used for the *election*.

### **Issuance of Ballots**

10. Prior to issuing a *ballot*, a deputy must ensure that:

- (a) the elector is voting at the correct *voting station*;
- (b) the elector produces identification as required by the *Act*;
- (c) the elector makes the statements prescribed by the *Act*;
- (d) the voting register is completed; and
- (e) if the City is conducting an *election* for the school boards, the elector is asked if the elector is a resident of the Calgary Board of Education or the Calgary Separate School District No. 1; and
- (f) the *ballot* issued to the elector is initialed by the deputy.

### **Marking of ballot**

- 11. (1) Upon receiving a *ballot*, the elector must enter the voting compartment alone to mark the *ballot*, or with an assistant as permitted by the *Act*.
- (2) Despite subsection (1), the elector may bring a minor child into the voting compartment.
- 12. After the elector has marked his or her *ballot* indicating one choice for each election with an “X”, or other legible mark that clearly indicates the elector’s choice, the elector will place the marked *ballot* in the *secrecy sleeve* provided with the ballot and proceed to the *ballot box*.

### **Deposit of ballot into tabulator**

- 13. The deputy at the *ballot box* must ensure:
  - (a) that the *ballot* was initialed by a deputy; and
  - (b) the *ballot* is inserted directly into the *tabulator* from the *secrecy sleeve*, without revealing the elector’s choices on the *ballot*.

### **Ballot marked incorrectly**

- 14. (1) If the elector makes an *inadvertent* error in marking a *ballot*, the elector will return the original *ballot* to a deputy, and may request a replacement *ballot*.
- (2) When an elector returns a *ballot* with an inadvertent error on it, a deputy will mark the returned *ballot* as “SPOILED” and if the elector requests a replacement *ballot*, a deputy will provide a replacement *ballot* to the elector.

### **Tabulator errors**

- 15. (1) If a *ballot* is rejected by a *tabulator*, a deputy will advise the elector to obtain a replacement *ballot*, and if the elector:

- (a) requests a replacement *ballot*, the original *ballot* will be marked “SPOILED”;
  - (b) declines to obtain a replacement *ballot*, the original *ballot* will be marked “REJECTED”.
- (2) A deputy will retain the SPOILED and REJECTED *ballots* separate from each other, and from all other *ballots*.
- (3) If the *tabulator* fails or malfunctions, electors will insert their marked *ballots* into the *auxiliary ballot box*.
- (4) The *auxiliary ballot box* will remain closed until the voting station closes, at which time two deputies in the presence of one another and any *candidates*, scrutineers or official agents present, will open the *auxiliary ballot box* and insert the *ballots* from the *auxiliary ballot box* into the *tabulator*, but if the *tabulator* rejects a *ballot*, and it is possible to ascertain the votes on the ballot, a deputy will:
  - (a) prepare a replacement *ballot* duplicating the elector’s choices, and mark it “DUPLICATE”;
  - (b) mark the word “SPOILED” on the original *ballot*;
  - (c) mark a serial number on both the duplicate *ballot* and the original *ballot*; and
  - (d) insert the replacement *ballot* into the *tabulator*.

### **Failure of Tabulator or Automated Voting System**

16. If a *tabulator* or the *automated voting system* fails, the *Returning Officer* may direct that:
- (a) *ballots* from any or all *voting stations* be counted manually at the *voting station*; or
  - (b) *ballot boxes* be delivered to the *counting centre* and *ballots* so delivered be counted using *tabulators* at the *counting centre* in the same manner as prescribed for counting *ballots* from the *auxiliary ballot box*; and
  - (c) give such other directions as may be required for the proper conduct of the *election*.

### **Post-vote Procedures**

17. (1) After a *voting station* closes, except as modified for special *ballot*, institutional and advance vote *voting stations*, the presiding deputy must ensure that the following functions are performed:
- (a) *ballots* from the *auxiliary ballot box* are inserted into the *tabulator* in the manner set out in subsection 14(4) 13 for counting;
  - (b) after the votes from the *auxiliary ballot box* are counted, the *tabulator* is secured such that no other *ballots* can be inserted into it
  - (c) two *register tapes*, or as many as may be directed by the *Returning Officer*, are produced from the *tabulator*;
  - (d) *register tapes* are certified by two deputies;
  - (e) one *register tape* is posted on the door or other conspicuous place at the entry to the *voting station*;
  - (f) election results are transmitted to the *Returning Officer* in the manner prescribed by the *Returning Officer*;
  - (g) unused *ballots* are counted;
  - (h) *ballots* that are marked SPOILED or REJECTED are placed in separately sealed packages;
  - (i) all election materials from the *voting station*, except for the *ballot account*, and voting registers with objections noted on them, into a ballot transport box for delivery to the *counting centre*; and
  - (j) the prescribed *ballot account* is completed, and a copy of the certified *register tape* is attached to it.
- (2) Despite subsection (1), ballot boxes for special ballots, institutional and advance vote voting stations may be opened on election day prior to the close of regular voting stations for the purpose of inserting ballots into the tabulator. The steps set out in subsection (1) otherwise are applicable to special ballots and ballots from institutional and advance vote voting stations.

## Recount

18. If in accordance with the *Act*, the *Returning Officer* directs a recount the following procedure will be followed:
- (a) *tabulators* will be placed in the *counting centre*;
  - (b) in the presence of two deputies, the *Returning Officer*, scrutineers, *candidates* and official agents, the *tabulators* will be cleared, and the opening *register tape* showing a zero count produced;
  - (c) *ballots* cast for the *election* being recounted will be removed from the *ballot box* and inserted into the *tabulators* for counting;

- (d) after the *tabulators* have recounted all votes, two *register tapes*, or as many as directed by the Returning Officer, will be certified by two deputies;
- (e) the *Returning Officer* will consider the number of votes to which an objection was noted, and declare the result in accordance with the provisions of the Act.

### **Paper ballot system**

19. Despite the voting procedures for *automated voting systems* set out in this Part, the *Returning Officer* may choose to conduct an *election* using a paper *ballot* system instead of an *automated voting system*, in which case the procedures for such *elections* prescribed by the *Act* must be followed.

### **PART 5.1 – CAMPAIGN CONTRIBUTION RECEIPTS**

19.1 (1) Every *candidate* or a person acting on behalf of the *candidate* must issue a receipt for every contribution accepted.

\_\_\_\_\_ (2) A receipt issued pursuant to subsection (1) must include the following information:

\_\_\_\_\_ (a) date of contribution;

\_\_\_\_\_ (b) name of individual contributor;

\_\_\_\_\_ (c) address of individual contributor; and

\_\_\_\_\_ (d) amount contributed.

### **PART 5.2 – THIRD PARTY ADVERTISING CONTRIBUTION RECEIPTS**

19.2 (1) A third party must issue receipts for every advertising contribution accepted by the third party.

\_\_\_\_\_ (2) A receipt issued pursuant to subsection (1) must include the following information:

\_\_\_\_\_ (a) date of contribution;

\_\_\_\_\_ (b) name of contributor;

\_\_\_\_\_ (c) address of contributor; and

\_\_\_\_\_ (d) amount contributed.

\_\_\_\_\_ (3) In this section, “third party” and “advertising contribution” have the meaning as set out in the *Act*.

### **PART 6 - GENERAL**

## **Repeal**

20. Bylaw 8M86, Being a Bylaw of The City of Calgary to Direct the City's Returning Officer to Prepare a List of Electors for Municipal General Elections, is hereby repealed.

20.1 Bylaw 22M98, Being a Bylaw of The City of Calgary for the Establishment of Institutional Voting Stations for Municipal Elections, is hereby repealed.

(40M2018, 2018 September 24)

## **Coming into force**

21. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON 2020 OCTOBER 5

READ A SECOND TIME ON 2020 OCTOBER 5

READ A THIRD TIME ON 2020 OCTOBER 5

(Sgd.) N.Nenshi  
MAYOR

(Sgd.) J. Fraser  
ACTING CITY CLERK



## NOTICE OF MOTION

**RE: FULFILLMENT OF PROVIDING SERVICES TO HAMLET OF SHEPARD AND SURROUNDING AREA**

**Sponsoring Councillor(s): COUNCILLOR KEATING**

---

WHEREAS, The City annexed the Hamlet of Shepard and surrounding area in 2007

WHEREAS, In this annexed area, there is a large industrial development, Shepard Business Park, to the north of the Hamlet of Shepard, and as well as the Shepard Enmax power Plant, which have no water, sewer, or waste management services.

AND WHEREAS, The annexation committee stated they would receive services within an acceptable amount of time

AND WHEREAS, 13 years later there has been no movement for services

AND WHEREAS, A large recreation park planned on the north edge of the Hamlet of Shepard, which may not proceed without services.

NOW THEREFORE BE IT RESOLVED, That Council direct Administration to develop servicing principles and a high-level cost estimate to extend water, wastewater and stormwater services to the Shepard Industrial Park and the ex-Hamlet of Shepard, as well as lands located in the same servicing catchment,

AND FURTHER BE IT RESOLVED, That Council direct Administration to engage the local residents, businesses, and area landowners to create an economic stimulus funding proposal to activate the Shepard lands for further industrial development and recreational uses by extending the servicing infrastructure

AND FURTHER BE IT RESOLVED, That Council direct Administration to Advance the proposal to the Government of Alberta to directly fund the capital cost of the servicing infrastructure extension as a P3 project.



NOTICE OF MOTION

**Error! No text of specified style in document.**

AND FURTHER BE IT RESOLVED, That the user hook-up fees would be repaid to the provincial government.

## NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the  
Motion:

**FULFILLMENT OF PROVIDING  
SERVICES TO HAMLET OF  
SHEPARD AND SURROUNDING  
AREA**

There are two classifications of a Notice of Motion (Check the one that applies):

☒

Regular

☐

X Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Utilities and Corporate Services develop an estimate of the costs and a preliminary plan to provide services to this area
Asking Provincial Government, to use COVID-19 stimulus funds to upfront the costs of servicing this area,
User hook-up fees would be repaid to the provincial government.
Legal / Legislative

N/A
Technical Content
N/A
Procedural (Including reasons for confidentiality)
N/A
Other Considerations
<p>The annexation committee stated they would receive services within an acceptable amount of time. 13 years later there has been no movement for services. Services needed to proceed with other developments, including recreation field/ park.</p>
Urgency Rationale
N/A







Steve Sam, Manager of Marketing & Business Development, representative for the Shepard Business Park Lot Owners Association (SBPLOA)

Shepard Business Park (SBP) is the “large industrial development to the north of the of Shepherd Hamlet” that is mentioned in the Notice of Motion.

#### **Synopsis:**

SBP has a private water system with watermain in front of all properties, fire hydrants, a pumphouse, and two underground water tanks. City water is trucked to fill the tanks solely for the purpose of fire suppression. Without which all businesses are shut down; there is a separate story about city crews inadvertently taking private water.

#### **Population:**

- 77 industrial lots were developed in this community; however some businesses consolidated multiple lots, some sub-divided, and some formed condo units for multiple small businesses.
- Today about 108 businesses of all sizes pay annual fee to the SBP Lot Owners Association (SBPLOA); note that due the market downturn, some businesses have closed down, but there is still the property owners/landlords to pay the fee. I will try to confirm latest count.

I am not sure how to answer your question on ‘roughly cost per business to hook up water utilities’. Each lot has different ways of coping: install a well, bring water, bring drinking water only, etc. Some undeveloped lots still are for storage of shipping containers, recycle materials, steel pipes, and garbage piles (!!!). So individual cost varies greatly. Those lots with building(s) requiring fire sprinkler system have installed direct connection to the watermain under the street/ditch.

#### **FYI:**

Because of the strain (cost and mental) in pumphouse/system maintenance and/or water thieves, our board has initiated the process to pursue a city water connection by engaging an engineering consultant to talk with appropriate city department(s) and testing of water samples.



**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO THE COUNCIL OF THE CITY OF CALGARY**  
**ON MONDAY, 2020 SEP 14**

**BORROWING BYLAW INFORMATION**

Bylaw No.	- 6B2020
Purpose:	- to amend various Bylaws by increasing the term, to finance capital projects for Calgary Municipal Land Corporation (" <b>CMLC</b> ")
Term	- not to exceed 40 years
Type of Debenture	- Self-supported tax supported
Bylaw No.	- 24M2020
Purpose	- to amend various Bylaws by increasing the term
Loan made to	- Calgary Municipal Land Corporation (" <b>CMLC</b> ")
Term	- not to exceed 40 years
Type of Debenture	- Self-supported tax supported
Bylaw No.	- 25M2020
Purpose	- to amend Bylaw 50M2016 by replacing the term from 2020 December 31 to 2021 September 30
Loan made to	- Calgary Municipal Land Corporation (" <b>CMLC</b> ")
Term	- 4 years
Type of Debenture	- Self-supported tax supported
Statutory References	- Municipal Government Act – Sections No.
Borrowing Authorization	- 251
Terms of a Borrowing	- 253(1) and 258(1)
Passing a bylaw	- 187
Lending Authorization	- 264 and 265
Amendment & Repeal	- 191

Enabling a borrowing

Section 251(1) A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.

(2) A borrowing bylaw must set out

- (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;
- (b) the maximum rate of interest, the term and the terms of repayment of the borrowing;
- (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.



**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO THE COUNCIL OF THE CITY OF CALGARY**  
**ON MONDAY, 2020 SEP 14**

Terms of a Borrowing

Section 253(1) of the MGA stipulates that a borrowing must be used for the purpose for which it is borrowed.

Section 258(1) applies to a borrowing made for the purpose of financing a capital property when the term of the borrowing exceeds 5 years. Borrowing bylaws authorized under this section require advertising.

Passing a bylaw:

Section 187 stipulates every proposed bylaw must have 3 distinct and separate readings. The readings of a bylaw must follow the legislated procedures set out in the MGA.

Lending Authorization

Section 264(1)(b) of the MGA provides that a municipality may lend money to one of its controlled corporations.

Section 265 of the MGA stipulates that:

- a municipality may only lend money to one of its controlled corporations if the loan is authorized by bylaw; and
- a bylaw authorizing a loan must set out:
  - (a) the amount of money to be loaned and, in general terms, the purpose for which the money that is loaned is to be used;
  - (b) the minimum rate of interest, the term and the terms of repayment of the loan; and
  - (c) the source or sources of the money to be loaned.

Advertising of Bylaw

Section 265(3) of the MGA stipulates that a bylaw that authorizes a loan must be advertised.

Amendment and repeal:

Section 191(1) The power to pass a bylaw under this or any other enactment includes a power to amend or repeal the bylaw.

**CAPITAL PROGRAM INFORMATION**

Council's Authorizing Document(s)

- C2020-0672

Council's Approval Date

- 2020 SEPTEMBER 14

**AFFIRMATIVE VOTES REQUIRED**

- Majority of members present

**ADMINISTRATIVE COMMENTS**

Borrowing Bylaw No. 6B2020 is to amend various Borrowing Bylaws by increasing the bylaw

Director Les Tochor, A/Manager Chris Jacyk, Author Fahreen Nanji

**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO THE COUNCIL OF THE CITY OF CALGARY**  
**ON MONDAY, 2020 SEP 14**

term from 20 to 40, to finance capital projects for CMLC.

Bylaw No. 24M2020 is to amend various Loan Bylaws by increasing the term from 20 to 40 Years, lent to CMLC.

Bylaw No. 25M2020 is to amend Loan bylaw 50M2016 by increasing the term, not to exceed Sept 30, 2021, lent to CMLC.

Bylaw 6B2020, 24M2020 and 25M2020 require public notice activities after first reading by Council. The Bylaw will be scheduled for second and third readings on 2020 Sept 14 provided there are no valid petitions.

**FINANCIAL CAPACITY**

Pursuant to MGA section 252 and the associated regulations, The City cannot make a borrowing if the borrowing will cause the municipality to exceed its debt limit. The proposed Bylaw reduces borrowing authority and consequently has no impact on MGA debt limits.

**RECOMMENDATION**

That Council gives administration direction for second and third reading for Bylaws 6B2020, 24M2020 and 25M2020

**ATTACHMENTS**

1. Bylaw 6B2020
2. Bylaw 24M2020
3. Bylaw 25M2020



# PROPOSED

## BYLAW TABULATION ATTACHMENT 1

### BYLAW NUMBER 6B2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND BYLAWS 5B2007, 16B2008, 6B2010,  
AND 19B2014 ALL BEING BYLAWS  
AUTHORIZING THE CITY OF CALGARY  
TO INCUR INDEBTEDNESS BY THE ISSUANCE  
OF DEBENTURES FOR FINANCING CAPITAL  
PROJECTS FOR THE CALGARY MUNICIPAL  
LAND CORPORATION**

\*\*\*\*\*

**WHEREAS** the Council of The City of Calgary ("**Council**"), as shareholder, adopted and approved the Rivers District Community Revitalization Plan, Calgary Municipal Land Corporation's 2008 Capital Budget on 2008 June 24, Calgary Municipal Land Corporation's 2010 Business Plan Update on 2009 December 4, and Calgary Municipal Land Corporation's 2014-2016 Business Plan and Budgets on 2014 March 21 (the "**Council Approval Documents**");

**AND WHEREAS** the Council Approval Documents have been updated by CMLC's 2020 to 2024 Business Plan which was adopted and approved by Council, as shareholder, on December 31, 2019;

**AND WHEREAS** Council has considered Report C2020-0672 and deems it necessary to amend Bylaws 5B2007, 16B2008, 6B2010, and 19B2014, each being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing Capital Projects for the Calgary Municipal Land Corporation.

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

#### **Bylaw 5B2007**

1. Bylaw 5B2007, being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing Capital Projects for the Calgary Municipal Land Corporation, is hereby amended.
2. In the fifth paragraph of the recital, the reference to "twenty (20) years" is hereby deleted and replaced with "the term of the indebtedness incurred pursuant to this Bylaw".
3. The body of Section 3 is hereby deleted in its entirety and replaced with the following:

"3. *The City shall:*

- (a) *pay semi-annual equal principal and interest installments when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum; or*

# PROPOSED

## BYLAW NUMBER 6B2020

- (b) *pay interest and principal when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum.*
- 4. In the clause titled "Term of Borrowing" in Schedule "A" to Bylaw 5B2007 the reference to "20 years" is deleted and hereby replaced with "40 years subject to a term end date no later than December 31, 2047".

### 16B2008

- 5. Bylaw 16B2008, being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing Capital Projects for the Calgary Municipal Land Corporation, is hereby amended.
- 6. In the sixth paragraph of the recital, the reference to "twenty (20) years" is hereby deleted and replaced with "the term of the indebtedness incurred pursuant to this Bylaw".
- 7. The body of Section 3 is hereby deleted in its entirety and replaced with the following:

"3. *The City shall:*

- (a) *pay semi-annual equal principal and interest installments when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum; or*
  - (b) *pay interest and principal when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum.*
- 8. In the clause titled "Term of Borrowing" in Schedule "A" to Bylaw 16B2008 the reference to "20 years" is deleted and hereby replaced with "40 years subject to a term end date no later than December 31, 2047".

### 6B2010

- 9. Bylaw 6B2010, being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing Capital Projects for the Calgary Municipal Land Corporation, is hereby amended.
- 10. In the sixth paragraph of the recital, the reference to "twenty (20) years" is hereby deleted and replaced with "the term of the indebtedness incurred pursuant to this Bylaw".

# PROPOSED

## BYLAW NUMBER 6B2020

11. The body of Section 3 is hereby deleted in its entirety and replaced with the following:

"3. *The City shall:*

- (a) *pay semi-annual equal principal and interest installments when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum; or*
- (b) *pay interest and principal when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum.*

### 19B2014

12. Bylaw 19B2014, being a bylaw of The City of Calgary authorizing The City of Calgary to incur indebtedness by the issuance of debentures for financing Capital Projects for the Calgary Municipal Land Corporation, is hereby amended.

13. In the sixth paragraph of the recital, the reference to "twelve (12) years" is hereby deleted and replaced with "the term of the indebtedness incurred pursuant to this Bylaw".

14. The body of Section 3 is hereby deleted in its entirety and replaced with the following:

"3. *The City shall:*

- (a) *pay semi-annual equal principal and interest installments when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum; or*
- (b) *pay interest and principal when due and as required on the indebtedness not exceeding a term of 40 years, subject to a term end date no later than December 31, 2047, at an interest rate fixed by ACFA on the date of the borrowing, or as may be subsequently changed, up to a maximum rate of 8% per annum.*

# PROPOSED

BYLAW NUMBER 6B2020

15. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JULY 28, 2020

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

## BYLAW TABULATION ATTACHMENT 2

### BYLAW NUMBER 24M2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND BYLAWS 28M2007, 34M2008,  
8M2010, AND 71M2014 ALL BEING BYLAWS OF  
THE CITY OF CALGARY  
AUTHORIZING MUNICIPAL LOANS TO  
CALGARY MUNICIPAL LAND CORPORATION  
\*\*\*\*\***

**WHEREAS** the Council of The City of Calgary (“**Council**”), as shareholder, adopted and approved the Rivers District Community Revitalization Plan, Calgary Municipal Land Corporation’s 2008 Capital Budget on 2008 June 24, Calgary Municipal Land Corporation’s 2010 Business Plan Update on 2009 December 4, and Calgary Municipal Land Corporation’s 2014-2016 Business Plan and Budgets on 2014 March 21 (the “Council Approval Documents”);

**AND WHEREAS** the Council Approval Documents have been updated by CMLC’s 2020 to 2024 Business Plan which was adopted and approved by Council, as shareholder, on December 31, 2019;

**AND WHEREAS** Council has considered Report C2020-0672 and deems it necessary to amend Bylaws 28M2007, 34M2008, 8M2010, AND 71M2014, each being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation.

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

#### **Bylaw 28M2007**

1. Bylaw 28M2007, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation, is hereby amended.
2. In Section 2(b) the reference to “5B2007” is hereby deleted and replaced with “5B2007 as amended by Bylaw 6B2020”.
3. In Section 3(a) the reference to “5B2007” is hereby deleted and replaced with “5B2007 as amended by Bylaw 6B2020”.
4. In Section 3(a) the reference to “*between The City and CMLC*” is hereby deleted and replaced with “*between The City and CMLC as may be amended from time to time*”.
5. Section 3(b)(i) is hereby deleted in its entirety and replaced with the following:

*“Council has given three readings to Borrowing Bylaw 5B2007, and to Bylaw 6B2020 as applicable.”*
6. Section 3(c) is hereby deleted in its entirety and replaced with the following:

*"Generally, CMLC shall repay to The City the indebtedness according to repayment terms which mirror the repayment terms in effect from time to time for*



# PROPOSED

## BYLAW NUMBER 24M2020

*The City on the underlying debentures issued pursuant to Borrowing Bylaw 5B2007, as amended by Bylaw 6B2020, provided that (i) the term of the indebtedness shall not exceed 40 years, subject to a term end date no later than December 31, 2047, and (ii) interest on the indebtedness shall accrue at a rate equal to the interest rate fixed by ACFA on the date of the underlying debenture borrowing, or as may be subsequently changed, subject to a minimum rate of 1% per annum."*

### 34M2008

7. Bylaw 34M2008, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation, is hereby amended.
8. In Section 2(b) the reference to "16B2008" is hereby deleted and replaced with "16B2008 as amended by Bylaw 6B2020".
9. In Section 3(a) the reference to "16B2008" is hereby deleted and replaced with "16B2008 as amended by Bylaw 6B2020".
10. In Section 3(a) the reference to "between The City and CMLC" is hereby deleted and replaced with "between The City and CMLC as may be amended from time to time".
11. Section 3(b)(i) is hereby deleted in its entirety and replaced with the following:

*"Council has given three readings to Borrowing Bylaw 16B2008, and to Bylaw 6B2020 as applicable."*
12. Section 3(d) is hereby deleted in its entirety and replaced with the following:

*"Generally, CMLC shall repay to The City the indebtedness according to repayment terms which mirror the repayment terms in effect from time to time for The City on the underlying debentures issued pursuant to Borrowing Bylaw 16B2008, as amended by Bylaw 6B2020, provided that (i) the term of the indebtedness shall not exceed 40 years, subject to a term end date no later than December 31, 2047, and (ii) interest on the indebtedness shall accrue at a rate equal to the interest rate fixed by ACFA on the date of the underlying debenture borrowing, or as may be subsequently changed, subject to a minimum rate of 1% per annum."*

### 8M2010

13. Bylaw 8M2010, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation, is hereby amended.
14. In Section 2(b) the reference to "6B2010" is hereby deleted and replaced with "6B2010 as amended by Bylaw 6B2020".
15. In Section 3(a) the reference to "6B2010" is hereby deleted and replaced with "6B2010 as amended by Bylaw 6B2020".
16. Section 3(b)(i) is hereby deleted in its entirety and replaced with the following:

# PROPOSED

## BYLAW NUMBER 24M2020

*"Council has given three readings to Borrowing Bylaw 5B2010 and 6B2010, and to Bylaw 6B2020 as applicable."*

17. Section 3(d) is hereby deleted in its entirety and replaced with the following:

*"Generally, CMLC shall repay to The City the indebtedness according to repayment terms which mirror the repayment terms in effect from time to time for The City on the underlying debentures issued pursuant to Borrowing Bylaw 5B2010 and 6B2010, as amended by Bylaw 6B2020, provided that for debentures issued pursuant to Borrowing Bylaw 6B2010 (as amended by Bylaw 6B2020): (i) the term of the indebtedness shall not exceed 40 years, subject to a term end date no later than December 31, 2047, and (ii) interest on the indebtedness shall accrue at a rate equal to the interest rate fixed by ACFA on the date of the underlying debenture borrowing, or as may be subsequently changed, subject to a minimum rate of 1% per annum."*

### 71M2014

18. Bylaw 71M2014, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation, is hereby amended.

19. In Section 2(b) the reference to "19B2014" is hereby deleted and replaced with "19B2014 as amended by Bylaw 6B2020".

20. Section 3(1) the reference to "19B2014" is hereby deleted and replaced with "19B2014 as amended by Bylaw 6B2020".

21. Section 3(2)(a) is hereby deleted in its entirety and replaced with the following:

*"Council has given three readings to Borrowing Bylaw 19B2014, and to Bylaw 6B2020 as applicable."*

22. Section 3(3) is hereby deleted in its entirety and replaced with the following:

*"Generally, CMLC shall repay to The City the indebtedness according to repayment terms which mirror the repayment terms in effect from time to time for The City on the underlying debentures issued pursuant to Borrowing Bylaw 19B2014, as amended by Bylaw 6B2020, provided that (i) the term of the indebtedness shall not exceed 40 years, subject to a term end date no later than December 31, 2047, and (ii) interest on the indebtedness shall accrue at a rate equal to the interest rate fixed by ACFA on the date of the underlying debenture borrowing, or as may be subsequently changed, subject to a minimum rate of 1% per annum."*

# PROPOSED

BYLAW NUMBER 24M2020

23. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JULY 28, 2020

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW TABULATION  
ATTACHMENT 3

## BYLAW NUMBER 25M2020

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND BYLAW 50M2016, BEING A BYLAW  
AUTHORIZING MUNICIPAL LOANS TO THE  
CALGARY MUNICIPAL LAND CORPORATION**

\*\*\*\*\*

**WHEREAS** Council passed Bylaw 50M2016 on January 23, 2017 being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation;

**AND WHEREAS** Council has considered Report C2020-0672 and deems it necessary to amend Bylaw 50M2016;

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

1. Bylaw 50M2016, being a bylaw of The City of Calgary authorizing municipal loans to Calgary Municipal Land Corporation, is hereby amended.
2. In Section 4, the reference to "2020 December 31" is hereby deleted and replaced by, 2021 September 30".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JULY 28, 2020

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



2020 September 14

**To:** Councillor Chahal

**From:** Chris Arthurs

**Re:** Response to Administrative Inquiry – Stampede Purchase of Public Roadways

---

This memo responds to the 2020 May 25 Administrative Inquiry submitted by Councillor Chahal. The inquiry includes:

1. What public lands (roadways) have been:
    - a) Sold and/or Transferred to the Stampede? When, why and at what cost?
    - b) Owned and/or maintained by the Stampede? When and why?
  2. Did the lack of potential access to the Saddledome on these roadways impact the valuation of the Saddledome lands? If so, what was the financial impact on the valuation of these lands?
  3. What other lands previously sold or currently owned are impacted by these roadways?
  4. Did the access to these lands and roadways influence the development of the Rivers District Masterplan? If so, how?
- 

**1. What public lands (roadways) have been:**

**a) Sold and/or Transferred to the Stampede? When, why and at what cost?**

As outlined in Council Report C2007-49, a land exchange between The City of Calgary (The City) and Calgary Exhibition and Stampede Ltd. (CES) was approved in 2007. An attachment to that report outlines City of Calgary Exchange Lands, Calgary Stampede Exchange Lands and Beneficial Transfer Lands (see Attachment 1).

Beneficial Transfer Lands referred to Lands that were legally and beneficially owned and paid for by CES but, at that time, had property titles held by The City.

Between 2008 January 31 and 2008 February 01 all the lands referenced above were transferred and registered at the Land Titles Office.

Council Report C2007-49 describes that the CES Master Plan, amendment of land lease, land ownership and financial matter considerations were to be developed in support of each other. The objective of the recommendations in the report were to achieve the following:

- The City becomes the land owner of all land that is key and integral to the operations of the Calgary Stampede;
- The CES becomes the land owner of the lands where the “commercial” uses are located in the Master Plan; and

- The City and CES's private lending institution both have separate fee simple lands which they can use as security for their lending.

As outlined in Council Report C2007-49 the consideration for the Land Exchange is as follows:

- Beneficial Transfer Lands – 11.0 ha. (27.3 ac) - \$10.00
- The City Exchange Lands – 8.0 ha. (19.8 ac) - \$111,690,675
- Calgary Exhibition and Stampede Limited Exchange Lands – 9.2 ha. (22.7 ac) - \$111,690,675

In addition to the main land exchange report, the following supplemental reports provided direction for the road closures in the area:

**NM2005-06** (2005 February 14) – Directed Administration to initiate Land Use Amendments pursuant to Land Use Bylaw 2P80 for the lands and roads required in order to facilitate the proposed redevelopment and expansion of Stampede Park and further directed Administration to initiate road closures for those roads required to facilitate the expansion.

**CPC2006-004** (2006 January 23) – Amendments to Victoria Park East ASP, Road Closure and Land Use Redesignation.

## b) Owned and/or maintained by the Stampede? When and why?

Land south of 12th Avenue (owned by the Stampede and/or leased to the Stampede) is maintained by the Stampede. Roads Maintenance has confirmed that they do not do any maintenance south of 12 Avenue SE.

## 2. Did the lack of potential access to the Saddledome on these roadways impact the valuation of the Saddledome lands?

From Pat Cooper, B.A., AACI, P.App – Outlook Realty Advisors:

*CESL acquired closed roads in East Victoria Park to consolidate with their other holdings in order to facilitate comprehensive development of Stampede Park. At the date of the appraisal (July 2019) the roads accessing the Saddledome site, regardless of ownership, were open to traffic. The Rivers District Master Plan and the Beltline Plan Part 2 envision access via Olympic Way, 5th Street SE and via an extended 17th Avenue SE. There was no consideration that the site would not have appropriate access.*

### If so, what was the financial impact on the valuation of these lands?

From Pat Cooper, B.A., AACI, P.App – Outlook Realty Advisors:

*There being no reason to believe that there would not be access to the lands, there was no negative impact on the value estimate.*

## 3. What other lands previously sold or currently owned are impacted by these roadways?

All lands south of 12 Avenue SE between Macleod Trail SE and 7 Street SE, bounded to the east and south are either owned by The City or CES or leased to CES.

**4. Did the access to these lands and roadways influence the development of the Rivers District Masterplan? If so, how?**

CMLC worked with CES to create the Rivers District Master Plan. The ownership structure of the roads within Stampede Park didn't affect the design of the Rivers District Master Plan, however, it is noted in the Plan and the Area Redevelopment Plan which roads are privately owned by CES, but publicly accessible and subject to closure by CES.

Should you have any further questions on this topic, please contact myself or Campbell Berry, Director of Real Estate & Development Services.

Regards,

Chris Arthurs  
Acting General Manager  
Deputy City Manager's Office

Attachment 1 – Exchange Lands





# EXCHANGE LANDS

