



## AGENDA

### CALGARY PLANNING COMMISSION

October 15, 2020, 1:00 PM  
IN THE COUNCIL CHAMBER

#### Members

Director M.Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott  
Mayor N. Nenshi

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

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

*Members may be participating remotely.*

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
  - 4.1. Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 October 01
5. CONSENT AGENDA
  - 5.1. DEFERRALS AND PROCEDURAL REQUESTS  
None
  - 5.2. BRIEFINGS  
None

- 5.3. Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25 Avenue NW, LOC2020-0083, CPC2020-1087
- 5.4. Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102, CPC2020-1118
- 5.5. Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064, CPC2020-1089
- 5.6. Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087, CPC2020-1113
- 5.7. Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-0063, CPC2020-1117
- 5.8. Proposed Street Names in Haskayne (Ward 1), SN2020-0003, CPC2020-1068

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

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS  
None

7.2. PLANNING ITEMS

- 7.2.1. Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094, CPC2020-1087
- 7.2.2. Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279, CPC2020-1115
- 7.2.3. Outline Plan in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018 0279 (OP), CPC2020-1114
- 7.2.4. Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070, CPC2020-0907
- 7.2.5. Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093, CPC2020-1122
- 7.2.6. Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256, CPC2020-1111
- 7.2.7. Outline Plan in Chaparral (Ward 14) at 2100 – 194 Avenue SE, LOC 2018-0256(OP), CPC2020-1105



7.3. MISCELLANEOUS ITEMS  
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 9.1.1. Administration Follow Up on Parking Choices for Businesses (Verbal), CPC2020-1154  
Distribution held confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

**Review By: 2020 November 02**

9.2. URGENT BUSINESS

10. ADJOURNMENT





## INDEX FOR THE 2020 OCTOBER 15 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

## CONSENT AGENDA

### ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

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### ITEM NO.: 5.2

BRIEFINGS

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### ITEM NO.: 5.3

Manish Singh

COMMUNITY:

Tuxedo Park (Ward 7)

FILE NUMBER:

LOC2020-0083 (CPC2020-1087)

PROPOSED POLICY AMENDMENT:

Amendment to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

202 – 25 Avenue NW

APPLICANT:

Tricor Design Group

OWNER:

Chandan Homes Ltd

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

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### ITEM NO.: 5.4

Kelsey Cohen

COMMUNITY:

Mount Pleasant (Ward 7)

FILE NUMBER:

LOC2020-0102 (CPC2020-1118)

PROPOSED POLICY AMENDMENT:

Amendment to the North Hill Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

1004 - 17 Avenue NW

APPLICANT:

New Century Design

OWNER:

Domenico Buonincontri

ADMINISTRATION RECOMMENDATION:

**APPROVAL**

**ITEM NO.: 5.5**

Tom Schlodder

**COMMUNITY:**

Currie Barracks (Ward 8)

**FILE NUMBER:**

LOC2020-0064 (CPC2020-1089)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

84 and 88 Burma Start Road SW

**APPLICANT:**

Slokker Canada West / SCW Infill

**OWNER:**

Slokker Canada West / SCW Infill

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 5.6**

Kait Bahl

**COMMUNITY:**

Killarney/Glengarry (Ward 8)

**FILE NUMBER:**

LOC2020-0087 (CPC2020-1113)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Killarney/Glengarry Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

3103 Kildare Crescent SW

**APPLICANT:**

Tyler Hawryluk Architectural Design Inc

**OWNER:**

Jerry Abbas  
Talha Bajwa  
Muhammad Zain

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 5.7**

Angie Dean

**COMMUNITY:**

Renfrew (Ward 9)

**FILE NUMBER:**

LOC2020-0063 (CPC2020-1117)

**PROPOSED REDESIGNATION:**

From: Residential Grade - Oriented Infill (R-CGex)  
District

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

**MUNICIPAL ADDRESS:**

1080 Remington Road NE

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

SNH Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 5.8**

Kristine Stephanishin  
(Related to Items 7.2.2 and 7.2.3)

**COMMUNITY:**

Haskayne (Ward 1)

**FILE NUMBER:**

SN2020-0003 (CPC2020-1068)

**PROPOSED STREET NAME:**

Morton  
Morton Ridge

**APPLICANT:**

IBI Group

**OWNER:**

Marquis Communities Development Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Jordan Furness

**COMMUNITY:**

Saddle Ridge (Ward 5)

**FILE NUMBER:**

LOC2020-0094 (CPC2020-1087)

**PROPOSED REDESIGNATION:**

From: Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District

To: Residential – Low Density Mixed Housing (R-G) District

**MUNICIPAL ADDRESS:**

9320 - 52 Street NE, 706, 707, 710, 711, 714, 715, 719, 723, 727, 731, 735, 739, and 743 Savanna Landing NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Genstar Titleco Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.2

David Mulholland  
(Related to Items 5.8 and 7.2.3)

**COMMUNITY:**

Haskayne (Ward 1)

**FILE NUMBER:**

LOC2018-0279 (CPC2020-1115)

**PROPOSED REDESIGNATION:**

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

To: Commercial – Neighbourhood One (C-N1) District, Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District

**MUNICIPAL ADDRESS:**

6125 - 117 Street NW

**APPLICANT:**

IBI Group

**OWNER:**

Morton Land Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

David Mulholland  
(Related to Items 5.8 and 7.2.2)

**COMMUNITY:**

Haskayne (Ward 1)

**FILE NUMBER:**

LOC2018-0279(OP) (CPC2020-1114)

**PROPOSED OUTLINE PLAN:**

Subdivision of 31.26 hectares  $\pm$  (77.25 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

6125 - 117 Street NW

**APPLICANT:**

IBI Group

**OWNER:**

Morton Land Corporation

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 7.2.4**

Jarred Friedman

**COMMUNITY:**

Spruce Cliff (Ward 8)

**FILE NUMBER:**

LOC2020-0070 (CPC2020-0907)

**PROPOSED REDESIGNATION:**

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

To: Mixed-Use – General (MU-1f3.0h22) District

**MUNICIPAL ADDRESS:**

3704, 3708, 3712 and 3716 - 8 Avenue SW

**APPLICANT:**

Darren Langille

**OWNER:**

Redline Realty Investment Inc  
Brett Turner  
Chen Nu Chen

**ADMINISTRATION RECOMMENDATION: APPROVAL**



**ITEM NO.: 7.2.5**

Chris Wolfe

**COMMUNITY:**

Inglewood (Ward 9)

**FILE NUMBER:**

LOC2020-0093 (CPC2020-1122)

**PROPOSED REDESIGNATION:**

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

To: Special Purpose – Community Institution (S-CI)  
District

**MUNICIPAL ADDRESS:**

1423 – 8 Avenue SE

**APPLICANT:**

Paul Blakeney

**OWNER:**

St. John the Evangelist, Calgary Catholic Congregation,  
Inc.

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Breanne Harder and Calvin Chan  
(related to Item 7.2.7)

**COMMUNITY:**

Chaparral (Ward 14)

**FILE NUMBER:**

LOC2018-0256 (CPC2020-1111)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Chaparral Area Structure Plan

**PROPOSED REDESIGNATION:**

From: Special Purpose – Recreation (S-R) District and

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 – At  
Grade Housing (M-G) District and Special  
Purpose – City and Regional Infrastructure  
(S-CRI) District

**MUNICIPAL ADDRESS:**

2100 – 194 Avenue SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

SFGL CORP

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.7**

Breanne Harder and Calvin Chan  
(related to Item 7.2.6)

**COMMUNITY:**

Chaparral (Ward 14)

**FILE NUMBER:**

LOC2018-0256(OP) (CPC2020-1105)

**PROPOSED OUTLINE PLAN:**

Subdivision of 15.69 hectares  $\pm$  (38.55 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

2100 – 194 Avenue SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

SFGL CORP

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**CONFIDENTIAL ITEMS  
(CLOSED SESSION)**

**ITEM NO.: 9.1.1**

Stephanie Loria

**COMMUNITY:**

City Wide

**FILE NUMBER:**

CPC2020-1154

**PROPOSED:**

Administration Follow Up on Parking Choices for  
Businesses

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR CORPORATE RECORD**



**MINUTES**  
**CALGARY PLANNING COMMISSION**

**October 1, 2020, 1:00 PM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair (Partial Remote Participation)  
Councillor G. Chahal (Remote Participation)  
Councillor E. Woolley (Remote Participation)  
Commissioner P. Gedye (Remote Participation)  
Commissioner L. Juan (Remote Participation)  
Commissioner A. Palmiere (Remote Participation)

**ABSENT:** Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** A/ Principal Planner J. Silot  
A/CPC Secretary G. Chaudhary  
Legislative Assistant D. Williams

1. **CALL TO ORDER**

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

**ROLL CALL**

Commissioner Gedye, Commissioner Juan, Councillor Chahal, Councillor Woolley, Director Vanderputten, and Director Tita.

Absent for Roll Call: Commissioner Palmiere (joined at 1:02 p.m.), Commissioner Schmalz and Commissioner Scott.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

**Moved by** Director Vanderputten

That the Agenda for the 2020 October 01 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2020 September 17

**Moved by** Commissioner Gedye

That the Minutes of the 2020 September 17 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Director Vanderputten

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

- 5.3 Land Use Amendment in Highland Park (Ward 4) at 428 – 34 Avenue NW, LOC2020-0111, CPC2020-1091

- 5.4 Land Use Amendment in Highland Park (Ward 4) at 204 – 40 Avenue NW, LOC2020-0112, CPC2020-1034

- 5.5 Land Use Amendment in Windsor Park (Ward 11) at 707 - 57 Avenue SW, LOC2020-0119, CPC2020-1026

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Liaison Application in Beltline (Ward 11) at multiple addresses, DL2020-0004, CPC2020-0908

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2020-0908.

Commissioner Palmiere left the Council Chamber at 1:04 p.m. and returned at 1:58 p.m. after the vote was declared.

A presentation entitled "DL2020-0004 Development Liaison", 2020 dated October 01 was distributed with respect to Report CPC2020-0908.

The following speakers addressed Commission with respect to Report CPC2020-0908:

1. Kelly Coles, CMLC
2. Alana Sommers, ISL Engineering

**Moved by** Commissioner Gedye

That with respect to Report CPC2020-0908, the following be approved:

That Calgary Planning Commission receive for the Corporate Record the proposed Development Liaison application, DL2020-0004 for the new Victoria Park/Stampede LRT Station, platform and canopy at 1398, 1414, 1502, 1504, 1510 and 1602 Macleod Trail SE (Plan C; Block 108; Lots 1 to 4 and Lots 37 to 40; Plan C, Block 115, Lots 1 to 5; Plan C, OT; Portion of SW1/4 Section 15-24-1-5).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

### 7.2.1 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 129 - 32 Avenue NE, LOC2020-0068, CPC2020-1057

A presentation entitled "LOC2020-0068 Policy and Land Use Amendment", 2020 dated October 01 was distributed with respect to Report CPC2020-1057.

**Moved by** Commissioner Juan

That with respect to Report CPC2020-1057, the following be approved:

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

1. Adopt, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.07 ± hectares (0.177 acres ±) at 129 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 36 and 37) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Crestmont (Ward 1) at 20 Crestridge Common SW, LOC2020-0086, CPC2020-0996

A presentation entitled "LOC2020-0086 Land Use Amendment", 2020 dated October 01 was distributed with respect to Report CPC2020-0996.

**Moved by** Commissioner Juan

That with respect to Report CPC2020-0996, the following be approved:

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

1. Adopt, by bylaw, the proposed redesignation of 0.46 hectares  $\pm$  (1.13 acres  $\pm$ ) located at 20 Crestridge Common SW (Condominium Plan 1910292, Unit 176) from DC Direct Control District to Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.3 Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0098, CPC2020-1064

The following documents were distributed with respect to Report CPC2020-1064:

- A Corrected Cover Report
- A presentation entitled "LOC2020-0098 Land Use Amendment", dated 2020 October 01

**Moved by** Commissioner Palmiere

That with respect to **Corrected** Report CPC2020-1064, the following be approved:

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

1. Adopt by bylaw the proposed redesignation of 83.90 hectares  $\pm$  (207.32 acres  $\pm$ ) located at multiple addresses (Attachment 5) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Director Vanderputten

That Pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 2:16 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items:

- Item 9.1.1, Parking Choices for Businesses (Verbal), CPC2020-0987, and
- Item 9.1.2, Guidebook for Great Communities (Verbal), CPC2020-1053

And further, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Calgary Planning Commission suspend Section 78(2)(b), in order to complete all discussions with respect to Reports CPC2020-0987 and CPC2020-1053, and to reconvene in public at the Call of the Chair.

**MOTION CARRIED**

Commission reconvened in public meeting at 5:00 p.m. with Director Tita in the Chair.

**Moved by** Director Vanderputten

That Commission rise and report.

**MOTION CARRIED**

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Parking Choices for Businesses (Verbal), CPC2020-0987

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-0987:

Clerks: G. Chaudhary and D. Williams. Advice: S. Loria, S. Pearce, D. Morris, T. Henry, J. Silot and M. Beck.

A confidential presentation was displayed with respect to Report CPC2020-0987.

**Moved by** Director Vanderputten

That with respect to Verbal Report CPC2020-0987 the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, distributions and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2020 November 02.

**MOTION CARRIED**

9.1.2 Guidebook for Great Communities (Verbal), CPC2020-1053

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2020-1053:

Clerks: G. Chaudhary and D. Williams. Advice: R. Jamieson, D. Hamilton, F. Lakha, K. Szabo, G. Baron, S. Pearce, I. Harper, F. McLeod, S. Rankin, A. Caron-Roy, S. Jones, W. Koo, H. Ceccato, T. Gonzalez, T. Goldstein, J. Mueller, J. de Jong, J. Silot and M. Beck.

A confidential presentation was displayed with respect to Report CPC2020-1053.

**Moved by** Commissioner Palmiere

That with respect to Verbal Report CPC2020-1053 the following be approved:

That the Calgary Planning Commission direct that the Closed Meeting discussions, distributions and presentation remain confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2021 January 29.

**MOTION CARRIED**

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

**Moved by** Commissioner Palmiere

That this Meeting adjourn at 5:03 p.m.

ROLL CALL VOTE:

For: (6): Director Tita, Director Vanderputten, Councillor Chahal, Councillor Woolley, Commissioner Gedy, and Commissioner Palmiere

**MOTION CARRIED**

The following items have been forwarded to the 2020 November 02 Combined Meeting of Council:

Planning Matters for Public Hearing:

Calgary Planning Commission Reports:

- Land Use Amendment in Highland Park (Ward 4) at 428 – 34 Avenue NW, LOC2020-0111, CPC2020-1091
- Land Use Amendment in Highland Park (Ward 4) at 204 – 40 Avenue NW, LOC2020-0112, CPC2020-1034



- Land Use Amendment in Windsor Park (Ward 11) at 707 - 57 Avenue SW, LOC2020-0119, CPC2020-1026
- Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 129 - 32 Avenue NE, LOC2020-0068, CPC2020-1057
- Land Use Amendment in Crestmont (Ward 1) at 20 Crestridge Common SW, LOC2020-0086, CPC2020-0996
- Land Use Amendment in Mahogany (Ward 12) at multiple addresses, LOC2020-0098, CPC2020-1064

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2020 October 15, at 1:00 p.m.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25 Avenue NW, LOC2020-0083

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### EXECUTIVE SUMMARY

This application was submitted by Tricor Design Group on behalf of the landowners Chandan Homes Ltd on 2020 June 11. This 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 dwellings in addition to secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (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.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. 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 amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed land use redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 202 – 25 Avenue NW (Plan 2617AG, Block 10, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 25  
Avenue NW, LOC2020-0083**

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**BACKGROUND**

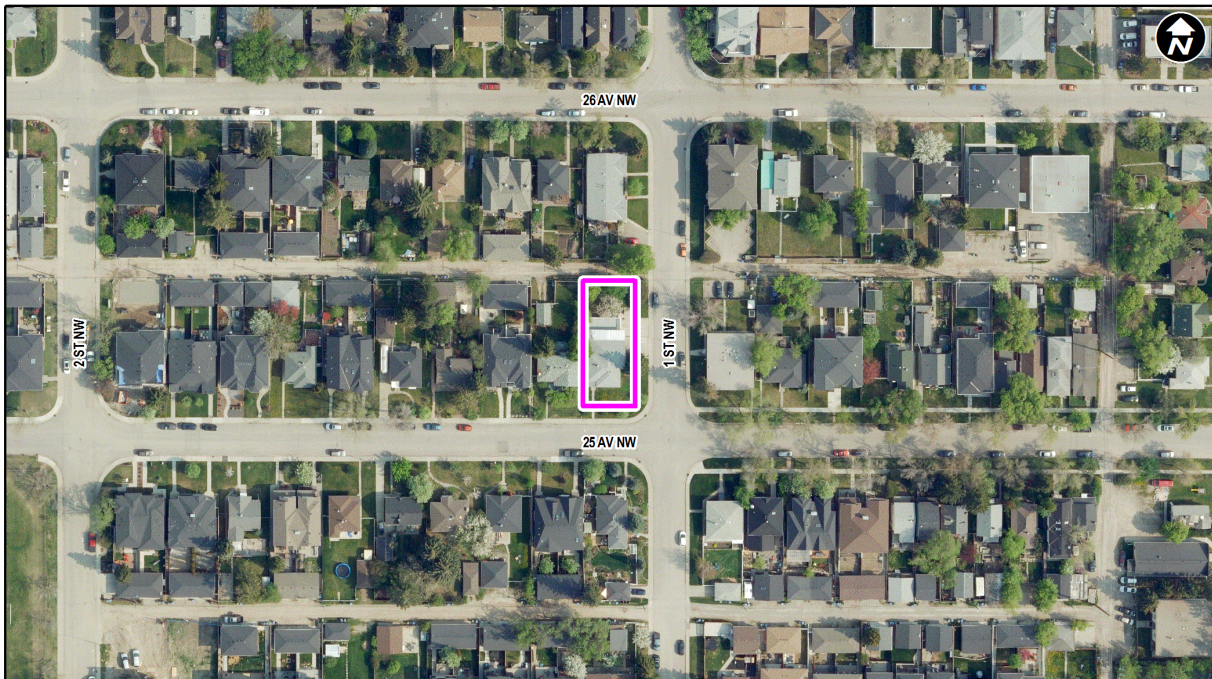
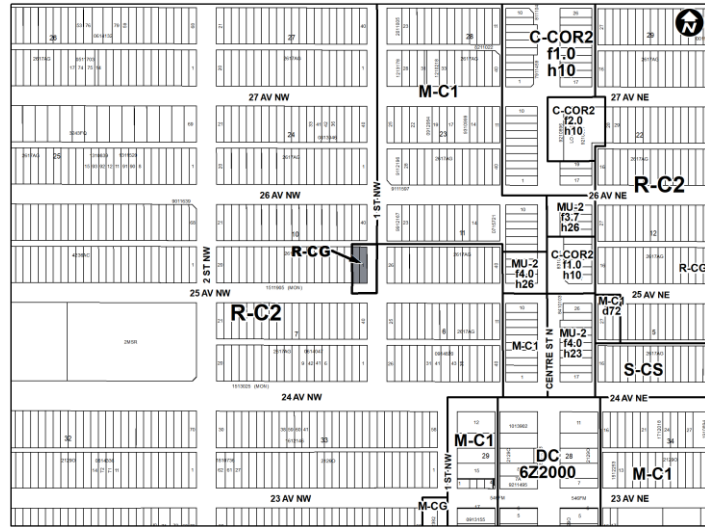
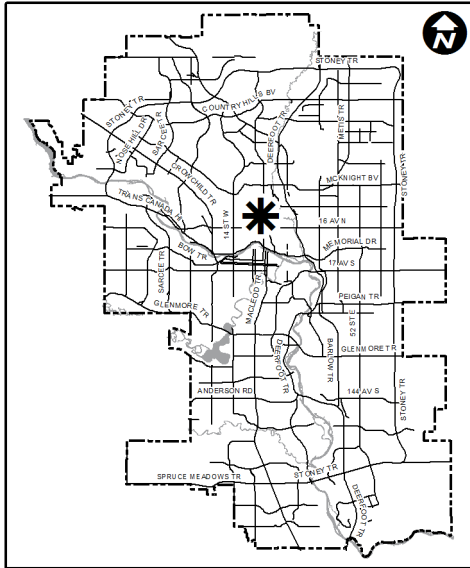
This application was submitted by Tricor Design Group on behalf of the landowners Chandan Homes Ltd on 2020 June 11. As indicated in the Applicant Submission (Attachment 1), the applicant intends to redevelop the site with a maximum of four dwelling units. No development permit has been submitted at this time.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

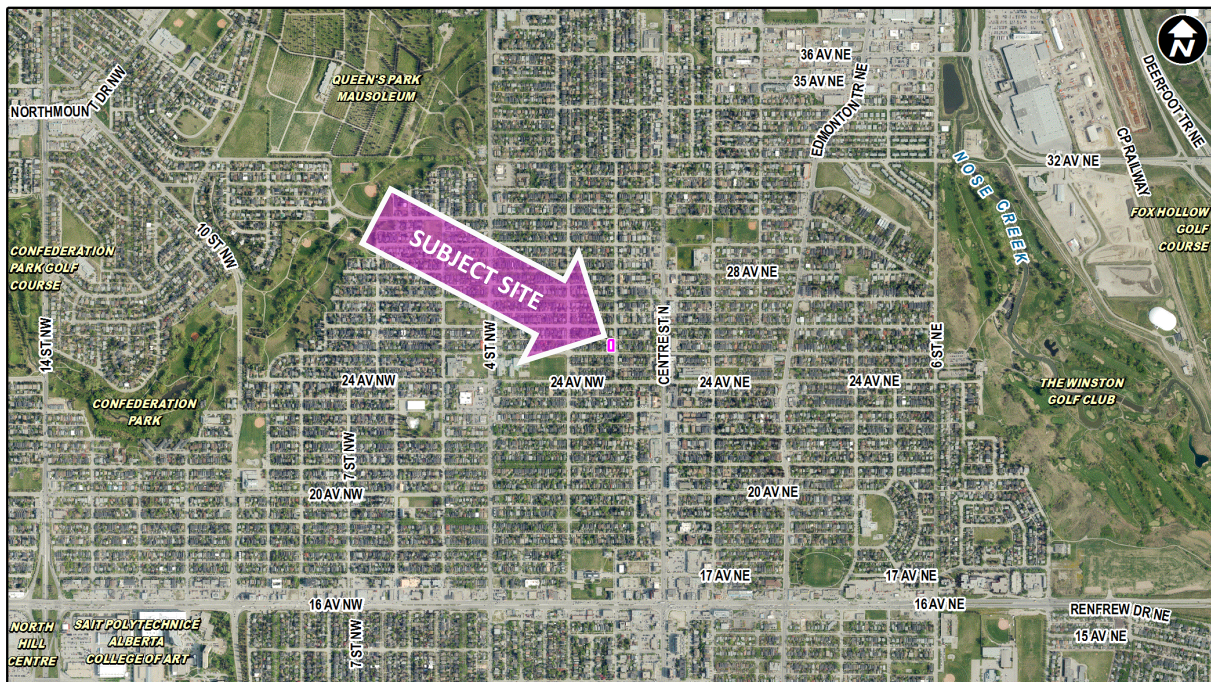
Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 25  
Avenue NW, LOC2020-0083

Location Maps





**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 25 Avenue NW, LOC2020-0083**



### Site Context

The subject site is located in the community of Tuxedo Park at the northwest corner of 1 Street NW and 25 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling with an attached garage which is accessed off 1 Street NW. A rear lane is located north of the subject site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 District. To the northeast of the site, multi-residential developments designated Multi-Residential – Contextual Low Profile (M-C1) District are located along 26 Avenue NW and 1 Street NW. Centre Street N is located approximately 180 metres to the east and includes multi-residential and commercial development.

The site is approximately 550 metres (a seven-minute walk) from the proposed Green Line LRT station at 28 Avenue N and Centre Street N. Bus Rapid Transit service (BRT) is currently operating along Centre Street N among other local bus routes. The nearest bus stop is currently located approximately 230 metres (a three-minute walk) east of the site along Centre Street N.

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

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area. It proposes a low-density residential land use that allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal meets the objectives of the 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 low-density residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings, 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 allows for two to three-storey (11 metres maximum height) low-density rowhouse developments where one façade of each dwelling unit must face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings and secondary suites.

#### Development and Site Design

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

- ensuring an engaging built interface along both 25 Avenue NW and 1 Street NW;

## **Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 25 Avenue NW, LOC2020-0083**

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- improving pedestrian connections by ensuring vehicle access to the site is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns.

### **Environmental Site Considerations**

There are no environmental concerns associated with this proposal.

### **Transportation**

Pedestrian access is available from existing sidewalks on 1 Street NW and 25 Avenue NW. While on-street parking is available in this general area, vehicular access to the site will be provided from the existing rear lane. Redevelopment would result in removal of the existing driveway curb cut on 1 Street NW, thereby improving pedestrian safety and increasing on-street parking.

The site is approximately 550 metres (a seven-minute walk) from the proposed Green Line LRT station at 28 Avenue N and Centre Street N. A bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A BRT bus stop serving Route 300 (BRT Airport / City Centre) and Route 301 (BRT North) is located approximately 550 metres (a seven-minute walk) to the northeast of the site. The nearest bus stop serving Route 3 (Sandstone / Elbow Drive) is currently located approximately 230 metres (a three-minute walk) east of the site along Centre Street N.

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

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

### **Climate Resilience**

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on these sites 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 was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.



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No public meetings were held by the applicant or Administration for this application. The Tuxedo Park Community Association (CA) provided a letter of opposition for this application (Attachment 3). The CA letter indicated that the proposed land use district is appropriate only within the first block east and west of Centre Street N. As the site is the first lot within the second block west of Centre Street N, the CA would not be in support.

Administration received a total of 10 public responses regarding this application with seven responses in opposition and three in support. The letters in support found increasing density at this site appropriate because this site is located in inner-city area and in proximity to future Green Line LRT Station, and the proposal allows more effective use of City services. The opposition concerns focused on the following areas:

- increase in height, density, and lot coverage;
- parking and traffic congestion;
- privacy and shadow impacts;
- condition of the lane; and
- changing the character of the neighborhood.

Administration considered the relevant planning issues specific to the proposed redesignation 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 District is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood. Parking and design considerations will be reviewed at the development permit stage.

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

### **Strategic Alignment**

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

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

#### ***Interim Growth Plan (2019)***

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

## **Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 - 25 Avenue NW, LOC2020-0083**

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

The subject site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

### ***Climate Resiliency Strategy (2018)***

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

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

The [North Hill Area Redevelopment Plan](#) (ARP) encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of all communities within the policy study area.

The parcel is located within the Low Density Residential area according to Map 2 of the ARP. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

Administration reviewed the ARP and recommends that the proposed land use is appropriate given that R-CG is also considered a low-density residential district in alignment with the existing residential character of the area. In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo (Attachment 2) is required. Map 2 will be amended to change the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

The Low Density Residential or Low Density Multi Dwelling area intends to provide a wider range of housing options which include low profile multi-unit developments and rowhomes. The preferred building form in this area has a maximum height of three storeys and direct orientation to grade.

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### ***North Hill Communities Local Area Plan (Draft)***

The *North Hill ARP* is under review as Administration is currently working on the [\*North Hill Communities Local Area Plan\*](#) (LAP) which includes Tuxedo Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

### **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 change can better accommodate the housing needs of different demographics and lifestyles.

### **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 *North Hill Area Redevelopment Plan*, as amended. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

### **ATTACHMENT(S)**

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



## **Applicant Submission**

September 11, 2020

One of the long range goals of the MDP is to increase density in the inner city. While many interior lots that are currently R-C2 are difficult to add density to unless several lots are purchased together, there is a growing trend in Calgary to use corner lots to help densify in adapting neighborhoods.

R-CG zoning was developed specifically for such corner lots due to its unique position on 2 streets. This will allow having low-rise row-houses (for example) that faces both streets providing enhanced building exposures, avoiding the blank side walls seen in many areas where the sides of semi-detached are not well articulated and also provides interaction with the street. Enhanced and tightly controlled bylaws for R-CG also protect adjacent lots from issues while providing density, and following the MDP long range goals.

The area between Center and the 100 block is already slated to be much higher density than R-CG in most of the corridor. We believe this type of project provides a good buffer and transition from the higher density to the lower density between Center and the 200 block. A development like this does not promote further density to internal lots like R-C2, as mentioned above, but it does provide a good buffer and a suitable transition in housing variety. R-CG allows slightly higher densification, generally up to 4 units, but it is still classified in the bylaws as a low density residential district and not a multi-family residential district, and acts as a good blend of housing.

R-CG rules and bylaws have very strong checks and balances prohibiting excessive height and massing issues, as well as particular setbacks to protect neighboring properties from shadowing and privacy issues. This would be one of the types of lots that meet the goals of the MDP while providing a variety of housing diversification for the neighborhood.



## Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 202 – 25 Avenue NW (Plan 2617AG, Block 10, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally shown in the sketch below:







## Community Association Letter



### **Tuxedo Park Community Association**

202 – 29<sup>th</sup> Avenue NE  
Calgary, Alberta T2E 2C1  
Phone (403) 277-8689

June 24, 2020

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

Attention: Manish Singh

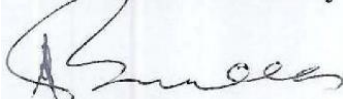
RE: LOC2020-0083  
202 25 Ave. NW

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

1. TPCA has been fully involved in the process which has resulted in the currently proposed North Hill Communities Local Area Plan (LAP). TPCA has made the city aware that the community is not comfortable with the dramatic increase in building scale with the resultant population density throughout our community.
2. TPCA is supportive of this land use in the first block (100 block) east and west of Centre Street but we believe the second block and beyond remain R-C2 to support the diversity in the community that we are trying to maintain.

In consideration of these points, TPCA opposes the subject Land Use Amendment. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

**Tuxedo Park Community Association**



**Arnie Brownlees**  
Director



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CPC2020-1118

## Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102

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### EXECUTIVE SUMMARY

This application was submitted by New Century Design on behalf of landowner Domenico Buonincontri on 2020 July 20. The application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) to Residential – Grade-Oriented Infill District (R-CG) to allow for:

- rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached, duplex homes and secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10 metres);
- a maximum number of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

A minor amendment to Map 2 of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is aligned with the applicable policies of the *Municipal Development Plan* (MDP). No development permit has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 1004 - 17 Avenue NW (Plan 3150P, Block 10, Lots 2 and 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**BACKGROUND**

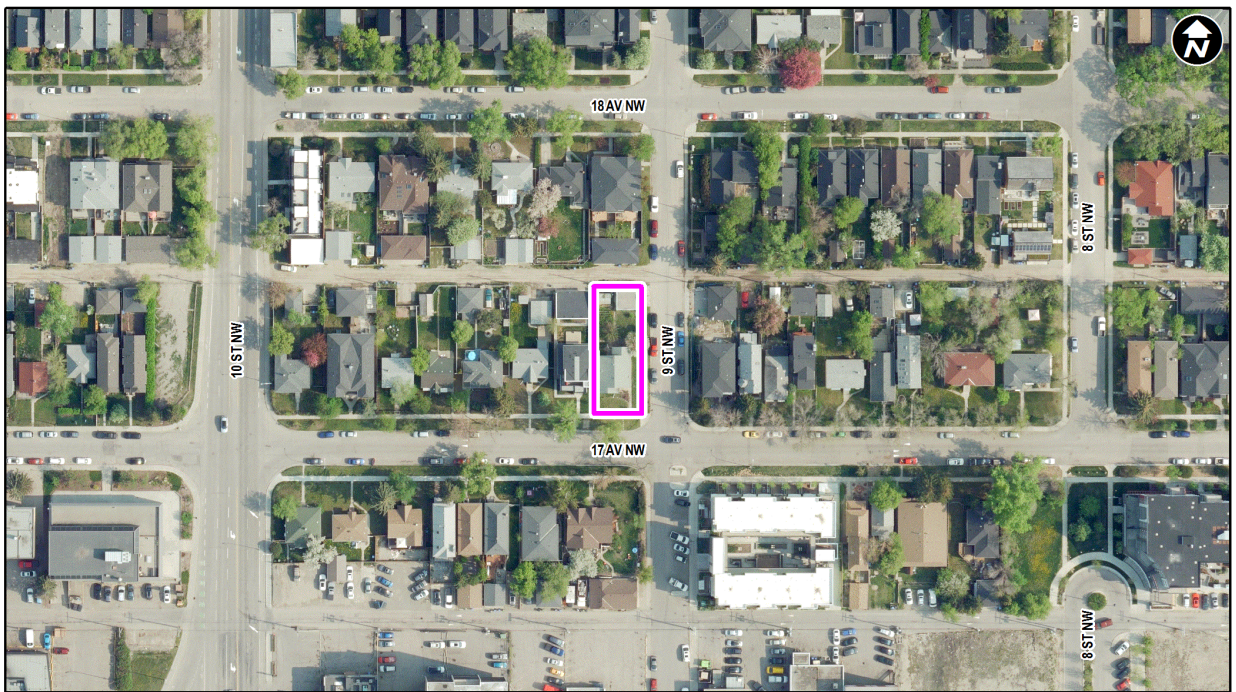
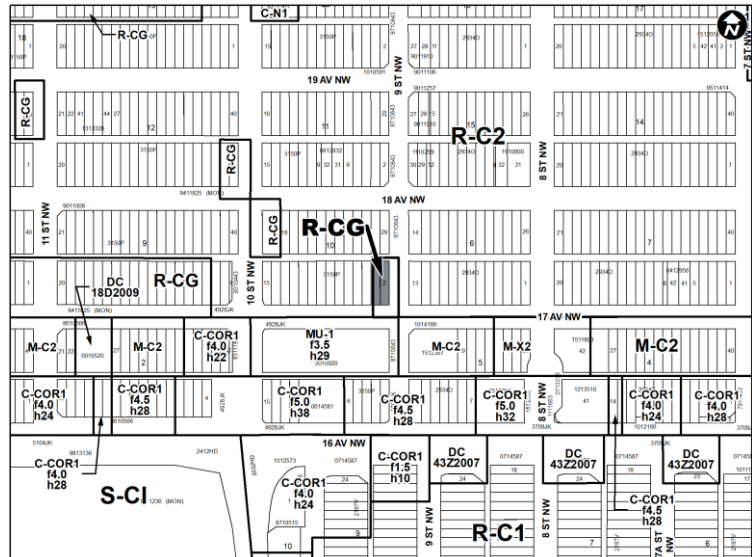
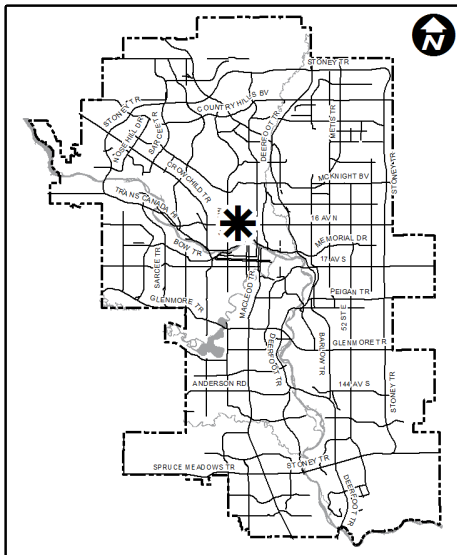
This application was submitted by New Century Design on behalf of landowner Domenico Buonincontri on 2020 July 20. Although no development permit has been submitted at this time, the Applicant's Submission (Attachment 2) indicates that the intent is to allow for modest densification in the form of a three-unit rowhouse and accompanying secondary suites for each dwelling unit.

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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004  
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Location Maps

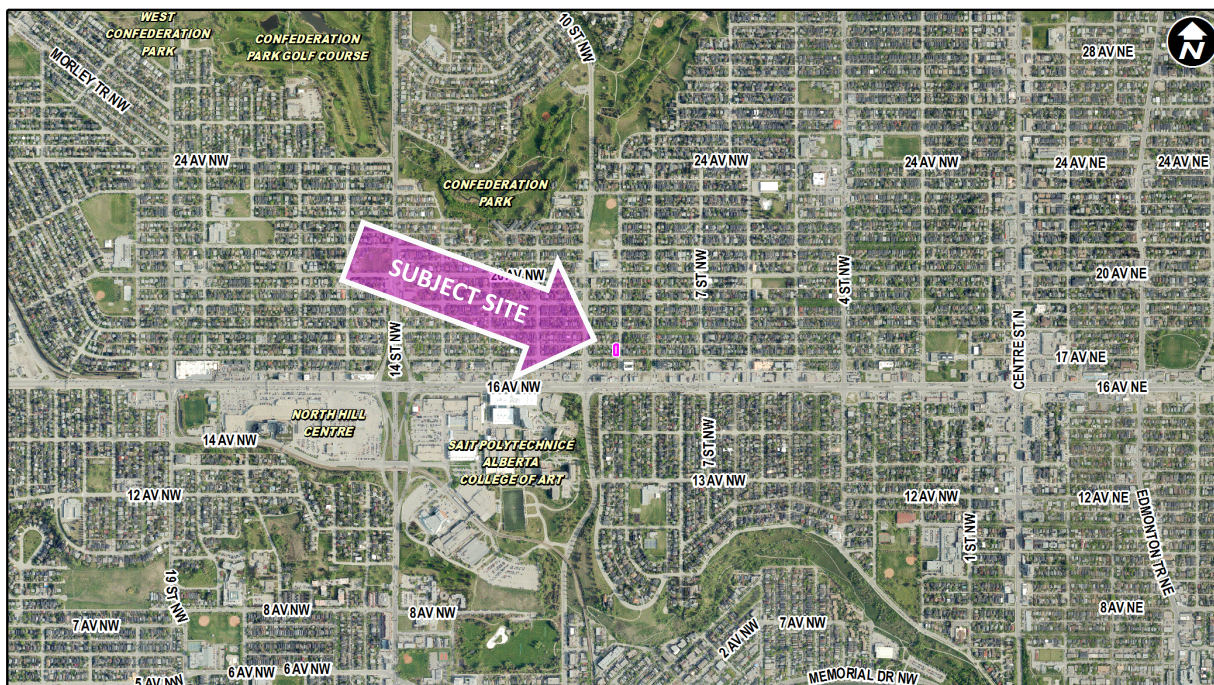




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### Site Context

This flat 0.05 hectare (0.12 acre) site is located in the community of Mount Pleasant, on the northwest corner of the intersection of 17 Avenue and 9 Street NW. It is currently developed with a single detached dwelling and accessory building (garage) adjacent to the lane, but accessed from 9 Street NW.

The area to the north contains low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. There is a multi-residential development across the intersection to the southeast, and the parcels to the south across 17 Avenue NW were recently redesignated to accommodate a large mixed-use development. The site is in close proximity to the shops and services of 16 Avenue NW, as well as the Max Orange bus line and a major post-secondary institution (SAIT).

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

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004  
- 17 Avenue NW, LOC2020-0102**

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*Figure 1: Community Peak Population*

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

Source: The City of Calgary 2019 Civic Census

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

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

### **Land Use**

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

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

### **Development and Site Design**

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

- ensuring an engaging built interface along both the 9 Street NW and 17 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- improving pedestrian connections along 9 Street NW by ensuring principal vehicle access to the site is off the lane;

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## **Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102**

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

### **Environmental Site Considerations**

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

### **Transportation**

Pedestrian access is available from existing sidewalks on 9 Street NW and 17 Avenue NW. While on-street parking is available in this general area, vehicular access for a rowhouse development would be available from the lane.

There are good public transit links within 200 metres of the site. Bus Route 5 is available on 10 Street NW, and there are also stops for Route 19 along 16 Avenue NW. The Bus Rapid Transit MAX Orange line is available at SAIT LRT Station, a distance of 450 metres from the site (approximately a 6 minute walk).

### **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.

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

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

The Mount Pleasant Community Association provided a response (Attachment 3) indicating that they do not support this application, noting that the proposed land use does not align with the current ARP which directs multi-family development to main roads, and that the new Local Area Plan is still under review and has not yet been approved.



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The applicant undertook a mail drop to surrounding homes, and has been in contact with the Community Association about providing further online engagement opportunities. A copy of the Applicant Outreach Summary is attached at Attachment 4.

Comments have been received from one concerned citizen opposed to the proposed policy and land use amendment. Concerns included:

- the limited availability of street parking, especially given the proximity to SAIT;
- current encroachments of fencing and utility poles into the lane; and
- issues with overflowing waste bins and excessive waste in the lane may be amplified by the addition of more units and bins in the space.

These comments are more appropriate to the development permit stage and will be fully considered at that time. A new development which meets our current standards may effectively resolve some of the existing issues identified, for example by ensuring adequate on-site parking and waste storage.

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](#) 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.

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## **Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 1004 - 17 Avenue NW, LOC2020-0102**

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

This modest increase in density is supported by local transit services including BRT and LRT, and the close proximity of commercial and other services would support transit lifestyles in alignment with section 2.5 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 risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

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

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

### ***North Hill Communities Local Area Plan (Draft)***

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

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

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

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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal aligns with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposal allows for a range of low density building forms. It represents a modest density increase of an inner city site that is near various amenities, services and public transit options.

**ATTACHMENT(S)**

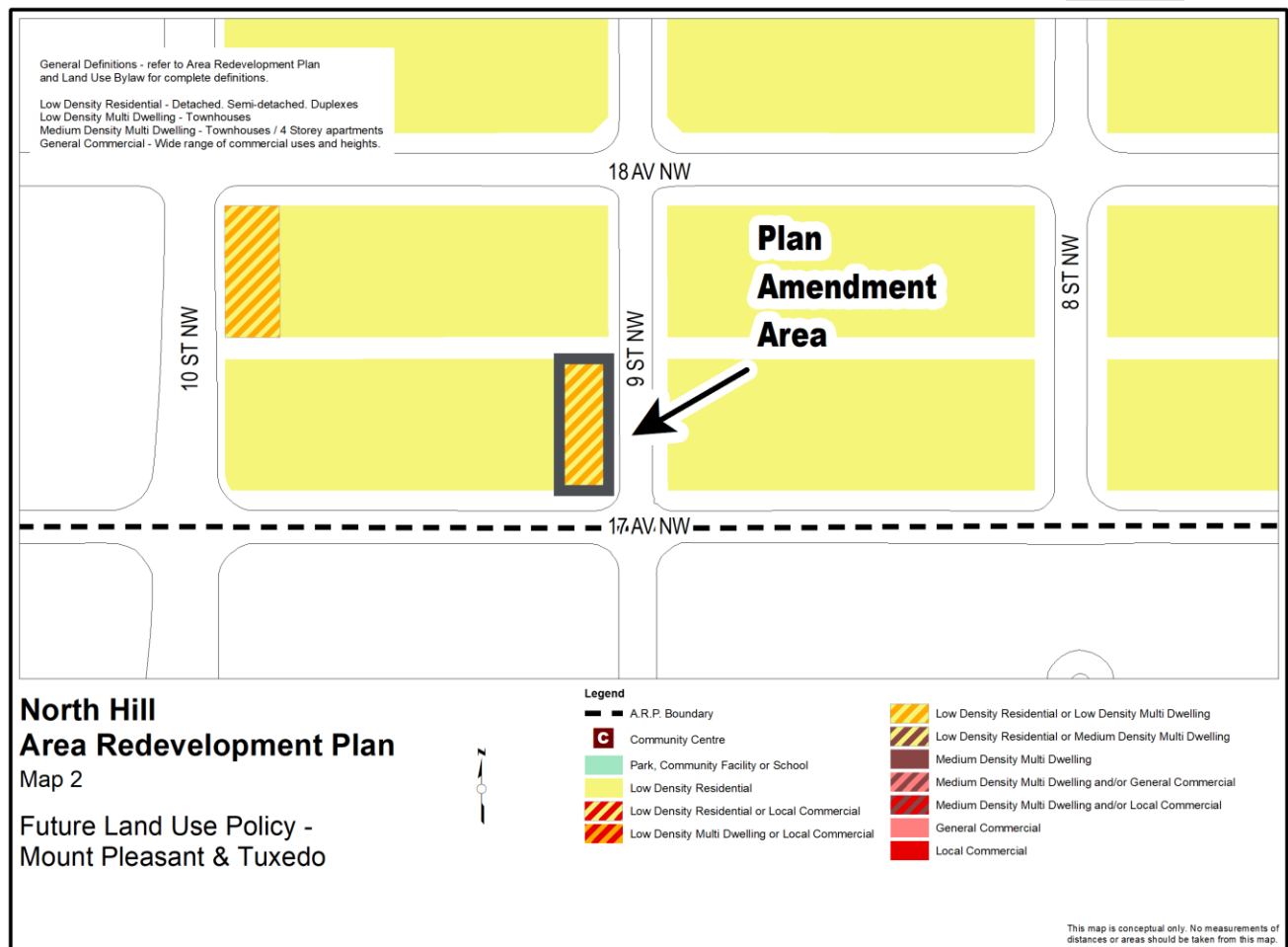
1. Proposed Amendment to the North Hill Area Redevelopment Plan
2. Applicant's Submission
3. Community Association Letter
4. Applicant Outreach Summary



## Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

- (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1004 – 17 Avenue NW (Plan 3150P, Block 10, Lots 2 and 3) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally shown in the sketch below:





## **Applicant's Submission**

July 30, 2020

1004 17 Ave NW is currently a single family dwelling built in the early 1940's. The lot is located one block north of 16th Ave N and is on the SE corner of the block. The lot is rectangular in shape and is approximately 13.72 x 36.59 with a detached garage accessed from the east on 9 ST W. There is one large city tree in the boulevard to the south of the lot and the lot is generally flat with no significant slope or site constraints.

The property is also located in close proximity to a variety of public transportation. 16th Ave N is just one block to the south with regular bus service and routes that carry throughout Calgary. There is also regular bus service into downtown on 10th ST W which is one block to the west. In addition there is also the SAIT LRT station a short walk from the subject property.

There are a large number of schools, in varying age ranges, in the area including SAIT and U of C which makes this a great location for suited units as there are a large number of renters. There are plenty of green spaces and parks in the area including Confederation Park to the north and McHugh Bluff to the south along with small parks dotted throughout the community.

This application is to redesignate from the existing R-C2 to a proposed R-CG, which would allow rowhouses with secondary suites. The future design proposal will be submitted concurrently with this application process, with the intention of 3 rowhouse units, each with a basement suite.

We believe that due to an abundance of nearby amenities, schools, bus and LRT transit, and open space, this parcel is in a perfect location for suited rowhousing. With three rowhouses on this lot, we will be able to provide three residences at a reasonable cost in an excellent neighbourhood as well as three opportunities for smaller and lower-cost basement suites that will allow a greater diversity of Calgarians the opportunity to buy and rent in Mount Pleasant.

There has also been significant spot rezoning to R-CG within the community and we feel that this lot has great potential as R-CG.

Clay Israelson  
New Century Design





## Community Association Letter

August 20, 2020

Re: Application Notice LOC2020-0102, 1004 17 Avenue NW

### Priority Level 3 – Neighbourhood

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application. We would like to indicate that we **do not** support this application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We understand we need higher density development to bring the types of amenities, services, and retail establishments we desire in our neighborhood. We are already seeing a density increase from the turnover of older bungalows on 50 foot wide lots to infill homes on 25 foot wide lots.

In 2016, our Planning and Development Committee reached out to the community and hosted an all-day, open house visioning exercise to gather feedback on the development of our neighborhood. At that event it was expressed that our residents support higher density on the busier roads in our community (4th Street, 10th Street, and 20th Avenue) but not throughout the rest of the community. The Committee supports this planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

This position was approved by our Board of Directors and ratified at our Annual General Meeting by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We are opposed to the requested re-zoning of 1004 17 Avenue NW from an R-C2 to an R-CG designation in principle because of our resident supported policy, because it does not align with our current Area Redevelopment Plan (ARP), and the new North Hill Local Area Plan has not been finalized or adopted.

#### 1. Policy

Our policy is based on a planning rationale and supporting community desires.. This application is in contradiction to this policy as it will lead to greater density not on a main road. In the Municipal Development Plan (MDP), Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood. It also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with

### **Community Association Letter**

the established pattern of development in the immediate and surrounding residential areas of our community, which are predominantly single detached or semi-detached homes.

#### **2. ARP**

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very outdated and the proposed R-CG land use did not exist when the ARP was enacted.

At this time, this type of land use amendment is premature, given that the City is continuing to refine the Local Area Plan itself. We have been actively participating in this and look forward to a broad, comprehensive plan leading to a revised plan for Mount Pleasant.

We look forward to working with the developer to further engage the community to arrive at an appropriate form of development for this property.

We would also like to inform the City of Calgary that our Planning & Development Committee has adopted a new method of prioritizing our response to applications circulated for comment. As per this process, this application would count as Priority Level 3 – Neighbourhood, which necessitates that our committee provide comments to the City. Please continue to copy us on any updates for this application.

Thank you for your time and consideration.

Sincerely,  
Alison Timmins  
Mount Pleasant Community Association Board Director  
Planning & Development Committee Chair

## **Applicant Outreach Summary**

September 29, 2020

CPC Outreach Summary  
LOC2020-0102  
Re: 1004 17 Ave NW

Members of Calgary Planning Commission,

The outreach for this application has been quite brief thus far and has consisted of a mail drop, completed on August 10, to 30 surrounding homes in close proximity to the subject lot. We received one response from the mail drop with a question regarding parking requirements for RCG projects, no further feedback has been received.

I have been in contact with the Mount Pleasant Community Association to inquire about their perspective on the application. Their position is to not support land use re-designations outside of Main Streets or the ARP in the community, as per feedback from community members. They were however open to us proposing the application to their Planning and Development Committee and also to help us in reaching their community members, in future outreach, through their online portals.

It is our intention to make use of the Community Association's offer to assist us in conducting future outreach and ensure that we have heard from members of the community who have not yet had a chance to share their opinions, ask questions and inquire for further information.

Regards,  
Clay Israelson  
New Century Design Inc. (Applicant)



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1089

## Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064

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### EXECUTIVE SUMMARY

This application was submitted by the landowner Slokker Canada West / SCW Infill on 2020 May 06. This application proposes to redesignate the site from DC Direct Control District ([Bylaw 100Z2006](#)) to Residential – Grade Oriented Infill (R-CG) District that would allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex dwellings in addition to secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10.8 metres);
- a maximum of 3 dwelling units (a decrease from the current maximum of 7 dwelling units); and
- the uses listed in the R-CG designation.

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Currie Barracks CFB West Master Plan (Revised)*.

No development permit application has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 84 and 88 Burma Start Road SW (Plan 1312559, Block 13, Lots 10 and 11) from DC Direct Control District **to** Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

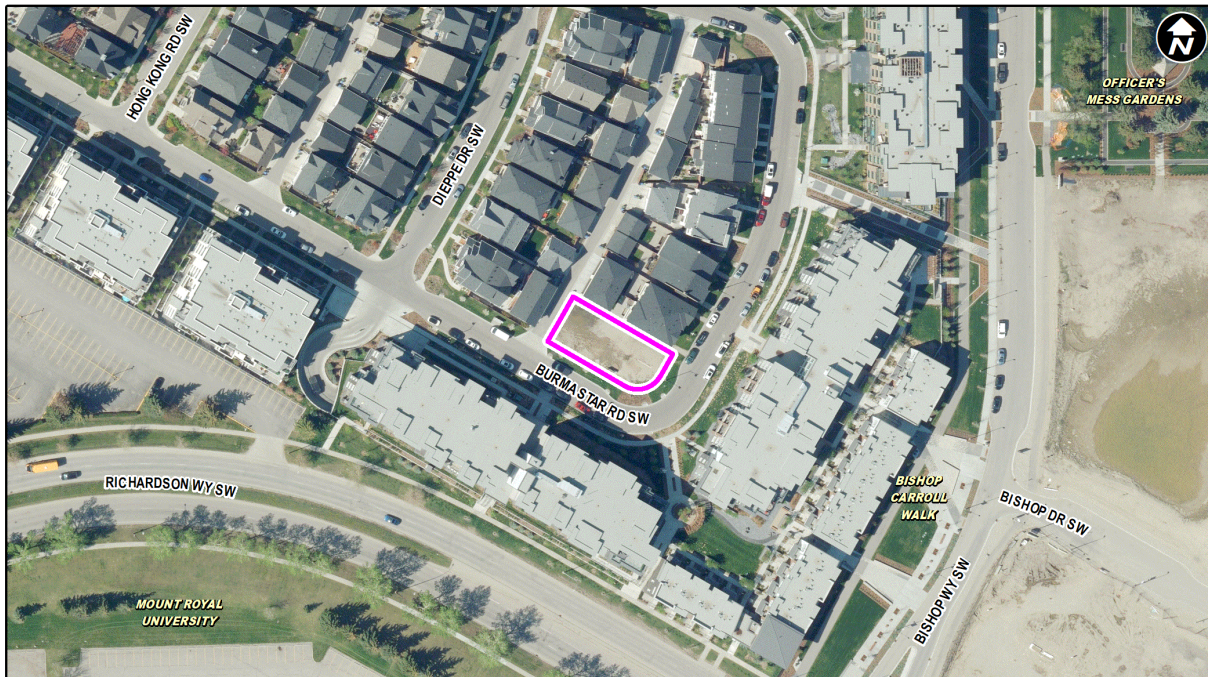
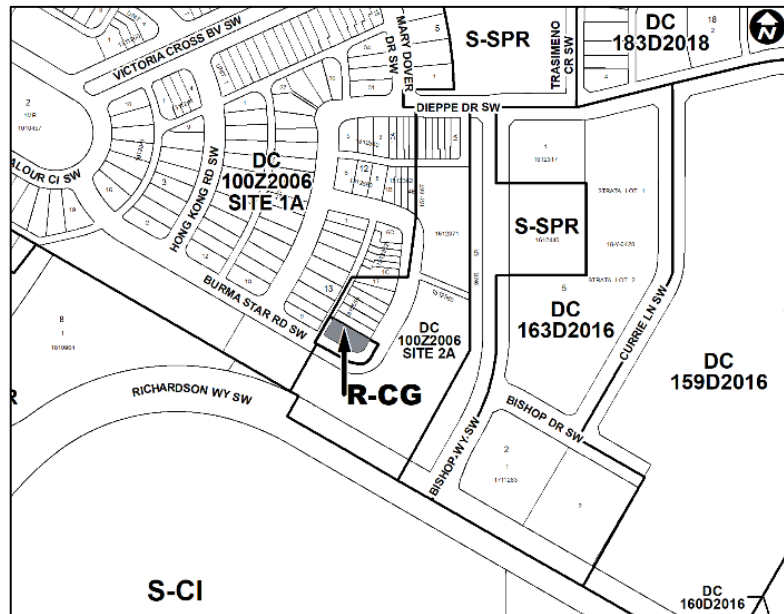
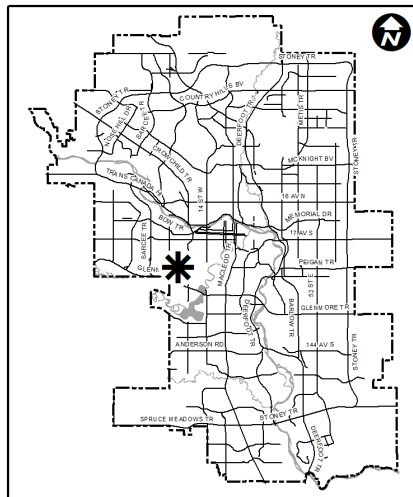
This land use application was submitted by the landowner Slokker Canada West / SCW Infill on 2020 May 06. A development permit has not been submitted; however, the applicant intends to pursue a future rowhouse development, as described in the Applicant's Submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1089

Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road  
SW, LOC2020-0064

Location maps





**Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064**



## Site Context

The subject site consists of two parcels that are located north of Richardson Way SW and west of Bishop Way SW in the community of Currie Barracks. The site is currently stripped and graded in preparation for development. Adjacent to the parcel in all directions are semi-detached dwellings regulated by a Direct Control District (Bylaw 100Z2006). The parcel benefits from lane access. The site is relatively flat and approximately 0.05 hectares (0.12 acres) in size, with dimensions of approximately 15 metres by 33 metres.

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

*Figure 1: Community Peak Population*

<b>Currie Barracks</b>	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
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 [Currie Barracks](#) community profile.

## **Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064**

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

This application proposes to redesignate the site from Direct Control District ([Bylaw 100Z2006](#)) to Residential – Grade Oriented Infill (R-CG) District to facilitate a future rowhouse development. There are many ground-oriented townhouses in the area but this would be the R-CG land use district in the area.

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

#### **Land Use**

This parcel is within Site 2A of the existing DC District (DC100Z2006), which allows for single detached dwellings, semi-detached dwellings, duplex dwellings, and townhouse dwelling units. The DC District allows a maximum density on the subject site of seven dwelling units (based on 148 units per hectare) and a maximum building height of 10.8 metres (3 storeys). The Secondary Suite use is not a listed use in any of the existing DC site areas, including Site 2A.

The proposed R-CG District is a contextual low-density residential district that allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and secondary suites. The R-CG District allows a maximum building height of 11 metres and a maximum of 75 units per hectare, which would enable up to three dwelling units on the subject site.

Of particular importance, the proposed R-CG District would result in a reduction from the existing DC District maximum of seven dwelling units with no secondary suites, to a maximum of three dwelling units and three secondary suites. The applicant is pursuing this change so that each dwelling unit will be able to have an attached secondary suite. This will also allow for a greater variety of dwelling unit choice within the area.

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.

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

The rules of the proposed R-CG District will provide guidance for future site development including uses, building massing, height, landscaping and parking.

#### **Transportation**

Pedestrian and vehicular access to the site is available from Burma Star Road SW and a rear lane. On-street parking is also available along Burma Star Road SW. There is no public sidewalk adjacent to the site.



## **Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064**

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The area is served by the primary transit network, Calgary Transit Max Teal, with a stop approximately 300 metres walking distance from the site. The site is also within a 400-metre walking distance from transit stops providing service to multiple bus routes that connect residents to a variety of important destinations including the Foothills Medical Centre and University of Calgary as well as the Chinook, Westbrook, Brentwood and Dalhousie LRT stations.

There is access to the on-street cycling network along Sarcee Road SW. Access to the off-street cycling network is available at Bishop Way SW and links the user to South Calgary over the Crowchild Trail pedestrian bridge.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

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

### **Climate Resilience**

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

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

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

No citizen comments were received at the time of writing this report.

The Rutland Park Community Association provided comments as part of the circulation process (Attachment 3). In their email, they indicated support of the application and expressed two concerns with public outreach and on-street parking. Administration took these comments under consideration as part of their review and asked the applicant to undertake applicant-led engagement. Administration notes that parking requirements will be taken into consideration as part of a future development permit application review.

The applicant conducted public outreach with the immediate neighbours to the site, as well as with Canada Lands Company, which provides architectural oversight for development within Currie Barracks. The applicant informed Administration that three stakeholders attended an on-site meeting that took place on 2020 September 04. A summary of the outreach process and findings is available under Attachment 3.

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2020 October 15

ISC: UNRESTRICTED  
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## **Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064**

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

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

### **Strategic Alignment**

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

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

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

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

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

This site is within the Residential – Developed – Established area typology of the [Municipal Development Plan](#). 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.

The proposed redesignation aligns with this policy direction, as development would be guided by the 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.

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CPC2020-1089

## Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064

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

The site is within the Residential Policy Area “A” / West Currie area of the [Currie Barracks CFB West Master Plan \(Revised\)](#). Policy for this area encourages a variety of housing types that are compatible with adjacent development. The policy specifically includes street townhomes, a form that is similar to rowhouses, as an example of a suitable type that is considered acceptable.

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

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

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed district is in keeping with the applicable policies of the *Municipal Development Plan*, and the *Currie Barracks CFB West Master Plan (Revised)*, by supporting a variety of housing types that respect the residential character of the area.

### **ATTACHMENTS**

1. Applicants Submission
2. Community Association Comments
3. Applicant Outreach Summary



## **Applicants Submission**

May 6, 2020

SCW Infill GP Ltd is applying for Redesignation of 84/88 Burma Star Road (Lot 10/11 Block 13 Plan 1312559) from a DC 100Z2006 Site 2A to a R-CG to allow for Row Townhouse with Lower Level Studio Suites. The Building will consist of 3 -2 Storey Townhomes above grade with 3 Lower Studio Suites, having a total of 6 units for the site.

The site across the street is an apartment complex and feel that the rezoning for this site will fit well in the community. Mount Royal University is across the street and rezoning will provide accommodations for students. The site is also within 150m of a major transit stops.

The Developer, Canada Lands, has been contacted and supports the rezoning/townhouse project for Currie Barracks. The project will meet all Architectural guide lines as per Canada Lands.



## Community Association Comments

June 4, 2020

Thank you for the opportunity to respond to this application. R-CG would seem to be an appropriate designation for this space given its general location. We do, however, have several concerns.

First-- the other homes on that street were built and sold as executive homes (immediate neighbours). We would ask that the developer engage directly with those owners to mitigate any potential concerns. I have contacted CLC, and they have indicated it is the developer's responsibility to reach out to those owners. As a community association, we do not want to undermine the people that are most directly affected.

Second-- parking is at a premium in that area. Please do NOT consider any parking relaxations for the suites. Should a relaxation be necessary, we ask that as a permanent condition of approval that none of the residents be permitted to have access to restricted parking passes. Slokker is very much aware of the limited on street parking in the area.

Thank you for your time and consideration.

Best wishes,

Leanne Ellis

RPCA VP Development and Traffic

3130 40 AVENUE SW CALGARY AB T3E 6W9

[development@rutlandparkcommunity.com](mailto:development@rutlandparkcommunity.com) | [www.rutlandparkcommunity.com](http://www.rutlandparkcommunity.com)





## Applicant Outreach Summary



### Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Currie Barracks R-CG application (LOC2020-0064)

Did you conduct community outreach on your application? ☐ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

#### 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)

August 4: We issued letters to the immediate surrounding homes  
September 4: We then met with the concerned residents on our site to go over their concerns related to our application. The number of people in attendance at this meeting were 4 people (including representative of the applicant).

#### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Stakeholders within our outreach program included home owners in the surrounding area as well as the land developer Canada Lands Company.

[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.

Some main concerns raised were:

- building height - the residents were concerned about potentially going as high as a 3 storey building, however, the landuse bylaw would allow for 3 storey buildings as there are existing single family homes within this area that are built as high as 3 storeys.
- Traffic and parking - residents concerned about additional parking from the alley. They had asked whether parking could be accommodated directly from the street, which we wouldn't be able to due to the local infrastructure that has been developed and cannot be developed over.

#### 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.

Our decision was in consideration of the noted concerns. We would be developing our parcel to meet the building height for the area as well as in taking into consideration of the traffic concerns as this development does provide adequate parking along with it being located in proximity to a major transit hub.

#### 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)

We have provided the stakeholders with the same reassurances at the meeting to close the loop on their concerns. We have communicated well with them and will continue to encourage them to contact us if they have any further concerns down the road.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1113

## Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087

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### EXECUTIVE SUMMARY

This application was submitted by Tyler Hawryluk Architectural Design Inc on 2020 June 24, on behalf of the landowners, Jerry Abbas, Talha Bajwa and Muhammad Zain. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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

A concurrent development permit for a four-unit Rowhouse Building has been submitted and Administration is ready to approve the development pending Council's decision on this land use redesignation application.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3103 Kildare Crescent SW (Plan 732GN, Block 4, Lot 29) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1113

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3103 Kildare Crescent SW, LOC2020-0087**

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**BACKGROUND**

This redesignation application was submitted by Tyler Hawryluk Architectural Design (THAD) Inc on 2020 June 24, on behalf of the landowners Jerry Abbas, Talha Bajwa and Muhammad Zain (Attachment 1). This application proposes to change the designation of this property from Direct Control District to R-CG District.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation (see attachment 3). The proposal conforms to the ARP, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*.

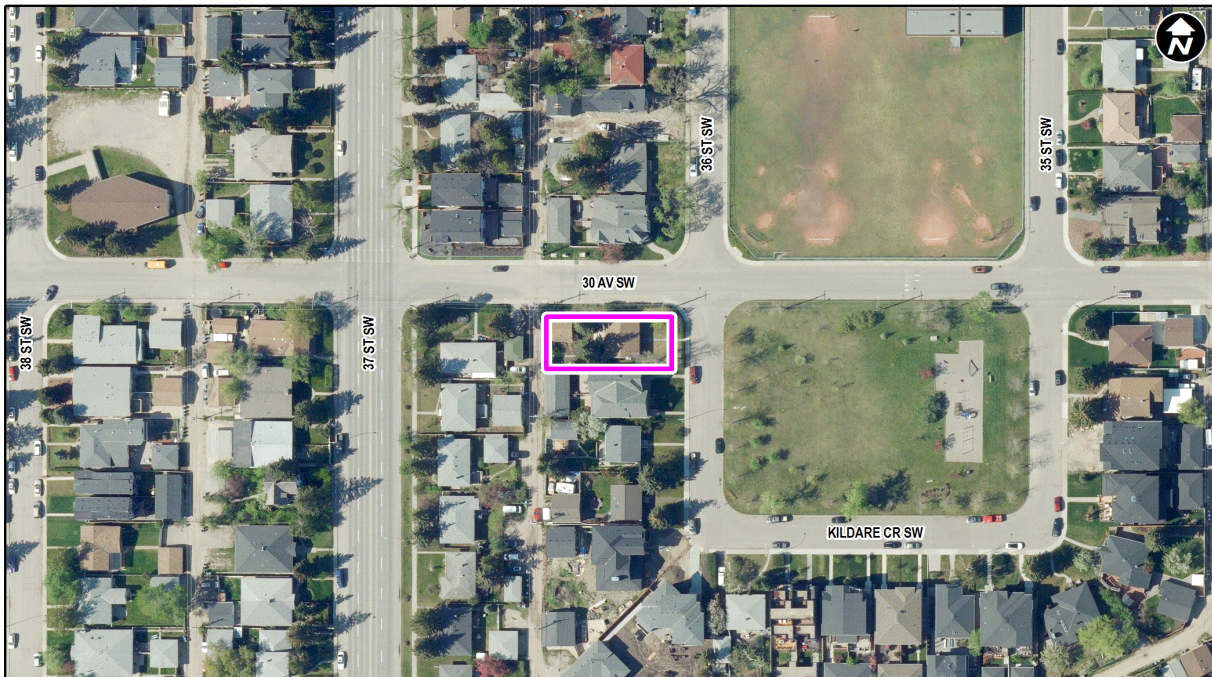
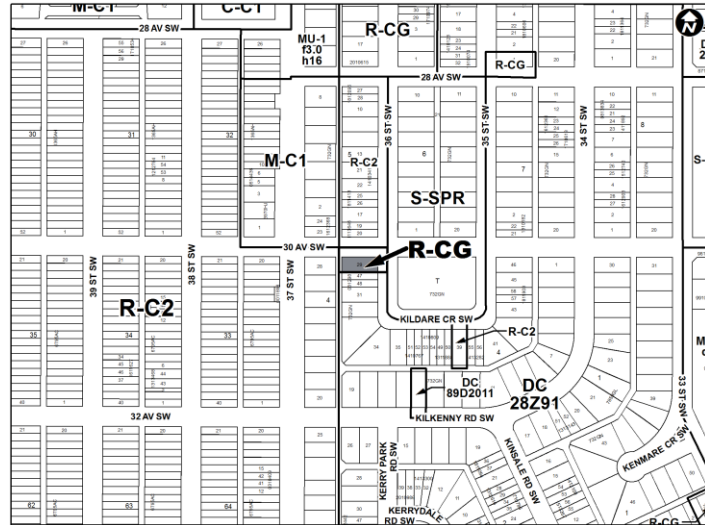
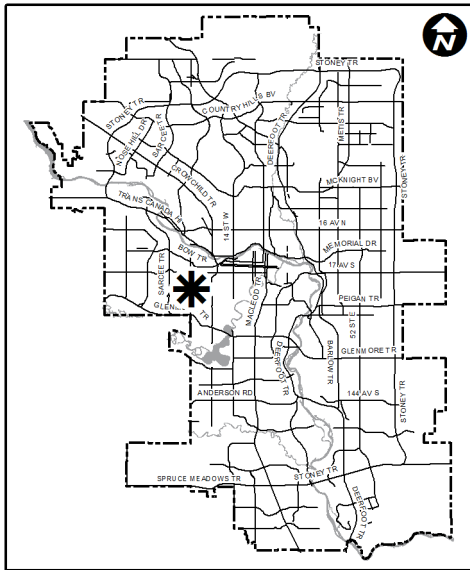
A concurrent development permit (DP2020-4273) for a four-unit, three storey Rowhouse Building has been submitted by THAD on behalf of the landowners Jerry Abbas, Talha Bajwa, and Muhammad Zain on 2020 June 24. See Attachment 2 for additional information. Administration is ready to approve the development permit pending Council's decision on the subject redesignation application.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1113

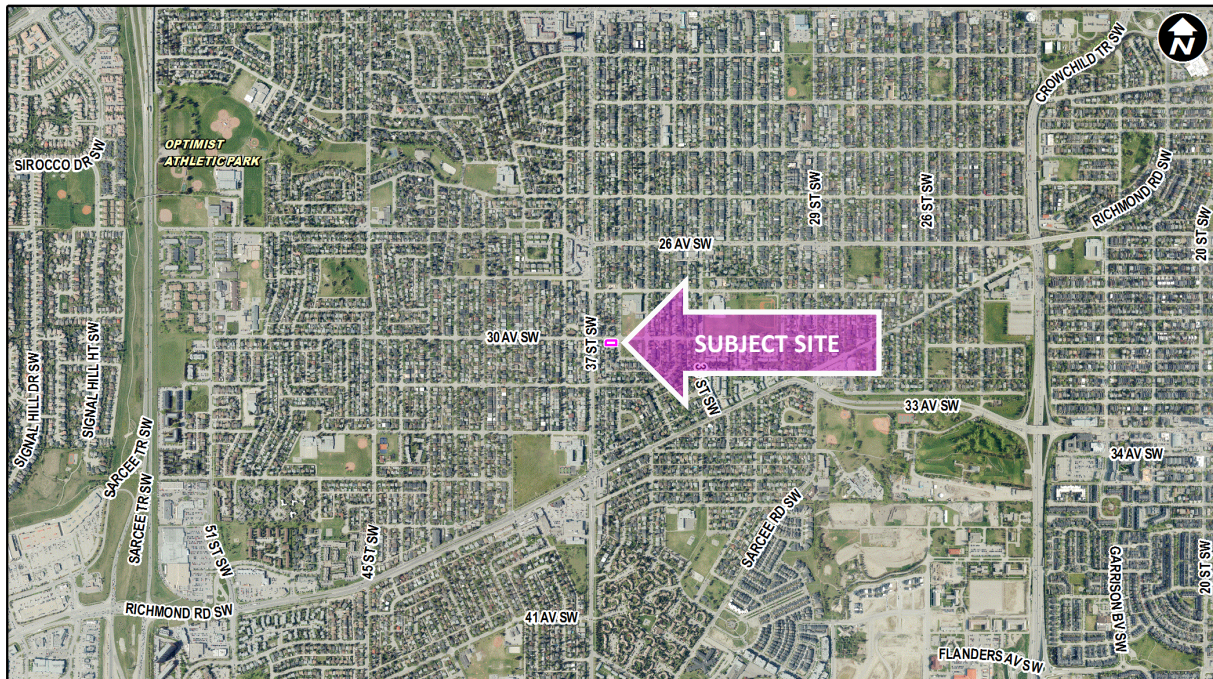
Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3103 Kildare Crescent SW, LOC2020-0087

Location Maps





**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3103 Kildare Crescent SW, LOC2020-0087**



### Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the southwest corner of 30 Avenue SW and Kildare Crescent SW. The surrounding area is characterized by a mix of single and semi-detached dwellings. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) District and the same Direct Control District ([Bylaw 28Z91](#)). This DC is based on the R-2 Residential Low Density District in the Land Use Bylaw 2P80 and is comparable to the Residential – Contextual One / Two Dwelling District (R-C2).

The site is approximately 0.06 hectares (0.14 acres) in size with dimensions of 15 metres by 36 metres. A rear lane exists along the west end of the site. The property is currently developed with a one-storey single detached dwelling.

As identified in *Figure 1*, the community of Killarney/Glengarry reached peak population in 2019.

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3103 Kildare Crescent SW, LOC2020-0087**

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*Figure 1: Community Peak Population*

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: The City of Calgary 2019 Civic Census

Additional demographics and socio-economic information may be obtained online through the [Killarney/Glengarry](#) community profile.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal allows for a modest density increase and a range of building types that have the ability to be compatible with the established built form of the neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Land Use**

The existing Direct Control District (Bylaw 28Z91) is based on the R-2 District of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district. The DC District limits redevelopment by implementing a minimum parcel size. Restricting subdivision in this manner goes against applicable *Municipal Development Plan* (MDP) policies that call for modest density increase in inner city areas.

The proposed R-CG District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

### **Development and Site Design**

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, number of units, building height and massing, landscaping, parcel coverage and parking. Additional items to consider in future development permit applications include, but are not limited to:

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3103 Kildare Crescent SW, LOC2020-0087**

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- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

**Environmental Site Considerations**

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

**Transportation**

Pedestrian and vehicular access to the site is available from 36 Street SW and 30 Avenue SW and the rear lane. The area is served by Calgary Transit by bus (Route 9), within approximately 35 metres walking distance of the site on 30 Avenue SW with service to Chinook LRT Station and Westbrook LRT Station. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 35 metres from the Primary Transit Network on 30 Avenue SW with the MAX TEAL Transit service.

**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 stages.

**Climate Resilience**

The concurrent development permit application enabled by this land use, DP2020-4273 for a rowhouse development, indicates charging stations for electric vehicles will be provided in all parking stalls.

**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.

The application was circulated to the Killarney/Glengarry Community Association. No response was received.

As part of the proposed land use redesignation application, the applicant has undertaken applicant-led engagement efforts. The applicant placed signage on site illustrating the conceptual perspectives of the proposed development that invited neighbours to make contact.



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CPC2020-1113

## **Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3103 Kildare Crescent SW, LOC2020-0087**

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They have indicated that they have not received any engagement from the neighbours or community association.

Administration received five letters of opposition and one letter of support for the application. Already congested on-street parking, loss of privacy, lack of support for one-off redesignations and discontent with developer engagement were cited as the main reasons for opposition in the letters.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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

### **Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (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 site is located within the Residential – Developed – Inner City area, according to the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to the existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

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### ***Climate Resilience Strategy (2018)***

The [\*Climate Resilience Strategy\*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. The concurrent development permit application commits to the installation of electric vehicle charging infrastructure, which supports Action 4: Support and Enable the Uptake of Electric Vehicles.

### ***Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)***

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the [\*Killarney/Glengarry Area Redevelopment Plan\*](#) (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 3). This amendment is supported by the Inner City area policies of the MDP.

The *Killarney/Glengarry ARP* is currently under review by Administration as part of the Westbrook Communities Local Growth Planning initiative that includes Killarney/Glengarry and other surrounding communities. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated in 2021.

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

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

### **Financial Capacity**

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

There are no known impacts to the current or future operating budget 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.

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

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

**ATTACHMENT(S)**

1. Applicant's Submission
2. Development Permit (DP2020-4273) Summary
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan



## Applicants Submission



**THAD INC.**  
1232 9 Ave SE  
Calgary AB, T2G 0T1  
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tyler@thad.ca  
www.thad.ca  
 thad.ca

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### Applicant's Submission

#### **The Owens Block – 3103 Kildare Crescent SW**

**Project:** Proposed Re-Zoning and Rowhouse Building Development (Concurrent Submission)  
**Municipal Address:** 3103 Kildare Cres SW  
**Current Land Use:** DC  
**Proposed Land Use:** RC-G  
**Community:** Killarney/ Glengarry  
**Date:** June 23, 2020

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Application for re-zoning with the intent to build a rowhouse development that complies with the Land Use Bylaw, Municipal Development Plan (MDP) and the Developed Areas Guidebook (DAG) The new Area Redevelopment Plan for Killarney/ Glengarry (ARD) was adopted by Council in 1986 and does not align with the more up to date policy such as the MDP and DAG.

The development proposes a Land Use Redesignation to communicate the developers commitment to the intention and design principles of the MDP.

The existing land use district can't achieve the desired proposed use because (DC) does not accommodate grade-oriented development in the form of Rowhouse Buildings which requires The Residential – Grade-Oriented Infill (RC-G) District where a Rowhouse Building is a permitted use.

The requested variance is from (DC) to (RC-G) to accommodate a grade-oriented (4-Unit) rowhouse building.

#### **Introduction**

The subject site is located at 3103 Kildare Cres SW (1 lot). The site faces Kildare Cres SW adjacent to a public park, and 30 Ave SW that corners Holy Name Elementary School public park, AND open space. The EB 45 Street CTrain Station is approximately 2.2 km North West of the subject site

The proposed land use change would allow for a residential use development that conforms to the principles and vision of the MDP

The proposed would keep several City policy documents. One of the goals of the MDP is to increase

## **Applicants Submission**

inner-city density and provide transportation options for Calgarians that reduce their reliance on the automobile by increasing transit use.

### **Site Context**

Currently the area surrounding the site has a mix of R-C1, R-C2, R-CG residential built forms. The adjacent site South of the subject site is an R-C2 Land Use, two-storey Semi-detached dwelling, and the site North adjacent to 30 Ave SW is an R-C2 Land Use and a two-storey Semi-detached dwelling. 2839 36 Street SW is located North of the subject site is a R-CG Land Use and a three- storey Rowhouse building, 2840 35 Street SW is located North East of the subject site and is a R- CG Land Use and a three-storey Rowhouse Building, 3047 37 Street SW is located West of the subject site and is a M-C1 Land Use and a Multi-Residential Development.

### **Urban Design**

Increasing density in the appropriate locations is essential in encouraging a community to live and play in their community. Increasing the density of the residential development in this location with its close proximity to the two public parks, adjacent street parking on 36 ST, 35 ST, 30 AV, Kildare CR, is paramount to controlling the impact of the increased densities and reduces the impact of vehicle parking and is why the subject parcel was the most appropriate location for the developers commitment to the community.

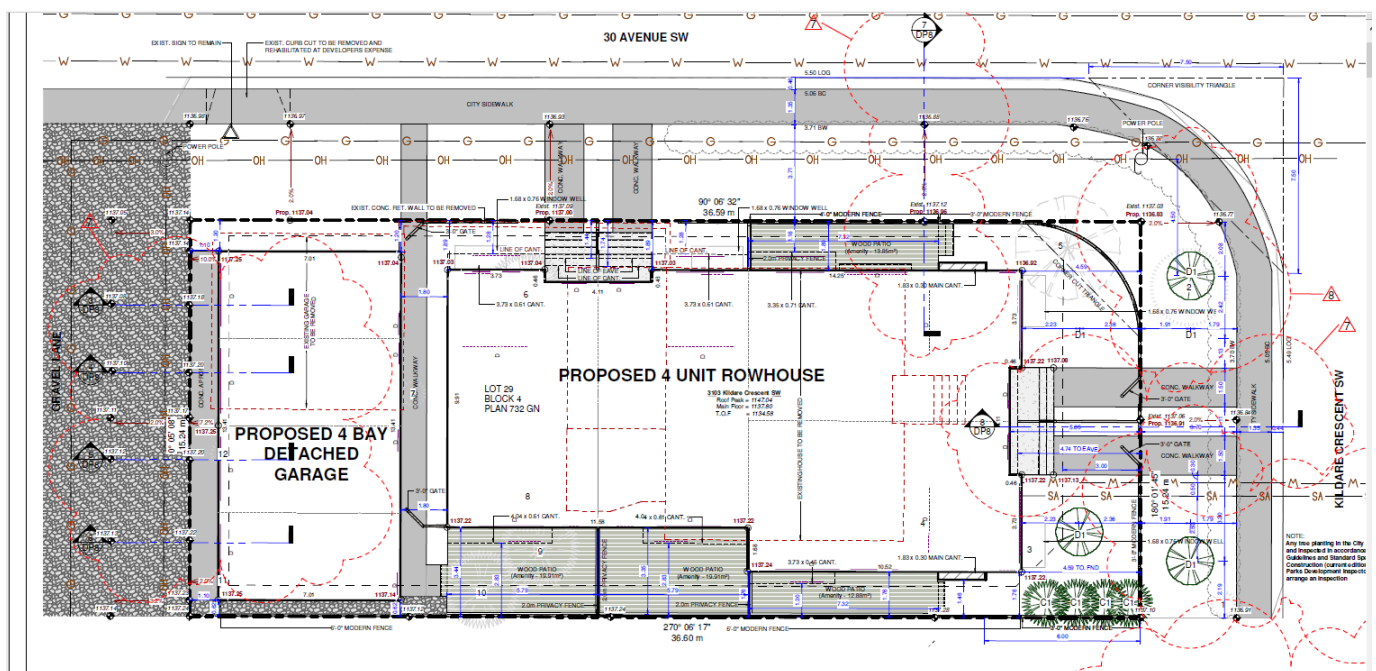
## Development Permit (DP2020-4273) Summary

DP2020-4273 proposes a 4 unit rowhouse building at 3103 Kildare Crescent SW. The subject site is located in the southwest community of Killarney/Glengarry at the southwest corner of 30 Avenue SW and Kinsdale Crescent SW. The proposal is adjacent to a two storey semi-detached development. The DP proposes two units facing 30 Avenue SW and two units facing Kildare Crescent SW. The rowhouse is proposed to be 3 storeys in height and to meet all of the applicable rules of the R-CG District in the Land Use Bylaw 1P2007.

## Rendering



## Site Plan

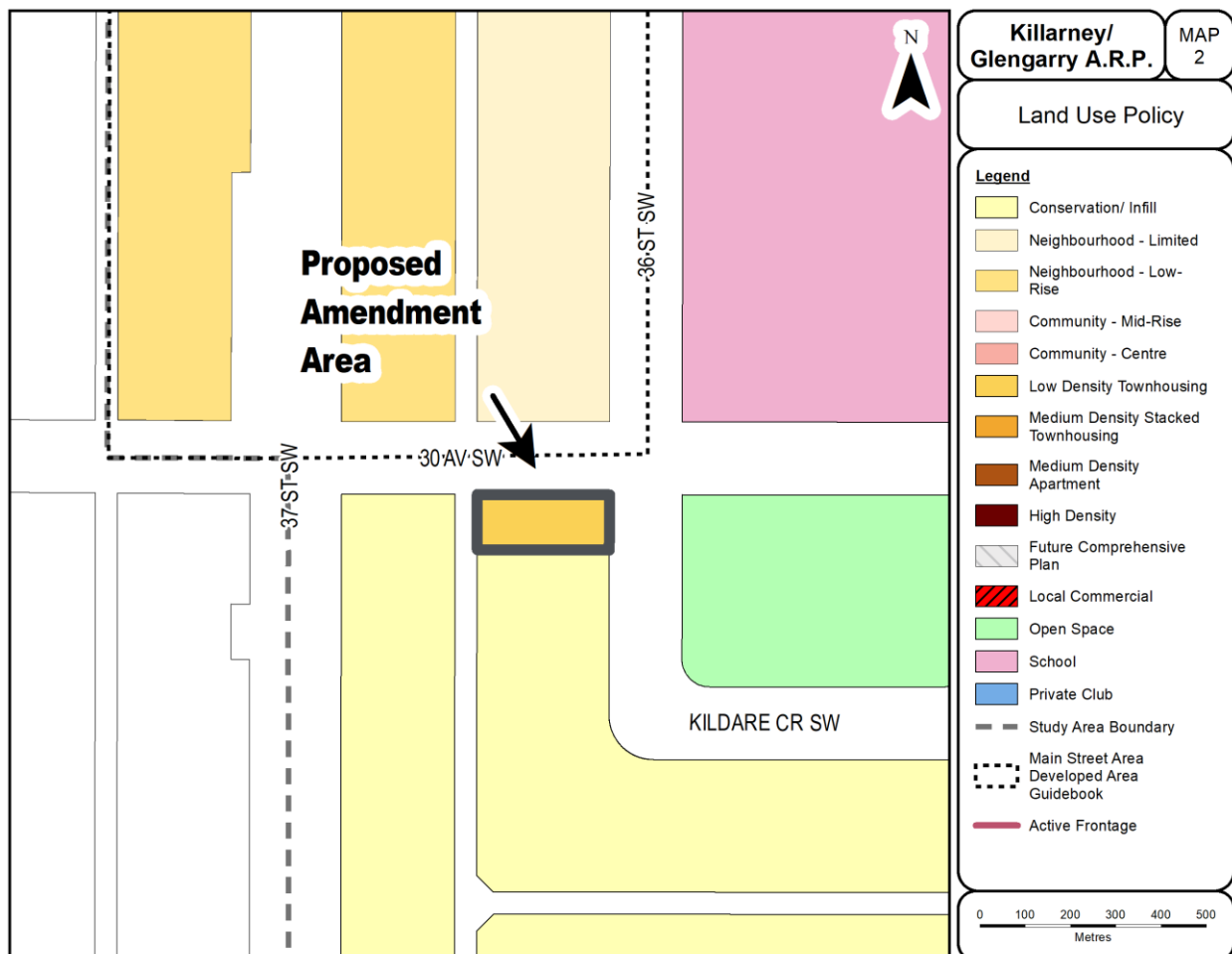






## Proposed Policy Amendment to the Killarney/Glengarry Area Redevelopment Plan

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3103 Kildare Crescent SW (Plan 732GN, Block 4, Lot29) from 'Conservation/Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:





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CPC2020-1117

**Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,  
LOC2020-0063**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Civicworks Planning + Design on behalf of SNH Developments Ltd on 2020 May 06. This application proposes to change the designation of this property from Residential – Grade-Oriented Infill (R-CGex) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for secondary suites and backyard suites.

This proposal is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit application for four secondary suites within the previously approved five-unit rowhouse development has been submitted and is under review.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1080 Remington Road NE (Plan 6133GA, Block 5, Lot 29) from Residential Grade – Oriented Infill (R-CGex) District to Residential Grade – Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted by CivicWorks Planning + Design on 2020 May 06 on behalf of the landowner, SNH Developments Ltd.

The previous land use amendment, LOC2018-0201 was originally proposed as R-CG but was revised from R-CG to R-CGex at the applicant's request during the review of the application to respond to community feedback opposed to secondary suites. The application was reviewed by Calgary Planning Commission at its 2019 February 07 meeting and a recommendation of approval was sent to the 2019 March 18 Public Hearing, where Council approved the redesignation to R-CGex. The parcel is under new ownership and the current owner has requested that the land use be amended to allow secondary suites.

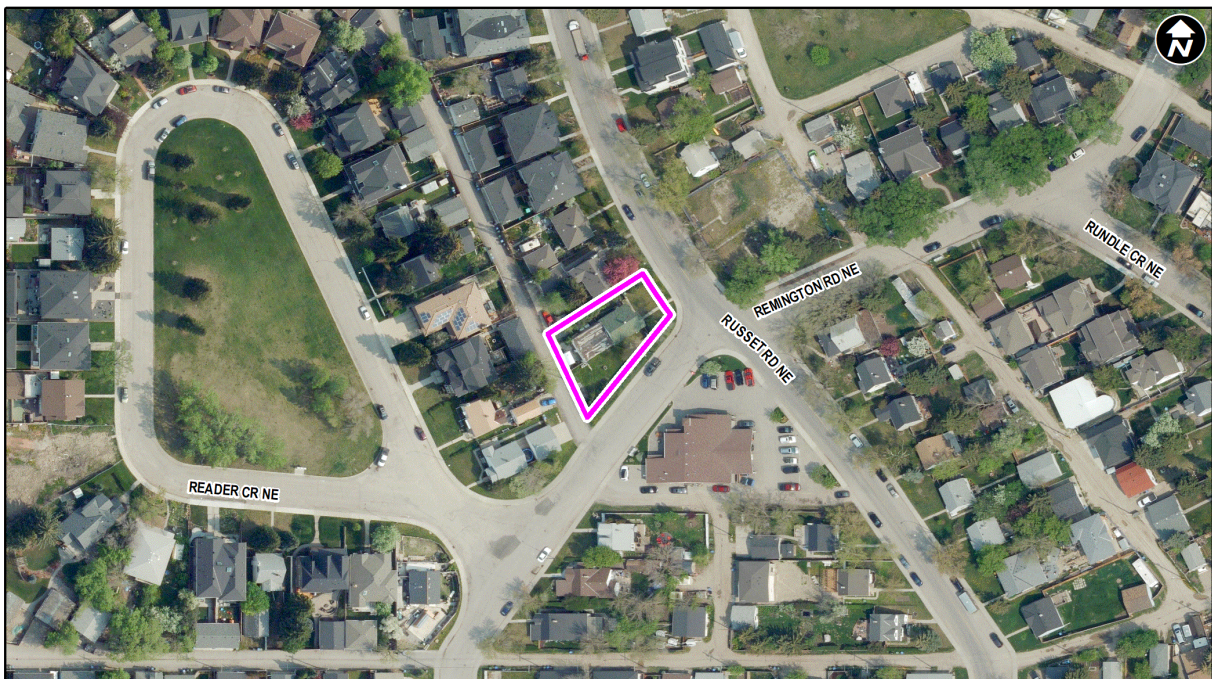
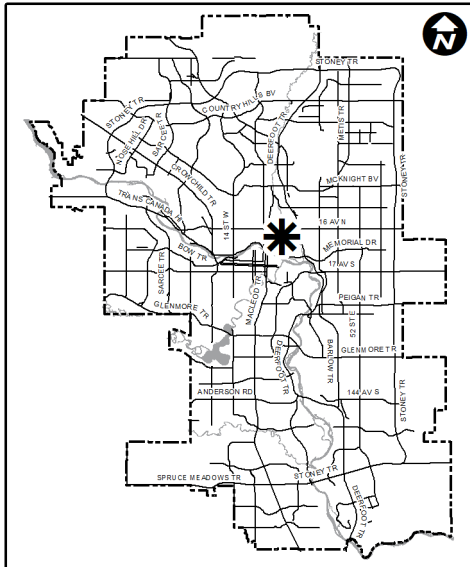
A development permit application (DP2020-3946) by FAAS Architecture for four secondary suites within the approved five-unit rowhouse development (DP2018-4442) was submitted on 2020 June 26 and is under review (Attachment 4).

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Location Maps

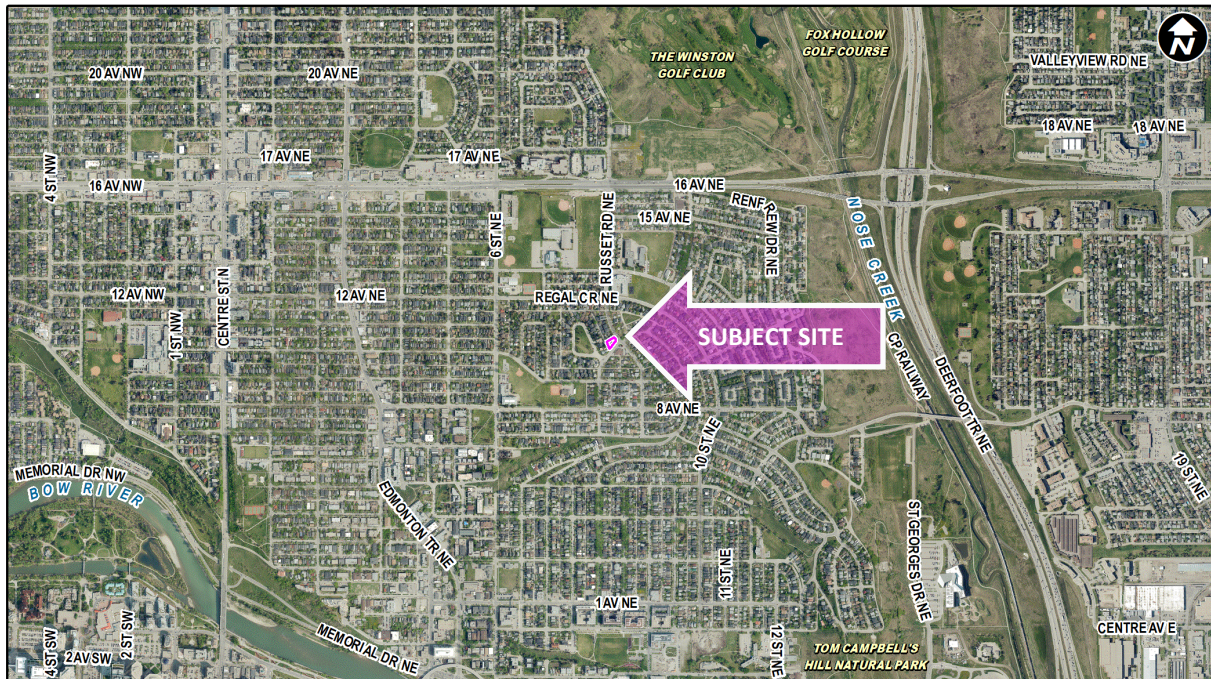




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### Site Context

The subject site is located in the community of Renfrew at the northwest corner of Russet Road NE and Remington Road NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a neighbourhood-scale commercial development directly south across Remington Road NE, designated as Commercial – Neighbourhood 2 (C-N2) District. Surrounding development to the east, west, and north of the subject site consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.07 hectares (0.17 acres) in size with approximate dimensions of 17 metres by 33 metres. The site has lane access along the west property line, accessed from Remington Road NE. The site is currently vacant.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,582 residents, a decline of 1,437 residents (-17.9 percent) from its peak population.

**Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,  
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*Figure 1: Community Peak Population*

<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percentage)	-17.9%

*Source: The City of Calgary 2019 Civic Census*

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal allows for a range of building types including secondary suites and backyard suites that have the ability to be compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Land Use**

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metre maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would continue to allow for up to five 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, and duplex dwellings. The removal of the “ex” designation from this site would also enable the development of Secondary Suites or Backyard Suites on the parcel.

Secondary Suites are listed as a permitted use in the R-CG District, and Section 546 (2) of Land Use Bylaw 1P2007 within the R-CG District provides three criteria for reducing the required parking stalls to zero:

- suites must have a floor area less than 45.0 square metres;
- be located within 150 metres of frequent transit service; and
- provide 2.5 square metres of space, accessed directly from the exterior, for storage of mobility alternatives.

The development permit that is currently under review does not propose additional parking stalls to accommodate the suites, but does not meet all of the provisions above to remove the requirement for parking. The site is well serviced by a number of transit routes that can be considered to cumulatively meet the intent of the rule. The existing transit service in the area has been reduced due to the COVID-19 pandemic, however, even considering regular transit schedules, the site does not meet the technical requirement for frequent transit service in the

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Land Use Bylaw and therefore the parking would need to be relaxed at the development permit stage.

This land use application also promotes the more efficient use of serviced land through allowance of secondary suites.

**Development and Site Design**

The rules of the proposed R-CG District provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. A development permit for a five-unit rowhouse with five motor vehicle parking stalls in garages was approved on 2019 August 22, and a further development permit (DP2020-3946) to add four secondary suites within the approved five-unit rowhouse was submitted on 2020 June 26.

The secondary suites are proposed within the basements of four of the already-approved units and are all one-bedroom suites less than 43 square metres in area. No additional parking stalls are proposed, and so the development permit proposes a relaxation for the parking stalls. The applicant has submitted a parking study to support the relaxation, which forms part of the Engagement Summary document in Attachment 3. More information about the development permit can be found in Attachment 4.

**Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

**Transportation**

A Transportation Impact Assessment or Parking Study was not required as part of the land use amendment application. A parking memorandum was submitted as part of the corresponding development application for review. Vehicular access to the parcel is available and anticipated to continue from the lane.

The area is well served by transit via Routes 19, 745, and 872 located within approximately 50 metres of the subject parcel, as well as within 600 metres of the Russet Road BRT Stop (Max Orange). On street parking is unrestricted along Russet Road NE and Remington Road NE. adjacent to the parcel. Access and parking are being reviewed with the development permit.

**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.

Development servicing requirements will be determined with the development permit and Development Site Servicing Plan.

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## **Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE, LOC2020-0063**

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### **Climate Resilience**

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

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

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

In response to the notice posting, and circulation of the land use amendment application, Administration received 18 letters of objection regarding the proposed land use amendment application. The concerns noted in the letters focused on the provision of parking for the future suites and the traffic associated with the vehicles. Many of the letters also cited concerns with the further increase in density from the secondary suites, beyond the density increase to R-CGex to allow 5 rowhouse units, approved in 2019.

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also consulted with the Renfrew Community Association's Development Committee to discuss and solicit feedback about the proposed land use amendment and development applications. The applicant also installed supplementary on-site signage and delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site. Details regarding the applicant's supplementary engagement efforts can be found in Attachment 3 of this report.

The Renfrew Community Association provided a letter of concern regarding this proposed land use amendment on 2020 June 18. The comments from the Renfrew Community Association can be found in Attachment 2.

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.



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**Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,  
LOC2020-0063**

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

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

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

The subject site is located within the Residential - Developed - Inner City area, according to the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing, such as townhouses and rowhousing.

The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

***North Hill Communities Local Area Plan (Draft)***

There is no existing local area plan affecting this site. Planning applications are being accepted for processing during the local growth plan process. The [North Hill Communities LAP](#) is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

***Climate Resilience Strategy (2018)***

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

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

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

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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form and providing a range of housing options.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Comments
3. Outreach Summary
4. Development Permit (DP2020-3946) Summary

## **Applicant's Submission**

2020 April 27

Since the Land Use (LOC2018-0201) and Development Permit (DP2018-4442) approvals to build a five unit Rowhouse in March and September 2019 respectively, this property has undergone a change in ownership. The site was purchased by Eagle Crest Construction, who has retained the initial design and services of the original project team in order to maintain continuity. As a result of differing developer priorities and changing housing market conditions, the vision for this development has shifted to support an outcome that is more feasible in today's housing market.

### **Secondary Suites**

This Land Use (LOC) application seeks to remove the "ex" modifier from the existing R-CG (Residential – Grade-Oriented Infill) Land Use District, to allow Secondary Suites. The exterior of the Rowhouse building will remain unchanged from the initially approved design, with only the interior changing to accommodate four Secondary Suites in the basement, accessed from the backyard. A Revised Plan application will be reviewed concurrently with the LOC Application in order to update the site's Development Permit.

### **Parking**

No additional stalls are being proposed within this application. With narrow infill lots it is often challenging to provide parking stalls for each unit. The R-CG bylaw includes policies that address this common constraint by allowing parking exemptions for smaller and more affordable Secondary Suites when located close to transit. These policies exist because residents that seek these kinds of Secondary Suites typically demonstrate lower rates of car ownership. Each of the proposed Secondary Suites are meeting the R-CG District's three criteria for parking stall exemptions:

- 1) the site is located within 150m of frequent transit;
- 2) Secondary Suites are less than 45m<sup>2</sup> in area; and
- 3) Secondary Suites include 2.5m<sup>2</sup> of storage space for alternative modes of transportation.

### **Housing Options**

Eagle Crest Construction is also proposing a change in tenure and intends to develop the proposed Rowhouse as rental units. The project team believes that this change will support additional housing options for Calgarians in an ideal location. The site is meeting the majority of the City's Multi-Residential Infill Criteria - a guideline which is used to determine whether a property is appropriate for a multi-residential outcome – typically of a much higher intensity than is being proposed. The property is a corner lot with direct lane access, located along a Collector standard road, within 400m of transit and 600m of a BRT station, and across the street from a commercial node. The site is also within a ±5 minute walkshed of a variety of community resources including the Renfrew Community Association, Stanley Jones School, Children's Village School, St. Alphonsus School, Renfrew Boys and Girls Club, Renfrew Athletic Park, Renfrew Aquatic and Recreation Centre, and the Stew Hendry / Henry Viny Arena.

### **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 403-852-8921 or [david@civicworks.ca](mailto:david@civicworks.ca).

Sincerely,  
CivicWorks

David White | Principal  
BA, MScPI, RPP, MCIP



## Community Association Comments

2020 June 18

Hello

RCA Planning Committee-Response to Circulation of LOC2020-0063 (1101 Russet Road NE)

The RCA Planning Committee reviewed the subject application at its June 3, 2020 meeting. The committee is not in favour of the proposed change from R-CGex to R-CG. While the committee does support increased housing choices and affordable housing in principle, we do not feel that this is an appropriate location for this magnitude of density increase. While the site is in proximity to transit lines and a commercial site, these elements are not provided to the extent needed to warrant the increased number of units and the associated parking deficiencies. The adjacent commercial site is quite limited in nature, and currently contains a small restaurant with no seating and a specialised medical clinic. If the site were closer to a significant commercial site that included a grocer or major shopping node, or a C-Train line or a higher frequency BRT route, this proposal may make sense. However, given the context, we feel that the R-CGex is a reasonable compromise for redevelopment of the site and we cannot support the proposed change to increase the density of the proposal by adding secondary suites that would generate more parking demands. It is also important to note that just last year a zoning change was proposed and approved after a great deal of discussion and engagement with the community. We believe that the landowner was or should have been aware of these discussions prior to purchasing the site. Thank you for the opportunity to comment on this application.

Thanks,  
Jamie Dugdale  
Director, Planning  
Renfrew Community Association



## Outreach Summary



# STAKEHOLDER OUTREACH SUMMARY

1101 RUSSET ROAD NE

LOC2020-0063  
DP2020-3946



Issued:  
2020.009.16



## Outreach Summary

### APPLICATION SUMMARY

Eagle Crest Construction's development application for 1101 Russet RD NE builds on the Land Use Redesignation (LOC2018-0201, approved March 2019) and Development Permit (DP2018-4442, approved September 2019) approvals acquired by previous site owner Stone West Homes. These approvals were appealed and upheld by the Subdivision and Development Appeal Board (SDAB) in 2019. After buying the lands from Stone West in 2019, Eagle Crest retained the services of the initial planning + design team to facilitate a Land Use Redesignation (LOC2020-0063) from R-CGex to R-CG District per Land Use Bylaw 1P2007. LOC2020-0063 represents minimal change to the building envelope and exterior of the initial five dwelling unit and five parking stall approval. Four secondary suites and zero additional parking stalls are proposed in LOC2020-0063 for a total ask of five dwelling units, four secondary suites, and five parking stalls. Secondary suites do not count towards site density when they are tied legally to a primary dwelling unit and qualify for 0 parking when they are under 485sq.ft., provide active modes storage, and are located near transit.

In support of this application, CivicWorks has undertaken a proactive and appropriately scaled engagement strategy to ensure a clear and transparent information sharing process for all stakeholders. To prevent the spread of COVID-19, in person meetings were not held and instead a variety of Digital (email inbox, Dropbox sharing, Zoom meeting invitations) and Distanced (phone line, mailers, site signage) strategies were employed instead. Stakeholders including the Renfrew Community Association and Ward 9 Councillor's office have been actively invited to participate in our process.

### HOW WE ENGAGED

#### MAY 6, 2020 - APPLICATION SUBMISSION

- Hand delivered ±100 postcards to neighbours, providing proposal details and contact information;
- Displayed a large sandwich board on the property, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview with the Renfrew Community Association and Ward 9 Councillor's Office and offered meetings.

#### JUNE 5, 2020

- Call with Ward 9 Office to discuss proposed development and stakeholder outreach conducted to date.

#### JUNE 24, 2020

- File Manager shared feedback from Renfrew Community Association Development Committee with the project team.

#### SEPTEMBER 16, 2020

- Concluded stakeholder outreach and shared the Outreach Summary Letter with City Administration, the Renfrew Community Association Development Committee, and the Ward 9 Councillor's Office.

### WHAT IS RETAINED FROM 2019 APPROVALS

A concurrent Development Permit (DP2020-3946) has been submitted by team architect FAAS to provide a bricks and mortar design intent for the proposal. This new DP incorporates most revisions made in response to community feedback from the original DP2018-4442 approval. Measures that have been carried over from the original DP include:

- Reduction of maximum building height to 11.0m, aligned with R-CG District bylaw height maximum;
- Introduction of traditional materials to fit neighbourhood character, including brick cladding along the base of the building and stucco on upper portions;
- Changes to windows looking onto rear yard to improve privacy for neighbour to north at 1105 Russet RD NE, including removal of a number of windows, reduction in size of others, and obscuring treatment applied to most windows;
- Streetscape interface improvement, including a unit entrance and windows facing Russet RD NE and additional outdoor space added to corner units;
- Enhanced planting/landscaping, including tree screen along the shared property line; and
- Increased parking stall sizing to fit larger vehicles and storage areas for waste and recycling bins.

### WHAT HAS CHANGED

The main changes from the originally approved DP2018-4442 in the design of DP2020-3946 are as follows:

- Addition of four secondary suites in the basement;
- Changes to bylaw amenity spaces: the rear yard now acts as amenity spaces for the four secondary suites, while third floor balconies have been introduced to meet amenity space requirements for three of the rowhouse units; and
- Relocation of main floor bathrooms in rowhouse units to provide a mobility storage area (for bicycles, strollers etc.) for each secondary suite.



## Outreach Summary

### WHAT WE HEARD

As a result of the outreach process, the project team heard feedback from 13 community residents over email and phone. The project team also held a phone call with the Ward 9 office on June 5 to review proposal details and received Community Association feedback through the City of Calgary File Manager on June 24. Feedback received from all stakeholders has been categorized into a number of key themes. Each theme begins with an outline of what the project team has heard from stakeholders and then provides a project team response.

#### FEEDBACK THEMES

- Secondary Suites, Density Increase + Neighbourhood Fit
- Parking + Traffic
- Secondary Suite Access, Privacy, Interfacing
- Waste + Recycling
- Landscaping
- Project Support

#### SECONDARY SUITES, DENSITY INCREASE + NEIGHBOURHOOD FIT

##### WHAT WE HEARD

The majority of respondents asked the project team why a redesignation from R-CGex to R-CG to allow secondary suites was being contemplated so soon after the original land use redesignation to R-CGex was approved. These stakeholders were opposed to the integration of suites based on the density they will add to both the property and greater community of Renfrew, feeling it erodes a low density neighbourhood character. Also related to neighbourhood character, a small number of stakeholders were opposed to the rental tenure, stating that renters will create a transient population and reduce nearby property values.

##### RESPONSE

Since the Land Use Redesignation (LOC2018-0201) and Development Permit (DP2018-4442) approvals to build a five-unit Rowhouse in March and September 2019 respectively, 1101 Russet RD NE has been purchased by Eagle Crest Construction. As a result of differing builder priorities and changing housing market conditions, the vision for this development has shifted to support an outcome that is more feasible in today's housing market and considers project financing opportunities. No suites were proposed by the previous landowner in their land use redesignation, which is why they voluntarily included the seldom used "ex" modifier that removes suites as a use from the R-CG District. This approach taken by Stone West does not align with Eagle Crest's redevelopment vision for the site, which is why a new land use redesignation has been submitted to allow secondary suites.

The City of Calgary's Municipal Development Plan (MDP) aims to direct 50% of new development to the Developed Area. Investing in Developed Area growth puts less pressure on the outward expansion of Calgary and better uses existing municipal investment in infrastructure and amenities, such as water and sanitary servicing, roads, transit, parks and open spaces. This 50% growth cannot just be achieved by constructing larger scale multi-residential buildings on Main Streets, but by taking a holistic approach to infill across communities that already offer a broad range of services and amenities. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]). 1101 Russet RD NE is well positioned to introduce more flexible and affordable Developed Area ground-oriented housing options for Calgarians based on its direct and easy access to transit and location near schools, athletic facilities, parks and open spaces, places of worship, and the Community Association. Employment, shopping, and dining opportunities also exist nearby on the Edmonton TR NE and 16 AV NE Main Streets.

The rowhouse development is proposed at a scale that is meant to blend with both the existing and developing community context. Techniques implemented in response to stakeholder feedback regarding neighbourhood character from the 2018 LOC/DP process have been retained, most notably a reduced building height of 11m and the incorporation of traditional community materials including brick on the main floor. The four secondary suites will be invisible from the street and represent minimal change to the exterior of the built form that was originally approved in DP2018-4442.

The secondary suites are small units (under 485sq.ft. in size) and will be legally tied to and owned by primary dwelling units. They do not factor into the overall site density, since each is contained within a primary dwelling unit. To allow rental opportunities for a wider variety of Calgarians in a walkable and transit supported inner city location, Eagle Crest intends to retain the rowhouse units and secondary suites for rental. However, the legal mechanisms of secondary suites will be set in place should the primary units

## Outreach Summary

be sold by Eagle Crest to private home owners. In doing so, the ancillary suite can act as a revenue unit that often makes first generation homeownership affordable, can be used as a place of residence for a multi-generation family member, or as a home business-based office.

### PARKING + TRAFFIC

#### WHAT WE HEARD

The other most common feedback shared with the project team was that the provision of five parking stalls for the development proposal is inadequate. Respondents felt that there is not enough on-street parking capacity to accommodate the additional vehicles from the proposal. They also commented that additional vehicles in the area street network generated by the proposal will increase traffic.

#### RESPONSE

Under the proposed R-CG land use district, the required number of residential parking stalls is one stall per dwelling unit, which will be accommodated within the proposed development by a five stall private garage structure accessed from the lane. Secondary suites can qualify for parking reductions to zero stalls per unit when they are under a certain size (45 sq.m.), provide active modes storage for bikes or strollers (2.5 sq.m./unit), and are served by nearby frequent transit (Route 19). The development proposal initially met these criteria until reductions in transit service due to COVID-19 have meant that the transit provision falls below the definition of "frequent". Project team Transportation Engineer, Bunt, has prepared a memo concluding that the proposed suites parking relaxation is still acceptable based on the *City of Calgary Policy to Guide Discretion for Secondary Suites and Backyard Suites* (2018). It states that the Development Authority (City of Calgary Administration) can grant the secondary suite parking relaxation when suites are located within Parking Area 1 of the City's Parking Areas Map. The Bunt memo is appended to end of this letter and shows the subject site's location within Area 1. The Bunt memo also provides additional detail on the appropriateness of the parking reduction, including area precedents and demographic data highlighting lower vehicle ownership and residential parking demand for tenants of small rental units.

Given current trends toward lower rates of car ownership and the modest scale of development proposed, the resultant traffic generation and additional parking demand at 1101 Russet RD NE is expected to be minimal and unlikely to have a detrimental effect on local traffic volumes or the supply of on-street neighbourhood parking. A variety of available transportation options like walking, cycling, transit, and

UBER also contribute to reduced traffic and parking needs. When a street has no on-street signed parking restrictions, this typically indicates a healthy and readily available on-street parking supply. Should this change in the future, residents, given sufficient neighbour support, can choose to apply to the Calgary Parking Authority to implement on-street parking restrictions and permits.

### SECONDARY SUITE ACCESS, PRIVACY, INTERFACING

#### WHAT WE HEARD

A small number of respondents expressed privacy concerns for the neighbour at 1105 Russet RD NE, primarily focusing on overlooking from windows, balconies and rear yard amenity spaces.

#### RESPONSE

For the street-fronting elevations of the proposed development to remain the same as what was approved in DP2018-4442, secondary suite circulation, entries and amenity spaces have been located in the rear yard. To improve privacy at grade, only secondary suite tenants will have access to the rear yard. To prevent overlooking at grade to 1105 Russet RD NE, a 6'6" wooden fence will be constructed along the property line. Against the fence, eight columnar aspens will be planted to grow into an additional landscape screen between the neighbouring properties and the rear yard of 1105 Russet RD NE.

Above grade, fenestration revisions from the initial DP approval (DP2018-4442) to the elevation that interfaces with 1105 Russet RD NE have been retained in the DP2020-3946 submission. Windows on this elevation have been frosted, reduced in size, or removed to reduce overlooking. Also in this DP submission, third storey balconies have been introduced on this elevation to meet amenity space requirements for three of the rowhouse units. These three balconies will be contained by 6' privacy screens that will prevent any overlooking from third storey windows and balconies.

### WASTE + RECYCLING

#### WHAT WE HEARD

A few respondents inquired regarding organization of waste + recycling on site, citing concerns that 27 bins used by the units and suites will block the lane.

#### RESPONSE

In the previously approved DP2018-4442, each of the five stalls in the garage structure was enlarged to incorporate

## Outreach Summary

a bylaw-required zone for storage of waste, recycling, and compost bins. Each secondary suite will share bins with the rowhouse unit directly above, utilizing a total of 15 waste bins. The project team investigated organizing waste and recycling using communal Molok waste containers during DP2018-4442, however, it was determined that overhead power lines along the lane do not provide enough clearance to allow the Molok waste collection cranes to safely operate on the site.

The City of Calgary's new alternating pick-up schedule reduces laneway clutter on pick-up day. Instances of bins left in the laneway after collection day can be referred to 311 for Bylaw Enforcement.

### LANDSCAPING

#### WHAT WE HEARD

One stakeholder was concerned that the mature trees at 1101 Russet RD NE would be removed in demolition and replaced with inadequate trees.

#### RESPONSE

The project team will retain four of six existing trees on the subject site. In addition to retaining these trees and per bylaw requirements, new planting for the subject site will consist of a variety of 18 trees and 15 shrubs. A number of the proposed trees will be planted along the northern edge of the subject site, acting as a landscape screen that improves rear yard privacy. Landscaping requirements (including quantity, species, and size at planting) and placement across the subject site are reflected in the landscape plan that was submitted as part of DP2020-3946.

### PROJECT SUPPORT

#### WHAT WE HEARD

One stakeholder connected with the project team to provide their support for the project. They agreed with the project team rationale for adding suites and felt there was enough on-street parking available to accommodate any additional parking generated by the proposal.

#### RESPONSE

The project team appreciates this stakeholder's support for the proposal.



## Outreach Summary

TRANSPORTATION PLANNERS AND ENGINEERS



### MEMO

Date: August 21, 2020  
Project: 1101 Russet Road NE  
Subject: Secondary Suite Parking Relaxation | Version 2

Project #: 02-20-0071

To: CivicWorks Planning + Design  
From: Amrit Uppal, P.Eng.

A land use redesignation to R-CG is proposed for 1101 Russet Road NE to accommodate a 9-unit residential development (5 townhomes + 4 secondary suites). The proposed parking supply is 5 stalls (1 stall per each townhome unit; no parking for secondary suites). Bunt & Associates was retained to identify the appropriateness of providing no secondary suite parking at this location.

#### 1. CITY POLICY

City of Calgary Council adopted the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*. This policy provides guidance to the Development Authority in the use of discretion when evaluating secondary suites. The relevant parking relaxation policy is stated below.

##### *Relaxation Considerations for Parking*

- A. The Development Authority may consider a parking relaxation for a Secondary Suite or Backyard Suite based on the proximity of the suite to the Centre City and to frequent transit service. The Development Authority may consider relaxing the minimum parking requirements for a Secondary Suite or Backyard Suite where the suite is located:
  - a. in Area 1 of the Parking Areas Map
  - b. in Area 2 of the Parking Areas Map and within:
    - i. 600 metres of a capital funded Light Rail Transit platform;
    - ii. 400 metres of a Bus Rapid Transit stop; or
    - iii. 400 metres of a bus service which generally has frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.
- B. The Development Authority should consider natural and human-made barriers (e.g. waterbodies, landforms, skeletal and arterial roads) to accessing frequent transit service when considering a parking a relaxation for a Secondary Suite or Backyard Suite.

**Bunt & Associates** Engineering Ltd.

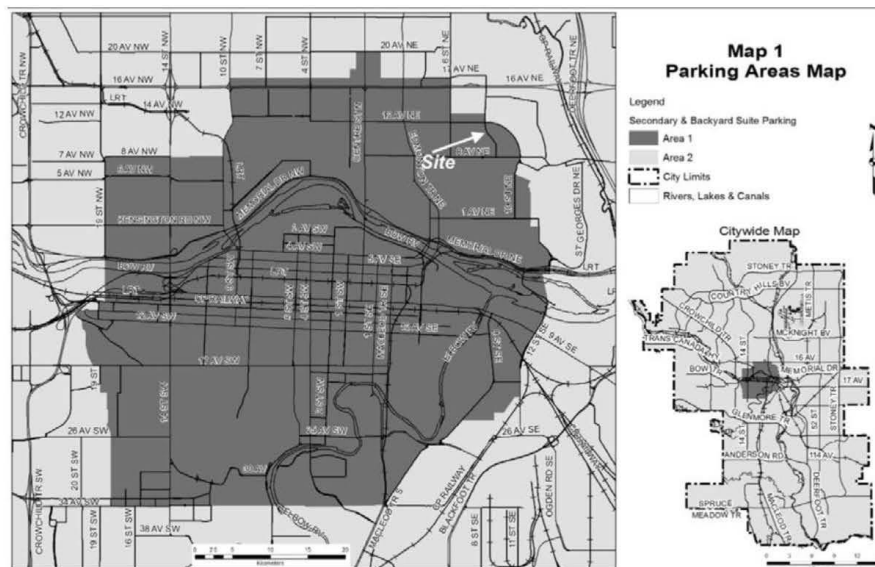
Suite 113 - 334 11<sup>th</sup> Avenue SE, Calgary, AB T2G 0Y2 Tel 403 252 3343 Fax 403 252 3323

Calgary Edmonton Vancouver Victoria [www.bunteng.com](http://www.bunteng.com)

## Outreach Summary

TRANSPORTATION PLANNERS AND ENGINEERS

bunt & associates



The site is located in Area 1 and therefore the proposed secondary suites are eligible for parking relaxations due to their proximity to the Centre City. While Area 2 transit service requirements do not apply, the site is immediately adjacent to a bus route (#19) and within walking distance of MAX Orange stops.

### 2. SECONDARY SUITE PARKING DEMAND

With their approval of the discretion policy, Council acknowledged that secondary suites experience lower parking demand when compared to other residential types. This lower parking demand is due in part to the following reasons:

- **Unit Size** – Significant literature identifies that residential parking demand is correlated with unit size as larger dwellings have more residents with on average more disposable income. The proposed secondary suites are less than 45 m<sup>2</sup> (484 ft<sup>2</sup>) and would therefore be expected to experience lower parking demand.
- **Rental** – Studies completed in Canadian cities (Vancouver, Toronto) confirm that rental units have at least 25% lower parking demand when compared to owner occupied units; this difference is due to demographics (age, disposable income, family type). The proposed secondary suites will be rental.

## Outreach Summary

TRANSPORTATION PLANNERS AND ENGINEERS

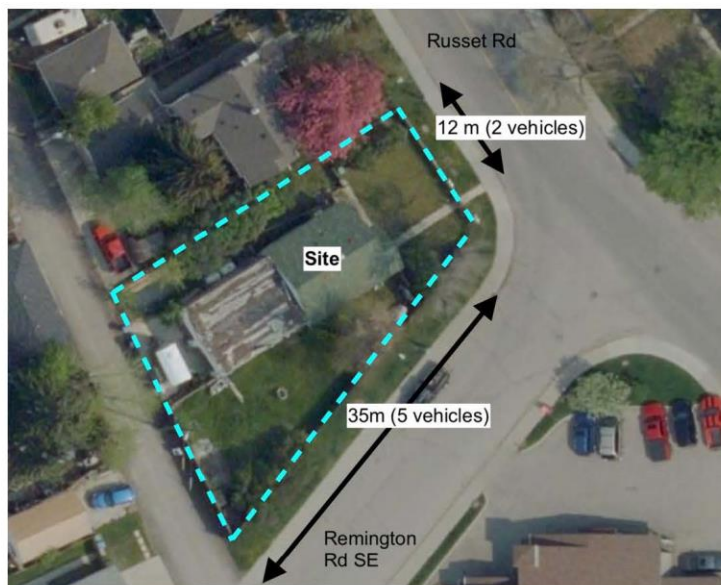
bunt & associates

### 3. OTHER RELAXATION CONSIDERATIONS

The Council approved policy bases parking relaxation discretion on location or transit service. Considerations that are typically studied when no such policy exists are reviewed below.

#### 3.1 On-Street Parking

The site has significant street frontage as a corner-lot with Lane access. This street frontage includes 7 on-street stalls (2 stalls on Russet Road NE + 5 stalls on Remington Road NE), which exceeds the proposed 4 stall relaxation.



#### 3.2 Transit

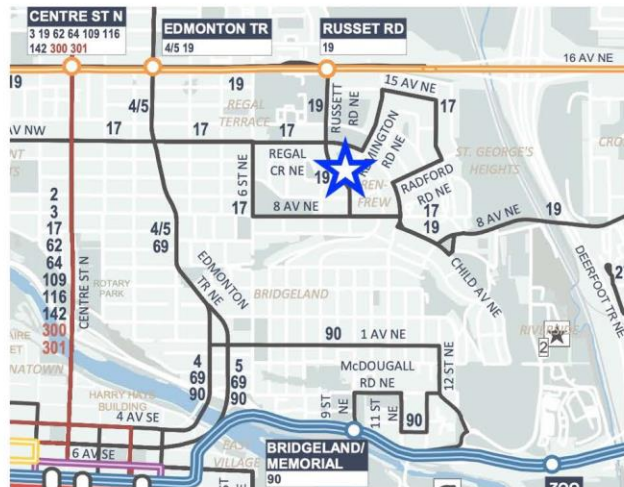
The site is serviced by multiple transit routes including Route #19 which runs along Russet Road NE. The service levels on these routes are identified below.

ROUTE	TYPE	DISTANCE TO STOP	SERVICE FREQUENCY		
			Weekday Peak	Mid-Day	Evening/ Weekends
19 - 16 Ave North	Bus	25m	20 min	30 min	27-30 min
17 - Renfrew/Ramsay	Bus	250m	25-30 min	45 min	45 min
MAX Orange - Brentwood/Saddletowne	BRT	550m	16 min	25 min	24-30 min

## Outreach Summary

TRANSPORTATION PLANNERS AND ENGINEERS

bunt & associates



1101 Russet Road NE | Secondary Suite Parking Relaxation | V2  
Project No. 02-20-0071 | August 2020



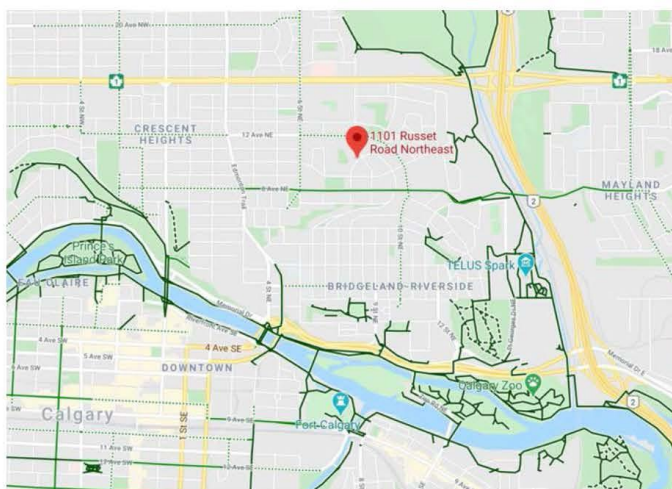
## Outreach Summary

TRANSPORTATION PLANNERS AND ENGINEERS

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### 3.3 Cycling

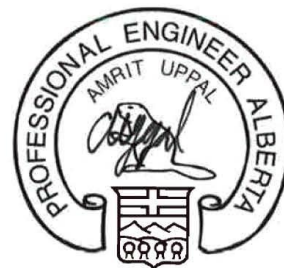
The site is serviced by multiple cycling routes including 8 Avenue NE (Bike Lanes), 6 Street NE (Bikeway), and Nose Creek (Pathway).



### 4. CONCLUSION

Bunt & Associates concludes the proposed secondary suite parking relaxation is appropriate as:

- The relaxation is consistent with relevant policy criteria,
- Secondary suites will experience lower parking demand,
- Site frontage on-street parking supply exceeds the number of suites without on-site parking,
- Multiple transit routes service the site, and
- Multiple cycling routes service the site.



August 21, 2020  
APEGA Permit to Practice: P13898

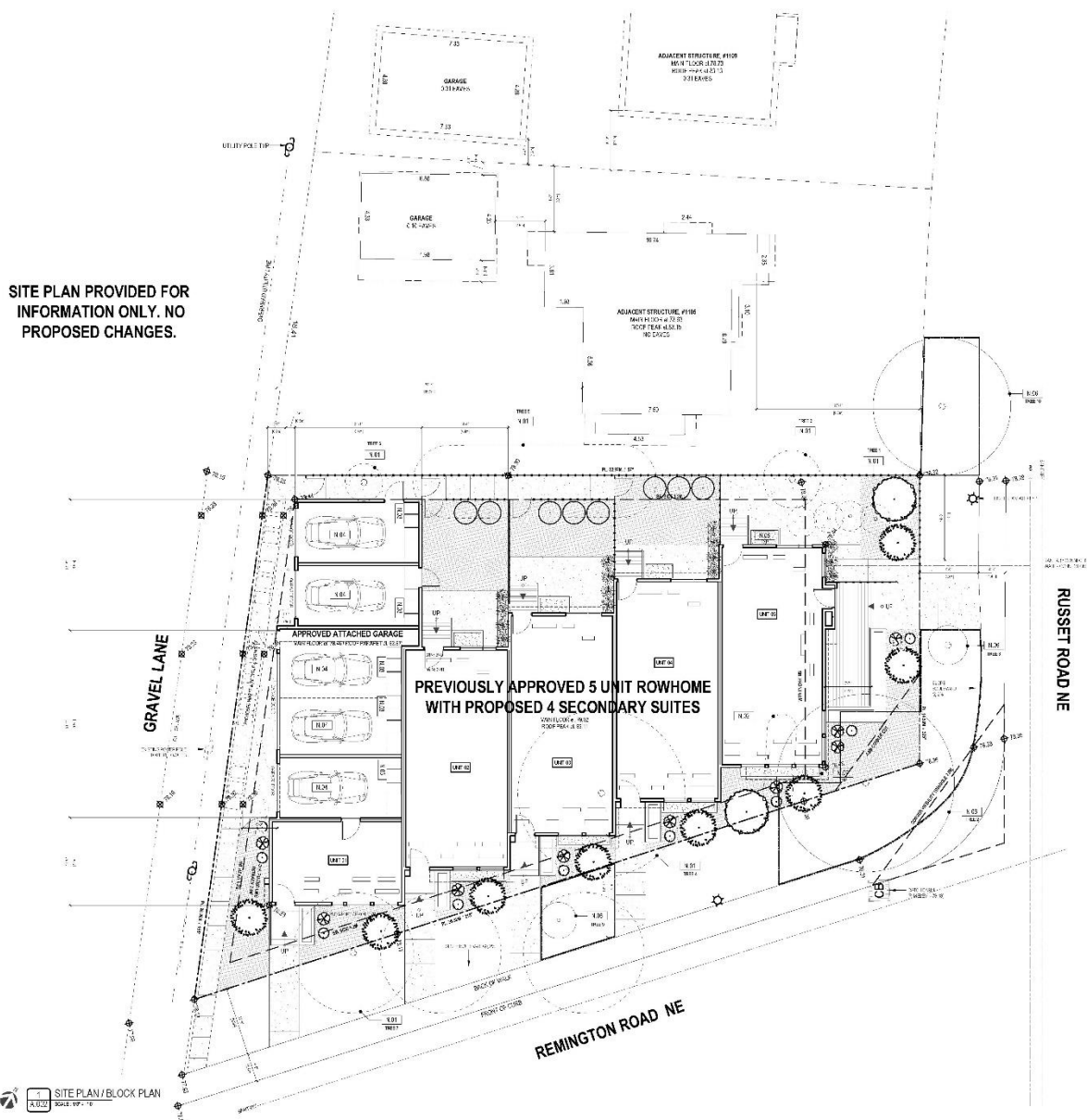


## Development Permit (DP2020-3946) Summary

A development permit application (DP2020-3946) has been submitted by FAAS Architecture on 2020 June 26. The development permit application is for four secondary (basement) suites within a previously-approved five-unit rowhouse building. The application proposes no additional on-site motor vehicle parking stalls. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

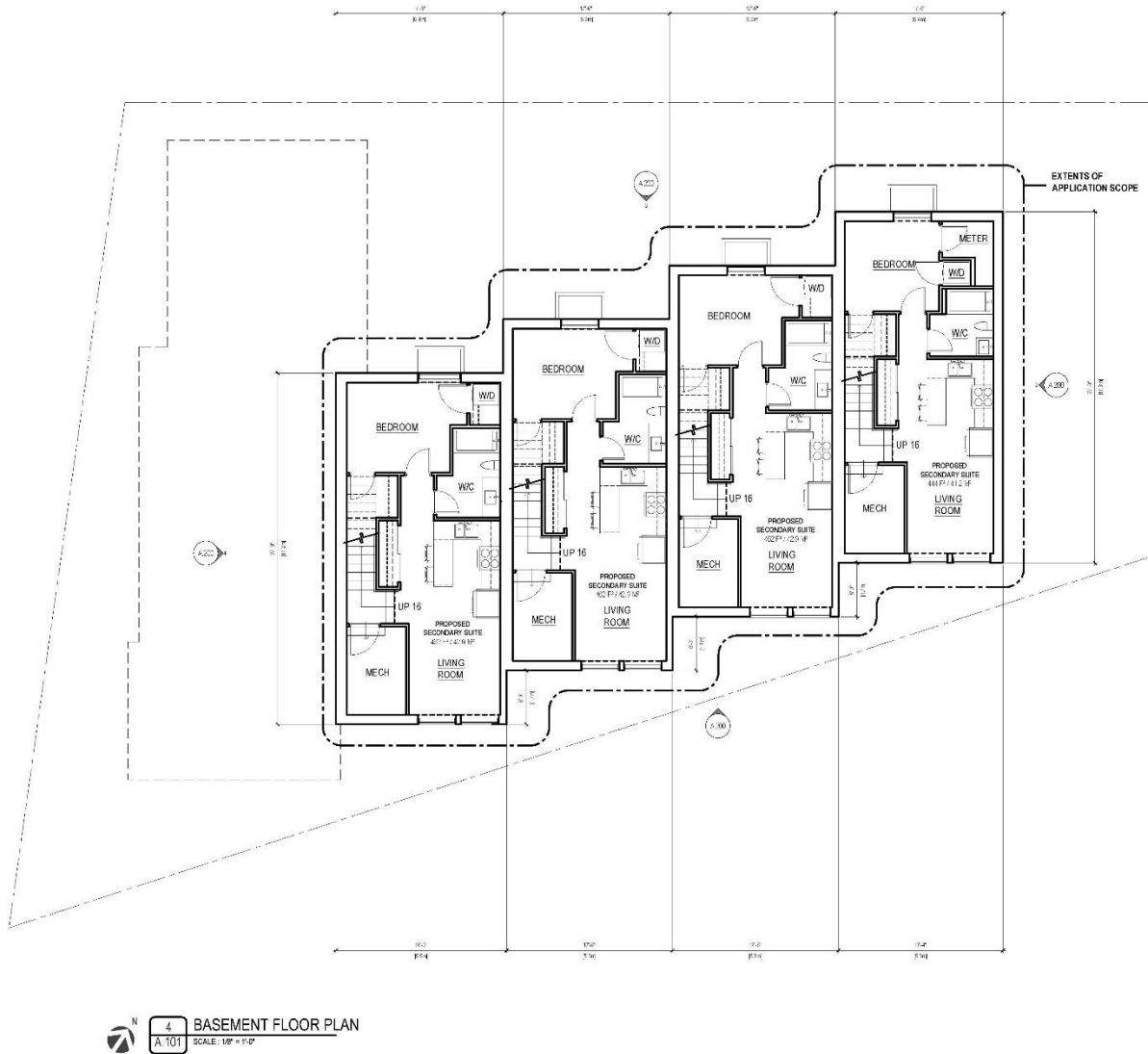
No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Site Plan



## Development Permit (DP2020-3946) Summary

Figure 2: Basement Plan (Suites)



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1068

## **Proposed Street Names in Haskayne (Ward 1), SN2020-0003**

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### **EXECUTIVE SUMMARY**

This application for proposed street names, for use in the community of Haskayne, was submitted on 2020 March 02 by IBI Group, on behalf of Marquis Communities Development Inc. The street name application is associated with a land use and outline plan application LOC2018-0279, for the development area.

The developer, Marquis Communities Development Inc, intends to market the development area as “Morton” within the community of Haskayne. The following street names are proposed for use in the development area: Morton and Morton Ridge.

#### **ADMINISTRATION RECOMMENDATION:**

1. **ADOPT**, by resolution, the proposed street names: Morton and Morton Ridge

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

The application for proposed street names was submitted by IBI Group, on behalf of Marquis Communities Development Inc. A summary of the applicant’s proposal can be found in their submission (Attachment 1).

The subject application is associated with land use and outline plan application LOC2018-0279. The development area is located in Neighbourhood 1 of the [Haskayne Area Structure Plan](#).

### **Site Context**

The community of Haskayne is located north of the Bow River and west of Twelve Mile Coulee Road NW.

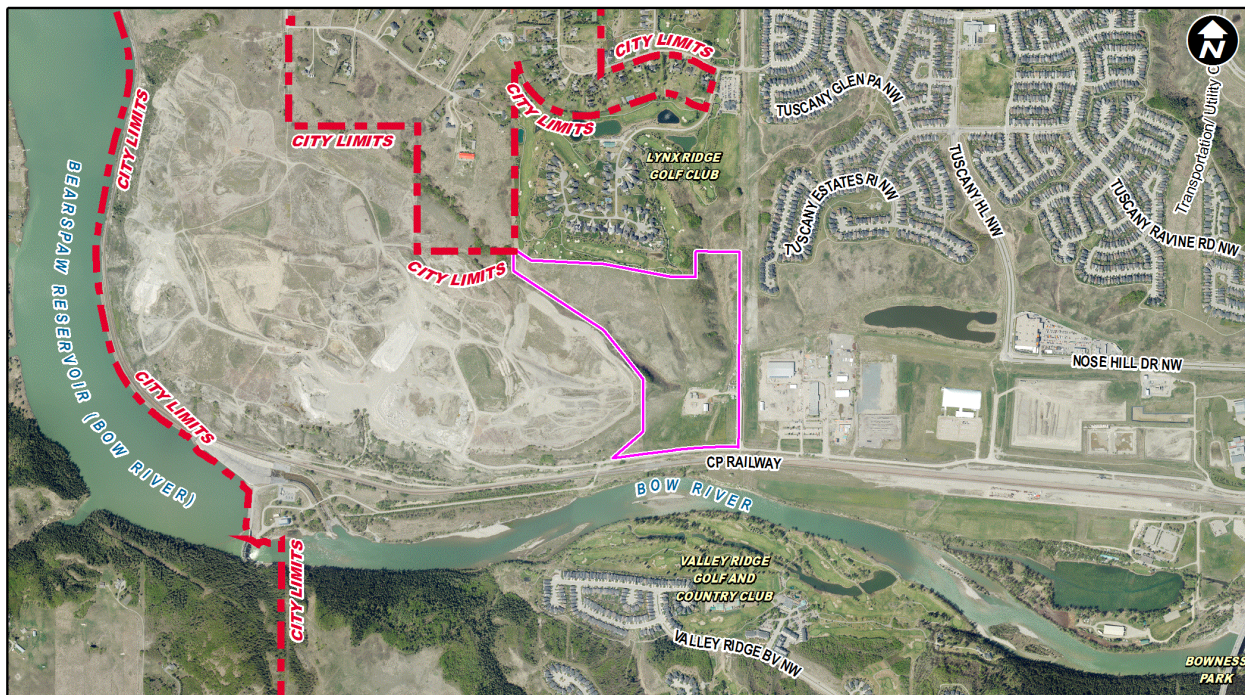
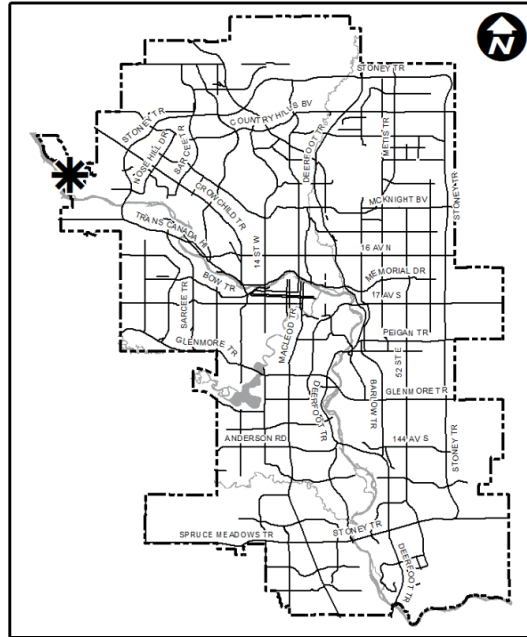
The development area is bounded by the Canada Pacific Rail line and Bow River to the south, and the community of Lynx Ridge and Tuscany to the north and northeast.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1068

**Proposed Street Names in Haskayne (Ward 1), SN2020-0003**

**Location Maps**



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1068

## **Proposed Street Names in Haskayne (Ward 1), SN2020-0003**

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

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

The proposed street names were circulated to various City of Calgary business units, related agencies and Rocky View County. There were no objections to the proposed street names received.

The proposed street names were chosen to reflect the sites history and are based on the historical landowner, James Alexander Morton, who ranched the lands. This information was deemed to be historically accurate as indicated on the historical land title, referenced in the applicant's submission.

#### **Strategic Alignment**

The proposed street names comply with the recommendations of the [Municipal Naming, Sponsorship and Naming Rights Policy](#). The compliance report can be found in Attachment 2.

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

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

#### **Financial Capacity**

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

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

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

There are no impacts to the current and future capital budgets.

#### **Risk Assessment**

There are no significant risks associated with this proposal.

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

Administration recommends approval of the proposed street names Morton and Morton Ridge. The proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

#### **ATTACHMENT(S)**

1. Applicant's Submission
2. Policy Steward's Compliance Report

Approval(s): T. Goldstein concurs with this report. Author: K. Stephanishin



March 2, 2020

Kristine Stephanishin  
Senior Planning Technician  
Community Planning | Planning & Development  
City of Calgary

Dear Ms. Stephanishin:

**LOC2018-0279 ROAD NAME REQUEST**

IBI Group is submitting this road naming application on behalf of Marquis Communities Development Inc. to request approval of the following roads name as identified on the Outline Plan:

- 1. Morton**
- 2. Morton Ridge**

The rationale for selecting these names are as follows:

**Defines and Identifies:** Morton is a 'sub-area' located within the community of Haskayne in which the developer has chosen to market as "Morton". The name "Morton" would identify this area as a unique site different from the surrounding area, i.e. Rockland Park. The Morton development is intended to offer a different profile than what is being proposed in Rockland Park but will be well integrated as part of the overall Haskayne ASP community.

**Reduces Confusion:** "Morton" does not conflict with any existing names within the City of Calgary or the surrounding communities. Furthermore, it will better differentiate this "gateway" zone into the Haskayne ASP community.

**Ties to History:** The selected road names are based on the historical landowner "James Alexander Morton," who was a farmer that owned the lands in 1953 (see historical land title attached). These lands were referred to as the "Morton lands" following the passing of James Alexander Morton and are still referred by this name today. The proposed development name will capture the site's history.

On behalf of our team, we respectfully request the approval of the above noted community name for this new LU/OP.

Sincerely,

**IBI Group**



Benjamin Lee,  
Associate Director



Amanda Polini  
Planner

cc: *Marquis Communities Development Inc.*







## Policy Steward's Compliance Report

SN2020-0003 Policy Steward's Compliance Report  
Proposed Public Residential Roadway(s) Naming in the Community of Haskayne  
April 15, 2020

CPC2020-1068

### Attachment 2

**Proposed Roadway Name(s):** Morton, Morton Ridge

#### Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:

##### Schedule 1 - Requirements for Municipal Naming of Communities and Roadways

##### Section 2. Municipal Naming of Public Roadways

Policy Requirement	Compliant (Y/N)	Comments
2.1.3 Residential roadways within a Community shall either be numbered or named. Roadway names should meet at least one of the following naming requirements: a. Follow a theme, preferably connected to the Community name; b. Reflect local geographic feature(s), including flora and fauna; c. Reflect Community/Calgary Heritage; or d. Be words using the first several letters of the Community name.	Y	
2.2.2 Proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary. Similar sounding roadway names shall be avoided due to confusion it may create for citizens or emergency services. Duplicated or similar sounding roadway names within the boundaries of deployment of regional emergency services shall be avoided.	Y	
2.2.4 Proposed roadway names that are offensive, misleading or otherwise deemed ineffective/unacceptable will not be permitted.	Y	
2.2.5 When naming roadways after individuals: a. The practice shall be to use names of individuals who are retired (and therefore no longer active in their field of expertise) or deceased; and b. Where appropriate, a written consent from the individual or his/her estate shall be obtained.	Y	
2.2.6 Prefixes within roadway names are generally not permitted, unless integral for theme naming.	Y	
2.2.7 Abbreviations within roadway names are not permitted.	Y	
2.2.8 Names containing special characters (non-alphabetic and non-numeric characters), with the exception of a hyphen, are not permitted.	Y	
2.2.9 Roadway names (not including a roadway type or quadrant identifier) shall not exceed 14 characters in length. Every number, letter, hyphen or space used in a roadway name shall be counted as one character in the 14-characters limit (e.g., 100 Lake Erie Place (13 characters), 16A Street SE (3 characters), Beny-Sur-Mer Road (12 characters)).	Y	



## Policy Steward's Compliance Report

SN2020-0003 Policy Steward's Compliance Report  
Proposed Public Residential Roadway(s) Naming in the Community of Haskayne  
April 15, 2020

CPC2020-1068  
Attachment 2

2.2.11 Roadway names consisting of only alphabetic designations are not permitted (e.g., "A Street", "M Street", etc.).	Y	
2.2.16 Naming of roadways using a defined theme shall be permitted if the proposed names meet the following requirements: a. Themes must be simple and commonly understood, unless reflecting a theme of national or local significance; b. When there are many names in use throughout Calgary that could be associated with a proposed theme the proposed theme naming shall not be permitted; and c. Where words used within a theme are not easily recognized as being associated with the theme, prefixes may be used (e.g., Lake Bonavista, Lake Lucerne, Lake Tahoe, Lake Wasa, etc.).	N/A	
2.2.20 Words used as roadway types (e.g., "Green", "Park", "View", etc.) shall not be permitted for use in compound names selected as roadway names (e.g., Coventry Park Drive, Skyview View).	Y	

**Prepared by:** Svetlana Montuffar Simonova

**Business Services, Leader:** Robert Lewis

**Policy Steward:** Jim Duggan

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco Ltd. The subject lands are located in the Savanna neighbourhood of the northeast community of Saddle Ridge. They were originally designated for low density residential under an approved outline plan and land use amendment (LOC2013-0036) in 2014. The application proposes to redesignate the subject lands in line with the original intent of the outline plan, but with the additional flexibility provided by the use of the Residential – Low Density Mixed Housing (R-G) District. This application proposes:

- very minor changes to the anticipated number and type of dwelling units on the land currently designated as Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District; and
- to create more certainty and opportunity for the development of secondary suites by making them a permitted use, instead of discretionary use, and expanding the range of units they are allowed within, such as semi-detached dwellings and rowhouses.

The proposal aligns with the *Municipal Development Plan* (MDP) and the *Saddle Ridge Area Structure Plan* (Local Area Plan). This proposal does not require changes to the approved outline plan as no changes to the street network or servicing requirements are proposed.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 7.22 hectares ± (17.84 acres ±) located at 9320 - 52 Street NE, 9325 - 52 Street NE, and 706, 707, 710, 711, 714, 715, 719, 723, 727, 731, 735, 739, 743 Savanna Landing NE (Portion of NW1/4 Section 14-25-29-4; Portion of Plan 1412743, Block 1, Lot 1; Plan 1912055, Block 26, Lots 26 to 38) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

**Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094**

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**BACKGROUND**

This land use amendment application was submitted by B&A Planning Group on behalf of Genstar Titleco Ltd. The application proposes minor changes to areas previously approved for low density development in the developing neighbourhood of Savanna.

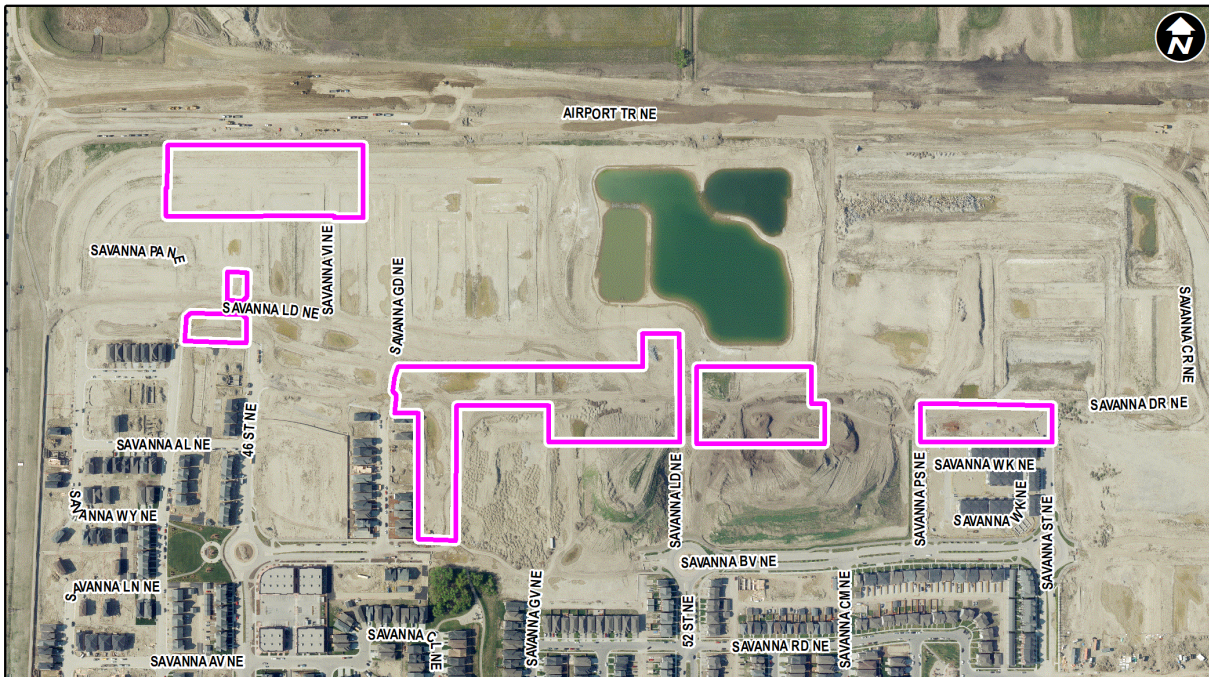
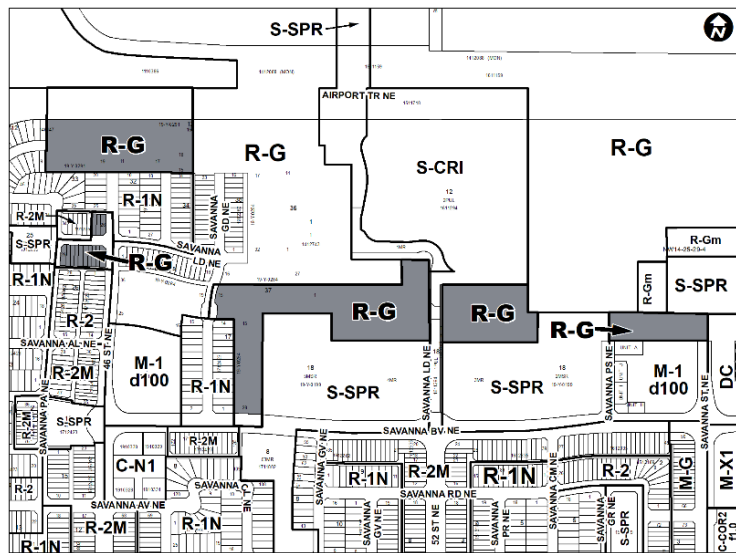
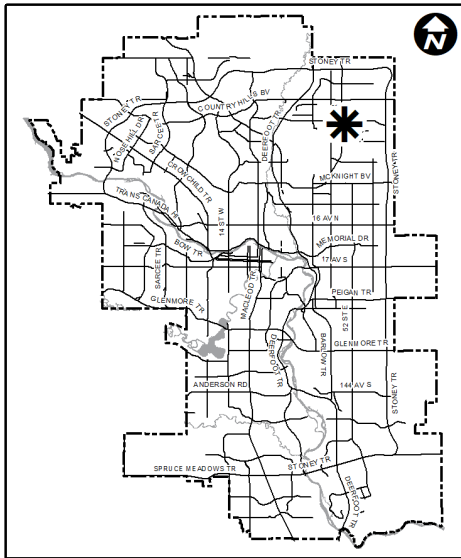
The previous outline plan and land use amendment was approved in 2014 (LOC2013-0036), and stripping and grading of the lands has been completed.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

Location Maps

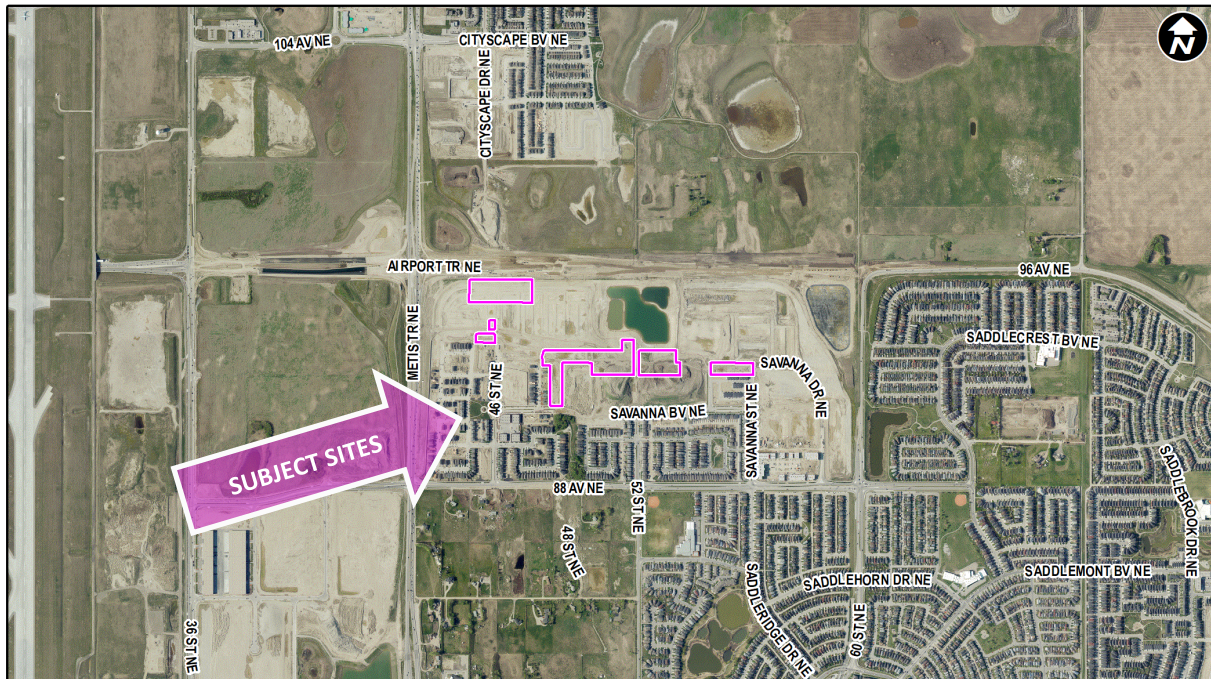




Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094



### Site Context

The subject lands are located east of the Calgary International Airport, in the developing Savanna neighbourhood within the Saddle Ridge community. The Savanna neighbourhood is bounded to the north by Airport Trail NE, to the east by 60 Street NE, to the south by 88 Avenue NE, and to the west by Metis Trail NE.

The neighbourhood contains a broad mix of residential land uses and park spaces. Future multi-residential land uses, and commercial land uses will be located within the Community Activity Centre (CAC) in the southeast corner of the neighbourhood. A future Light Rail Transit (LRT) station will be located in the CAC, just northwest of the intersection of 80 Avenue NE and 60 Street NE. A large stormwater management facility is centrally located on the north boundary of Savanna. To the southwest of the subject lands is a Neighbourhood Activity Centre (NAC), which will contain additional multi-residential and commercial land uses supported by a Transit stop(s).

None of the lands proposed to be redesignated with this application will impact the approved land use districts for the Activity Centres.

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

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

*Figure 1: Community Peak Population*

<b>Saddle Ridge</b>	
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

This application provides greater flexibility for future landowners to develop and operate secondary suites in future low-density developments, which responds to changing market conditions where household size, demographics and financial capacity are leading to more use of secondary suites in new developments. The proposal complies with the applicable policies as discussed in the Strategic Alignment section of this report and the approved outline plan for the area.

#### Land Use

The application proposes to redesignate approximately 7.22 hectares (17.84 acres) of land designated as R-1N and R-2M to R-G, as detailed in *Figure 2* below.

*Figure 2: Land Use Proposal*

From	To	Area (hectares)	Area (acres)
R-1N	R-G	6.91	17.07
R-2M	R-G	0.31	0.77
Total		7.22	17.84

The existing [R-1N District](#) is intended to accommodate single detached dwellings in developing communities on narrow or small parcels. R-1N does not allow semi-detached or rowhouse buildings and secondary suites are a discretionary use.

The existing [R-2M District](#) is intended to accommodate comprehensively designed low density developments in the form of semi-detached dwellings, duplex dwellings, rowhouse buildings and townhouses in developing communities. Single detached dwellings are not permitted in the R-2M District, and secondary suites are only permitted within the main residential building on the titled parcel.

Planning & Development Report to  
Calgary Planning Commission  
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ISC: UNRESTRICTED  
CPC2020-1087

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

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The proposed [R-G District](#) is intended for low density neighbourhoods in master planned communities, which applies to the subject lands. The district accommodates the widest range of low density residential development. It provides additional flexibility with a wider variety of low density uses than the R-1N and R-2M Districts, particularly with regards to the development of secondary suites. Secondary suites are allowed as a permitted use in all R-G dwelling types.

### Density

The proposal does not impact the density calculations for the area. The outline plan for this area was approved with an anticipated density of 20.4 units per hectare (8.2 units per acre) exceeding the 20 units per hectare (8.0 units per acre) requirement in the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*.

Should the applicant use the new flexibility to slightly reduce the total number of dwelling units, the addition of secondary suites would offset or exceed the number of households in the R-1N area. By coming forward with this amendment, the applicant is responding to the increased demand for secondary suites in the area.

It is also worth noting that the average household size in Saddle Ridge is 4.1 residents per household, which is much higher than Calgary's overall average household size of 2.6 residents per household. Even with a minor reduction in the total number of dwelling units, it would be unlikely to negatively impact existing or future commercial uses, as well as transit usage.

### Development and Site Design

The areas proposed to be redesignated to R-G will develop with similar low density residential uses, in accordance with the regulations set out in the R-G district and the new permissions for developing secondary suites.

### Environmental Site Considerations

An Environmental Site Assessment was not required. There are no environmental concerns associated with this proposal.

### Transportation

Pedestrian and vehicular access to the lands, as well as existing and future transit station locations remain unchanged from the previously approved outline plan (LOC2013-0036). The lands closest to the future Light Rail Transit (LRT) station are 550 metres (just over a five minute walk) away from the future station. Transit stops are currently located along 88 Avenue NE, over a five-minute walk from the subject lands. However, new transit stops closer to the lands will become available as the buildout of Savanna progresses.

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



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## **Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094**

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### **Utilities and Servicing**

Water main, sanitary sewer, and storm sewer services were previously approved for these sites and are not materially impacted by the proposed redesignation.

### **Climate Resilience**

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on these sites 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 was 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 Administration for this application. No letters were received from the public regarding this application. The Saddle Ridge Community Association did not provide any comments regarding this application.

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

### **Strategic Alignment**

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

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

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

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

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

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### ***Calgary International Airport Vicinity Protection Area Regulation (2009)***

Lands on the west side of this application are within the 25-30 NEF (Noise Exposure Forecast) contours. The [Calgary International Airport Vicinity Protection Area](#) (AVPA) Regulation is intended to ensure compatible development around the airport and mitigate the impacts of aircraft noise through the prohibition of certain land uses. The proposed changes do not create any conflicts with the AVPA Regulation.

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

The subject lands are identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with ASP area. The MDP provides guidance for developing communities that are refined by local area plans and outline plans. This recommendation aligns with the MDP as the proposed changes will not materially change the expected density of residential development in Savanna.

### ***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.

### ***Saddle Ridge Area Structure Plan (Statutory – 2007)***

The [Saddle Ridge Area Structure Plan](#), encourages a variety of housing types that accommodate different age groups, household types, and income levels.

The subject lands are located in Cell E, which is identified on the Land Use Plan (Map 6) for residential uses and sit north and beyond the Community Activity Centre and Neighbourhood Activity Centre areas.

Policies specific to Cell E that are impacted by this change include:

- 4.2.1(4) A minimum of 30 percent of the housing units within each neighbourhood shall be non-single detached housing units.
- 4.2.1(5) A minimum average residential density of 20 units per hectare (8 units per acre) is required in the Residential Area in Cell E within each neighbourhood.

The changes proposed with this application will not put the Savanna neighbourhood in jeopardy of not meeting the above targets from the local area plan. It is expected that the area will continue to provide the mix of uses required and achieve a density of 20.4 units per hectare (8.2 units per acre).

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1087

## Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2020-0094

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

This land use amendment proposes districts that enable a broader range and mix of housing types, densities and uses that promote socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

### **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):**

This application proposes using a land use district that will allow more housing flexibility, in response to changing market conditions, while remaining compatible with the vision and policies of the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*.

### **ATTACHMENT(S)**

1. Applicant Submission
2. Land Use Amendment Plan



## Savanna - Land Use Redesignation

### APPLICANT'S SUBMISSION

B&A Planning Group on behalf of Genstar Development ("Genstar") is submitting a Land Use Amendment application for +/- 7.22 hectares (17.84 acres) of land located within the community of Savanna in the northeast quadrant of the City. Savanna is an established and growing residential community.

The Subject Lands include multiple parcels within the community of Savanna and are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). None of the areas currently designated R-1N have yet been subdivided. The area currently designated R-2M has been subdivided into thirteen (13) lots. All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

This Land Use redesignation is not anticipated to have a significant effect on the housing mix within the plan area, apart from the addition of secondary suites as a permitted use on all lots. Because the R-2M lands already been subdivided for rowhouses there are no anticipated changes to unit counts, housing type or density as a result of this application. Amending R-1N areas to R-G will create the potential for semi-detached and rowhouse dwellings in these areas. That said, a majority of these R-1N areas are already being prepared for subdivision and servicing and will most likely be built as single detached units.

The Subject Lands will continue to align with all relevant City of Calgary policy upon amendment.



# SAVANNA

IN SADDLE RIDGE

LAND USE REDESIGNATION

• JULY 2020 •

**GENSTAR**  
BRINGING LAND TO LIFE

**b&a**

# INTRODUCTION

## Background

Genstar Development Company (“Genstar”) is submitting a Land Use Redesignation application for +/- 7.22 hectares (17.84 acres) of land (the “Subject Lands”).

These lands are located within the community of Savanna, in the northeast quadrant of the City.

Land Use on the Subject Lands was approved in 2014 as part of the Savanna Outline Plan and Land Use application.

## Amendment Rationale

The Subject Lands are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

**The intent of this land use redesignation application** is to accomplish two goals:

1. To allow Secondary Suites as permitted on these lands. Currently, Secondary Suites are discretionary on lands designated R-1N and are not allowed within rowhouse or semi-detached dwellings on lands designated R-2M.
2. To ‘clean up’ and simplify the remaining low density residential lands within Genstar’s Savanna lands. This amendment will amend all remaining low density residential lands in Genstar’s Savanna to R-G, simplifying future development of these lands and providing more flexible housing options to builders and prospective homebuyers.

This application does not contemplate changes to the housing types proposed on any particular lot, although the R-G district does allow the potential for a wider and denser range of housing options in addition to suites.

**Figure 1: Plan Location**

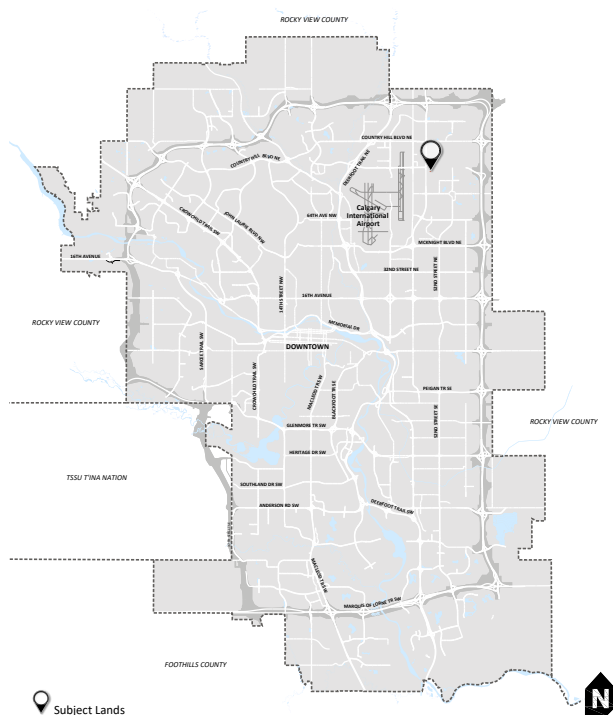
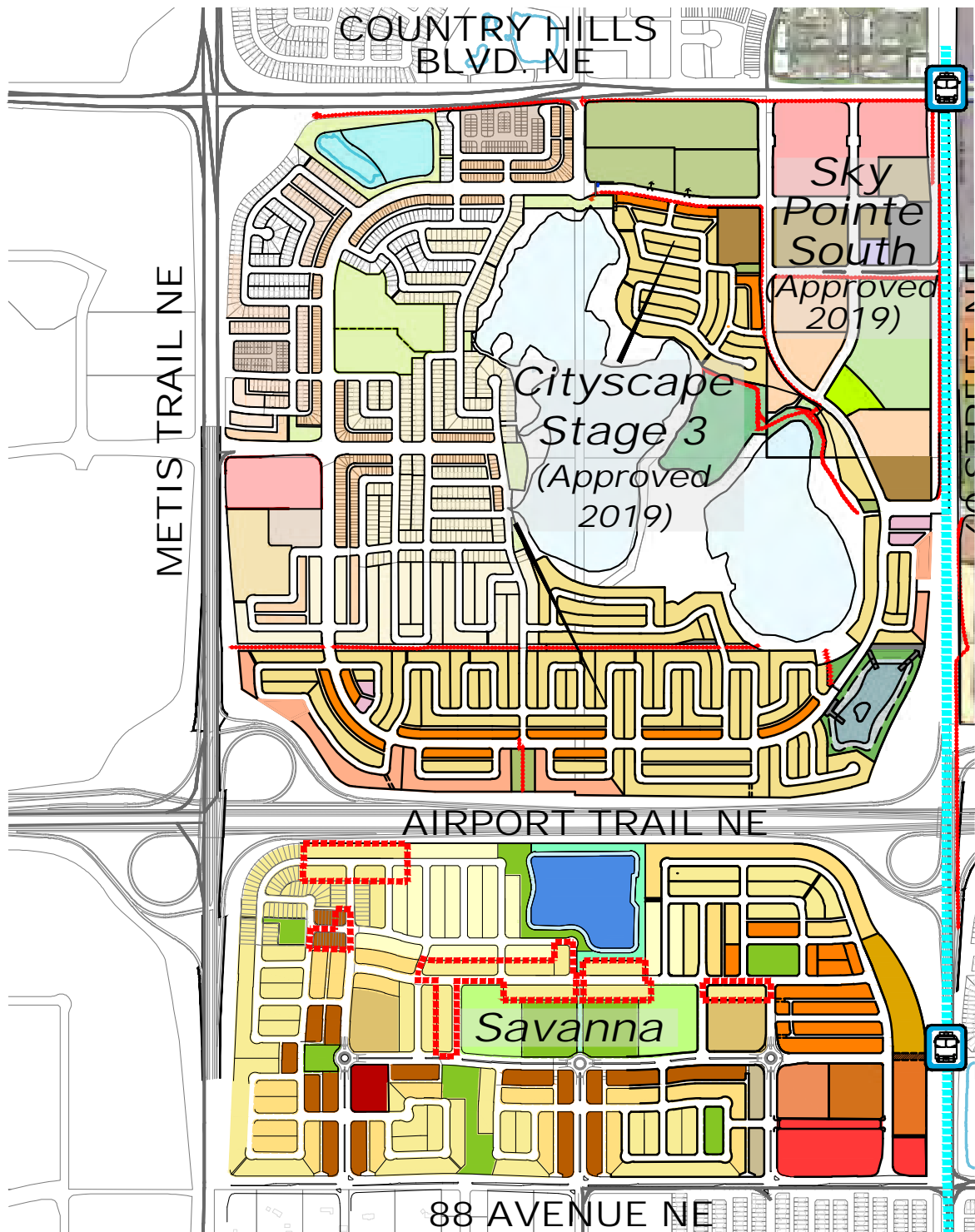




Figure 2: Site Context





# LAND USE REDESIGNATION

## Site Description

The Subject Lands include multiple parcels within the community of Savanna. None of the areas currently designated R-1N have yet been subdivided. The area currently designated R-2M has been subdivided into thirteen (13) lots.

## Addressing & Ownership

Table 1 below provides the municipal addresses and legal descriptions of the Subject Lands. All lands are owned by Genstar Titleco Ltd.

## Existing & Proposed Land Use

The Subject Lands are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1N (Residential Narrow Parcel One Dwelling). All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

## Housing Mix & Policy Alignment

This Land Use redesignation is not anticipated to have a significant effect on the housing mix within the plan area, apart from the addition of secondary suites as a permitted use on all lots.

Because the R-2M lands already been subdivided for rowhouses there are no anticipated changes to unit counts, housing type or density as a result of this application.

Amending R-1N areas to R-G will create the potential for semi-detached and rowhouse dwellings in these areas. That said, a majority of these R-1N areas are already being prepared for subdivision and servicing, and will most likely be built as single detached units.

The Subject Lands will continue to align with all relevant City of Calgary policy upon amendment.

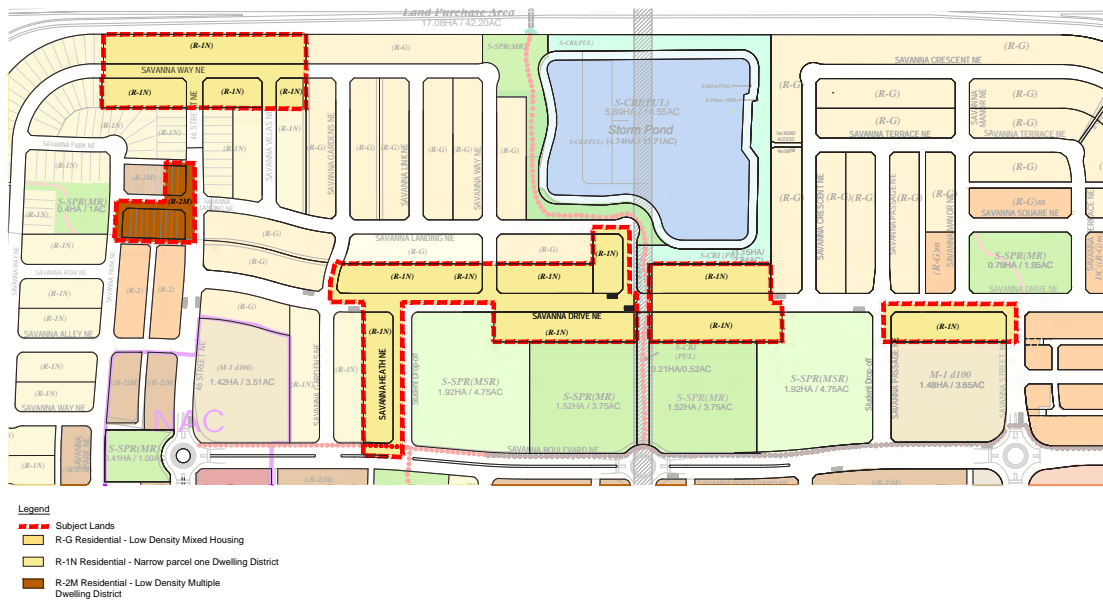
**Table 1: Legal Description & Municipal Addressing**

**municipal address:** 706, 710, 714, 707, 711, 715, 719, 723, 727, 731, 735, 739 & 743 Savanna Landing, 9320 52 Street NE & 9325 52 Street NE  
**legal description:** Portions of: Plan 141 2743, Block 1, lot 1 within NE1/4Sec15 Twp25-Rge29-W4M & NW1/4Sec15 Twp25-Rge29-W4M

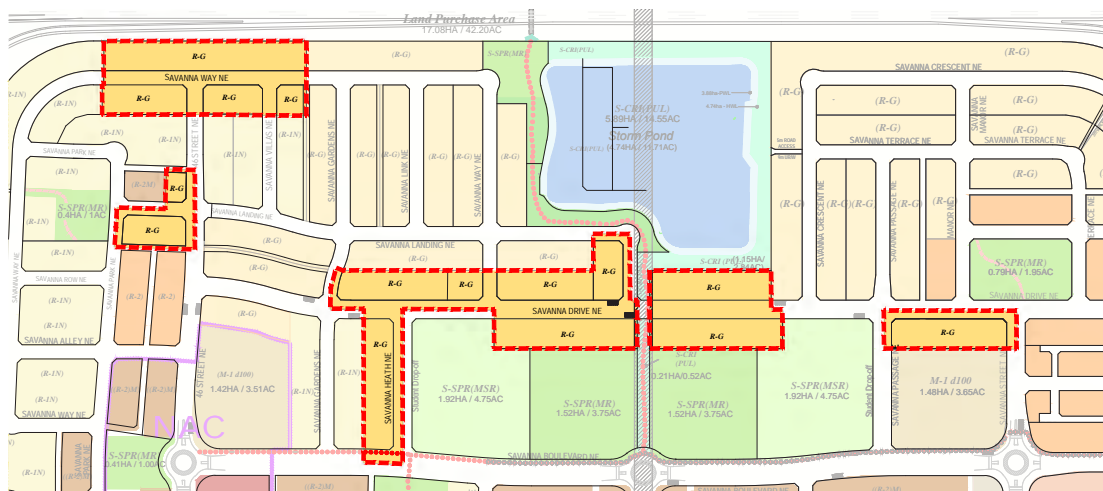
**Table 2: Land Use Redesignation Statistics**

From	To	Hectares	Acres
R-1N	R-G	6.91	17.07
R-2M	R-G	0.31	0.77
<b>TOTAL</b>		<b>7.22</b>	<b>17.84</b>

### Figure 3: Existing Land Use



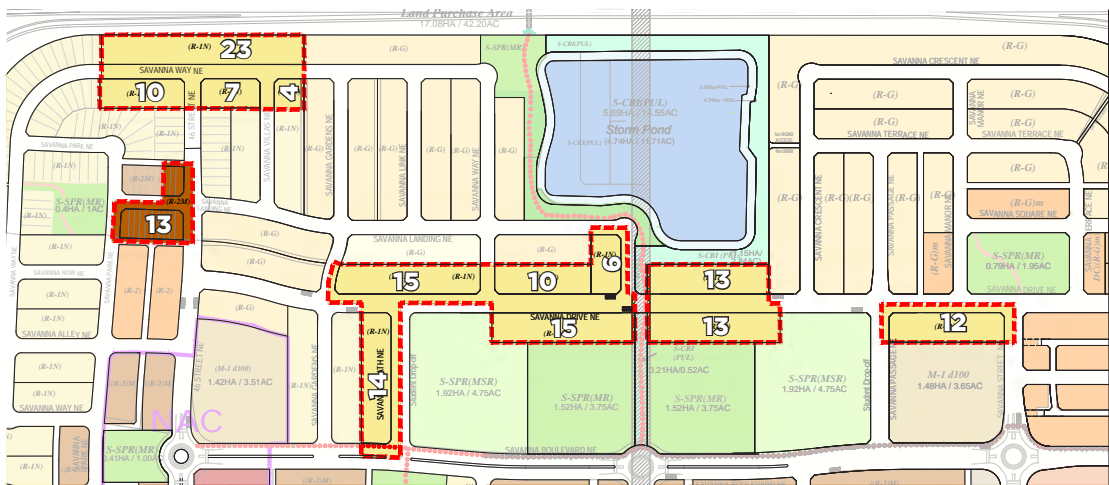
#### Figure 4: Proposed Land Use



Density Analysis

Figure 5 below illustrates the existing approved number of units within the plan area, based on the most recent Outline Plan and Tentative Plans for the area. As with proposed housing mix, these unit counts are not anticipated to change with the proposed land use and therefore density will remain unchanged.

Figure 5: Unit Count



Existing Approved			Proposed		
Land Use	Housing Type	Units	Land Use	Housing Type	Units
R-1N	Single Detached	142	R-G	Single Detached	142
R-2M	Rowhouse	13	R-G	Rowhouse	13
APPROVED TOTAL		155	PROPOSED TOTAL		155

Savanna in Saddle Ridge

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Land Use Redesignation | July 2020

# SAVANNA

IN SADDLE RIDGE

## LAND USE REDESIGNATION

• JULY 2020 •

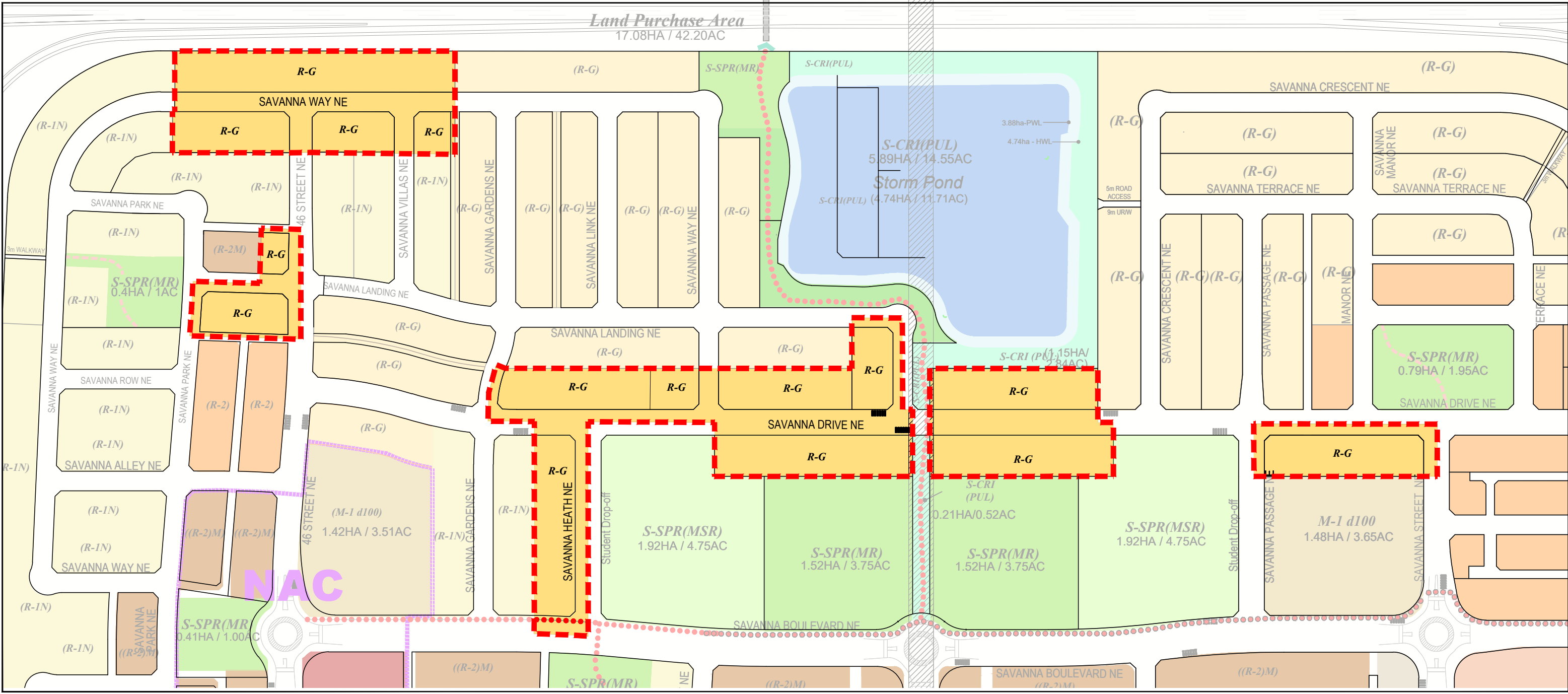
**GENSTAR**  
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**b&a**

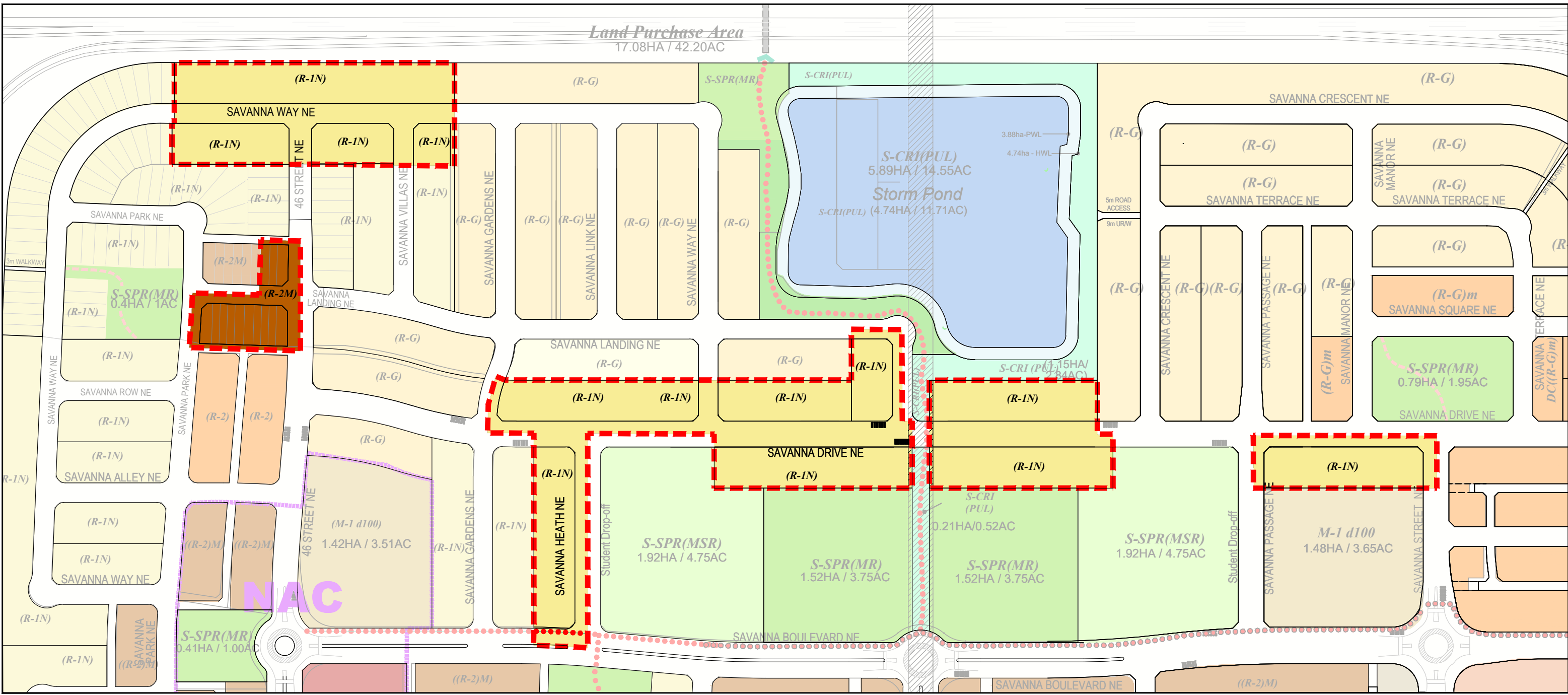




PROPOSED LAND USE PLAN



APPROVED LAND USE PLAN

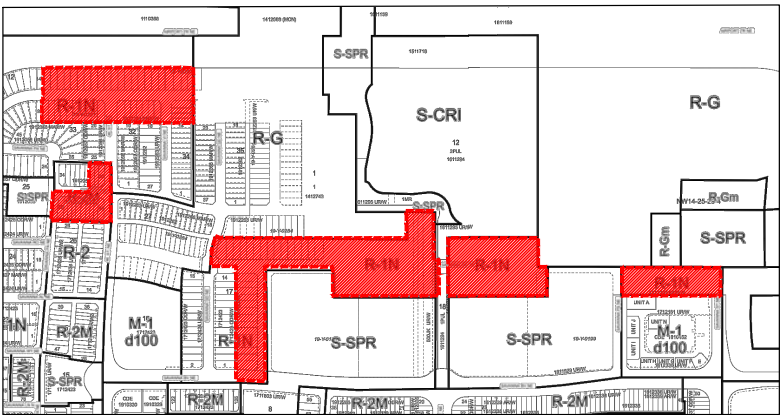


- Legend
- Subject Lands
  - R-G Residential - Low Density Mixed Housing
  - R-1N Residential - Narrow parcel one Dwelling District
  - R-2M Residential - Low Density Multiple Dwelling District



Land use Redesignation Statistics			
From	to	ha	ac
R-1N	R-G	6.91	17.07
R-2M	R-G	0.31	0.77
Total		7.22	17.84

Key Land Use Map:



Subject Site

location map:



Subject Site

city file:

pre-app or LOC # etc

municipal address: 706, 710, 714, 707, 711, 715, 719, 723, 727, 731, 735, 739 & 743 Savanna Landing & 9320 52 Street NE, 9325 52 Street NE

legal description: Portions of: Plan 141 2743, Block 1, lot 1 within NE1/4Sec15 Twp25-Rge29-W4M & NW1/4Sec15 Twp25-Rge29-W4M

revisions:

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## Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279

### EXECUTIVE SUMMARY

The land use amendment application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28. The application proposes a land use redesignation of approximately 31 hectares (77 acres) of land in the community of Haskayne to allow for:

- the development of a residential neighbourhood including a variety of housing forms and a commercial retail centre;
- approximately 7.57 hectares (18.71 acres) of an anticipated mix of single detached, semi-detached and rowhouse dwelling (R-1 and R-G);
- approximately 1.89 hectares (4.67 acres) of low height and medium density in a variety of forms up to 3 storeys (M-1);
- approximately 5.38 hectares (13.29 acres) for a community retail centre including small and medium format retail uses, multi-residential development, and other compatible uses (DC/C-C2);
- approximately 1.47 hectares (3.63 acres) for proposed stormwater infrastructure (S-CRI);
- approximately 2.24 hectares (5.54 acres) of Municipal Reserve (MR) for public open space, neighbourhood parks, and pathways (S-SPR); and
- approximately 12.73 hectares (31.46 acres) of Environmental Reserve (ER) for the protection of ecologically sensitive areas (S-UN).

This application has been applied for with the support of a related outline plan application (CPC2020-1114) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. This application is being considered under the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*.

### ADMINISTRATION RECOMMENDATION(S):

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

1. **ADOPT**, by bylaw, the proposed redesignation of 31.28 hectares  $\pm$  (77.29 acres  $\pm$ ) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

**Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 July 30 Council amended the *Haskayne ASP* to lift portions of the Haskayne Growth Management Overlay (Overlay) affecting the subject site and adjacent lands to the east thereby allowing development of these lands to proceed.

**BACKGROUND**

The land use amendment application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28 and have provided a summary of their proposal in the Applicant's Statement (Attachment 1).

The subject lands were part of an annexation from Rocky View County in 2007. The West Regional Context Study, adopted in 2010, established a strategic framework for development of these lands and provided direction for preparation of Area Structure Plans.

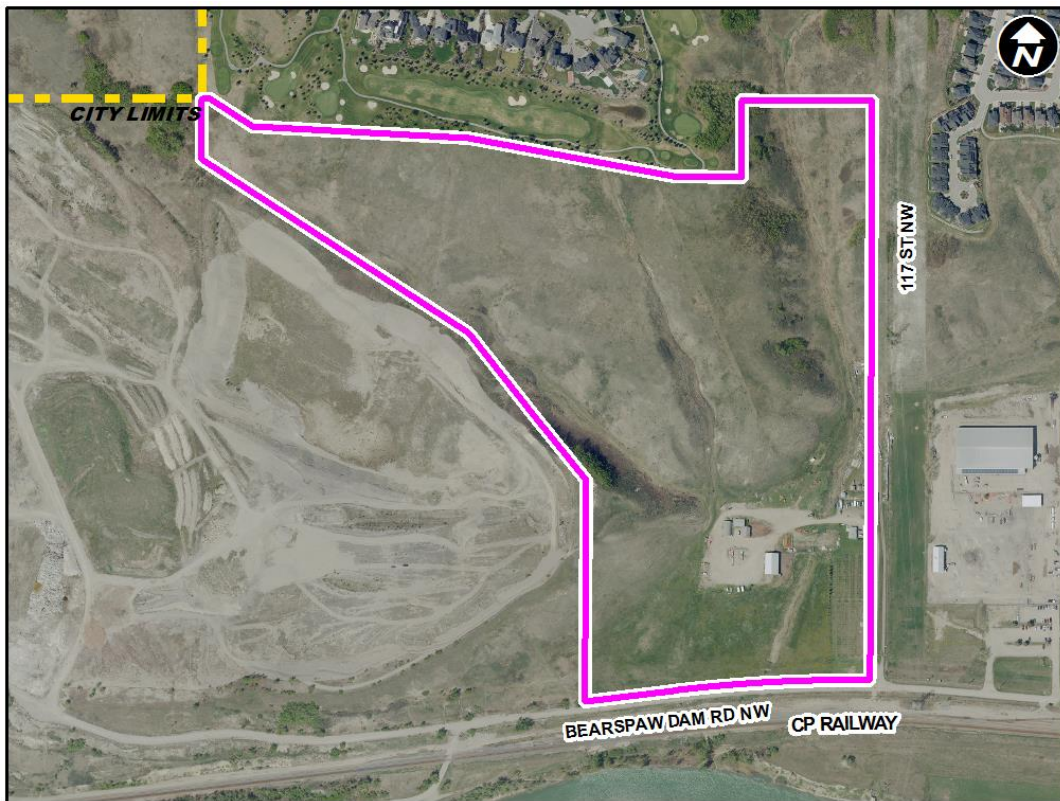
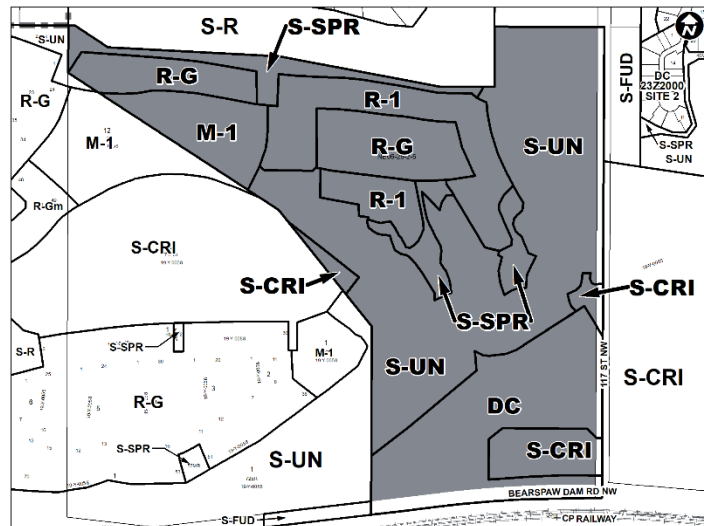
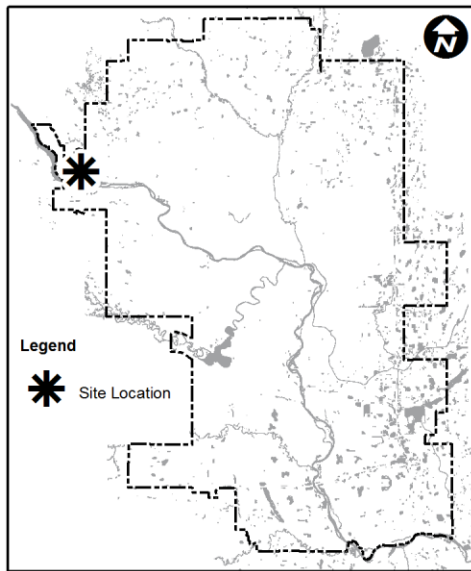
The *Haskayne Area Structure Plan* (ASP), adopted by Council in 2015, is the local area plan providing specific policy direction for development of the subject lands. The ASP is to be applied in conjunction with the policies of the *Municipal Development Plan* (MDP), and specifically, the New Community Planning Guidebook – MDP, Volume 2, Part 1.

On 2018 July 30 at the Combined Meeting of Council, Report C2018-0585 was presented regarding the Growth Management Overlays affecting communities within several area structure plans. Supplementary report PFC2018-0678 was subsequently presented at Priorities and Finance Committee on 2018 June 28. Council held a Public Hearing and gave three readings to Bylaw 57P2018, removing portions of the Haskayne Overlay that affect the subject lands and lands to the east through which access to the proposed development will be taken.

On 2018 December 13 the land use for the adjacent development, Rowan Park was approved by Council. The application, along with the associated outline plan, represented the first approved development within the *Haskayne Area Structure Plan*. Access to Rowan Park is reliant on extensions of Nose Hill Drive NW and Bearspaw Dam Road NW that are proposed to pass through the subject lands.

Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279

Location Maps



## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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### **Site Context**

The subject lands are located in the northwest quadrant of the city and comprise approximately 31 hectares (77 acres) within the *Haskayne Area Structure Plan* (ASP). The lands are bounded to the south by Bearspaw Dam Road and the Canadian Pacific Railway (CPR) line, and to the north by the Lynx Ridge Golf Course. To the east is the community of Tuscany, The City's Operations Workplace Centre and Bearspaw Water Treatment Plant, and to the west is the future community of Rowan Park.

The site consists of an upper and lower plateau. The lower lands contain numerous farm buildings, including a dwelling as well as several temporary structures. The upper lands are used as pasture land for grazing livestock.

The property consists of three main geomorphic landforms, uplands, lowlands and slopes. The northern and northwestern portions comprise the uplands, while the southeastern portion consists of the lowlands. The third landform includes three ravines and two remnant sections of the southeast-facing valley wall. Slopes range from 15 to over 30 degrees with a 50 metre change in elevation across the site.

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

This land use amendment, along with the associated outline plan (Attachment 2) will facilitate development of a residential neighbourhood that will contribute to the growth of the Haskayne community as envisioned by the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*.

### **Land Use**

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting development and utility servicing. This District protects lands for future development by restricting premature subdivision and limits development to a range of temporary uses that can be easily removed when land is redesignated to allow for development.

The proposed land use map (Attachment 2) illustrates this proposal to redesignate lands from S-FUD District to:

- Residential – One Dwelling (R-1) District (4.07 ha);
- Residential – Low Density Mixed Housing (R-G) District (3.50 ha);
- Multi-Residential – Low Profile (M-1) District (1.89 ha);
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District (5.38 ha);
- Special Purpose – City and Regional Infrastructure (S-CRI) District (1.47ha);
- Special Purpose – School, Park and Community Reserve (S-SPR) District (2.24 ha); and
- Special Purpose – Urban Nature (S-UN) District (12.73 ha).

## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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The proposed R-1 District is intended for low-density residential development in suburban greenfield locations in the form of single detached development, and allows for secondary suites. It allows for a maximum building height of 10 metres.

The proposed 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 and a maximum building height of 12 metres.

The proposed M-1 District is intended to provide for multi-residential development in a variety of low height and medium density forms and is intended to be in close proximity or adjacent to low density residential development. The anticipated form of the development for this site would be apartment style development. It has a maximum density of 148 units per hectare and a maximum height of 14 metres.

The proposed DC Direct Control District is based on the C-C2 District and will allow for primarily commercial development. The proposed DC District (Attachment 3) includes additional discretionary uses, provides greater flexibility by allowing for the potential for dwelling units on the ground floor of buildings, and provides guidance for the creation of a publicly accessible open space. The proposed DC District allows for a FAR of 2.5 and a maximum building height of 26 metres.

The proposed S-CRI District is intended to provide works depots, utility facilities, and infrastructure such as storm ponds.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreation facilities of various sizes and use intensities. The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR).

The proposed S-UN District is intended to be applied to lands that have been set aside for the purpose of preserving existing characteristics of a natural plant or animal community. It limits development to improvements that facilitate passive recreational use. The proposed S-UN is intended to protect environmentally sensitive areas as Environmental Reserve (ER).

### **Subdivision Design**

The proposed subdivision design (Attachment 2) comprises approximately 31.28 hectares (77.29 acres). The subdivision follows a modified grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets.

The application proposes approximately 12.73 hectares (31.46 acres) of ER. These ER lands will protect existing drainage corridors and ravines and will be designated S-UN.

The proposed subdivision design includes approximately 2.24 hectares (5.54 acres) of Municipal Reserve (MR) lands. This would provide 12.08 percent dedication, just over the required 10 percent Municipal Reserve dedication as per the *Municipal Government Act*. Given

## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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this, the additional lands are dedicated as voluntary. The MR lands will be utilized as pathway and open space areas, as well as a buffer to adjacent Environmental Reserve (ER) lands.

### **Density**

The proposed land uses provide for development designed to achieve both the *Municipal Development Plan* and the *Haskayne Area Structure Plan* minimum density and intensity targets (population and jobs). At full build-out, the subject area will be home to approximately 1,502 residents.

The application will result in a residential unit range between 705 and 805 units. This equates to a minimum residential density of 34.17 units per hectare (13.83 units per acre) with a maximum residential density of 39.02 units per hectare (15.79 units per acre). This density range achieves the intent of the minimum residential density of 20 units per hectare (8 units per acre) suggested by the *Municipal Development Plan*. There are no density targets for this area within the *Haskayne Area Structure Plan*.

The *Municipal Development Plan* and the *Haskayne Area Structure Plan* require development intensity achieve 60 to 70 people and jobs per hectare. The proposed application will result in an anticipated intensity of 62 to 69 people and jobs per hectare in the community of Haskayne.

### **Environmental Site Considerations**

#### ***Geotechnical and Slope Stability***

A slope stability report was submitted with the application. Based on the report, the proposed development is feasible from a slope stability standpoint and restrictive covenants and geotechnical setbacks identified at the subdivision phase will not be required to maintain an acceptable factor of safety.

#### ***Biophysical Impact Assessment (BIA) and Environmental Reserves***

A Biophysical Impact Assessment (BIA) was submitted and approved for the associated outline plan. Within the outline plan area, approximately 12.73 hectares (31.46 acres) have been identified as Environmental Reserve (ER). Escarpments and natural drainage corridors have been maintained and have been supplemented by Municipal Reserve (MR) that assists in preserving natural areas. The MR lands will remain largely natural and will assist in conservation of natural features on site.

#### ***Bow Basin Water Management project***

The Bow Basin Water Management project currently being undertaken by the provincial government, and is intended to reduce the impact of flooding due to severe weather. One of the three water storage options being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the development. In the fall of 2020, the Alberta Government will



## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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launch a feasibility study of the three water storage options in order to determine the most feasible.

### **Transportation**

#### ***Streets and Access***

The proposed road network within the associated outline plan is planned as a modified grid pattern. Primary access to the subject lands is currently provided from Nose Hill Drive NW via Bearspaw Dam Road NW.

In the future primary access to the subject lands will come from an extension of Nose Hill Drive NW, which will also provide access to the neighbouring community of Rowan Park, an extension of 117 Street NW, and an extension of Bearspaw Dam Road NW. The required extension of Nose Hill Drive NW passes through land owned by The City of Calgary, and the alignment of Bearspaw Dam Road NW adjacent to the subject site is along a titled parcel of land owned by Transalta Corp. Implementing these road connection therefore relies on cooperation with third parties.

Administration worked with the applicant to develop a transportation network that supports multimodal 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 pedestrian and cyclist connectivity within and around the plan area.

Future transit access to the Haskayne area will be provided along Nose Hill Drive and bus stops are anticipated at the foot of Morton Ridge Gate at the intersection of Nose Hill Drive.

#### ***Transit***

Future transit access to the Haskayne area will be provided along Nose Hill Drive and bus stops are anticipated at the foot of Morton Ridge Gate at the intersection of Nose Hill Drive.

### **Utilities and Servicing**

Sanitary servicing for the application area will be provided via connections to the sanitary trunk installed within along Nose Hill Drive NW, 117 Street NW, and Bearspaw Dam Road NW. The sanitary sewer trunk has been sized to accommodate anticipated sanitary flows for the entire *Haskayne ASP* area.

## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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Water servicing for the north cell of the plan area will be provided via connections to the watermain at Nose Hill Drive NW and Morton Ridge Gate NW, and at Morton Ridge Way NW and Rowich Passage NW to create a looped network. Water servicing for the south cell of the plan area will be provided via connections to watermain located within 117 Street NW and Bearspaw Dam Road NW.

Stormwater servicing for the north cell of the plan area will be provided via a connection to a stormwater pond facility (272WPA) proposed as part of the adjacent Rowan Park development. From there, partially treated stormwater will discharge to a stormwater trunk located in Nose Hill Drive NW. Stormwater servicing for the south cell will discharge to a proposed stormwater pond facility west of 117 Street NW and north of Bearspaw Dam Road NW. From there, partially treated stormwater from the stormwater pond will be pumped to a gravity main in 117 Street NW to join with the stormwater trunk located in Nose Hill Drive NW. Drainage from Bearspaw Dam Road is reduced to predevelopment rates and discharged to an existing stormwater culvert located south of Bearspaw Dam Road NW.

Further servicing details will be determined via detailed design at the tentative plan, construction drawing, and development permit stages.

### **Climate Resilience**

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

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

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

A Community Association has not yet been established for the subject area. However, the adjacent Tuscany Community Association provided comment on the initial circulation and were generally supportive of the project. No letters from adjacent landowners or the general public were received.

One public open house was conducted on 2019 May 23 by the applicant in relation to this application. The event was held at the Lynx Ridge Golf Club. Approximately 150 residents of Calgary and Rocky View County attended the event. The event provided information about the proposed development and gathered feedback from attendees. Positive feedback was received about the proposed trail system, while concerns were raised related to traffic affecting county and city roads.

## **Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279**

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In alignment with the *Intermunicipal Development Plan* this application was circulated to Rocky View County and they have no objections with the proposal.

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

### **Strategic Alignment**

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

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

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

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

#### ***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.

#### ***Rocky View County / City of Calgary Intermunicipal Development Plan (Statutory – 2012)***

These lands are subject to the [Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP. No comments or objections were received within circulation period. The proposed land use and outline plan comply with the general policies regarding interface planning in the IDP.

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

The [Municipal Development Plan](#), Map 1: Urban Structure identifies the subject lands as Residential – Developing - Future Greenfield. The MDP provides guidance for development of these lands through the policies of the *Haskayne Area Structure Plan* and the policies of the *New Community Planning Guidebook* (MDP - Volume 2, Part 1), to be applied in conjunction with Local Area Plans). The proposed outline plan is largely aligned with the policies and principles of the Guidebook and the ASP.

## Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279

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The proposed outline plan meets the following MDP objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing daily needs and transit options within walking distance; and
- Providing parks located throughout the community in walkable proximity to all residences.

### ***Haskayne Area Structure Plan (Statutory – 2016)***

The core ideas of the [Haskayne Area ASP](#) are to:

- Complement Haskayne Legacy Park and Glenbow Ranch Provincial Park.
- Preserve key natural features and vistas through a system of ecological networks.
- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally.
- Have an interconnected, efficient, adaptive grid street network.

The ASP vision describes neighbourhood character as being built on the unique natural features of the plan area including the escarpment top and forming a green infrastructure network, providing character and amenity value.

Drawing on this vision, the ASP provides policies and guidelines regarding the open space network, encouraging conservation and enhancement. The main natural feature – the Bow River escarpment – will be conserved through environmental reserve dedication. Portions of this escarpment will be further enhanced and protected through Municipal Reserve dedication.

The proposed application is generally consistent with the applicable policies and development guidelines in the plan.

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

The proposed land uses enable development of a neighbourhood that provides for a mix of housing types, catering to a range of income levels and demographic groups. This aligns with policies of the South Saskatchewan Regional Plan regarding the efficient use of land in the region.

### **Financial Capacity**

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

No impact to the current operating budget has been identified. As development proceeds, the provision of City services such as roads, parks, emergency services and waste and recycling will have an operating budget impact when they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary service plans and budgets.

## Land Use Amendment in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018-0279

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

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The proposed development will require City capital investment in utilities and was included in the 2019-2022 budget cycle. This City infrastructure was added to the Off-Site Levy Bylaw through report PFC2018-0973 and approved by Council on 2018 November 12. The utilities will be funded 100 per cent through off-site levies paid by developers. While the infrastructure is funded by developer levies, the initial monetary outlay for this infrastructure is paid for by The City and debt financed through the 2019-2022 One Calgary budget cycle

### **Risk Assessment**

A risk to the associated outline plan related to access is described in the Regional Transportation Network section of this report. For development to occur, Nose Hill Drive will need to be extended through lands under third-party control to provide both transportation and utility connections.

The risk associated with third-party control of lands is considered low. It is expected the developer will be able to secure the necessary road dedications to provide for the required extensions of Nose Hill Drive NW and Bearspaw Dam Road.

An additional risk concerns the Bow Basin Water Management project currently being undertaken by the provincial government. One option being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the development. In the fall of 2020, the Alberta government will launch a feasibility study of the water storage options in order to determine the most feasible. To date, no design adjustments to the land use or accompanying outline plan area have been made to account for the Haskayne Park option as it is still in the feasibility stage of planning and may not be the preferred option identified in the end.

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

This proposal aligns with the goals and objectives of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*. The proposal will allow for a mix of commercial and residential uses, along with a diversity of housing forms that meet the needs of a variety of households and demographics. This proposal will also protect existing natural drainage courses and the escarpment.

### **ATTACHMENT(S)**

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



## **Applicant's Submission**

2018 December 28

IBI Group has been retained by Morton Lands Corporation (Marquis Community Inc.) to complete a Land Use and Outline Plan for a property located at 6125 117 ST NW. The site is bounded by the Canada Pacific Rail line and Bow River to the South, the City of Calgary's road depot facility to the east, the Rowan Park development to the west and the community of Lynx Ridge and Tuscany to the north and northeast. The site is located within the Haskayne Area Structure Plan (ASP) and includes approximately 31.97 ha (79.00 ac) of land divided into an upper and lower plateau.

The Morton lands are currently zoned Special Purpose Future Urban Development (S-FUD) District and are proposed to be redesignated to Residential – One Dwelling (R-1) District, Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Direct Control with a base Commercial – Community 2 (DC(C-C2)) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, City & Regional Infrastructure (S-CRI) and Special Purpose – Urban Nature (S-UN).

The proposed Land Use Amendment and Outline Plan is meant to facilitate a comprehensive community as a gateway to the Haskayne Area Structure Plan (ASP) lands, consisting of single and multi-family development on the upper plateau and mixed use commercial and multi-family on the lower plateau. In addition an extensive open space network will connect Tuscany and Link Ridge Golf Course through the future Rowan Park development to the west, providing a link to Haskayne Legacy Park and Glenbow Ranch Provincial Park and contributes to the completion the open space connection between Calgary and Cochrane.

A Direct control is being proposed on the lower plateau to accommodate a mix of commercial and residential uses that will be integrated across the site to allow for both vertical and horizontal mixed use. The base district is Commercial Community 2 (C-C2) with the only modification being to allow for standalone multi-residential buildings. The purpose of the DC is to facilitate a comprehensive site design instead of partitioning the site into smaller land use cells, which can be cumbersome for innovative development forms.

The site was previously designated as containing a Growth Management Overlay (GMO). Brookfield Developments led the GMO removal process with the support of Marquis and the GMO removal was granted at the July 30, 2018 Council meeting.









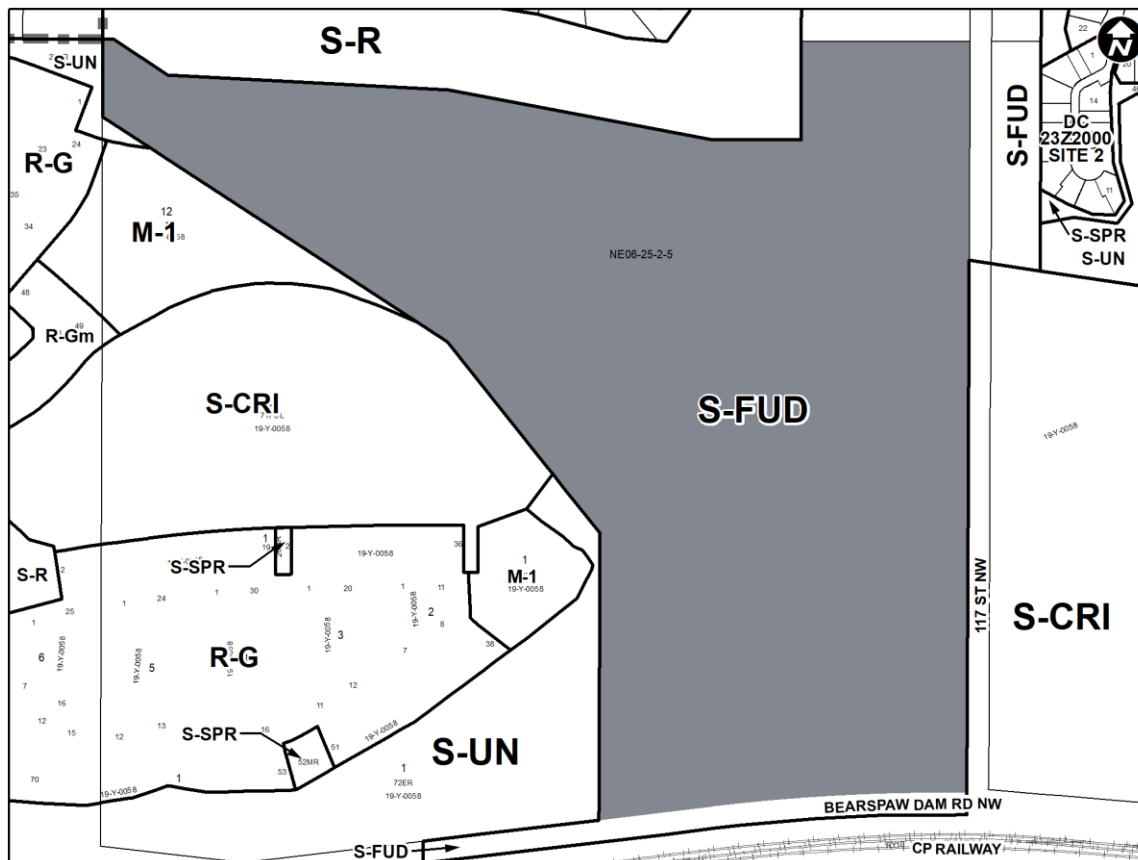




### Proposed DC Direct Control District

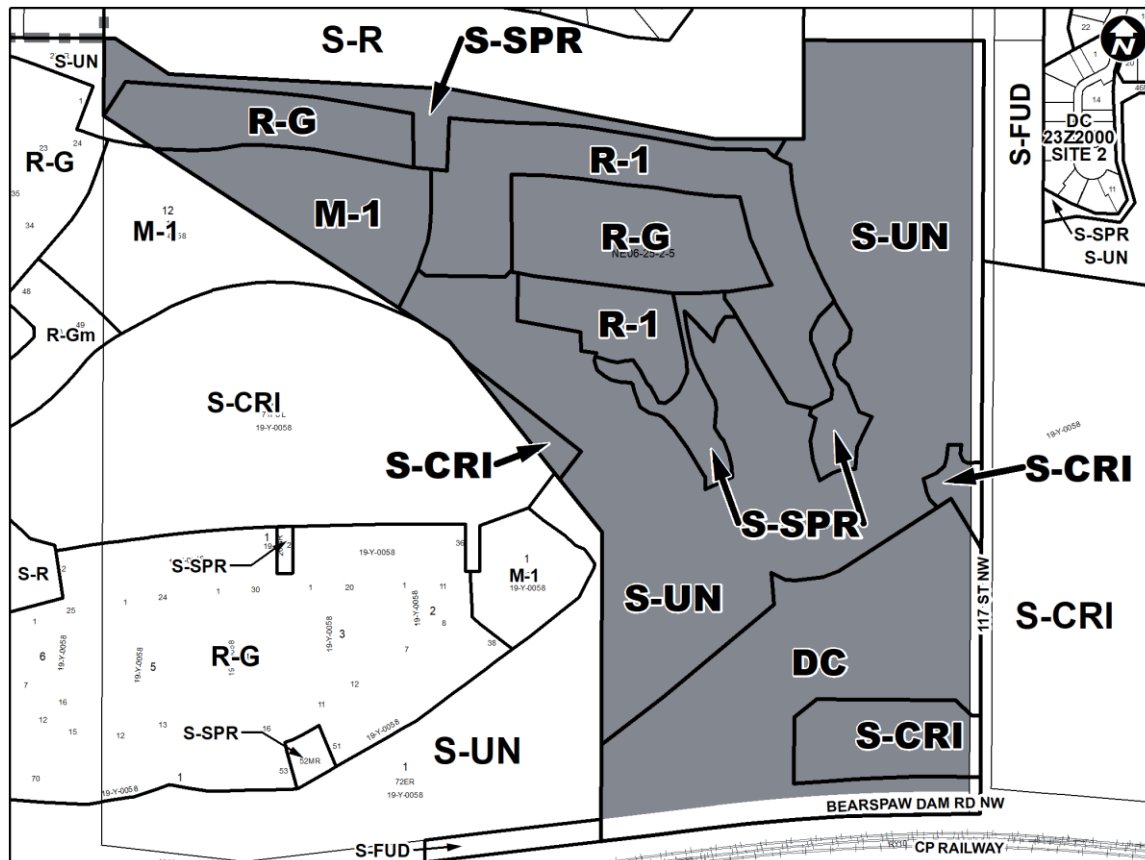
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

#### SCHEDULE A



## Proposed DC Direct Control District

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for the additional uses of assisted living and residential care;
- (b) allow for dwelling and live work units to be located on the ground floor of buildings; and
- (c) incorporate provisions for publicly accessible private open space.

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

## Proposed DC Direct Control District

### Permitted Uses

- 4 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Assisted Living**; and
  - (b) **Residential Care**.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 The maximum **floor area ratio** for **parcels** in this Direct Control District is 2.5.

### Building Height

- 8 The maximum **building height** for **parcels** in this Direct Control District is 26 metres.

### Location of Uses within Buildings

- 9 (1) Unless otherwise referenced in subsection (2), **Assisted Living, Dwelling Units, Live Work Units, and Residential Care** may be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units** must not share an internal hallway with **Assisted Living, Dwelling Units, or Residential Care**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in Sections 4 and 5 of this Direct Control District Bylaw, other than **Assisted Living, Dwelling Units, Live Work Units, and Residential Care**.

### Additional Rules for Park

- 10 (1) One contiguous **Park** must be located in this Direct Control District.
- (2) A **Park** must:
- (a) be contiguous to the west and north **property lines** of the **parcel** designated as S-CRI located at the southeast corner of the site;
  - (b) include connections to 117 Street NW and Bearspaw Dam Road NW;
  - (c) have a minimum area of 0.202 hectares (0.5 acres); and
  - (d) be accessible to the public at all times through the registration of a public access easement.

### Relaxations

- 11 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.





## Outline Plan in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018 0279 (OP)

### EXECUTIVE SUMMARY

This application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28. The application proposes a framework for the future subdivision and development of approximately 31.28 hectares (77.29 acres) of land in the northwest community of Haskayne. The application provides for:

- the development of a residential neighbourhood including a variety of housing forms and a commercial retail centre;
- a network pathways connecting the neighbourhood to amenities, open space features and future development within the Area Structure Plan area;
- a minimum 145 low density dwelling units with a mix of single detached, semi-detached and rowhouse dwellings (R-1 and R-G);
- a minimum of 226 dwelling units in a multi-residential development consisting of low height and medium density in a variety of forms up to 3 storeys (M-1);
- approximately 4.82 (11.91 acres) hectares for a community retail centre including small and medium format retail uses, multi-residential development, and other compatible uses (DC/C-C2);
- approximately 1.25 hectares (3.09 acres) for proposed stormwater infrastructure (S-CRI);
- approximately 2.13 hectares (5.26 acres) of Municipal Reserve (MR) for public open space, neighbourhood parks, and pathways (S-SPR);
- approximately 10.65 hectares (26.32 acres) of Environmental Reserve (ER) for the protection of ravines and drainage corridors (S-UN); and
- the location, size and configuration of future public roads and utilities.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan* and supports the efficient utilization of land and infrastructure by providing a framework for the future subdivision of new residential districts and open space network recommended in the associated land use application (CPC2020-1115).

### ADMINISTRATION RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) to subdivide 31.28 hectares  $\pm$  (77.29 acres  $\pm$ ) with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 July 30 Council amended the *Haskayne ASP* to lift portions of the Haskayne Growth Management Overlay (Overlay) affecting the subject site and adjacent lands to the east, thereby allowing development of these lands to proceed.

**Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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**BACKGROUND**

The land use amendment application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28 and have provided a summary of their proposal in the Applicant's Statement (Attachment 2).

The subject lands were part of an annexation from Rocky View County in 2007. The West Regional Context Study, adopted in 2010, established a strategic framework for development of these lands and provided direction for preparation of Area Structure Plans.

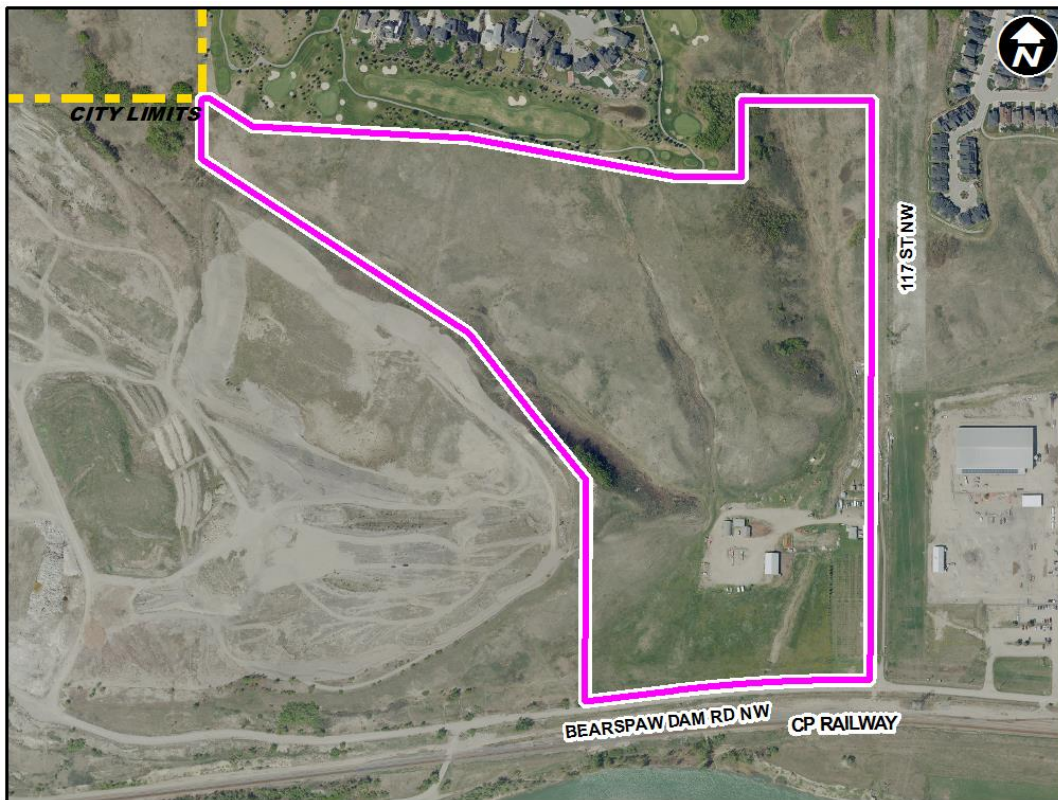
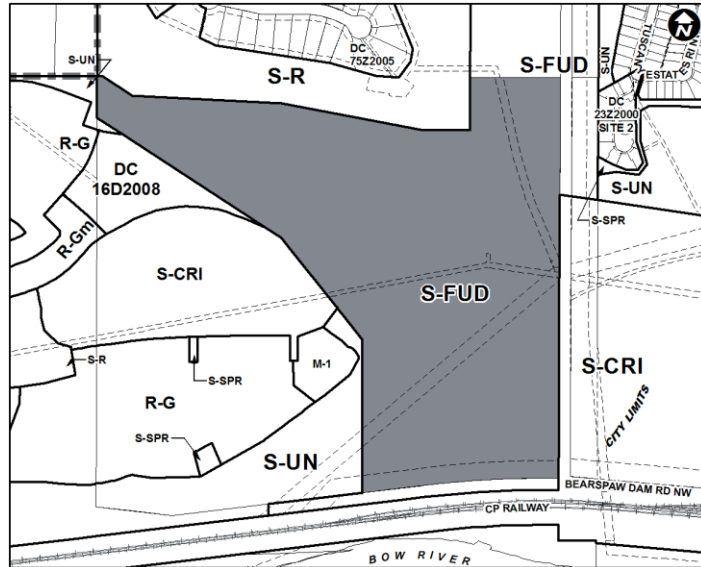
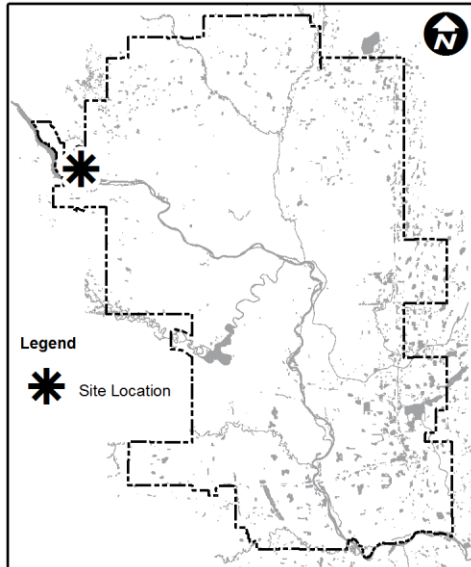
The *Haskayne Area Structure Plan* (ASP), adopted by Council in 2015, is the local area plan providing specific policy direction for development of the subject lands. The ASP is to be applied in conjunction with the policies of the *Municipal Development Plan* (MDP), and specifically, the New Community Planning Guidebook – MDP, Volume 2, Part 1.

On 2018 July 30 at the Combined Meeting of Council, Report C2018-0585 was presented regarding growth management overlays affecting communities within several area structure plans. Supplementary report PFC2018-0678 was subsequently presented at Priorities and Finance Committee on 2018 June 28. Council held a Public Hearing and gave three readings to Bylaw 57P2018, removing portions of the Overlay that affect the subject lands and lands to the east through which access to the proposed development will be taken.

On 2018 December 13 the land use for the adjacent development, Rowan Park was approved by Council. The application, along with the associated outline plan, represented the first approved development within the *Haskayne Area Structure Plan*. Access to Rowan Park is reliant on extensions of Nose Hill Drive NW and Bearspaw Dam Road NW that are proposed to pass through the subject lands.

**Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

**Location Maps**



## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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### **Site Context**

The subject lands are located in the northwest quadrant of the city and comprise approximately 31 hectares (77 acres) within the *Haskayne Area Structure Plan* (ASP). The lands are bounded to the south by Bears paw Dam Road and the Canadian Pacific Railway (CPR) line, and to the north by the Lynx Ridge Golf Course. To the east is the community of Tuscany, The City's Operations Workplace Centre and Bears paw Water Treatment Plant, and to the west is the future community of Rowan Park.

The site consists of an upper and lower plateau. The lower lands contain numerous farm buildings, including a dwelling as well as several temporary structures. The upper lands are used as pasture land for grazing livestock.

The property consists of three main geomorphic landforms, uplands, lowlands and slopes. The northern and northwestern portions comprise the uplands, while the southeastern portion consists of the lowlands. The third landform includes three ravines and two remnant sections of the southeast-facing valley wall. Slopes range from 15 to over 30 degrees with a 50 metre change in elevation across the site.

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

This outline plan (Attachment 3), along with the associated land use amendment, will facilitate development of a residential neighbourhood with a mix of housing types, local commercial, community oriented, recreational and public service uses that together will create the neighbourhood of Marquis in the community of Haskayne.

The outline plan and the associated conditions describe how community and infrastructure build-out will be implemented at the subdivision stage.

### **Land Use**

Concurrent with the outline plan is a land use amendment application. The proposed land use map (Attachment 4) illustrates the proposal to redesignate lands from DC Direct Control District to:

- Residential – One Dwelling (R-1) District;
- Residential – Low Density Mixed Housing (R-G) District;
- Multi-Residential – Low Profile (M-1) District;
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District.
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

Overall, these districts provide for a variety of forms of residential development, a supporting parks and open space network, community commercial uses and opportunities for local employment and supporting public infrastructure. The land uses are complimentary to the outline plan and provide more certainty on densities, unit types and forms.

## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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### **Subdivision Design**

The proposed subdivision design (Attachment 3), comprises approximately 31.28 hectares (77.29 acres). The subdivision follows a modified grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets.

The subject lands comprise a portion of Neighbourhood 1, as shown on Map 3: Community Structure of the *Haskayne ASP*. The subdivision design generally aligns with Map 4: Land Use Concept.

A mix of housing types are proposed in the plan area, including single detached, semi-detached, duplex, rowhouse, and apartments. The proposed subdivision anticipates 685 residential units, with approximately 1,502 residents. A breakdown of the statistics for the outline plan can be found in the Subdivision Data Sheet (Appendix 5).

Approximately 5.81 hectares (4.36 acres) of the plan area is set aside for low density residential dwellings. These lands are located at the north of the plan area, adjacent to the Bow River Escarpment. Additionally 1.53 hectares (3.78 acres) are dedicated to multi-residential uses in this area of the plan.

The Gateway Commercial Area is located in the south east of the plan area, adjacent to 117 Street NW and Beaspaw Dam Road NW. This portion of the plan is focused around the proposed stormwater pond, and will include a privately owned publically accessible amenity space.

The plan provides approximately 2.13 hectares (5.26 acres), equating to 10.3 percent, of the Municipal Reserve (MR) to be used as public open space. The 0.3 percent is a voluntary, non-credit reserve.

The plan contains a network of connected open spaces featuring local, regional and multi-use pathways and trails. The regional and multiuse pathway network provides walking and cycling connections within the plan area and to adjacent lands. Not only will the regional pathway provide views of the river, the foothills and the Rocky Mountains beyond, it comprises a key local segment of the Trans Canada Trail connecting Calgary and Cochrane, through the Haskayne Legacy Park and Glenbow Ranch Provincial Park to the west.

Municipal Reserve lands are used to provide a linear buffer to sensitive portions of the Bow River escarpment. The MR provided adjacent to Environmental Reserve (ER) at the top of steep escarpment slopes enhances the *Key Wildlife & Biodiversity Zone* described in Appendix A of the ASP and described in the application's Biophysical Impact Assessment. Using MR to buffer ER in this location is further described in the *Environmental* section of this report.

### **Density**

The proposed land uses provide for development designed to achieve both the *Municipal Development Plan* and the *Haskayne Area Structure Plan* minimum density and intensity targets (population and jobs). At full build-out, the subject area will be home to approximately 1,502 residents.

## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

The application will result in a residential unit range between 705 and 805 units. This equates to a minimum residential density of 34.17 units per hectare (13.83 units per acre) with a maximum residential density of 39.02 units per hectare (15.79 units per acre). This density range achieves the intent of the minimum residential density of 20 units per hectare (8 units per acre) suggested by the *Municipal Development Plan*. There are no density targets for this area within the *Haskayne Area Structure Plan*.

The *Municipal Development Plan* and the *Haskayne Area Structure Plan* require development intensity achieve 60 to 70 people and jobs per hectare. The proposed application will result in an anticipated intensity of 62 to 69 people and jobs per hectare across the ASP. This application represents the last portion of Haskayne to be developed and will meet the target intensity of both the MDP and ASP.

The Subdivision Data Sheet with additional detail can be found in Attachment 5.

### **Transportation**

#### ***Regional Transportation Network***

##### **Nose Hill Drive NW**

Nose Hill Drive NW is the primary regional road and initial roadway providing access to the community. Nose Hill Drive NW is proposed as a four-lane arterial roadway that connects to Stoney Trail approximately 2.25 kilometres east of the plan area. The classification of the roadway transitions from an arterial to a parkway as it approaches from the east.

The required extension of Nose Hill Drive NW passes through land owned by The City of Calgary. Implementing this road connection therefore relies on cooperation with this third parties. The risk associated with this third-party's control of access is considered low as this road alignment was contemplated through the ASP and the City has established processes to work with interested parties seeking access over their lands.

##### **Bearspaw Dam Road NW**

Bearspaw Dam Road NW is a two-lane collector road which runs north and parallel to the CP rail alignment, north of the Bow River. An extension of Bearspaw Dam Road NW will be required to provide a critical secondary public access to the community and contain necessary utility alignments at an early stage of development.

The alignment of Bearspaw Dam Road NW adjacent to the subject site is along a titled parcel of land owned by Transalta Corp. The Transalta parcel is approximately 180 metres long and 20 metres wide. It provides access from the end of the public portion of Bearspaw Dam Road NW to the hydroelectric facility owned by Transalta. Implementing this road connection therefore also relies on cooperation with this third party. The risk associated with this third-party's control of access is considered low as this road alignment was contemplated through the ASP.

### **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

This roadway is identified in the *Haskayne ASP*. Because the outline plan and the proposed development contemplate a roadway connection and installation of utilities through these lands, the existing title will need to be registered as a road ROW.

The outline plan conditions of approval have include a requirement for the developer to facilitate the dedication of the required road rights of way. These conditions of approval, to be implemented at future subdivision stages, give Administration the confidence that the road and utility network proposed will ultimately be implemented.

#### **117 Street NW**

Along the eastern edge of the plan area, 117 Street NW will be extended north from Bearspaw Dam Road NW and will connect to Nose Hill Drive NW. It will be built to a custom collector standard, and will provide access to the Gateway Commercial Area, as well as secondary access to the residential portion of the plan area.

#### ***Local Transportation Network***

The local transportation system includes a network of residential streets, cul-de-sacs, walkways, and trails. The shape of the plan area is influenced by the Bow River escarpment, and various other environmental features. These elements presented challenges to establishing a conventional grid network within the community. Consequently, the proposal demonstrates an adaptive grid street network that responds to the shape of the parcels and defining escarpment landform to create an overall well connected network of streets, pathways and open spaces.

The plan creates a network with connectivity and access opportunities throughout the community and is compliant with emergency access requirements. The plan achieves the required objectives for the local transportation network with a relatively low requirement of road infrastructure, given the site constraints.

#### **Transit Service**

In the long term, the ASP requires an extension of the parkway and collector road network to provide service to ASP Neighbourhood 4 (to the west of the plan area), with the potential to loop the service or possibly connect to the existing Tuscan LRT Station.

Future transit access to the Haskayne area will be provided along Nose Hill Drive and bus stops are anticipated at the foot of Morton Ridge Gate at the intersection of Nose Hill Drive.

#### **Active Transportation Network**

The Outline Plan includes the provision of pathways, including the Regional Pathway network which includes connections running parallel to both Nose Hill Drive NW and Bearspaw Dam Road, continuing west into the adjacent neighbourhood of Rowan Park, and ultimately into Haskayne Legacy Park (Attachment 3).



## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

The plan also includes a series of local pathways located within various reserve lands which provide access to amenity spaces and trailheads along the ridge.

The active transportation network will be connected to the existing City pathway network in conjunction with the initial phase of development. The existing pathway network currently runs within the north boulevard of Nose Hill Drive NW and heads north into Tuscany through Tuscany Hill NW.

### **Utilities and Servicing**

#### ***Sanitary***

Sanitary servicing for the application area will be provided via connections to the sanitary trunk installed within along Nose Hill Drive NW, 117 Street NW, and Bearspaw Dam Road NW. The sanitary sewer trunk has been sized to accommodate anticipated sanitary flows for the entire *Haskayne ASP* area.

#### ***Water***

Water servicing for the north cell of the plan area will be provided via connections to the watermains at Nose Hill Drive NW and Morton Ridge Gate NW, and at Morton Ridge Way NW and Rowich Passage NW to create a looped network. Water servicing for the south cell of the plan area will be provided via connections to watermains located within 117 Street NW and Bearspaw Dam Road NW.

#### ***Stormwater***

Stormwater servicing for the north cell of the plan area will be provided via a connection to a stormwater pond facility (272WPA) proposed as part of the adjacent Rowan Park development. From there, partially treated stormwater will discharge to a stormwater trunk located in Nose Hill Drive NW. Stormwater servicing for the south cell will discharge to a proposed stormwater pond facility west of 117 Street NW and north of Bearspaw Dam Road NW. From there, partially treated stormwater from the stormwater pond will be pumped to a gravity main in 117 Street NW to join with the stormwater trunk located in Nose Hill Drive NW. Drainage from Bearspaw Dam Road is reduced to predevelopment rates and discharged to an existing stormwater culvert located south of Bearspaw Dam Road NW.

Further servicing details will be determined via detailed design at the tentative plan, construction drawing, and development permit stages.

### **Environmental**

#### ***Geotechnical and Slope Stability***

A slope stability report was submitted with the application. Based on the report, the proposed development is feasible from a slope stability standpoint and restrictive covenants and geotechnical setbacks will not be required to maintain an acceptable factor of safety. An additional slope stability analysis will be required at the tentative plan/construction drawing

### **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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stage to confirm the long term stability of Bearspaw Dam Road and to provide geotechnical recommendations for stabilization measures to be incorporated into the road design by the developer, where required.

#### ***Biophysical Impact Assessment (BIA) and Environmental Reserves***

A Biophysical Impact Assessment (BIA) was submitted and approved for the Outline Plan. Within the plan area, 10.65 hectares (29.32 acres) have been identified as Environmental Reserve. Escarpments and natural drainage corridors have been maintained and have been supplemented by Municipal Reserve that assists in preserving natural areas. The Municipal Reserve lands will remain largely natural and will assist in conservation of natural features on site.

As is typical with greenfield projects, development of the site will result in localized habitat loss for some wildlife species. No vegetation or wildlife observed during field assessments are considered species at risk. Where roads will cross natural areas, efforts are being made in the design of the plan to minimize environmental disturbance of the area.

#### ***Bow Basin Water Management project***

The Bow Basin Water Management project is currently being undertaken by the provincial government, and is intended to reduce the impact of flooding due to severe weather. One of the three water storage options being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the alignment of Bearspaw Dam Road NW. In the Fall of 2020, the Alberta Government will launch a feasibility study of the three different water storage options in order to determine the most feasible.

#### **Climate Resilience**

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

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

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

A Community Association has not yet been established for the subject area, and the adjacent Tuscany Community Association did not provide comments. No letters from adjacent landowners or the general public were received.

## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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One public Open House was conducted on 2019 May 23 by the applicant in relation to this application. The event was held at the Lynx Ridge Golf Club. Approximately 150 residents of Calgary and Rocky View County attended the event. The event provided information about the proposed development and gathered feedback from attendees. Positive feedback was received about the proposed trail system, while concerns were raised related to traffic affecting county and city roads.

In alignment with the Intermunicipal Development Plan this application was circulated to Rocky View County and they have no objections with the proposal.

### **Strategic Alignment**

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

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

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

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

#### ***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.

#### ***Rocky View County / City of Calgary Intermunicipal Development Plan (Statutory – 2012)***

These lands are subject to the [Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP. No comments or objections were received within circulation period. The proposed land use and outline plan comply with the general policies regarding interface planning in the IDP.

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

The [Municipal Development Plan](#), Map 1 Urban Structure identifies the subject lands as Residential – Developing - Future Greenfield. The MDP provides guidance for development of these lands through the policies of the *Haskayne Area Structure Plan* and the policies of the *New Community Planning Guidebook* (MDP - Volume 2, Part 1), to be applied in conjunction with Local Area Plans). The proposed outline plan is largely aligned with the policies and principles of the Guidebook and the ASP.

## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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The proposed outline plan meets the following MDP objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing daily needs and transit options within walking distance;
- Providing parks located throughout the community in walkable proximity to all residences; and
- Creating an inter-connected, multi-modal street network.

### ***Haskayne Area Structure Plan (Statutory – 2016)***

The [Haskayne Area Structure Plan](#) (ASP) provides more detailed direction for development through specific policies and guidelines.

The core ideas of the ASP are to:

- Complement Haskayne Legacy Park and Glenbow Ranch Provincial Park.
- Preserve key natural features and vistas through a system of ecological networks.
- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally.
- Have an interconnected, efficient, adaptive grid street network.

The ASP vision describes neighbourhood character as being built on the unique natural features of the plan area including the escarpment top and forming a green infrastructure network, providing character and amenity value.

Drawing on this vision, the ASP provides policies and guidelines regarding the open space network, encouraging conservation and enhancement. The main natural feature – the Bow River escarpment – will be conserved through environmental reserve dedication. Portions of this escarpment will be further enhanced and protected through Municipal Reserve dedication.

The proposed application is generally consistent with the applicable policies and development guidelines in the plan.

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

The proposed land uses enable development of a neighbourhood that provides for a mix of housing types, catering to a range of income levels and demographic groups. This aligns with policies of the South Saskatchewan Regional Plan regarding the efficient use of land in the region.

### **Financial Capacity**

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

No impact to the current operating budget has been identified. As development proceeds, the provision of City services such as roads, parks and waste and recycling will have an operating budget impact when they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary service plans and budgets.

## **Outline Plan in Haskayne (Ward 1) at 6125 - 117 Street NW, LOC2018 0279 (OP)**

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

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The proposed development will require City capital investment in utilities and was included in the 2019-2022 budget cycle. This City infrastructure was added to the Off-Site Levy Bylaw through report PFC2018-0973 and approved by Council on 2018 November 12. The utilities will be funded 100 per cent through off-site levies paid by developers. While the infrastructure is funded by developer levies, the initial monetary outlay for this infrastructure is paid for by The City and debt financed as part of the 2019-2022 One Calgary budget cycle.

### **Risk Assessment**

A risk to the proposed outline plan related to access is described in the Regional Transportation Network section of this report. For development to occur, Nose Hill Drive will need to be extended through lands under third-party control to provide both transportation and utility connections.

The risk associated with third-party control of lands is considered low. It is expected the developer will be able to secure the necessary road dedications to provide for the required extensions of Nose Hill Drive NW and Bearspaw Dam Road.

An additional risk concerns the Bow Basin Water Management project currently being undertaken by the provincial government. One option being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the development. In the fall of 2020, the Alberta government will launch a feasibility study of the water storage options in order to determine the most feasible. To date, no design adjustments to the outline plan area have been made to account for the Haskayne Park option as it is still in the feasibility stage of planning and may not be the preferred option identified in the end.

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

This proposal aligns with the goals and objectives of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*. The proposal will allow for a mix of commercial and residential uses, along with a diversity of housing forms that meet the needs of a variety of households and demographics. This proposal will also protect existing natural drainage courses and the escarpment.

The conditions of approval (Attachment 1) implement the technical aspects of the plan area's future development.

### **ATTACHMENT(S)**

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

## **Conditions of Approval**

The following conditions of approval shall apply:

### **Planning and Subdivision Services:**

1. Street names shall be approved by Council prior to approval of the first subdivision application.
2. The existing buildings shall be removed prior to endorsement of the final instrument.
3. Relocation of any utilities shall be at the expense of the developer and to the appropriate standards.
4. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
5. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided;
6. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument
7. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan.

### **Development Engineering:**

### Conditions of Approval

8. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Report, prepared by Geo-Slope Stability Services (File No. 20-128), dated June 30, 2020.
  - Shallow Subsoil and Groundwater Site Investigation, prepared by Almor Testing Services Ltd. (File No 011-01-16), dated October 2016.
9. **Prior to Approval of the Applicable Construction Drawings**, submit a slope stability report for review and approval that demonstrates that a minimum factor of safety of 1.5 is maintained along the south side of Bearspaw Dam Road where proposed grades are in excess of 15%.
10. **Prior to Approval of a Development Permit (Stripping and Grading) or Tentative Plan, whichever comes first**, for the areas identified as APEC 1 and APEC 2; the Applicant shall satisfactorily address the issues identified in the following report: "2019 Remedial Excavations Update for the Morton Lands site, located at 6125 117 St NW, Calgary, Alberta" by Ecoventure, dated December 12, 2019. All reports submitted shall be signed by a qualified professional and completed to the satisfaction of The City of Calgary (Environmental & Safety Management).
11. The portion of the plan area, east of Morton Ridge Gate, consisting of R-1 and R-G parcels, is anticipated to have between 100 and 115 total units. Typically this would trigger the need for a secondary access as per Calgary Fire Department guidelines. Due to unique topographical challenges associated with the site, a looped access route, a divided road cross-section through the road segment with the highest risk, and relatively low anticipated traffic volumes however, the Calgary Fire Department will consider the portion of the plan, as currently shown and with the currently anticipated densities, a special development case and will not require a secondary access route. **Changes to the plan and/or to the proposed densities may trigger the need for a secondary/emergency access at the tentative plan/construction drawing stage.**



### Conditions of Approval

12. **Prior to approval of the applicable tentative plan**, a utility right-of-way will be required over the existing culvert that passes below the CPR tracks south of the plan area to ensure that flows are maintained and required infrastructure is protected.
13. The proposed 117<sup>th</sup> Street cross-section proposes utilities in City of Calgary property within an existing AltaLink right-of-way. **Prior to approval of the applicable tentative plan**, the following will be required to the satisfaction of Real Estate and Development Services:
  - An executed custom utility right-of-way agreement;
  - Compensation for City of Calgary land utilized by the utility right-of-way;
  - A crossing agreement with AltaLink.

For further information, please contact Kenneth Tran in Real Estate and Development Services ([Kenneth.Tran@calgary.ca](mailto:Kenneth.Tran@calgary.ca)).
14. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
15. Prior to tentative plan approval, submit a water network plan showing watermain sizes and hydrant locations to Water Resources for review and approval.
16. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-3509 or email [kyle.ross@calgary.ca](mailto:kyle.ross@calgary.ca).
17. **Prior to release of a Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP for part cost of the future underground utilities and surface improvements in Nose Hill Dr NW adjacent to the site, which is to be installed by Brookfield Residential (Alberta) LP through their Haskayne subdivision plan.
18. **Prior to release of a Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP for part cost of the future underground utilities and surface improvements in Bearspaw Dam Rd NW adjacent to the site, which is to be installed by Brookfield Residential (Alberta) LP through their Haskayne subdivision plan.
19. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-3509 or email [kyle.ross@calgary.ca](mailto:kyle.ross@calgary.ca).

### Conditions of Approval

20. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements in 117 Street NW, along the boundaries of the plan area.
  - c) Construct the underground utilities and surface improvements in Nose Hill Dr NW, along the boundaries of the plan area, if not constructed by Brookfield Residential (Alberta) LP.
  - d) Construct the underground utilities and surface improvements in Bearspaw Dam Rd NW, along the south boundary of the plan area, if not constructed by Brookfield Residential (Alberta) LP.
  - e) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - g) Construct the MR within the plan area.
  - h) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

### Transportation:

21. Prior to endorsement of the initial tentative plan (unless provided through earlier road closure process), the Developer shall register or facilitate the registration of a road plan to the satisfaction of the Director, Transportation Planning, for Nose Hill Drive from the west boundary of the Outline Plan to the east boundary of the Outline Plan, inclusive.
22. In conjunction with the initial tentative plan, the Developer shall construct two lanes along Nose Hill Drive, plus an extension of the existing pathway in the north boulevard, from Tuscany Hill to the east boundary of the Outline Plan,

### Conditions of Approval

inclusive. Alternately, a cost sharing agreement will be entered into between Brookfield and Morton Development Corp. to construct the ultimate cross section of Nose Hill Drive between the east boundary of the outline plan and Tuscany Hill NW.

Nose Hill Drive and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, and boundary cost recoveries.

23. In conjunction with the applicable tentative plan through which cumulative Development in the area (inclusive of Neighbourhoods 1, 2, 3, 4, as identified in Haskayne ASP) exceeds 600 units, the Developer shall construct the remaining two lanes along Nose Hill Drive, from Tuscany Hill to the east boundary of the Outline Plan, inclusive.

Nose Hill Drive and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, and boundary cost recoveries.

Note: the 600-unit threshold for roadway improvements corresponds with the established standard for provision of emergency access for the community.

24. In conjunction with the initial tentative plan, the Developer shall register or facilitate the registration of a road plan to the satisfaction of the Director, Transportation Planning, for Bearspaw Dam Road from west boundary of the Outline Plan to the east boundary of the Outline Plan, inclusive.

25. In conjunction with the applicable tentative plan through which cumulative Development in the area inclusive of Neighbourhoods 1, 2, 3, 4, as identified in Haskayne ASP) exceeds 600 units, the Developer shall upgrade Bearspaw Dam Road to its ultimate cross section as a modified collector street from 87 Street NW to the east boundary of the Outline Plan, inclusive.

The offsite upgrades required include re-paving of the roadway to accommodate the required loading, and implementation of lighting and pedestrian facilities to the satisfaction of Transportation Planning.

Bearspaw Dam Road and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to applicable oversize, and boundary cost recoveries.

Note: the 600-unit threshold for roadway improvements corresponds with the established standard for provision of emergency access for the community.

26. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements:** The developer shall provide signed copies of

### Conditions of Approval

backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).

27. In conjunction with the applicable tentative plan or development permit: the design of Bearspaw Dam Road along the southern boundary of the plan area (inclusive of the full intersection with 117 Street including the tapers, median, and turn geometry required on the east leg of the intersection) must be designed and approved to the satisfaction of Transportation Planning.

Adjustments to the road dedication relative to what's reflected on the Outline Plan, and/or relocation of additional existing overhead power poles (beyond the two (2) identified during the preliminary planning of the Outline Plan), if required, are to be confirmed **prior to approval** of the applicable tentative plan or development permit. The following design considerations must be achieved to the satisfaction of Transportation Planning:

- Sufficient buffer between the regional pathway and any street trees, power poles, street light poles, or other obstructions must be provided to ensure safe mobility for wheeled users and active users of the regional pathway;
- Sufficient line assignments for all street trees, street light infrastructure, and utilities must be provided;
- Backsloping must not extend into the private lands located south of the existing Bearspaw Dam Road ROW unless written approval from the adjacent landowner is obtained;
- Any backsloping exceeding 3:1 will require adequate reinforcement to the satisfaction of Transportation Planning
- Any backsloping exceeding 3:1 will require adequate guardrail or alternate roadside safety measures to the satisfaction of Transportation Planning
- Any guardrail, safety infrastructure, reinforcement, or other infrastructure will need to be accessible via the road ROW and not require access from the private lands south of the existing Bearspaw Dam Road ROW

If modifications to the ROW dedication requirement or if relocation(s) of more than two (2) power poles are necessitated in order to achieve the above design considerations, the resulting modifications and/or relocation(s) will be reflected as a condition of the applicable tentative.

28. In conjunction with the applicable tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where commercial areas are concentrated;
  - Where the grades and site lines are compatible to install bus zones; and
  - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.

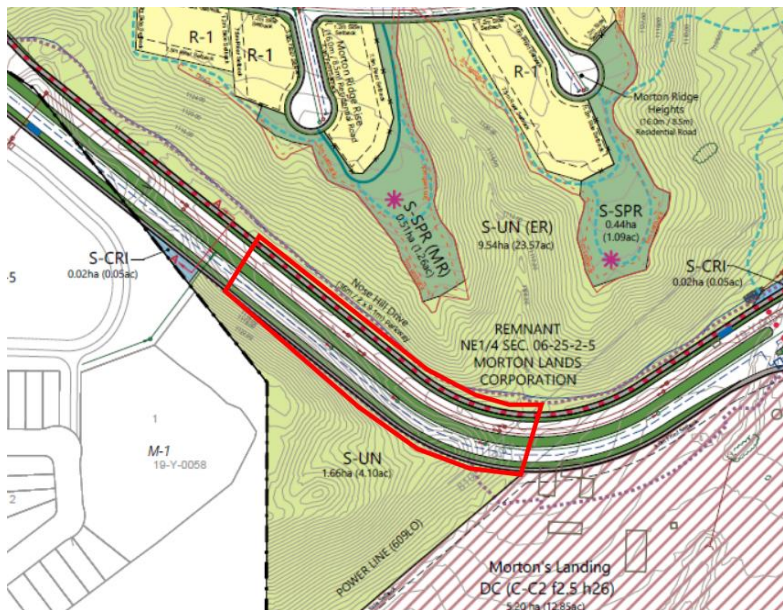
### Conditions of Approval

29. Due to the anticipated road grades, no direct vehicular access shall be permitted to or from Morton Ridge Gate NW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
30. No direct vehicular access shall be permitted to or from Nose Hill Drive NW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage
31. In conjunction with the applicable tentative plan construction drawings with cross sections, grading profiles and intersection turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Back-sloping (cut/fill) disturbances to the S-UN(ER) lands will be minimized. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
32. In conjunction with the applicable tentative plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
33. In conjunction with the applicable Tentative plan or Development Permit, access to multi-residential and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
34. For the 2.5m local pedestrian pathway connection through the R-1 parcel connecting between the bend in Morton Ridge Way and Morton Ridge Gate NW, a 3.0m Public Access Easement Agreement and right of way plan shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage.
35. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
36. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
37. In conjunction with the applicable Tentative plan or Development Permit, all community entrance features must be located outside the public right-of-way.

## Conditions of Approval

### Parks:

38. The developer shall include wildlife mitigation measures in order to reduce the risk of vehicle/wildlife strikes along Nose Hill Dr NW in the location identified on the below image. Mitigation measures shall include: adequate roadside lighting and minimized roadside and median vegetation that would create blindspots/reduce sightlines for drivers. Additionally, the area is to be included in wildlife management plans.



39. **Prior to decision of the affected tentative plan application**, the developer shall submit finalized concept plans for all Municipal Reserve lands within the Outline Plan area to Parks review and approval. Concept Plans shall follow the submission requirements outlined in Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version), Chapter 2: General Guidelines, Section 2.1 Concept plan Requirements.
40. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all Municipal Reserve and Environmental Reserve lands within the Outline Plan area to Parks for review and approval. Irrigation drawings, if required, are to be submitted as part of the same Landscape Construction Drawing package. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' *Development Standard Specifications: Landscape Construction* (current version).
41. **Prior to endorsement of the affected tentative plan OR prior to release of the stripping and grading permit** (whichever occurs first), the developer shall submit a detailed Restoration Plan including a maintenance schedule for each

## Conditions of Approval

Environmental Reserve proposed to be impacted as a result of this development. The Plan should indicate how it will be rehabilitated and restored and will adhere to the requirements outlined in the City of Calgary Habitat Restoration Project Framework. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate (FAC). See the City's [Habitat Restoration Project Framework](#) for guidance.

42. **Prior to approval of the affected tentative plan OR stripping and grading permit** (whichever occurs first), an onsite meeting shall be arranged with Parks to confirm the surveyed boundaries of all Environmental Reserve lands within the subject. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. Please contact Parks Natural Area Specialist, Dave Hayman at 403-268-1588 or [Dave.Hayman@Calgary.ca](mailto:Dave.Hayman@Calgary.ca) to schedule this site meeting.
43. **Prior to endorsement of the affected tentative plan or prior to release of the stripping and grading permit** (whichever occurs first), protection fencing must be installed along surveyed boundaries of Environmental Reserve (ER) lands within the Outline Plan area. An onsite meeting shall be arranged to confirm that the protection fencing has been installed to the satisfaction of Parks. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. The protection fencing shall be maintained along the confirmed surveyed boundaries of the ER lands until construction activity of the subject site has been completed. Contact the Parks Development Inspector at 403-268-1358 to schedule this site meeting.
44. **Prior to approval of the affected tentative plan OR stripping and grading permit** (whichever occurs first), the grading of the development site(s) adjacent to reserve lands shall be confirmed by Parks.
45. The developer shall submit Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm ponds to both Water Resources and Parks for review.
46. The developer is responsible for constructing all Municipal Reserve and Environmental Reserve parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version).
47. Any damage to Municipal Reserve lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
48. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of



## Conditions of Approval

Parks.

49. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
50. If unauthorized disturbance occurs to Environmental Reserve lands, a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
51. All mitigation measures and recommendations from the approved Biophysical Inventory Assessment (BIA) shall be adhered to throughout the development process.
52. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
53. Any damage to existing Regional Pathways as a result of this development shall be repaired at the developer's expense, to the satisfaction of Parks.
54. Construct all Regional Pathway and trail routes within and along the boundaries of the plan area according to Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version), including applicable setback requirements, to the satisfaction of Parks.
55. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks.
56. The applicant shall provide compensation to the City of Calgary for any Public Trees that are removed or damaged as a result of development activity.
57. Plant all public trees in compliance with the approved Public Landscaping Plan.
58. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering.
59. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version).

### Conditions of Approval

60. Only native planting species shall be used within this outline plan area, unless otherwise authorized by Parks in writing.
61. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
62. A 1.2m chain link fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development, unless otherwise authorized by Parks in writing.
63. Drainage from the development site into adjacent reserve (MR/ER) lands is not permitted, unless otherwise authorized by Parks in writing. Where drainage from development sites toward reserve lands cannot be avoided, mitigation measures shall be implemented to reduce potential impacts to reserve lands. Mitigation measures are to include: grass swales at back of lot; increased topsoil depth at back of lot (300-600mm); directing of roof leaders away from reserve lands; and incorporate native planting at back of lot. Cross sections for applicable parcels may be required at subdivision.
64. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
65. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
66. Retaining walls within reserve (MR/ER) lands are not permitted, unless otherwise authorized by Parks in writing.
67. Site grading of the development site shall match the grades of adjacent Environmental Reserve lands with all grading and slope stability confined to private property, unless otherwise authorized by Parks in writing.
68. Backsloping from the development site into adjacent Environmental Reserve lands is not permitted unless otherwise approved by Parks.
69. The developer shall, in accordance with The City's *Guidelines for Erosion and Sediment Control* to the satisfaction of Parks, install appropriate protection measures around the Environmental Reserves lands to prevent excessive overland drainage and siltation during all phases of construction.
70. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
71. All landscape construction and landscape rehabilitation shall be in accordance with the City of Calgary Parks' *Development Guidelines and Standard*

### **Conditions of Approval**

*Specifications: Landscape Construction* (current version). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.

## **Applicant's Submission**

2018 December 28

IBI Group has been retained by Morton Lands Corporation (Marquis Community Inc.) to complete a Land Use and Outline Plan for a property located at 6125 117 ST NW. The site is bounded by the Canada Pacific Rail line and Bow River to the South, the City of Calgary's road depot facility to the east, the Rowan Park development to the west and the community of Lynx Ridge and Tuscany to the north and northeast. The site is located within the Haskayne Area Structure Plan (ASP) and includes approximately 31.97 ha (79.00 ac) of land divided into an upper and lower plateau.

The Morton lands are currently zoned Special Purpose Future Urban Development (S-FUD) District and are proposed to be redesignated to Residential – One Dwelling (R-1) District, Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Direct Control with a base Commercial – Community 2 (DC(C-C2)) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, City & Regional Infrastructure (S-CRI) and Special Purpose – Urban Nature (S-UN).

The proposed Land Use Amendment and Outline Plan is meant to facilitate a comprehensive community as a gateway to the Haskayne Area Structure Plan (ASP) lands, consisting of single and multi-family development on the upper plateau and mixed use commercial and multi-family on the lower plateau. In addition an extensive open space network will connect Tuscany and Link Ridge Golf Course through the future Rowan Park development to the west, providing a link to Haskayne Legacy Park and Glenbow Ranch Provincial Park and contributes to the completion the open space connection between Calgary and Cochrane.

A Direct control is being proposed on the lower plateau to accommodate a mix of commercial and residential uses that will be integrated across the site to allow for both vertical and horizontal mixed use. The base district is Commercial Community 2 (C-C2) with the only modification being to allow for standalone multi-residential buildings. The purpose of the DC is to facilitate a comprehensive site design instead of partitioning the site into smaller land use cells, which can be cumbersome for innovative development forms.

The site was previously designated as containing a Growth Management Overlay (GMO). Brookfield Developments led the GMO removal process with the support of Marquis and the GMO removal was granted at the July 30, 2018 Council meeting.









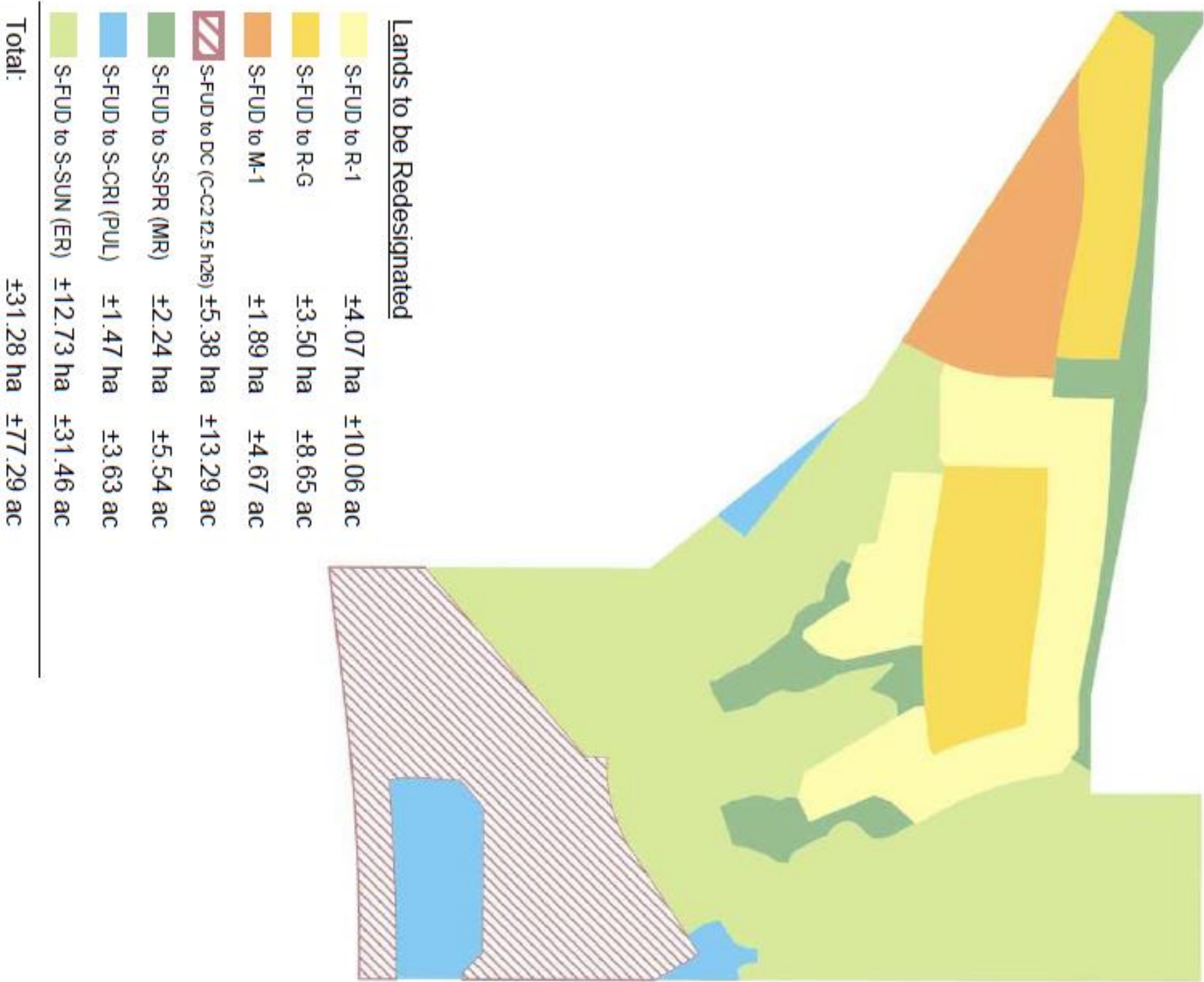
Proposed Outline Plan

Outline Plan Statistics:					
Subject Site - Gross Area (Morton - Marquis)			±31.28 ha	±77.29 ac	
Less S-SUN (ER)			±10.65 ha	±26.32 ac	
Gross Developable Area			±20.63 ha	±50.98 ac	100%
Residential					
	R-1 Residential - One Dwelling		±3.08 ha	±7.61 ac	14.9%
	R-G Residential - Low Density Mixed Housing		±2.73 ha	±6.75 ac	13.2%
	M-1 Multi-Residential - Low Profile		±1.53 ha	±3.78 ac	7.4%
Total Residential			±7.34 ha	±18.14 ac	35.6%
Mixed Use / Commercial					
	DC(C-C2 f2.5 h26) Commercial - Community 2		±4.82 ha	±11.91 ac	23.3%
Park / Open Space					
	S-SPR (MR) School, Park & Community Reserve		±2.13 ha	±5.26 ac	10.3%
	S-CRI (PUL) City & Regional Infrastructure		±1.25 ha	±3.09 ac	6.1%
Total Special Purpose			±3.38 ha	±8.35 ac	16.4%
Roads					
Backsloping			±0.50 ha	±1.24 ac	
Walkway			±0.02 ha	±0.05 ac	
Residential Street (16.0m ROW / 8.5m)			±1.28 ha	±3.16 ac	
Collector Street (21.0m ROW / 10.8m)			±0.97 ha	±2.40 ac	
Custom Collector Street (Varies)			±0.15 ha	±0.37 ac	
Parkway (36.0m ROW / 2x9.1m)			±2.17 ha	±5.36 ha	
Total Roads			±5.09 ha	±12.58 ac	24.7%
Density & Intensity:					
LU	Area / Frontage	Avg. Lot Width / Units per Ha	Lots/Units	Occupancy	People
R-1	754.64m	12.19m	61	3.30	201
R-G	669.66m	7.92m	84	2.95	248
M-1	±1.53 ha ±3.78 ac	148 upha	226	1.88	425
DC (C-C2 f2.5 h26)	±4.82 ha ±11.91 ac	160 upha	334*	1.88	628
TOTAL			705		1502
*55% of developable site area (3.78ha) are residential units					
Density (705 units / 20.63 ha Gross Developable Area) = 34.17 upha (13.83 upa)					
Intensity (1502 ppl / 31.28 ha Gross Area) = 48.01 ppha (19.42 ppa)					
LU	Commercial / Retail Space (m <sup>2</sup> )	Intensity Assumption	Employees		
DC (C-C2 f2.5 h26)	8423 m <sup>2</sup>	46.7sqm / employee	181		
Combined Intensity (181 jobs + 1502 ppl / 31.28 ha) = 54 jobs & ppl / ha					



Proposed Outline Plan

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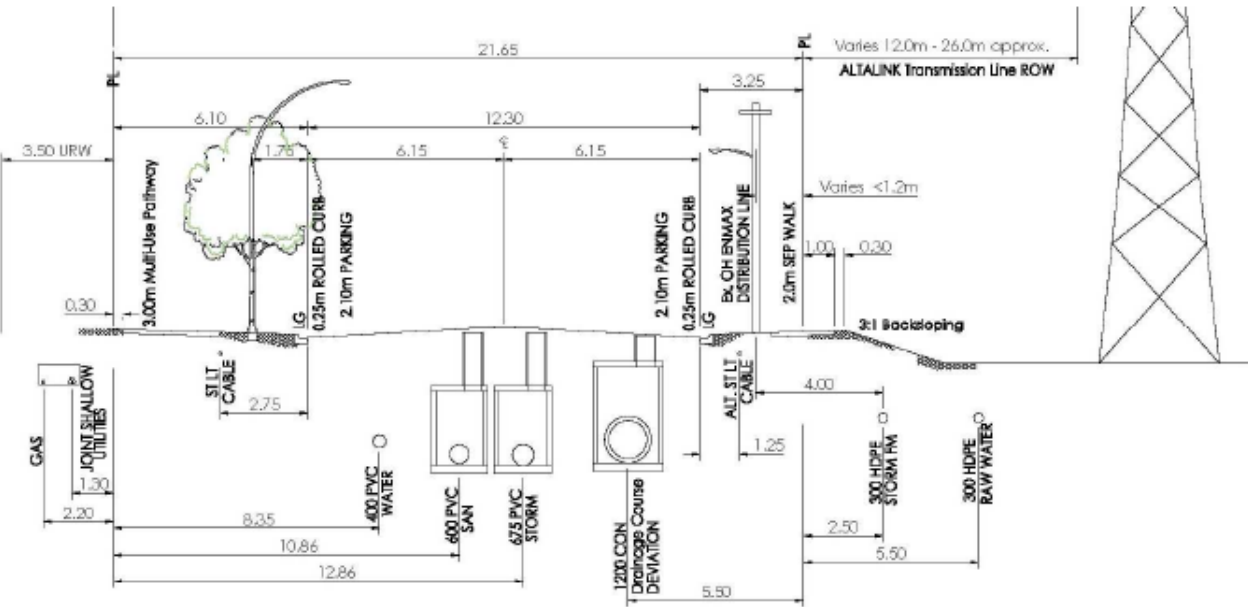
Morton

6125 117th Street NW  
October, 2020  
Marquis Communities Development Inc.

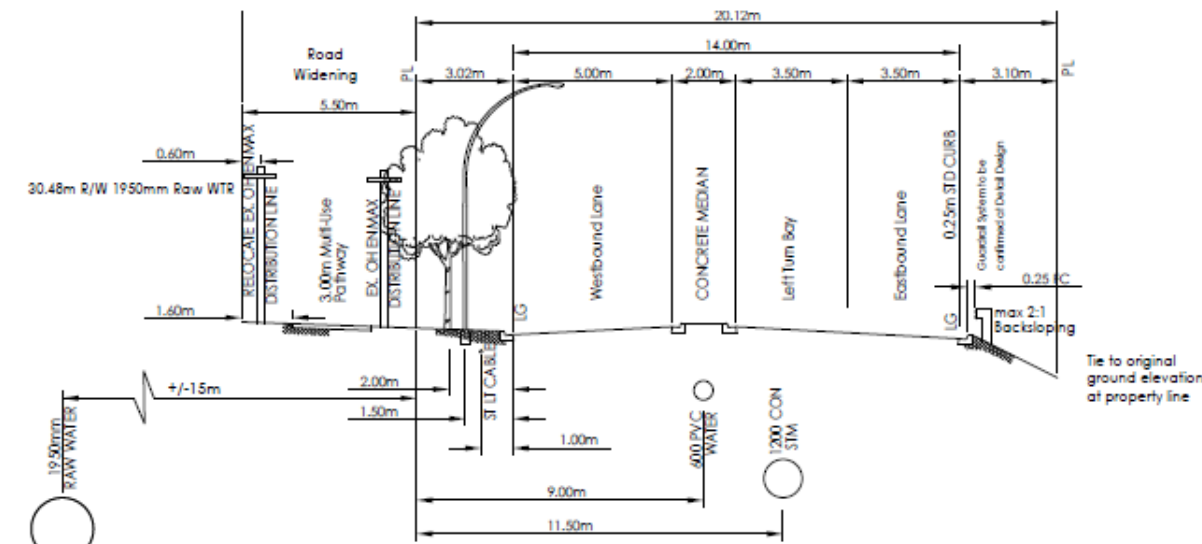
Proposed  
Outline Plan



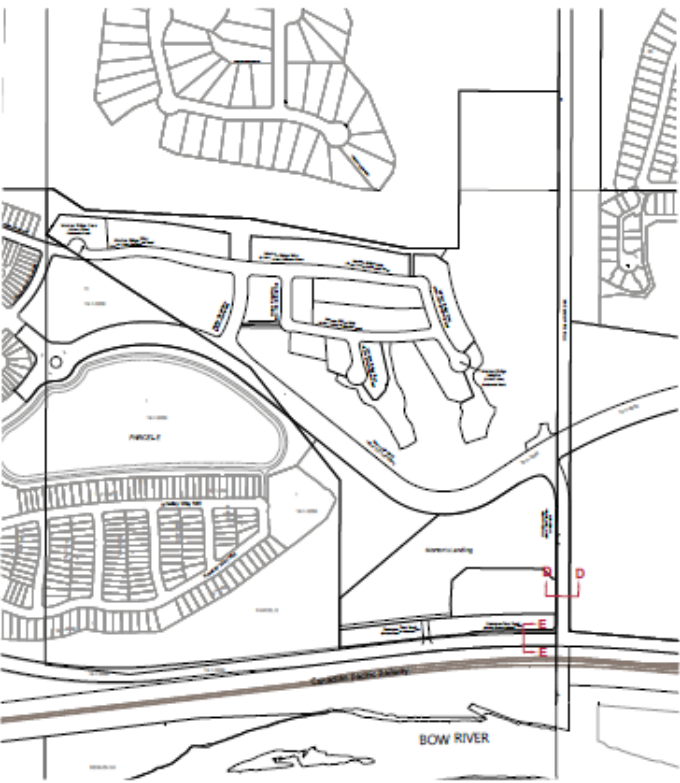
Proposed Outline Plan



D-D 117th STREET NW - CUSTOM COLLECTOR (21.81m ROW/ 12.30m PAVEMENT)  
SCALE 1:200



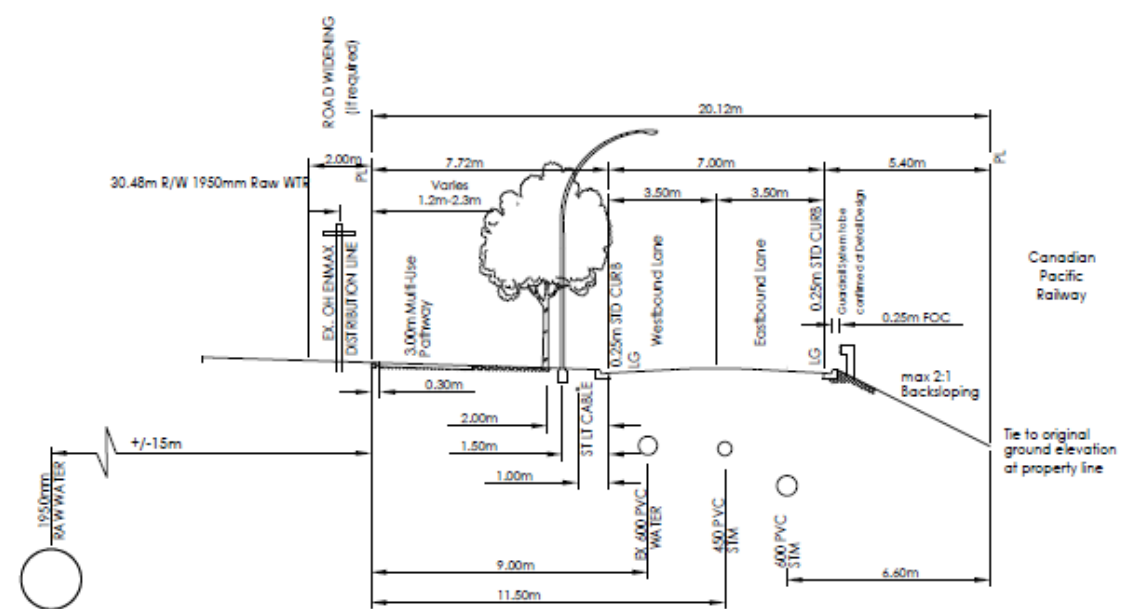
E-E BEARSPAW DAM ROAD - MODIFIED COLLECTOR EAST PORTION (20.12 ROW / 7m & 5m PAVEMENT)  
SCALE 1:200



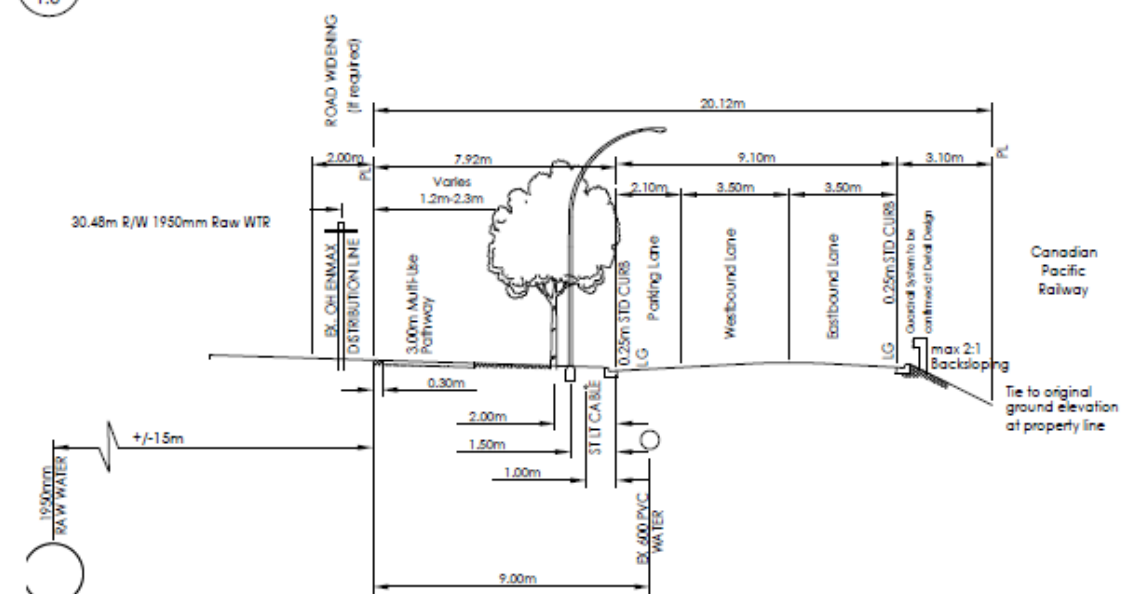
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### Proposed Outline Plan



F-F BEARSPAW DAM ROAD - MODIFIED COLLECTOR CENTER PORTION (20.12 ROW / 7.00 PAVEMENT)  
1.0 SCALE 1:200

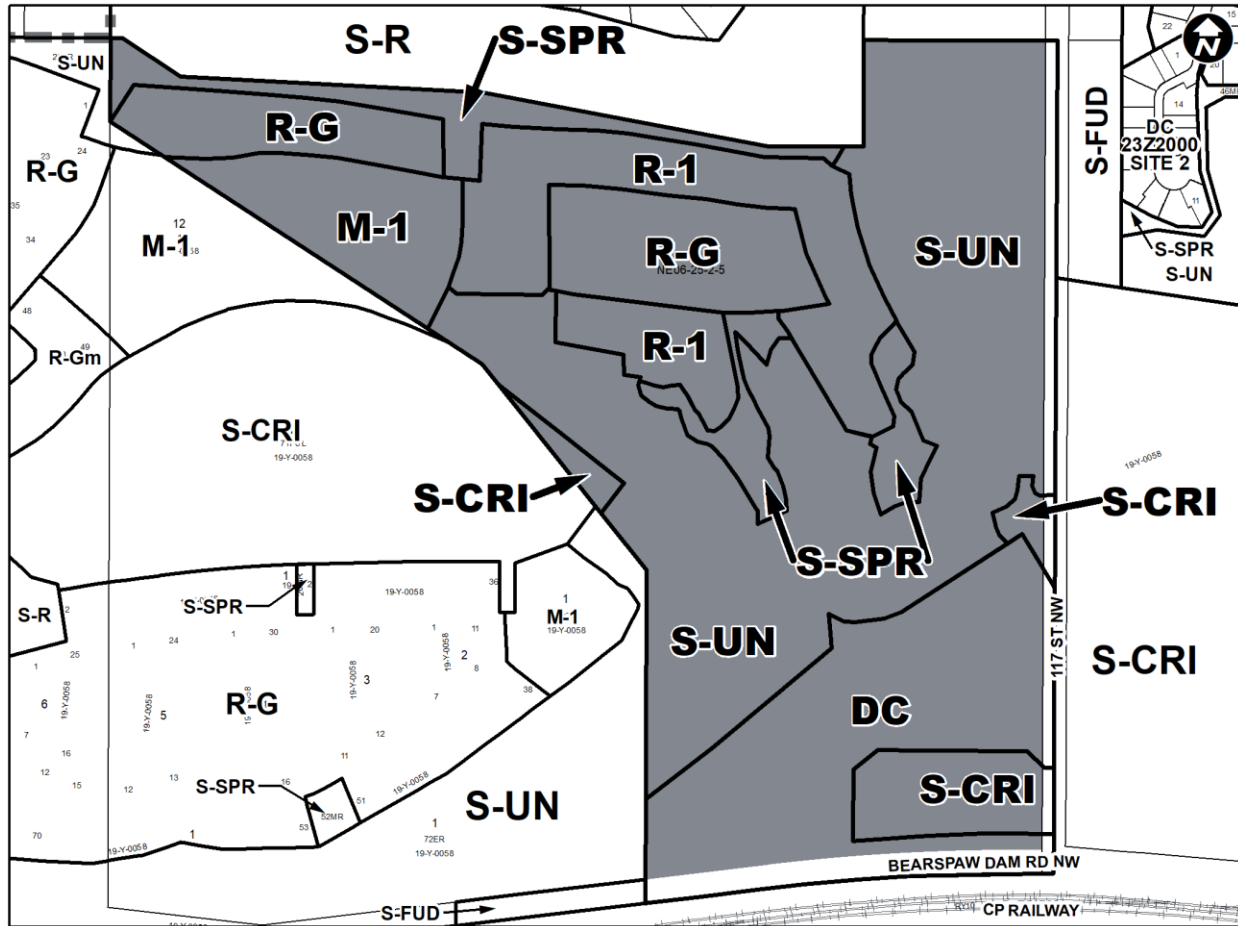


G-G BEARSPAW DAM ROAD - MODIFIED COLLECTOR WEST PORTION (20.12 ROW / 7.00 PAVEMENT)  
1.0 SCALE 1:200



N.T.S.

Proposed Land Use Map





### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	31.28	77.29
LESS: ENVIRONMENTAL RESERVE	10.65	26.32
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	20.63	50.98

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-1	3.08	7.61	61	
R-G	2.73	6.75	84	
M-1	1.53	3.78	1	226
Total Residential	7.34	18.14	146	226

LAND USE (Commercial)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
C-C2	4.82	11.91	1	334
Total Commercial	4.82	11.91		

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	5.09	12.58	24.7
PUBLIC UTILITY LOT	1.25	3.09	6.1

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	2.13	5.26	10.3





Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-0907

## Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Darren Langille, from Redline Real Estate, on 2020 May 14 on behalf of the landowners Redline Realty Investment Inc, Brett Turner and Chen Nu Chen. The application proposes to redesignate the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h22) District to allow for:

- a mix of residential and commercial uses in the same building;
- a maximum building height of 22 metres, approximately 6 storeys (an increase from the current maximum of 10 metres);
- a maximum floor area ratio (FAR) of 3.0, approximately 7,233 square metres of building floor area; and
- the uses listed in the MU-1 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP). Further, the subject site is adjacent to the work plan area for the Main Street initiative and Streetscape Master Plan for the 37 Street SW corridor.

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 0.24 hectares ± (0.59 acres ±) located at 3704, 3708, 3712 and 3716 - 8 Avenue SW (Plan 2566GQ, Block 15, Lots 15 to 18) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – General (MU-1f3.0h22) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by Darren Langille, from Redline Real Estate, on 2020 May 14 on behalf of the landowners Redline Realty Investment Inc, Brett Turner and Chen Nu Chen (Attachment 1).

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Redline Realty Investment Inc, acting on behalf of the other property owners, submitted a pre-application (PE2019-01938) on 2019 October 28 to receive Administration's feedback on a proposed land use redesignation to facilitate a mixed-use development. Administration completed a preliminary assessment of the proposal and provided comments, including the following:

- that Applicant-led community outreach be conducted and documented, as per the City of Calgary [Applicant Outreach Toolkit](#);
- that while there was no applicable statutory plan, Administration was undertaking the [Westbrook Communities Local Growth Planning](#) initiative and the applicant was encouraged to participate in the process; and
- that Administration would be supportive in principle of a medium profile mixed use development which provides sensitive transition to the low density residential neighbourhood to the north.

The initial application submitted on 2020 May 14 proposed the MU-1 District with:

- a maximum FAR of 4.0, and;
- a maximum height modifier of 26 metres (approximately seven storeys).

The applicant indicated at the initial submission that they would consider revising their application following their community outreach activities and review of the public feedback. On 2020 September 12, following consultations with community residents and Administration, the applicant amended the application to:

- a maximum FAR modifier of 3.0; and
- a maximum height modifier of 22 metres (approximately six storeys).

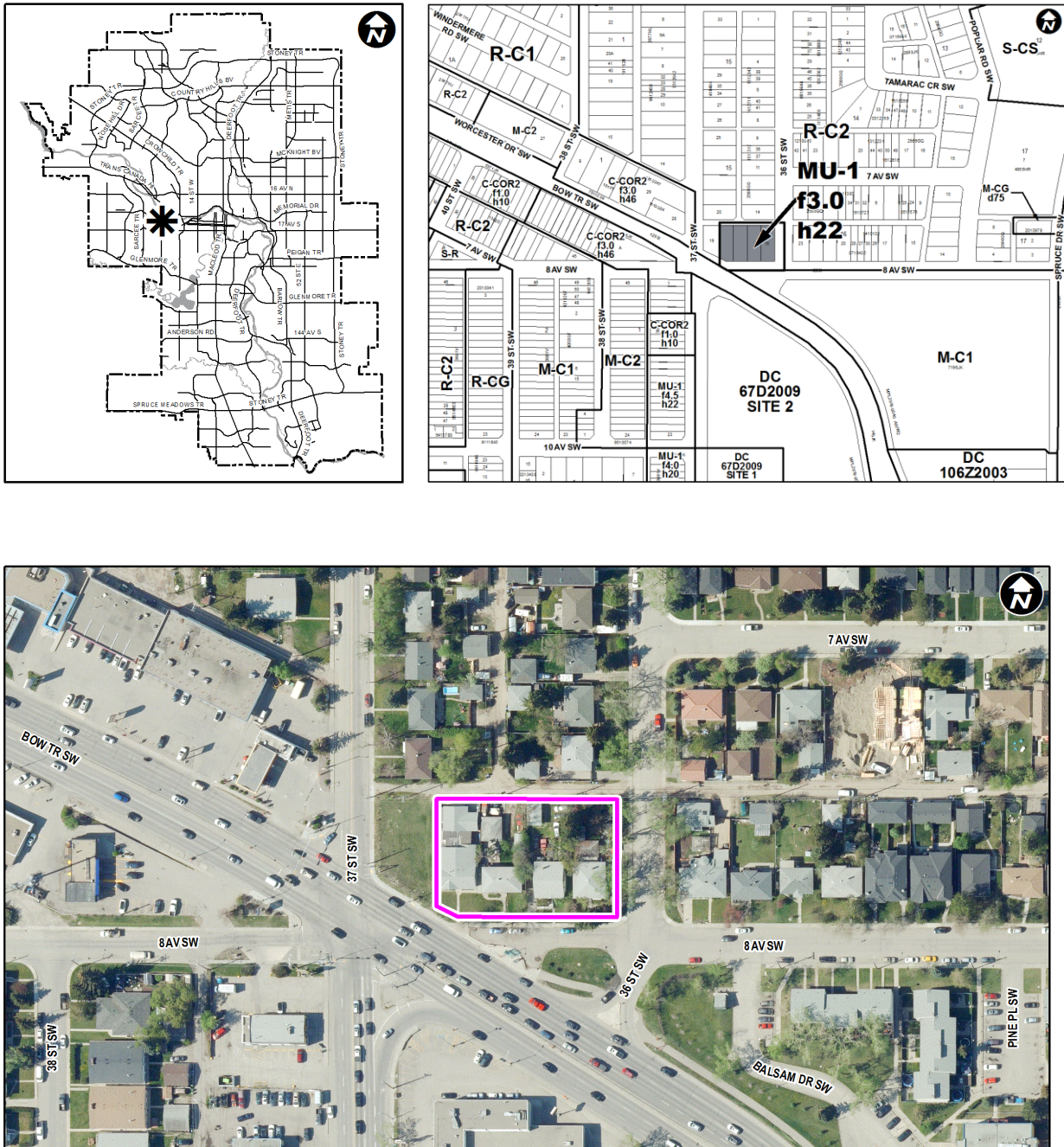
As noted in the Applicant's Submission, while there is no intention of an immediate development permit submission, a residential builder intends to pursue a development permit application for multi-residential development in the near future.

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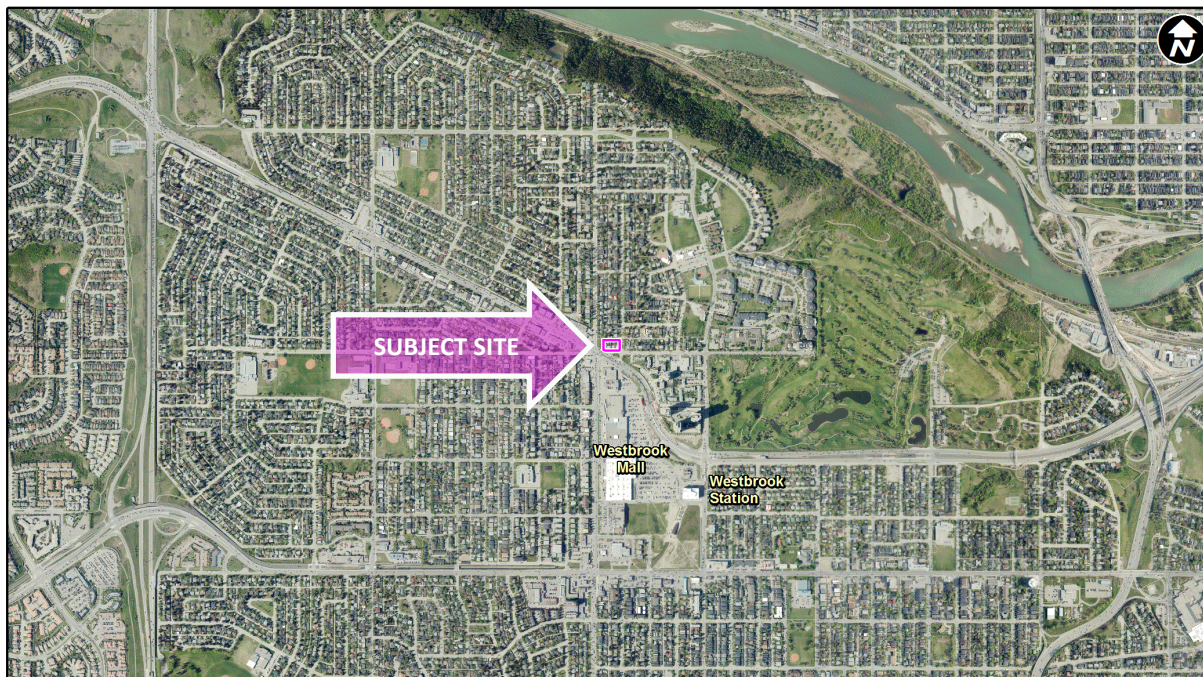
Location Maps





**Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070**

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### Site Context

The subject site is located in the southwest community of Spruce Cliff, on the northwest corner of 8 Avenue SW and 36 Street SW. The subject site is mostly surrounded by the R-C2 District to the north and east, however to the west of the site, across 37 Street SW, is a Commercial-Corridor 2 (C-COR2f3.0h46) District with an FAR maximum of 3.0 and a maximum height of 46 metres. Directly to the south is Westbrook Mall, which is designated as DC Direct Control District (Bylaw [67D2009 Site 2](#)) which allows for a maximum FAR of 8.0 (which may be increased by 1.0 with bonusing provisions) and a maximum height of 100 metres.

The site is located adjacent to a significant community intersection of 37 Street SW and Bow Trail SW. Further, 37 Street SW has also been classified as a Neighbourhood Main Street, and at the northeast corner of this intersection, there will be the construction of a multi-use crossing and pathway. In 2020 July, a new pedestrian bridge was constructed over Bow Trail SW (from Balsam Drive SW) connecting Westbrook Mall and residential development to the east.

The site contains four separate parcels which have a consolidated site area of approximately 0.24 hectares (0.59 acres) in size, approximately 61 metres (fronting 8 Avenue SW) and 53 metres deep. The subject site slopes up from 8 Avenue SW. The site contains four single detached dwellings with detached garages/parking pads and rear lane access.

## Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070

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The subject application includes all the lots within the block, with exception of the property at adjacent to 37 Street SW at 716 - 37 Street SW, which is currently owned by The City. The property owners have inquired with The City on the possible purchase of the property and an assessment by the City's Real Estate & Development Services department is ongoing. This assessment should be completed in Q1 of 2021.

As identified in *Figure 1*, the community of Spruce Cliff has experienced a slight decrease from its peak population in 2018. As such, the proposal could be seen as an opportunity to increase the number of residents providing more housing choice within the community.

*Figure 1: Peak Population*

Peak Population Year	2018
Peak Population	4,749
2019 Current Population	4,673
Difference in Population (Number)	-76
Difference in Population (Percent)	-1.60%

Source: *The City of Calgary 2019 Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are recognize and address sensitive transition to the existing build environment. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

#### Land Use

The existing R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings in the developed area. The maximum height is 10 metres and the maximum number of residential units is two (a total of eight units on four parcels).

The proposed MU-1 District is characterized by buildings having a street-oriented design and accommodating a mix of residential and commercial uses. The proposed district will have a maximum height of 22 metres (which will require a stepback from the existing low density development across the lane) and a maximum floor area ratio of 3.0. While the MU-1 district does not require commercial/retail uses at grade, the applicant has indicated that there may be an interest to develop a mixed-use development on the site. Administration considers future commercial space as appropriate as this would be in alignment with MDP guidelines which encourages a mix of commercial and service uses in the established areas.

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The proposed land use district is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

### Development and Site Design

At the development permit stage, the subject site will be evaluated against the rules of the proposed MU-1 District and will be reviewed in relation to height, massing, parking and landscaping. Other key factors that will be important to consider include, but are not limited to the following:

- ensure acceptable vehicular access from the rear lane;
- mitigate any potential impacts on the existing R-C2 properties directly to the north and east of the subject site;
- articulate long building facades to add scale and visual interest;
- integrate sufficient amenity space (public and private) in the site plan; and
- green building and climate resiliency mitigation and adaptation considerations.

### Transportation

Pedestrian and vehicular access to the site is available from 8 Avenue SW, 36 Street SW and the rear lane. The area is served by Calgary Transit (Bus Route 9), within approximately 40 metres walking distance of the site on Bow Trail SW with service to the Westbrook LRT Station. On-street parking adjacent to the site is not regulated by the Calgary Parking Authority. The site is approximately 550 metres from the Primary Transit Network on Bow Trail SW to the Westbrook LRT Station.

### Environmental Site Considerations

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

### 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 (DSSP) 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.



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### Stakeholder Engagement, Research and Communication

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

According to the applicant, their community outreach (Attachment 2), included engagement with the Spruce Cliff Community Association, surrounding neighbours and the local Councillor, involved the following items:

- On 2020 June 18, an outreach package and invitation to attend three online meetings (via Zoom platform) was provided to the properties in the immediate vicinity of the subject site (42 homes) – this included the description of the proposed land use amendment, and rationale for the proposal.
- On 2020 June 20 the online meetings were canceled in order to take additional time to review the public comments received.
- On 2020 July 14, outreach packages were once again provided to properties (following consultations with Administration, the circulation area was extended to include 67 homes) in the immediate vicinity with invitations to attend online meetings (via Zoom platform). The meetings were held on the following dates:

Meeting 1 – 2020 July 20 – seven residents attended;

Meeting 2 – 2020 July 21 – six residents; and

Meeting 3 – 2020 July 22 – seven residents attended.

Primary concerns and questions related to, but were not limited to, the proposed height, mitigating building shadowing and privacy concerns, on-street parking and future commercial spaces.

The Spruce Cliff Community Association has written in opposition to the initial proposal (Attachment 3) and their comments include the following primary concerns:

- such a proposal is premature in advance of the completion of the Westbrook Policy Project;
- negative impacts on vehicular traffic;
- negative impacts on pedestrian safety;
- negative impacts on potential commercial uses i.e. parking and traffic impacts; and
- proposed density does not fit the within the existing lower density neighbourhoods.

Thirty-five letters of objection were received from the public on the initial application which was a proposal for a redesignation to the MU-1 District with a height modifier of 26 metres and a FAR modifier of 4.0. The following is a summary of the concerns received:

- increase in vehicular traffic on surrounding streets – notably Bow Trail SW and 37 Street SW;

**Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070**

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- negative impact on pedestrian safety;
- lack of information on the future development design - future access to site, on-site parking, and location of commercial uses.
- increase in on-street parking;
- proposed density and height are too high and do not fit within the existing low density neighbourhood – single detached dwellings, townhomes or a three to four storey apartment building would be more appropriate;
- shadow impacts on adjacent properties;
- increase in noise;
- site is inappropriate for commercial uses – Westbrook Mall to the south is the more appropriate location;
- negative impacts on property values and community character;
- concerns with the lack of engagement and details provided by the applicant towards the residents and community association;
- concerns with engagement conducted during the COVID-19 pandemic – not the usual community outreach;
- already a high concentration of shops and services at all sides of the intersection of Bow Trail SW and 37 Street SW – do not need more; and
- the proposal is inconsistent with MDP guidelines – not respecting the existing low density character of the neighbourhood.

One letter of support was received from the public on the initial submission which stated that the proposal would be a positive development for the community.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate the recommended (amended) proposal. Based on the review of the relevant policy and assessment of the existing character of the surrounding neighbourhood and public feedback, Administration indicated to the applicant that the initial proposal of a maximum height of 26 metres and an FAR of 4.0 would not be supported.

Administration recommended that the applicant consider revising the application to reduce both the height and FAR modifiers, which would provide a more appropriate transition and interface with the existing low-density residential development. Following further discussions with Administration, and further community outreach, the applicant decided to follow Administration's recommendation and amended the application to a maximum height of 22 metres and an FAR of 3.0. The design compatibility and parking requirements will be reviewed at the development permit stage. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations. Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate due to its located adjacent to Bow Trail, the 37 Street SW Neighbourhood Main Street and walking distance to the Westbrook LRT Station.

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The Community Association was given notice on the application revisions, however, they did not wish to change their comments.

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 designated as within the Developed Residential Areas – Established Areas within [Municipal Development Plan](#) which encourages modest redevelopment and new developments that incorporates appropriate densities and transition. Multi-residential housing types to meet the diverse needs of present and future populations.

The proposal is in keeping with relevant MDP policies as the MU-1 District is characterized by buildings with a street-oriented design and accommodating a mix of residential and commercial uses. The District is considered to be compatible with existing lower density development as it promotes transitions to lower scale residential buildings on adjacent parcels through building massing and landscaping.

While the community of Spruce Cliff does not have a local area plan, it is part of the [Westbrook Local Growth Planning Project](#), which is currently under review by Administration. The multi-community planning process does not prohibit applications from being submitted. While the project was originally launched in 2019 September, project and engagement timelines are being adjusted due to the COVID-19 pandemic and work being completed on the *Guidebook for Great Communities* and does not currently have an anticipated date for completion.

## Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070

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### ***Climate Resilience Strategy (2018)***

The [\*Climate Resilience Strategy\*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any 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.

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

The proposed land use amendment generally aligns with the [\*location criteria for multi-residential infill\*](#). The subject site is:

- on a corner parcel;
- adjacent to or across from an existing or planned open space, park or community amenity (Spruce Cliff Centre);
- along or in close proximity to an existing or planned corridor (37 Street SW – Main Street);
- within 400 metres of a transit stop (bus stop directly adjacent to the south);
- adjacent to existing or planned non-residential development or multi-unit development (Westbrook Mall to the south);
- direct lane access (at rear); and
- within 600 metres of an existing primary transit stop (approximately 550 metres from Westbrook LRT Station).

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

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

The recommended land use amendment will provide for a moderate increase in residential density and allow for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms as well as opportunities for local at-grade retail.

### **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 October 15

ISC: UNRESTRICTED  
CPC2020-0907

## Land Use Amendment in Spruce Cliff (Ward 8) at multiple properties, LOC2020-0070

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use redesignation is compatible with the applicable policies identified in the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*. The subject site is also adjacent to a designated Main Street and provides for a moderate increase in residential density and a future development in a form that respects the existing low-density residential development. Further, the subject site is located within walking distance of transit stops, LRT, and is in proximity to commercial, non-residential and multi-residential development.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. Applicant-Led Outreach Summary
3. Community Association's Submission



## **Applicant's Submission**

**August 24, 2020**

After consultation with the City of Calgary during our CPAG Pre-App Request PE2019-01938 it is our understanding that there is an active project called the "Westbrook Communities Local Growth Planning Initiative" that is focusing on refreshing & revitalizing the communities within it.

As landholders of our parcel for the last 10 years, and stakeholders in the Shaganappi Area Redevelopment plan that was conducted prior to and subsequent to the development of the west LRT, we have seen the needs of the communities change in recent years. We believe our submission for change of land use is in line with the fundamental interests of the City.

Our unique 4 parcel property is the only "bow trail" facing site between Downtown & Sarcee Trail that exists with the original property developed & the original land use designation. As the City of Calgary looks to set guidelines for developers to re-shape the 10 communities in the project this is a key site to promote it's interest to increase density & maximize the site for best use.

There have been numerous changes to the community of Shaganappi due to the C-train route, along with numerous changes to the zoning on 33rd St, 17th Ave, 37th Street, areas of Killarney & Roscarock, however we believe this small yet important piece of property has been overlooked to date and presents an excellent opportunity to modernize the streetscape of this portion Spruce Cliff.

As a bow trail facing site with direct access (meaning not via an internal community based road such as 12th ave in Shaganappi, or Waverly Drive in Westgate, or behind a traffic wall such as on Worcester Drive in Wildwood), a proper & expected increase of density will provide a compliment to the WestBrook Mall plans, the neighbouring commercial complex to the west & kiddy corner across 37th St.

The request is to provide a mixed use site with available heights of 6-8 stories. This would provide for up to 2 levels of commercial / retail along with 4 to 6 stories of residential usage.

This in our opinion lines up with the building on the corner of 33rd & 17th ave, along with the 6 story 17th ave mainstreet development guidelines, the height & zoning on the corner of 33rd and 12th ave sw, and the approval for development on the corner of 29th st & 17th ave sw.

This site has additional unique features to maximize the future development, here they are follows:

1. The alleyway could be extended between 37th ST and 36th ST to provide access to this Mixed site off of 37th Street, along with all the travellers coming eastbound on Bow Trail. This would provide access to this site from all directions; N, S, E & W;



### **Applicant's Submission**

2. The City currently owns property address 716 37th ST SW which is the 5th property in the 200ft parcel for this application. It is our belief that if the City worked with us to sell whatever portion they will not require for their own needs will provide additional space to maximize the future site use; and
3. The City owned road on 8th ave, along with the small park space in front of this parcel could be used in conjunction with a developer to once again enhance the final site development.

All of these features provide an extremely unique opportunity to take a “tired & out dated” zoning and use and convert to something that will provide impact to the growing densification happening in this area of the city.

We hope that together with the City of Calgary we can make this small, yet powerful site something we can all be very proud of. Thank you for your consideration.

**Darren Langille**, Founder  
Redline Real Estate

## **Applicant-led Outreach Summary**

### **Community Outreach on Planning & Development Applicant-led Outreach Summary**

#### **Project Name:**

**3704 - 3716 8th Ave SW Land-use Redesignation  
#LOC2020-0070**

#### **Outreach Strategy**

**Please see below for a summary of our efforts with the community.**

1. We provided an "outreach" package to the properties in the immediate vicinity to the home. This was provided on June 18th. This included 42 homes. This included our description of the land-use change request, and our rationale for the proposed change.

We also provided 3 different zoom meetings times to discuss the application & express any concerns directly with us.

2. Second letter provided to properties to inform initial meetings were cancelled & being rescheduled after receiving a detailed letter from the community. Our goal in re-scheduling was to provide clear answers to the concerns from the community. This was delivered on June 22nd.
3. Outreach package was once again provided to properties in the immediate vicinity with 3 new zoom meeting dates & times provided. This was provided on July 14th to an extended list of properties. This included 67 homes.

Meetings were held:

- Meeting 1 – 2020 July 20 – seven residents attended;
- Meeting 2 – 2020 July 21 – six residents; and
- Meeting 3 – 2020 July 22 – seven residents attended.

The attendees were made up mostly of the homes adjacent to the property site. A few owners attended the zoom meeting more than once.

4. Door Knocking efforts performed to all properties who have been invited to zoom meetings. A map is included for the outreach & door knocking efforts.
5. A discussion with Lois Sime - from the Spruce Cliff Community Association. She is the community member who compiled the summary communication to Jarred Friedman - the City Planner on the land use application.

She was on the June 21st Zoom Meeting. I further reached out to see if her and any community association members would like to schedule a direct meeting. She declined anything further beyond her comments in the letter submitted.

## **Applicant-led Outreach Summary**

6. We have concluded an initial phone conversation with Councillor Evan Wooley in regards to the land use application. This call took place on June 19th. Councillor provided his support for the zoning, however he wanted us to complete our community outreach.
7. We are conducting a second summary conversation with Councillor Evan Wooley on August 5th at 9am. A member of his office, Zev, was at one of our Zoom Meetings and heard some of the concerns being raised by the residents.

The Councillor was provided the list of outreach & the general feedback/ concerns & support we received.

Councillor was pleased the outreach was personally performed by us the applicant and indicated support for the land use. Feedback & concerns received were not out of the ordinary for this type of application.

### **The Stakeholders:**

Community Residents directly affected by the site. Map included. Total home count of 67.

Councillor Evan Wooley - Ward 8

Spruce Cliff Community Association

City of Calgary - Real Estate Department

City of Calgary - Westbrook Communities Local Area Plan

City of Calgary - Planning Department (including parks, transportation, utilities)

### **What did you hear?**

Please see below for a summary of the main issues raised by the outreach efforts:

- concern the site redevelopment would lead to increase traffic into & out of the community of spruce cliff;
- concern the development would create additional parking usage down the streets adjacent of the property;
- concern the commercial component could bring more crime and/or homeless into the community;
- belief a commercial component to the land use change is not needed due to the number of commercial property zoning already in the community or on the Westbrook Mall site;
- concern for pedestrian safety at corner of 37th & bow trail, and 8th Ave & 36th Street due to increase in traffic to site;
- concern that 7 storey height was too tall for the community (adjacent property owners concerned about people looking into their backyards from above);

## **Applicant-led Outreach Summary**

- concern from adjacent property owners that this zoning could negatively affect their respective land value;
- general concerns for why a change of this magnitude is required when it's currently zoned for low density residential; and
- concerns that there was already enough multi-family property in the community of Spruce Cliff.

It is our belief that many of these concerns are similar & matching concerns raised by any inner city change of use application by its community members and adjacent property owners. We don't feel our request is unique and there are many examples throughout the city who have already achieved what we desire on this site.

In addition to the concerns we received a great deal of support for a land use change to our site & a future development. From the outreach performed we believe the community residents would see it value add to their section of the community.

### **How did stakeholder input influence decisions?**

Many of the concerns raised by the outreach efforts will be taken into account when we submit for a future development permit. As we look to design and ultimately develop this parcel of property with our suggested MU1 zoning we will certainly undertake strong efforts to provide solutions for many of the concerns.

At this point we are focused on securing a flexible and appropriate land use for the purposes of a functional & integrated design into the community. Bow Trail is a major commuter road and thus direct property site exposure to it warrants a significant change from its original zoning when the community was built.

The two key points from our outreach that have influenced our final decision to adjust the application were:

1. Building Height.
2. Density within the building (FAR).

In response to the concerns we are prepared to adjust the application in the following ways:

1. Building Height from 7 storeys to 6 storeys.
2. Building FAR at 4 to 3.

We believe this is a fair and appropriate adjustment done to reduce the total density on this property and lessen the traffic & parking effects on the neighbouring site, while still aligning with our vision for a forward thinking use for the site.

We also see this adjustment lining up with the current "Westbrook Communities Local Area Plan" for their Scale Lego Block Design #1. Up to 6 Storey development with commercial active grade frontage. This has been widely seen as appropriate along the mainstreets such as Bow Trail / 17th ave / 37th st, for which our development site resides.

## **Applicant-led Outreach Summary**

### **How did you close the loop with Stakeholders?**

A “close the loop” letter is being circulated to the 67 residents, as well as an email to the “e-mail” addresses provided by the city who have sent a letter direct to your planning office.

The letter will provide a summary of the outreach we performed, my contact information and the changes we have agreed to move forward with on our application.

This letter will be delivered to all 67 addresses on the week of August 10th 2020.

The community association, neighbouring properties and the circulated group of homeowners have my personal contact information should they look to speak further in regards to our application.

## Applicant-led Outreach Summary

### Neighbouring Property Outreach Map:



### Summary:

As the applicants for this land-use redesignation we found the community outreach very beneficial. After reviewing the concerns, and speaking with residents we feel we've made the necessary improvements to the application to foster a great cohesive future development that will provide benefits to the community at large.

Thank you for continuing to work on this application with us.

Sincerely,

Darren Langille, Site Owner / Applicant.





## Community Association's Submission

### LOC 2020 0070 - 3704, 3708, 3712, 3716 8<sup>th</sup> Ave SW RCG to MU1 f4h26 Spruce Cliff Community Association 2020 June 18th

Thank you for the opportunity to contribute comment on this application, this application has the community concerned. We are asking you to reject or significantly modify any approvals on this application. In what follows and in the attached Appendices (2) we have done our best to explain the why. Normally some of this discussion would be resolved with a community engagement opportunity.

**Background** – Where we are: – Spruce Cliff has seen significant growth since 2006, in the range of 68% in population and 74% in unit intensity – the community is at peak population in 2018.

Our community growth has been in all areas – high density towers, mid density in DC / M categories where an entire street/ block (Hemlock Cr) was built/rebuilt, and with split lot and duplexes in the RC2 lower density area of the community where the properties of this application are located. The community has 20 RC1 zoned properties. – zoning map page 2.

Census - Ratio of apartments 73% ... occupancy ratio: owner 39% / rent 61%

We include this because in the past CPC asked.

#### Housing Tenure

Spruce Cliff		
	Number	Per cent
Private households	2,285	100%
Owner households	895	39%
Renter households	1,390	61%

Calgary		
	Number	Per cent
Private households	466,730	100%
Owner households	333,455	71%
Renter households	133,275	29%

Calgary.ca Spruce Cliff Profile

#### Commercial areas inventory:

- There is currently an undeveloped commercial zoned parcel south of the towers facing Bow Trail in the TOD activity zone,
- another undeveloped M/DC zoned lands east of our second commercial cluster at the center of community strip mall, between Hemlock and Cedar Cr SW.
- Our third commercial cluster is west of the applicant's site between 37 & 38<sup>th</sup> Street along Bow Trail.

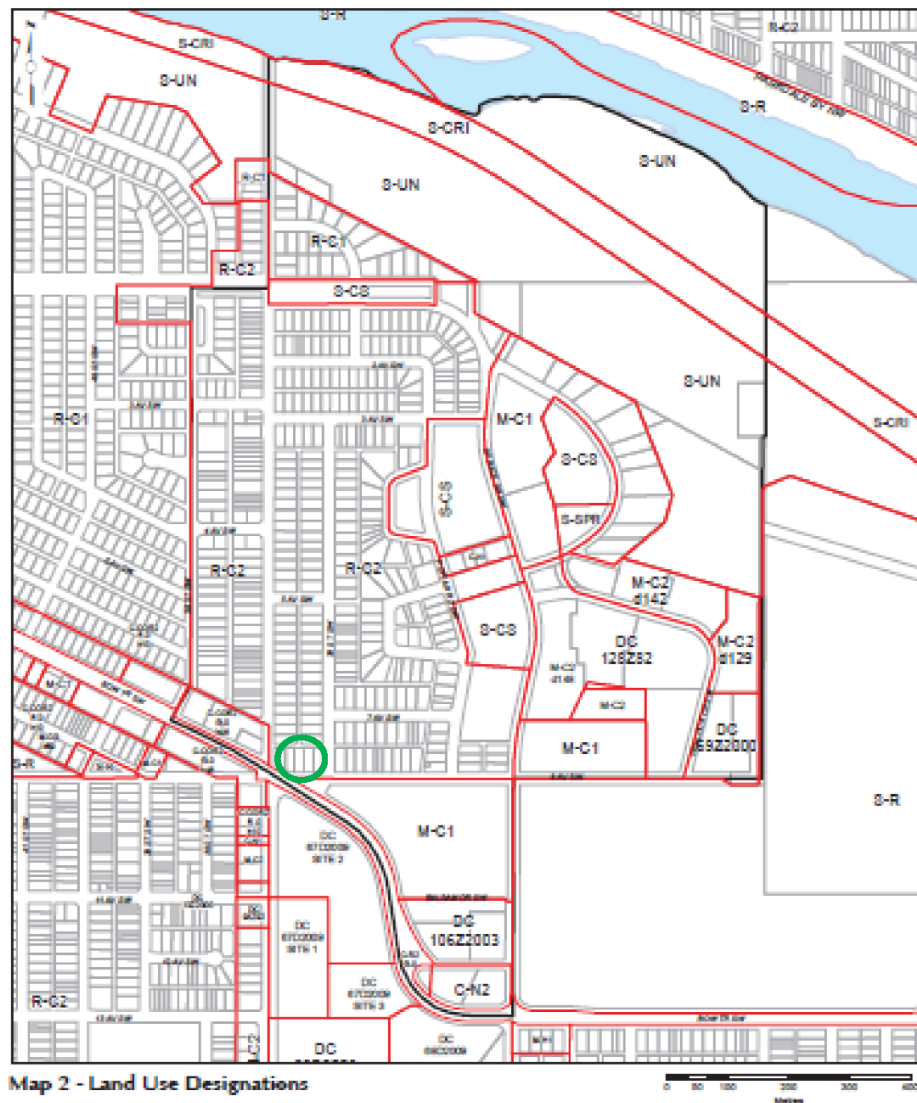
**Guiding Documents:** Spruce Cliff does not have an ARP, our growth took place guided by the Westbrook Village Area Redevelopment Plan, the MDP, the non-statutory 2012 Spruce Cliff Planning Statement, influenced by city policies for contextual development in established areas. The maps on the next two pages- not quite up to date with more recent application approvals, but will give you the community picture that has gotten us to where we are today.

## Community Association's Submission

**Context - The applicant's amalgamated RC2 residential zoned parcels are:**

- outside the Westbrook TOD and its identified activity zone; that overlaps Spruce Cliff and the communities to the south.
- outside of the recently approved 37<sup>th</sup> Main Street Area south of Bow Trail

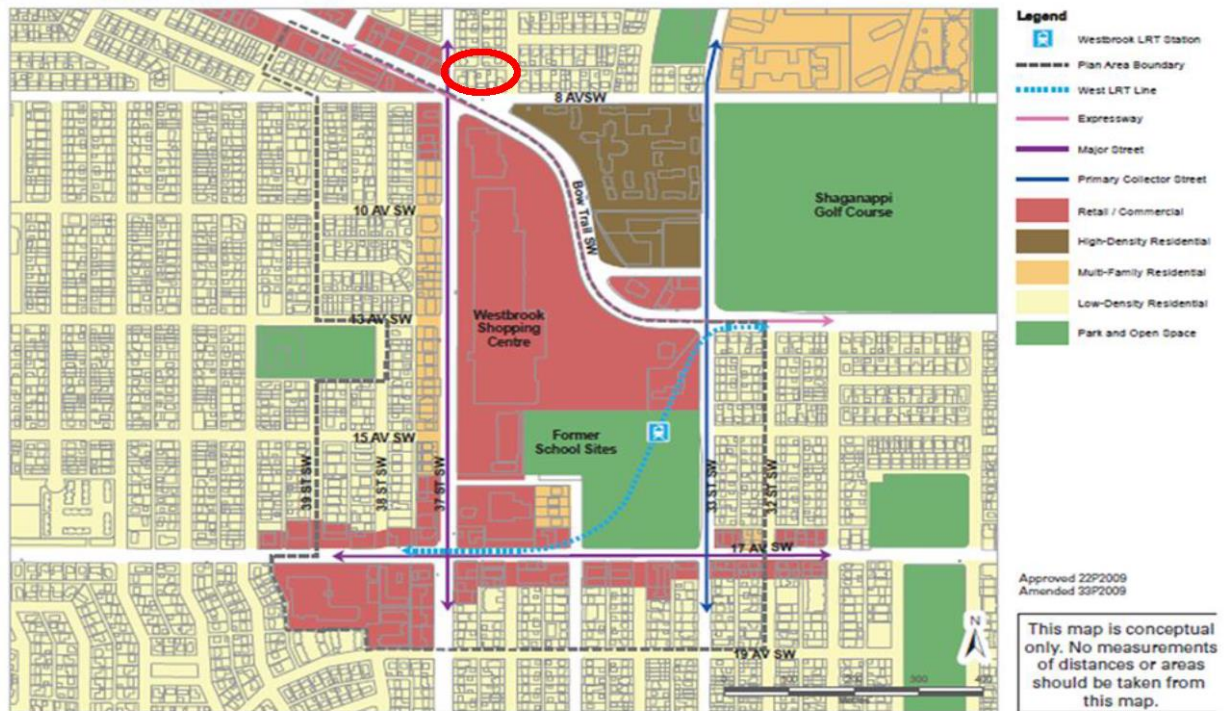
### Spruce Cliff: Community Planning Statement



## Community Association's Submission

The plan below pre dates the recently approved 37<sup>th</sup> Mainstreet re zoning south of Bow Trail and clearly shows there is no shortage of commercial in this area.

Map 1.4 Existing Land Use Pattern



WESTBROOK VILLAGE AREA REDEVELOPMENT PLAN 7

<http://www.calgary.ca/PDA/pd/Documents/Publications/westbrook-village-arp.pdf>

The application talks about changes in the surrounding area Shaganappi, 33<sup>rd</sup>, Killarney & Roscarrock, without identifying the Mainstreet projects of 17<sup>th</sup> Ave & 37<sup>th</sup> St. south of Bow Trail being the new approved policy documents guiding that area rezoning - the outcome of significant city project team work with area engagement over years. They also did not identify that many of the other changes noted are within proximity to the LRT stations located inside a TOD zone, and the examples we checked, in proximity to Westbrook LRT, are 4 story with active plaza frontages, and lower height than applied for here.

The application seems unaware of the change Spruce Cliff has undergone since 2006 - significant change. They express an opinion about the need to "modernize the street scape of this portion of Spruce Cliff". It is true to say we did receive opinion in community feedback on this proposal; that these properties are showing age and redevelopment was seen as positive. Conditions of the current property as a reason to redevelop within current zoning is one message, having

## Community Association's Submission

deteriorated conditions as a reward to leap to a different zoning seems to us to be counter to good neighbourhood evolution.

**Future statutory plans:** The application is referencing a “Westbrook Communities Local Growth Planning Initiative”, to be a deciding positive factor in favour for acceptance of this rezoning request - *“refreshing and revitalizing the communities within it”*

In checking in on (2020 June 13) the city web site for this planning project – I was reassured to find this posting and an update note on the main page, of the suspension of engagement due to Covid 19 – until August 31<sup>st</sup>.

<https://engage.calgary.ca/westbrook/discover> the posted Question and answer:

*Opportunities for Residents to Review and Comment on Progress of the Working Group during the Evaluation Phase of the Planning Program?*

*The Project Team response:*

*The evaluate phase will kick off in Spring/ Summer 2020 where we will share the proposed land use concepts and draft plan, for the public to evaluate.*

It is premature to speculate on the outcome of The Westbrook Communities Local Growth Plan. Our understanding was/is in line with the city's team answer - the concept plan has yet to go through a broader community engagement &/or awareness, perhaps revisions from that feedback, CPC, through committee and council approvals. The integrity, trust and perceived fairness in distribution of growth to all included communities, and for an open /not predetermined outcome is critical to the acceptance of this city teams' projects final recommendation.

### **Community perspective:**

From all the feedback we received from the broader community on this application; and we want to thank them for engaging; we found no support for the project rezoning to the density sought. In particular, no support for the height, nor the commercial land use in this part of the community.

We have attached, with permission, in Appendix 2 (Page 12 -17), one of the community responses sent to the file manager. The CA appreciates the technical expertise it brings to the community perspective on this application.

### **We are not a community that has stood in the way of change:**

For an originally 50's-built community, the change has been significant 53% new construction since 1991 – 37 % of that in the 10-year lead in while the city found funding and debated route alignment for the West LRT that finally arrived in 2010. This growth makes us just a little

## Community Association's Submission

desperate for some public realm improvements; that for some areas of the city seem to proceeded this kind of change.

Calgary.ca /spruce cliff profile

### Dwellings by period of construction

Spruce Cliff		
	Number	Per cent
Occupied private dwellings	2,285	100%
1960 or before	405	18%
1961 to 1980	505	22%
1981 to 1990	150	7%
1991 to 2000	125	5%
2001 to 2005	260	11%
2006 to 2010	595	26%
2011 to 2016	255	11%

Calgary		
	Number	Per cent
Occupied private dwellings	466,730	100%
1960 or before	46,475	10%
1961 to 1980	136,555	29%
1981 to 1990	60,930	13%
1991 to 2000	73,405	16%
2001 to 2005	52,470	11%
2006 to 2010	50,135	11%
2011 to 2016	46,755	10%

In all the 68% growth the community has experienced, the CA's submissions have only asked you to reject 3 (actually 2, but one with modifications on the 3<sup>rd</sup>)

There is a growing expectation/ need that more change also benefits the community and those who make it their home– even if for some it is for a short stay. In particular a need for good design/planning around safety in the public realm; with detail scrutiny of the proposals impact on improvements for safety on our sidewalks/bike lanes, streets and in our parks.

### **We are asking you to reject or significantly modify any approvals on this application.**

The community's history has seen too much tragedy; and it may seem unusual that much of the feedback on a LOC application we hear; and you will read in the letters, focuses on community safety impacts of the proposal.

Without being gruesome, we will try to explain why, in the context of this site application, on this street, in proximity to a residential area of the community and the Bow Trail /37<sup>th</sup> St intersection- A Picture - screen shot for Google maps below:

**What could possibly go wrong here?** Stats seem to say a lot. One of the letters aptly describes this as - head on a swivel when moving through this area, regardless of which mode you are traveling in.

- a 5-leg intersection, nothing is square,
- lane reductions from south of Bow Trail/ 37<sup>th</sup> to the north side of the intersection when entering the residential area,
- a higher risk active mode feature of a pork chop island on the SE side,
- a split pedestrian / cycle crossing over the 5<sup>th</sup> leg on the SW corner vehicle exit



## Community Association's Submission

- right in, right out access from Bow Trail to 36<sup>th</sup> to 8<sup>th</sup> Ave, and the short weave distance to the turn lanes to travel south on 37<sup>th</sup>
- the recently signed no left turn from 37<sup>th</sup> west into the commercial site – that aligns with the lane behind the applicant's properties on the east side that is closed
- the recently signed one-way lane behind the west commercial site traveling east



This application is proposing to add commercial traffic into the residential area on the east corner, a use that typically adds commercial signage – a distraction; open the closed lane at the rear of the properties on the east side of 37<sup>th</sup>, closed years ago for safety reasons, and treat that lane as a street.

### **Applicants Site vehicle access: without the lane access to 37<sup>th</sup> >**

- right in and right out off of Bow Trail,
- **to travel south on 37<sup>th</sup>** >cross multiple lanes to get to the turn lane. This is an arterial road with traffic volumes that often blocks that move, making the most likely route to be north on 36<sup>th</sup> from 8 Ave to 5<sup>th</sup> Ave, then west on 5<sup>th</sup> and back south on 37<sup>th</sup>.
- **to go east on Bow Trail**, you must do the route above but left turn At Bow Trail over a pedestrian casualty crossing, or travel east on 8<sup>th</sup> Ave to Spruce Drive, then south on Spruce to Bow at 33<sup>rd</sup> – a route adjacent to the highest population of children in the community.

**All the routes except the right in, right out at Bow Trail pass residential front doors.**

## **Community Association's Submission**

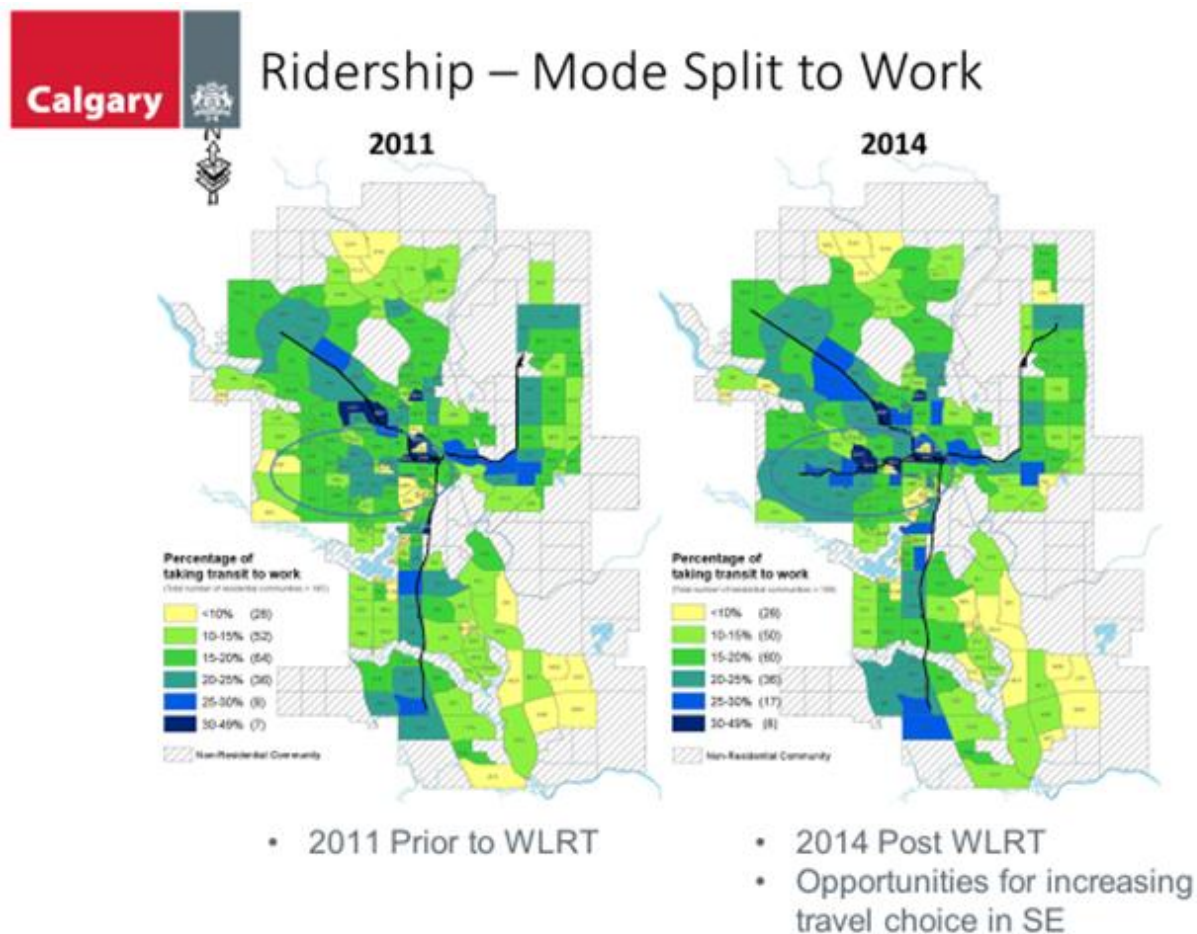
You will notice the intersection crossings at 37<sup>th</sup> do not have enhanced markings per the other 3 around the Shopping Centre/LRT frame of 33<sup>rd</sup> to 17<sup>th</sup> Ave to 37<sup>th</sup>.... that was because, we were told at the time, it is outside of the TOD zone. A factor in site density considerations?

### **What contributes to traffic volumes here and why adding more from proposed commercial or higher density residential use seems wrong to the community:**

On a recent ward office green line tweet discussion, to answer a question on change of ridership patterns pre/post the West LRT lines –a graphic was attached - Spruce Cliff is the dark navy box along the line – indicating high usage, where other communities to our west actually had less (lighter green). This graphic verified what we believe to be our observed truth. More of the community is moving in active modes for at least parts of their trips; whether from need ( we range over time 20- 30% poverty demographic within the community) or choice ( health and recreation), and that we do have higher volumes of cut through traffic entering the community at the intersections on Bow Trail at Spruce Drive and at 36<sup>th</sup> & 37<sup>th</sup> Street adjacent to this application.



## Community Association's Submission



<https://twitter.com/EWoolleyWard8/status/1267835994281140224/photo/1>

**Blocked exits/entrances from Bow Trail @ 40 & 42<sup>nd</sup>** : Through the years, while towers were being constructed in Spruce Cliff, in anticipation of the new LRT line, Bow Trail was being widened and sound walls were being added along Bow Trail to the west; that installation blocked vehicle access north /south at 40 & 42 St.- much of this traffic; that in history used those routes now flows through Spruce Cliff at our three access points Spruce Dr (33<sup>rd</sup>) 36<sup>th</sup> & 37<sup>th</sup>.

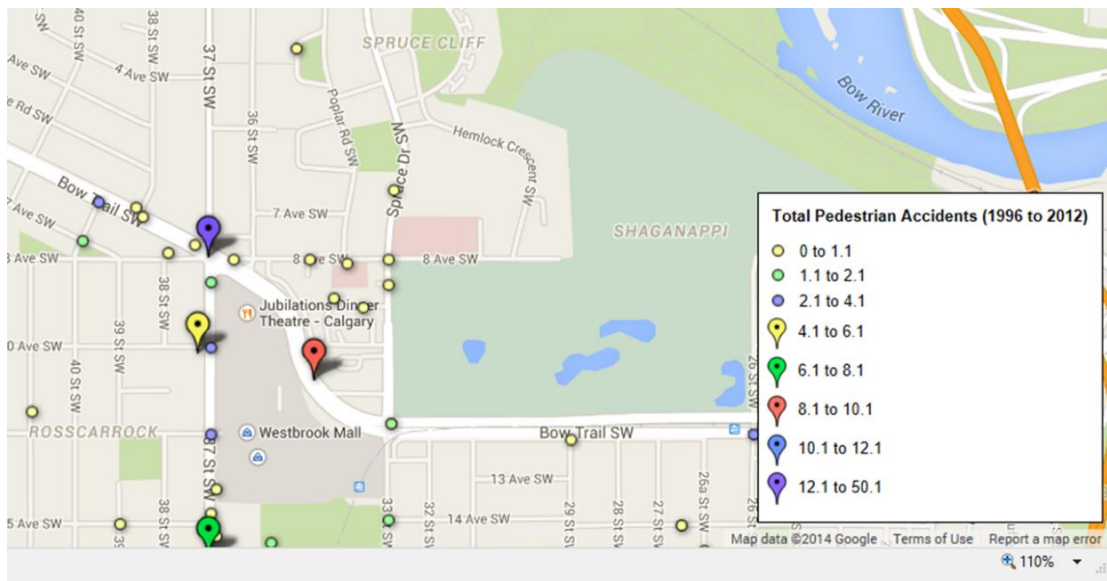
### The area pedestrian stats around the applicant's parcels:

The pedestrian accidents & vehicle collisions down 8<sup>th</sup> Street & in and around the 36<sup>th</sup> exit and 37<sup>th</sup> St intersection should wave red flags about any approval of the idea; that the application suggests to make this projects proposed densities and commercial component viable- *"an alley*

## Community Association's Submission

*way can be easily extended between 37<sup>th</sup> St and 36<sup>th</sup> Street" to provide access to a Mix Site off of 37<sup>th</sup> thus providing access from all directions NWES >>>> down a back lane?*

In scare quotes on purpose – based on community knowledge, city transportation expert reports, the 37<sup>th</sup> Mainstreet engagement team's observations/recommendation – this is truly a bad idea.



<http://www.cbc.ca/news/canada/calgary/map-details-16-years-of-calgary-pedestrian-vehicle-collisions-1.2549827>

Some of the community feedback & letters are from those living in and around Poplar Rd / 8<sup>th</sup> Ave – they have seen years of children migrate through the affordable housing complex on the south side of the street. Some of the children from very challenged backgrounds without urban street smarts – not so innocent little yellow dots on an accident map. With this knowledge you might better understand why these neighbours object to increased traffic down 8<sup>th</sup>; also knowing commercial uses typically generate more traffic than a residential one.

Pedestrian accidents stats leading up to 2012, the date of the communities planning statement have not significantly change in patterns. Near misses are regularly observed at 37<sup>th</sup> and with more / troubling pedestrian outcomes occurring along the Spruce Drive route from 8<sup>th</sup> Ave south to Bow Trail. As an update to the graphic we have attached to this submission the report presented to **SPC on Transportation & Transit 2016 September 21:**

**item 3.5 Bow Trail and 37<sup>th</sup> Street/38<sup>th</sup> Street – Safety and Pedestrian Review TT2016-0704** (Appendix 1- page 12).

The report shows the unusually high rear end collisions and updates on pedestrian stats.

## **Community Association's Submission**

The outcome of the TT2016-0704 was the added no left turn from 37<sup>th</sup> to the commercial site to the west, and signing the lane behind the west commercial site to be one way traveling east. We are still waiting for the painted street double yellow line.

The report also identifies the difficult pedestrian conditions on the NE corner of the intersection directly adjacent to the most west parcel of this application. This intersection needs no further distractions in proximity.

We believe there was another intersection review done in the fall of 2019 as part of the south of Bow Trail, 37<sup>th</sup> Mainstreet work.

### **Alternate routes of travel? Some suggest avoid this crossing:**

Street safety fronting these parcels – this is a busy sidewalk along 8<sup>th</sup> along this applications parcels to the corner; to school's further south & west, to the north end of the shopping center, and to the 37<sup>th</sup> Mainstreet as it exists today and evolves over time.

The current active mode / ped /cycling bridge over Bow Trail to the east – almost finished -directs /exits the ramps on the west side to the south – the LRT / Library and the south mall area. The future development of the site was factored into the configuration. The realities are it is a significant detour walking, to use it if you are traveling south down 37<sup>th</sup> or anywhere west (where the schools are) – especially if the existing mall doors are closed and you can't cut through. The reason at least in part; that even though known to be dangerous, the 37<sup>th</sup> intersection sees many active mode travelers.

### **Impact of a proposal to build commercial at grade:**

The proposal of commercial on the lower two floors – one of the letters we were copied on addresses the street impact to this. For residential above commercial; that arrangement offers little to no eyes on the sidewalk below, unless you are standing at the perimeter glass or on the edge of an overlooking balcony- your sight lines are across the street. Across the street from this site is commercial with a dark wall and no occupancy through the evening/overnight/and early morning hours > nothing looking back to the sidewalk on this side of Bow Trail for the foreseeable future. We have more lived experience this spring, of the environmental design weakness of that arrangement with the tragic murder at 6 AM of the shop owner in the front of the commercial strip to the west of this site.

### **Form of residential?**

In some of the community comment, they reference their years in the community in different ways, and talk about what they have leaned /observed over that time. We hope we can support in this submission, enough factual references to verify their concerns; but also acknowledge them

## Community Association's Submission

for hanging in with a community; that has a history of very high move out rates. Leading up to 2011- 69% move out, more recent years 2016 -64% still not close to a stable/engaged community.

A relevant consideration for what form of residential units added at this site, and to the current community inventory might help create a more stable community.

Currently apartments are 73% of total community units.

Mobility status 5 years ago

Spruce Cliff		
	Number	Per cent
Population aged 5 years and over in private households	3,405	100%
Non-movers	1,065	31%
Movers	2,345	69%

2011 national household survey

Mobility status 5 years ago

Spruce Cliff		
	Number	Per cent
Population aged 5 years and over in private households	4,220	100%
Non-movers	1,520	36%
Movers	2,705	64%

2016 Census snapshot

**Consideration for Commercial - how much in the area ...** we have vacant undeveloped lands zoned commercial sitting ready to go (10 years and counting) at Bow Trail just to the east of the applicant's site & in the area of the current community center strip mall.

We also have "M" level zoned parcels down Spruce Drive; that have aged buildings (gov't owned) that are significantly under built for the current zoning.

Part of the "how much commercial" is an important consideration for Spruce Cliff – the reality is the entire community from the furthest developable point north is still very close to a major shopping center (20 min walk) and what is to be (please soon) a major TOD commercial /entertainment/ residential development. We are in that area's catchment and share the planned activity zone that straddles Bow Trail. We already struggle with cut through traffic, and it is hard to accept that in/ out to visit commercial from other areas is going to improve the safety, and health of the growing number of people that are housed/exposed along those streets (noise, air quality, along with the traffic risks). The traffic from Bow Trail is vehicle traffic.

In the commercial already build west from this application, and at the center of community strip mall – there are periods of vacancy and periods of high turnover of tenants. It is hard to find something that feels more unsafe to an active mode traveler than a dark wall of closed / vacant commercial, and just in case you just didn't pick up on the "how safe do I feel here"; we could add rolling shutters and grill bars over the windows. Spruce Cliff has a significant ratio of single people, many who move about solo.

We have also heard and read about existing sites within the community that offer social housing, both rent geared to income for Sr's housing and a Calgary Housing managed property; that they

## Community Association's Submission

need to move from 100% residential rental, to add a component of commercial to generate a supportive site operating revenue to help cover just basic site maintenance. They are already zoned M or higher with D/C uses.

Spruce Cliff has one of the city's largest social housing sites, 267 units of historically 100% deep subsidy rents, and a 55-unit seniors rent geared to income complex. Both of these sites are aging and make up about 20% of our total population (historical it was closer to 50%.) It is extremely important that these sites have viable operating models; that can support a reasonable quality of maintenance. One of these sites is in the Activity Zone of the TOD and fronts on Spruce Drive, the community gateway, a main walking / cycle route traveling to the new library and LRT station > a commercial component make sense here.

It is not hard for Spruce Cliff to understand how corrosive and destructive to community character/reputation & safety poorly maintained sites can be – the decade of the 1990's history of Hemlock Cr, before redevelopment, is not in any way a story of joy. Solutions need to be found to adequately fund maintenance / re-development of our existing social housing sites – so far, adding a small commercial component is all we have heard discussed.

**In the community context** – even outside of all the difficult access challenges for the properties of this application, it seems wrong to be rezoning residential parcels to commercial, even with a residential apartment component; especially when other existing commercial lands sit undeveloped.

I think you have the best picture we can give you, on why commercial is not the right answer for this site.

**Residential- what form** would fit in this low-density zoned area of the community and be contextual to adjacent properties to the north and east.

There is a small setback with a wider green edging from Bow Trail across 8<sup>th</sup> Ave at these parcels; that offers shielding from Bow Trail and landscaping could improve that. Perhaps live work on the west end as exists today with the seamstress outlet in the basement. The highest density form in the Low Density envelop, more density than the existing RC2 would be RGC at 11M height, or MCG 12M restricted to a Row House form and step backs at any 3<sup>rd</sup> level.

If you grant a rezoning on these sites from the existing RC2, we hope you find enough reasons in our submission to support an alternative lower density and lower height residential use than the applicants requested mix use MU1 at 26M and; that if you consider MCG it be with a concurrent DP application tied to plans.

## **Community Association's Submission**

**Thank you for the opportunity to contribute comment, and for considering community perspectives in your review of this application.**

Lois Sime  
Spruce Cliff CA

**Appendix 1** Bow Trail- 37<sup>th</sup> Street/38<sup>th</sup> Street – Safety and Pedestrian Review TT2016-0704  
2 PDF report files attached

**Appendix 2** Resident correspondence referenced on page 12-17

## Community Association's Submission

### Appendix 1 PDF files (2) summary & report attached

SPC ON TRANSPORTATION AND TRANSIT

TO BE HELD 2016 SEPTEMBER 21 AT 9:30 AM

### 3.5 BOW TRAIL AND 37 STREET / 38 STREET - SAFETY AND PEDESTRIAN REVIEW, TT2016-0704

### Appendix 2

**From:** Sam Sidhu

**Sent:** June 15, 2020 1:58 PM

**To:** [jarred.friedman@calgary.ca](mailto:jarred.friedman@calgary.ca)

**Subject:** Land Use Amendment - LOC2020-0070

Hello Jarred,

I am writing to you in opposition to the proposed land use amendment LOC2020-0070.

The proposed land use amendment in my mind is going to very detrimental to not only my lot (711 36th Street SW) but I believe it will have a negative impact on the whole community.

#### **Background:**

Spruce Cliff is primarily a residential community, that lies between Bow Trail SW and the Bow River Escarpment immediately west of the Shaganappi Golf Course in south west Calgary. The subject site is currently designated Residential -Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City (Appendix A1). The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

**Westbrook Communities Local Growth Planning Project:** <https://engage.calgary.ca/westbrook>

Currently there are no ARPs that relate to the Spruce Cliff Community. However, the Westbrook Communities Local Growth Planning project (ongoing) includes the community of Spruce Cliff and builds on the vision, goals and policies outlined in Calgary's Municipal Development Plan (MDP) and the proposed Guidebook for Great Communities.

The key planning documents relating to Spruce Cliff are the Land Use Bylaw and the Municipal Development Plan (MDP).

#### **Municipal Development Plan:**

- The MDP indicates that the majority of Spruce Cliff is considered part of the Established Area (Appendix A2). This area considered modest intensification in the form of townhomes, semi-detached, single detached and secondary suites on an infill basis.



## Community Association's Submission

- The area south of 8 Avenue SW is part of a Community Activity Centre. This is defined in the MDP as “areas of moderate, job and population growth convenient to one or more communities and supported by Primary Transit Network” (Appendix A2).

As a result, density should strategically be focused within the Community Activity Centre and not within the Established Area of the MDP.

### **Height and Density + Transition:**

The height, massing, and density of the proposed application does not conform with the neighbourhood's MDP and ARP policies nor its land use designation (R-C2). The height and massing of the resulting development are not appropriate or compatible with the surrounding context. With respect to the height of 26m (an increase from the current maximum of 10m) - it is not appropriate given the built form context, the height of existing building, human-scale, and overall low-rise character of the adjacent parcels.

The proposed application represents a significant density and height increase and does not restrict development to a form and massing that would be compatible with the low-density residential character of the existing neighbourhood. This land use amendment application shows no consideration towards the pedestrian scale or human scale, the shadow impact on the adjacent residential areas and there is no appropriate transition between the scale of the existing and the proposed development area.

The proposed FAR of 4.0 would create inappropriate transitions to neighbouring existing residences. The MDP requires there to be a transition from higher scale to lower scale residential buildings on adjacent parcels through building location, building massing and landscaping. However, this is not reflected in the proposed application. In fact, the land use district selected by the applicant is wholly inappropriate given the following policies outlined in the MDP. A more appropriate land use redesignation needs to be selected that more closely aligns with the policies below i.e. M-CG or R-CG which facilitates townhomes.

### ***MDP 2.3.2 Respecting and enhancing neighbourhood character –***

- ***Ensure an appropriate transition of development intensity, uses, and built form between low-density residential areas and more intensive multi-residential or commercial areas.***

### ***MDP 2.4.2. Built Form –***

***“A tall building is generally defined as a building whose height is greater than the width of the right-of way of the street that it fronts”.***

- ***Tall buildings are appropriate in the Centre City, Major Activity Centres or community Activity Centres and Urban Main Streets where deemed appropriate through Local Area Plan.***
- ***Plans and designs for tall buildings should ensure that they are designed with pedestrian scale, considerate on the shadow impact on the adjacent residential areas, integrated with adjacent areas by stepping down to lower scale buildings and neighbourhoods***

### ***MDP 2.4.2. Developed Residential Areas –***

- ***Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.***

## Community Association's Submission

### ***Land Use Bylaw MU-1***

- ***be characterized by buildings typically between four and six storeys in height and generally not exceeding ten storeys;***
- ***achieve transition to lower scale residential buildings on adjacent parcels through building location, buildings massing and landscaping.***

The surrounding land use districts around the proposed application are M-C1 and R-C2 (Appendix A3). M-C1 is primarily designated to accommodate multi-residential development of low height and medium density of up to a **maximum of 148 units per hectare and a maximum building height of up to 14 metres.**

The Main Street on 37 Street S.W. ends at Bow Trail and doesn't extend to the subject parcel. It is within the Main Street area where policy encourages the use of the MU-1 General Mixed-Use District (Appendix A4).

Previous and current Land Use Redesignation applications along 8 Ave SW have approved lower building heights at 12m (an increase from the current maximum of 10.0 metres).

- LOC2019-0199 – 712 Poplar Road SW

RC-2 to M-CG – Multi-residential development to accommodate a maximum of 4 grade-oriented dwelling units – base density of 75 units per Hecate and maximum building height of 12 metres.

- LOC2017-0398 – 3355 Spruce Drive SW

RC-2 to M-CG – Maximum building height of 12 metres and a density modifier of 75 units per Hectare

The proposed application is generally inconsistent with the MDP and previous application of the land use bylaw within the community.

### **Traffic:**

Based on the City of Calgary Traffic Assessment, the traffic volume generated is anticipated to be slow, and moderate. Given the proposed development, the site related traffic interactions with the surrounding street network of 8Ave SW, Bow Trail, 36 St SW, and 37 St SW are expected to have a significant increase in traffic volume. This would create increased congestion considering commercial uses at-grade and would disrupt the existing character of the neighbourhood, especially during peak hours. (Bow trail is classified as an arterial road).

Source: <https://maps.calgary.ca/TrafficInformation/>

## Community Association's Submission



### Conclusion:

The proposal does not respect the existing surrounding physical character of the neighbourhood. Based on the foregoing, the proposed development should have an appropriate and compatible built form relationship with adjacent properties (scale) which cannot be accommodated within the MU-1 land use district at the proposed heights and FAR. As currently proposed, there are unacceptable impacts in terms of lack of policy alignment with the MDP, shadowing, and massing.

Please keep me informed regarding any changes to the application

Thanks,

Sam Sidhu

Appendix to Sam Sidhu's letter.

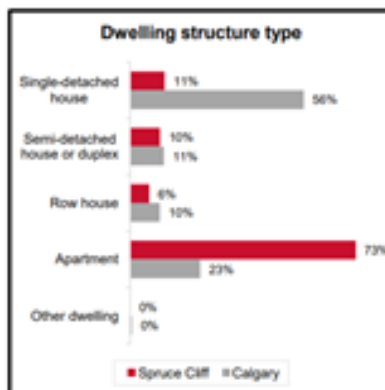
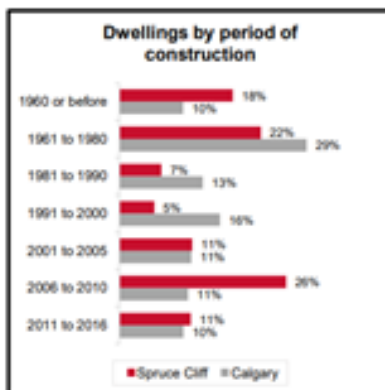
## Community Association's Submission

### A1: Spruce Cliff Dwelling Profile

Dwellings by structure type

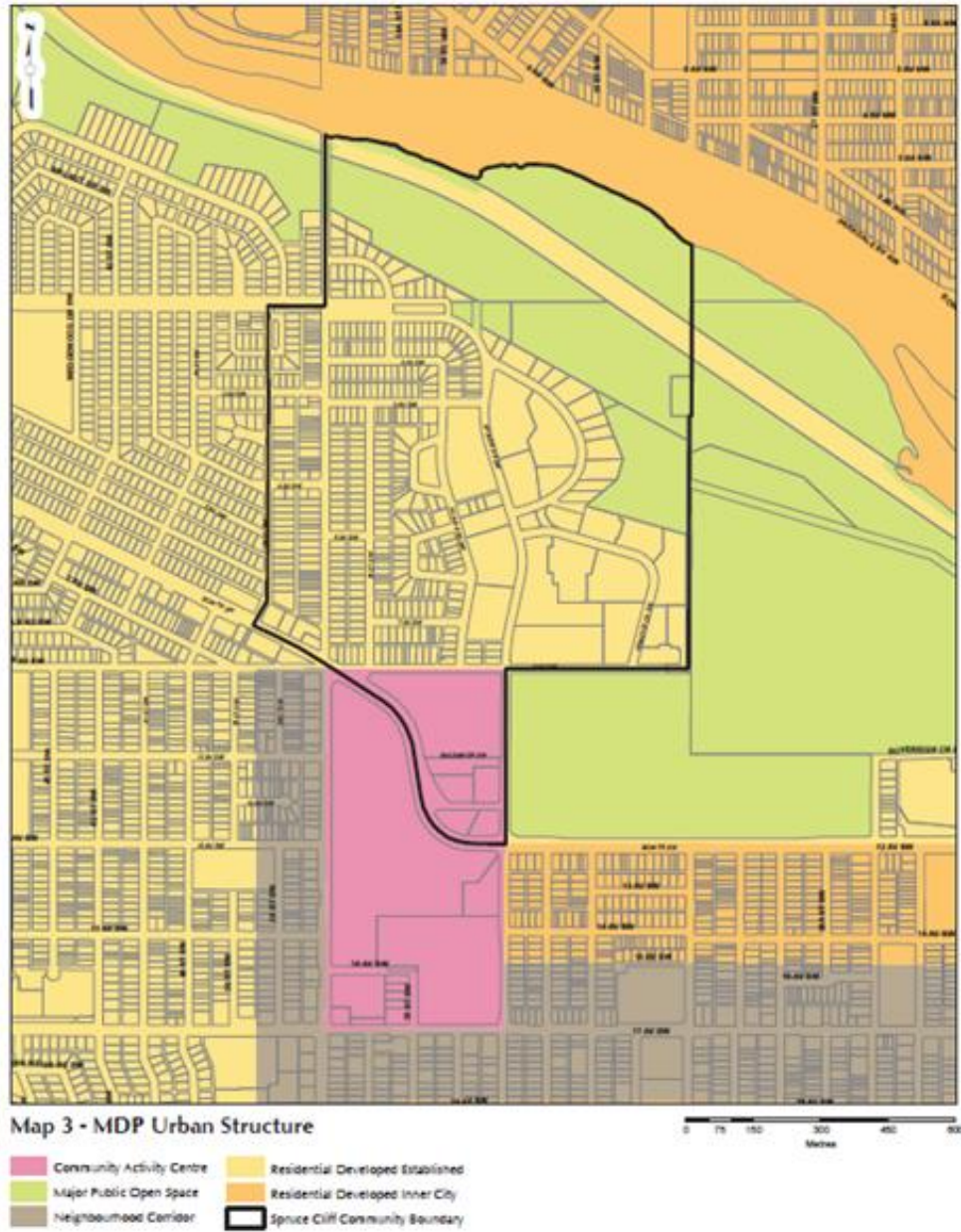
Spruce Cliff		
	Number	Per cent
Occupied private dwellings	2,285	100%
Single-detached house	255	11%
Semi-detached house or duplex	220	10%
Semi-detached	95	4%
Duplex	125	5%
Row house	140	6%
Apartment	1,675	73%
Less than 5 storeys	1,050	46%
5 storeys or more	625	27%
Other dwelling	0	0%

Calgary		
	Number	Per cent
Occupied private dwellings	466,725	100%
Single-detached house	262,965	56%
Semi-detached house or duplex	50,880	11%
Semi-detached	29,295	6%
Duplex	21,585	5%
Row house	44,705	10%
Apartment	105,890	23%
Less than 5 storeys	72,880	16%
5 storeys or more	33,010	7%
Other dwelling	2,295	0%



## Community Association's Submission

### A2: MDP Urban Structure





## Community Association's Submission

### A3: Land Use Districts – Spruce Cliff



## Community Association's Submission

### A4: Main Street – 37 Street S.W. (South of Bow Trail)



North of 17 Avenue SW the Westbrook Village Area Redevelopment Plan, approved in 2009, contains policies to guide land use planning along 37 Street for the communities of Shaganappi, Rosscarrock, Glendale and Killarney/Glengarry. As well, the non-statutory West LRT Land Use Study (2009) provides guidance for redevelopment along 17 Avenue SW. These plans provide land use policies that support the Municipal Development Plan goals of a mixed use street along 37 Street SW.

**APPROVED Land Use (2009)**  
When 37 Street SW main street users provided input about the future of this area, they shared that they would like to see this main street become a trendy destination with unique shops and a lot of activity and housing options. Attention to parking management was another desire. Additional retail and improved public realm can only be supported with more population. Re-zoning could allow for more mixed use and apartment development along 37 Street SW and new housing options such as row- or townhouses, in addition to existing single- and semi-detached homes in Rosscarrock.

In the fall of 2016, local residents provided detailed feedback at public input sessions on a proposed land use framework to meet this growth potential. These comments were considered when refining this proposal.

## Main Street: 37 Street S.W.

Rosscarrock, Killarney/Glengarry and Glendale

 <p><b>R-C2 Residential - Contextual One / Two Dwelling District</b></p> <p>R-C2 is a low density residential designation that is primarily for single detached, duplex and semi-detached dwellings. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks, for permitted use buildings, when adjacent to lower scale buildings.</p> <p>Maximum height 10m</p>	 <p><b>M-C2 Residential - Grade-Oriented Infill District</b></p> <p>M-C2 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 5 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density based on building area (2.5 Floor Area Ratio) which typically allows an average 50 built (15 metres) wide parcel to have about 12 - 14 units.</p> <p>Maximum height 10m</p> <p>Maximum floor area ratio 2.5</p>
 <p><b>R-CG Residential - Grade-Oriented Infill District</b></p> <p>R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex houses. Only slightly larger buildings than allowed by the R-C2 district. Maximum density is 75 units per hectare (up to) which typically allows an average 50 foot (15 metres) wide parcel to have 3 units, 4 units could be developed on a corner site with two street frontages.</p> <p>Maximum height 10m</p> <p>Maximum density 75 up to</p> <p>Street facing a grade-oriented units</p>	 <p><b>MU-1 General Mixed Use District</b></p> <p>MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Street. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.</p> <p>Commercial, residential or office at grade</p>
 <p><b>M-C1 Multi-Residential - Contextual Low Profile District</b></p> <p>M-C1 is a multi-residential designation in the developed area of the city that is primarily for low rise apartment buildings (3 - 4 storeys) or townhouses. The district contains many rules that are sensitive, or contextual, to the surrounding scale, requiring lower heights and larger setbacks when adjacent to low scale buildings. Maximum density is 148 units per hectare (up to) which typically allows an average 50 foot (15 metres) wide parcel to have 8 units.</p> <p>Maximum height 10m</p> <p>Maximum density 148 up to</p>	 <p><b>MU-2 Active Frontage Mixed Use District</b></p> <p>MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Street. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.</p> <p>Commercial facing the active frontage</p>





Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1122

## Land Use Amendment in Inglewood (Ward 9) at 1423 – 8 Avenue SE, LOC2020-0093

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### EXECUTIVE SUMMARY

This application was submitted by Paul Blakeney on behalf of the owner, St. John the Evangelist, Calgary Catholic Congregation, Inc, on 2020 July 03. John the Evangelist, Calgary Catholic Congregation Inc, on 2020 July 03. The application proposes to change the designation of the property from Residential – Contextual One / Two Dwelling (R-C2) District to the Special Purpose – Community Institution (S-CI) District to allow for:

- the additional use of School – Private;
- a maximum building height of 12 metres, approximately 2 to 3 storeys (an increase from the current maximum of 10 metres); and
- the uses listed in the S-CI District.

The proposed redesignation is aligned with the policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).

A change of use development permit application for a School – Private has been submitted and is under review.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 1423 – 8 Avenue SE (Plan A3, Block 12, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by Paul Blakeney on behalf of the owner, St. John the Evangelist, Calgary Catholic Congregation, Inc, on 2020 July 03. John the Evangelist, Calgary Catholic Congregation Inc, on 2020 July 03. As indicated in the Applicant Submission (Attachment 1), the applicant intends to use the eastern portion of the existing building for a private school.

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2020 October 15

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**Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093**

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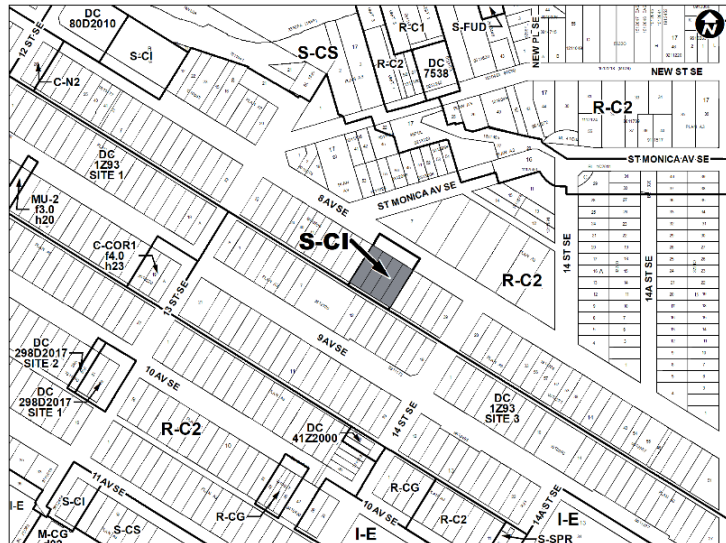
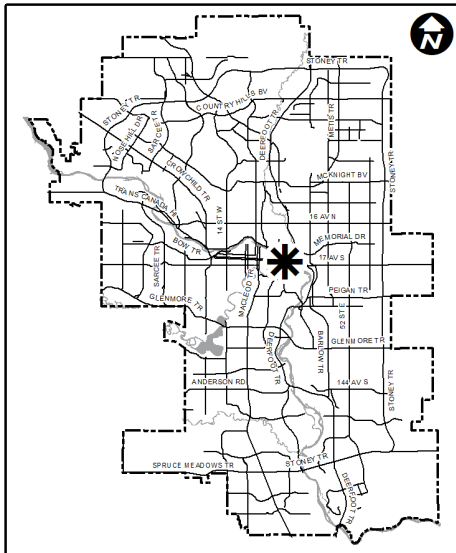
A change of use development permit application to allow for a School – Private was submitted on 2020 September 16 by Paul Blakeney and is under review. The applicant is not proposing any modifications to the building that would affect the exterior at this time (see Attachment 3).

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Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093

Location Maps





**Planning & Development Report to  
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2020 October 15**

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## Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093



## Site Context

The site is located in the inner-city community of Inglewood, near the 9 Avenue SE Neighbourhood Main Street and the Bow River along 8 Avenue SE between 13 and 14 Streets SE. The 9 Avenue SE Neighbourhood Main Street provides services and amenities and is one of the major connection points to and from the community.

The parcel comprises approximately 1,510 square metres. The rectangular shaped parcel has approximately 40 metres of frontage along 8 Avenue SE and the site is approximately 37 metres deep. The church was constructed in 1911, and is designated as a [Municipal Historic Resource](#). The building was expanded in the 1950s and that portion of the building does not have heritage value. While the proposed private school will operate throughout portions of the building, no alterations to the exterior are required. The private school has been operating without City approvals on the site for several years and it has already been accredited by Alberta Education. The proposed land use designation will allow the school to receive provincial funding while operating out of the church site.

The lands surrounding the subject site have a range of land use designations. To the north and west are single and semi-detached houses. To the southwest is the 9 Avenue SE Neighbourhood Main Street consisting of various retail and commercial uses. To the east are rowhouses and other low-density housing units.

## Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093

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As identified in *Figure 1*, below, Inglewood has experienced a slight population decline from its peak in 2018.

*Figure 1: Community Peak Population*

<b>Inglewood</b>	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1%

*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 application proposes to redesignate the lands to allow for a private school and the place of worship that exists. The proposal is consistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

#### Land Use

The existing R-C2 District is intended for single detached, semi-detached and duplex housing. The District allows for a maximum of two dwelling units per parcel with a secondary suite in the form of a basement suite or backyard suite. All sizes of places of worship are allowed under the District. The place of worship is small sized. The district allows a maximum building height of 10 metres.

The proposed S-CI District is intended to provide for culture, worship, and education, facilities amongst other uses. The proposed S-CI designation of the site is appropriate for the place of worship that exists, and the private school use intended for the site. The historic designation of the western portion of the building means that the exterior of that portion of the building cannot change. The applicant is not proposing any modifications to the building that would affect the exterior at this time.

#### Development and Site Design

As noted in the Applicant's Submission (Attachment 1), the purpose of this application is to allow for a private school that has been operating without City approvals and the place of worship that exists. The development permit application that is under evaluation is for a change of use to allow for the private school and it is not proposing any changes to the building's interior or exterior.

## **Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093**

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### **Transportation**

A Transportation Impact Assessment was not required as part of the land use amendment application, however a parking memorandum was requested and submitted as part of the application review. The area is well served by transit via Routes 1 and 101 located within approximately 200 metres of the subject parcel, as well as within 400 metres of Route 302 and the MAX Purple BRT line on 9 Avenue SE. Vehicular access to the parcel is available and anticipated to continue from the lane. On street parking is restricted along 8 Avenue SE adjacent to the parcel, including an existing loading area. Access, parking, and loading will be further reviewed as part of the development permit process.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required at this time.

The existing site / development resides within the Flood Fringe flood regulated zone as per current Council approved flood maps. Future development (if any) on/within the lands must adhere to current Flood Fringe flood regulations.

### **Utilities and Servicing**

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

### **Climate Resilience**

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

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

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



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## **Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093**

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The Inglewood Community Association responded with a letter of support (see Attachment 2). No letters were received in response to the public circulation. A public meeting was held the evening of 2020 August 20 at the Inglewood Community Association Hall and online. One individual attended in-person and one individual attended online. No feedback was received from this engagement.

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 the Cities and Towns and promotes efficient use of land.

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

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

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

The 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 8 Avenue SE, which is identified as being a part of the 9 Avenue SE 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 proposal is in keeping with relevant MDP policies.

#### ***Inglewood Area Redevelopment Plan (Statutory – 1993)***

The site is within the Residential category of the [Inglewood Area Redevelopment Plan](#)'s (ARP) Generalized Future Land Use (Map 6). While not specifically mentioned, institutional uses such as places of worship and schools are generally considered supportive of and compatible with residential uses. Policy 7.1.23 seeks "To maintain and improve the existing services." Policy 7.1.27 seeks "To promote the idea of Inglewood as a learning environment." Supporting an education facility meets those policies.

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## **Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093**

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Heritage preservation is encouraged through Policy 1.1.7 and since the historic part of the building has already been designated, the policy is fulfilled. This application is supported by planning policy.

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.

### ***Climate Resilience Strategy (2018)***

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

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

The social, environmental and economic implications of the new district are largely the same as the current district given that the intended uses have operated on the site for many years.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan*. The proposal would allow for ongoing use of a historic building and the provision of services to residents of the surrounding area.

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Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1122

**Land Use Amendment in Inglewood (Ward 9) at 1423 - 8 Avenue SE, LOC2020-0093**

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**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Comments
3. Development Permit (DP2020-5828) Summary



## **Applicant's Submission**

2020 August 12

### **What is this proposal about?**

This application relates to St. John the Evangelist Catholic Church located at 1423 8 Ave SE (the "Church") in the Inglewood Community. This LCD application is the first stage in a process which would eventually allow the use "School – Private" to be added to the existing uses of the Church. Our school has already been accredited by Alberta Education and this change in land use designation will allow our school to receive funding while operating out of the Church.

Summary of the application's impact:

- a. There will be *no changes* or renovations to the Church or surrounding property. The Church is a heritage building and the Church will not be changed or demolished.
- b. There will be no impact to the community because the school has already operated out of the Church for the past 2 years and a similar program operated between 2013 and 2016;
- c. There will be no change in the parking burden in the neighbourhood; and
- d. This application simply fulfills an administrative requirement to allow the school to run out of the Church.

### **What is the program about?**

The Gilbertine Institute is non-profit corporation and an accredited school authority in the Province of Alberta and operates cooperatively with the Church in this endeavor. The Institute operates two educational programs: 1) a two-day per week shared responsibility program (e.g. homeschool co-op) and a full-time home education program with its office in Derwent, Alberta. Functionally, the school operates analogously to a part-time private school for two days a week. Parents homeschool their children for the remaining three days a week. The school curriculum broadly follows the Alberta Programs of Study and the classical Catholic tradition to educate the full person in both intellectual excellence and strong character formation.

### **Why is this proposal an appropriate fit for the community of Inglewood?**

Since the school has already operated at the St. John's Church within Inglewood for several years, we believe the school fits well into the community fabric and would provide a tremendous opportunity for youth education. The school has also received the support of the Inglewood Community Association.



## Community Association Comments

2020 August 10



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)

August 10, 2020

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Chris Wolfe:

Re: LOC2020-0093, 1423 – 8 Avenue SE

The Planning Committee (PC) has reviewed the application for a land use change at the St. John the Evangelist Church to (eventually) accommodate the use of the Church as a private school as additional use for the Church. The PC has voted in support of the application and no concerns were identified with the application.

We were contacted by a few residents in the immediate area surrounding the Church who expressed concern over what was displayed on the sandwich board for the land use change. They were confused about the language used on the board but were reassured by the PC that there will be no changes or renovations to the Church (to increase up to the maximum height permitted by the S-CI zoning). The PC would like to request on behalf of residents to examine where the City can provide clearer language on these boards to represent what changes are actually being made to the site (if any).

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.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee

Erin Standen, Chair





**Development Permit (DP2020-5828) Summary**

A development permit application (DP2020-5828) has been submitted by Paul Blakeney on 2020 September 16. The change of use development permit application is to allow for a School – Private. The historic designation of the western portion of the building means that the exterior of that portion of the building cannot change. The development permit application that is under evaluation is for a change of use to allow for the private school and it is not proposing any changes to the building's interior or exterior.



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Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1111

## **Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256**

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### **EXECUTIVE SUMMARY**

This land use redesignation and policy amendment application was submitted by B&A Planning Group on behalf of the landowner SFGL CORP, managed by WestCreek Developments on 2018 November 20. The application proposes to redesignate approximately 15.69 hectares (38.55 acres) of land in the southeast community of Chaparral, which has been proposed to be called the neighbourhood of Chaparral Meadows. Specifically, the application provides for:

- approximately 1.58 hectares (3.90 acres) for single detached dwellings that can accommodate secondary suites (R-1s);
- approximately 6.69 hectares (16.53 acres) for an anticipated mix of single detached and semi-detached dwellings (R-G and R-Gm);
- approximately 3.23 hectares (7.98 acres) for an anticipated multi-residential development (M-G) which will provide for approximately 126 units in an at-grade multi-residential built form of up to 13.0 metres in height and a maximum density of 80 units per hectare (198 units per acre); and
- approximately 4.19 hectares (10.35 acres) of Special Purpose – City and Regional Infrastructure (S-CRI).

An amendment to the *Chaparral Area Structure Plan* (ASP) is required to accommodate the proposed residential uses in this location. The proposal supports applicable policies of the *Municipal Development Plan* (MDP).

This application is accompanied by an outline plan application (CPC2020-1105) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

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CPC2020-1111

**Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 -  
194 Avenue SE, LOC2018-0256**

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the Chaparral Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 15.69 hectares  $\pm$  (38.55 acres  $\pm$ ) located at 2100 – 194 Avenue SE (Portion of Plan 1112999, Block 1, Lot 4) Special Purpose – Recreation (S-R) 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 – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District ; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

On 2018 November 20, B&A Planning Group submitted the application on behalf of the landowner SFGL CORP, managed by WestCreek Development. The Applicant's Submission can be found in Attachment 1.

The community of Chaparral consists of two neighbourhoods: Chaparral and Chaparral Valley, located to the east of Chaparral. This application and the concurrent outline plan (CPC2020-1105) proposes a new neighbourhood, to the east of Chaparral Valley and to the west of the Blue Devil Golf Course, tentatively called Chaparral Meadows.

In 2002 at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

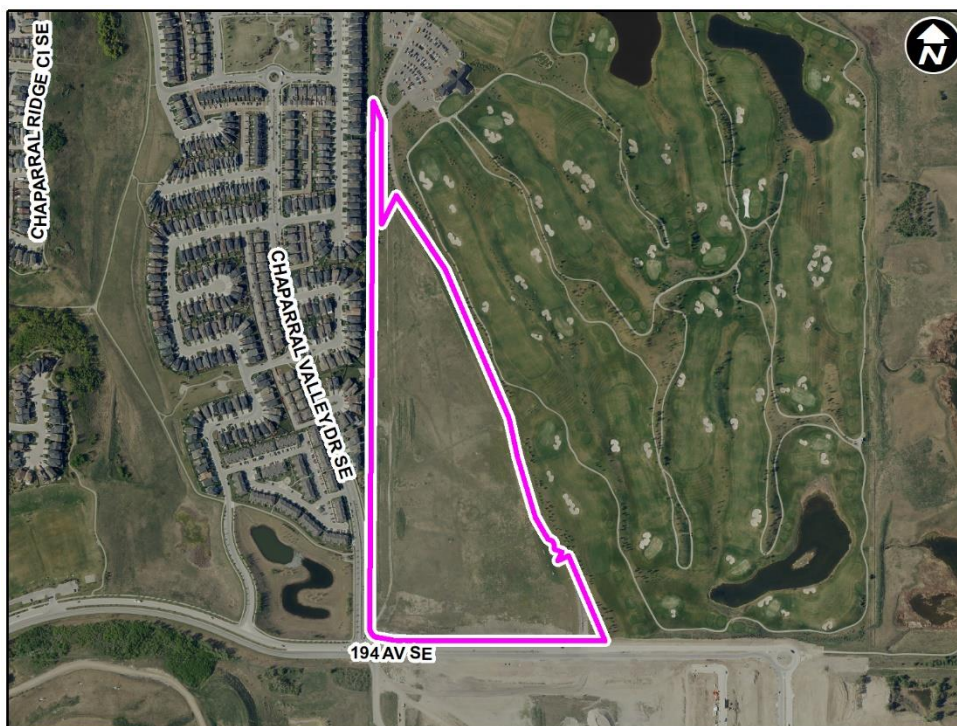
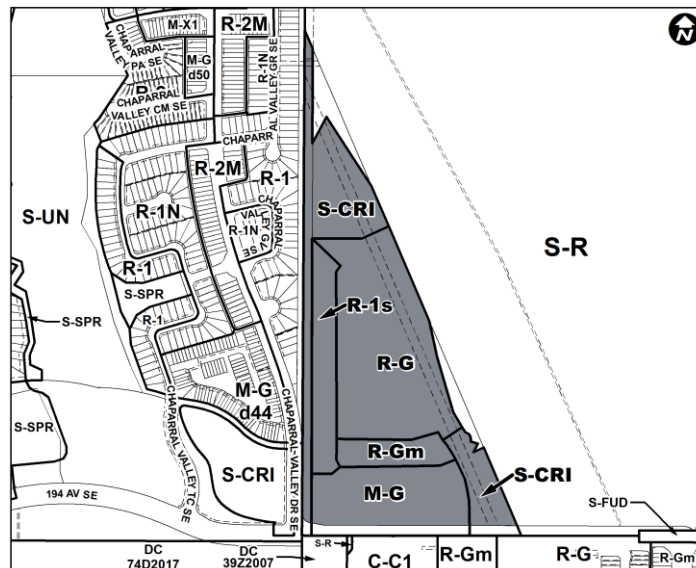
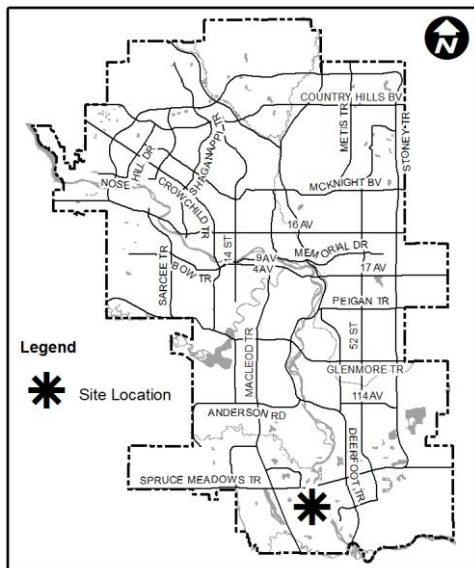
As such, the Municipal Reserve requirement for this application has already been met, therefore no additional land dedication is required.

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Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 -  
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Location Maps



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**Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 -  
194 Avenue SE, LOC2018-0256**

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**Site Context**

The subject site is located in the community of Chaparral, south of Stoney Trail SE and east of Macleod Trail SE. The site consists of one undeveloped triangular parcel located north of 194 Avenue SE and east of Chaparral Valley Drive SE and is approximately 15.69 hectares (38.55 acres) in size. The site has a five metres elevation difference with the high point situated in the southwestern portion of the site.

Surrounding development primarily consists of single detached dwellings and townhouse development. Chaparral Valley, a neighbourhood in the community of Chaparral, is located to the west of the plan area. An existing Public Utility Lot, approximately 10 metres wide, is located along the eastern boundary of Chaparral Valley and will be expanded by an additional 15 metres as part of this proposal, creating an approximately 25 metre wide utility corridor between the proposed neighbourhood of Chaparral Meadows and the existing neighbourhood of Chaparral Valley. The utility corridor will accommodate a pathway that connects to the existing regional pathway system.

The Blue Devil Golf Club is located to the northeast with the Bow River and Fish Creek Provincial Park beyond the golf course to the north and east, respectively. The developing community of Wolf Willow is located to the south, across 194 Avenue SE. An access road for the Blue Devil Golf Club is located along the eastern boundary of the subject site and will be upgraded to continue to provide access to the golf course. Vehicular access to the subject site will be via 194 Avenue SE.



## Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256

The former BFI Landfill is located to the southeast of the subject site; however, the subject site is located outside of the landfill setback.

As identified in *Figure 1*, the community of Chaparral reached its peak population in 2016.

*Figure 1: Community Peak Population*

<b>Chaparral</b>	
Peak Population Year	2016
Peak Population	13,013
2018 Current Population	12,654
Difference in Population (Number)	-359
Difference in Population (Percent)	-2.76%

Source: *The City of Calgary 2019 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use redesignation and policy amendment, along with the associated outline plan (Attachment 2) will enable a range of low-density residential development along with multi-residential development with at-grade unit access.

#### Land Use

The existing Special Purpose – Recreation (S-R) District is intended to accommodate a range of indoor and outdoor uses.

This application proposes to redesignate the subject site from Special Purpose – Recreation (S-R) District to:

Land Use	Hectares	Acres
Residential – One Dwelling (R-1s)	1.58	3.90
Residential – Low Density Mixed Housing (R-G and R-Gm)	6.69	16.53
Multi-Residential – At Grade Housing (M-G) District	3.14	7.76
Special Purpose – City and Regional Infrastructure (S-CRI) District	4.19	10.35

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## **Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256**

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The R-1s, R-G and R-Gm Districts will accommodate a range of low-density residential development in the form of single detached, semi-detached, duplex and rowhouse development. Single-detached development is anticipated in the R-1s and R-G Districts.

The R-1s District will be located on the western edge of the site, to provide a similar interface of single-detached dwellings to that of the existing single detached dwellings located to the west of the site in Chaparral Valley. Multi-residential development in the form of the M-G District which provides all units with direct pedestrian access at-grade and provides outdoor space for social interaction will be located at the southwest corner of the site.

The R-Gm District is anticipated to be developed as rowhouses and will provide a transition between R-G development and M-G development.

While not part of this application, the proposed land use map captures an administrative housekeeping correction that will eliminate an existing sliver of Special Future Urban Development (S-FUD) land use from within the 194 Avenue SE road right-of-way.

### **Subdivision Design**

As the subject area is constrained from the north, west and east, there are limited street configurations that could be considered as part of this development.

Development will be accessed from 194 Avenue SE and generally follows a modified grid street pattern with both laned and non-laned low density residential. A dry stormpond is located at the southeast corner of the site while the larger stormpond is located at the north tip of the site. Locating the stormpond at the northern tip of the site limits the number of houses in Chaparral Valley that will back on to the new residential development to approximately 13 houses.

A walking path will be located along the Public Utility Line on the western boundary of the subdivision and will connect to Wolf Willow to the south and the greater regional pathway network.

### **Municipal Reserve**

In 2002 at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

As such, the Municipal Reserve requirement has already been met, therefore no additional land dedication is required.

Administration encouraged the applicant to provide additional Municipal Reserve dedication in the form of centrally-located open space as part of their submission, which the applicant declined to provide. The applicant instead proposed an open space at the northern tip of the

## Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256

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development, which Administration could not support due to access and area standards for parks and open spaces.

### Density

The plan anticipates 308 new residential dwelling units to accommodate approximately 873 new residents.

The *Chaparral Area Structure Plan* anticipated an overall residential density in Chaparral between 12 and 17 units per hectare (five to seven units per acre) with consideration for ranges above or below that intensity at the discretion of the Approving Authority. While the corresponding outline plan anticipates a density of only 20.5 units per gross developable hectare (8.3 units per acre), overall, Chaparral's residential density is anticipated to increase from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre), which aligns with the ASP.

*Table 1: Density Requirements*

	Units per Hectare	Units per Acre
MDP minimum residential density	20	8
ASP Requirement: Residential density	12-17	5.7
Outline plan density	20.5	8.3
Current Chaparral residential density excluding outline plan	10.7	4.3
Chaparral residential density including outline plan	11.6	4.7

### Intensity

The plan anticipates an intensity of 61 people and job per developable hectare (150 people and jobs per developable acre).

### Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous uses on a portion of the site relating to a railroad right-of-way and a sand/gravel operation. Minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP). The water table is considered relatively shallow at this site and in the Chaparral Valley Lands. The addition of fill material and the increased imperviousness with this proposed development is expected to reduce infiltration rates and limit recharge across the site which will reduce the existing shallow groundwater flow. The impact to groundwater flow on adjacent lands both down

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## **Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256**

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gradient (Wolf Willow and the Blue Devil Golf Course) and up gradient (Chaparral Valley Lands to the west) is expected to be negligible.

This development is within the flood fringe of the Bow River. The flood fringe is considered developable, as the risk of damages from river flooding is mitigated/reduced through building regulations and the Environmental Reserve setback. Primary living spaces are not constructed below the 1:100 river flood elevation.

### **Transportation**

Access to the plan area is available from 194 Avenue SE which is classified as an Arterial Street, via the future signalized intersection at the new Meadows Gate SE. An emergency access is proposed to Chaparral Valley Boulevard SE, this will also provide active mode connection. There is an existing private golf course road along the east boundary of the plan area, direct access to the golf course road from the plan area is prohibited.

A Transportation Impact Assessment was received in support of the land use application. The Transportation Impact Assessment identified the proposed density can be supported by the surrounding road network.

The plan area is currently serviced by Calgary Transit Route 444 Chaparral Valley / Walden with service every 20 minutes in the peak hours. There nearest bus stop is directly west of the plan area on Chaparral Valley Boulevard SE. A future bus stop is planned directly adjacent to the site on 194 Avenue SE. There is an existing 3.0m Regional Pathway along 194 Avenue SE that provides cycling connections to Fish Creek Park and the Rotary Mattamy Greenway.

### **Utilities and Servicing**

#### ***Water Infrastructure***

Water servicing is proposed to be provided through connections to the existing water main located adjacent to the site to the south along 194 Avenue SE which is adequately sized to support the proposed development.

#### ***Sanitary Infrastructure***

Sanitary servicing is proposed to be provided through a connection to the existing trunk sewer that runs along the west boundary of the site. Capacity is available within the existing system for the proposed development.

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### ***Storm Infrastructure***

Storm servicing is proposed within their Staged Master Drainage Plan to be provided through the construction of on-site stormwater management ponds with controlled discharge to the existing storm sewer main located adjacent to the site in 194 Avenue SE. In addition to capturing all surface drainage from within the plan boundaries, the system is also designed to accept and manage the existing surface and pipe drainage that is being discharged to this site from the existing Chaparral Valley community that is adjacent to the west.

### ***Drainage***

The Staged Master Drainage Plan has been approved by Water Resources. A hydrogeological report was submitted by WestCreek Developments in October 2019 by Waterline Resources Inc. and was peer reviewed by EXP as a third party due diligence review. The result of the study was that the addition of fill material, imperviousness and management of on-site surface rainwater runoff with the proposed development will reduce infiltration rates and recharge reducing the existing groundwater flow through the shallow groundwater system. EXP's review agreed with the findings that no negative impact on groundwater conditions is expected for the adjacent Chaparral Valley lands located to the west with the addition of this development.

### ***Climate Resilience***

The applicant has not identified any climate resilience measures as part of this outline plan. 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 noticed posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Chaparral Community Association was circulated as part of this application and responded with a letter of opposition on 2019 January 28 (Attachment 4). An updated letter from the Community Association was not provided.

Administration received 56 letters of opposition from area residents. Planning-related concerns were primarily focused around traffic congestion in the area, the high-water table, flooding from river and snow melting; and lack of open spaces and schools.

Administration considered the relevant planning issues and deemed the proposal appropriate.

The applicant conducted community consultation as part of the application which included hosting three open houses on 2018 June 26, 2019 February 28, and 2019 September 03.

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The applicant also provided a postcard drop to nearby residents, project updates to the Chaparral Community Association, Chaparral Lake Residents Association, and subscribed citizens via email. An Engagement Summary submitted by the applicant provides an overview of engagement conducted throughout the project (Attachment 5).

Based on feedback from early engagement with residents, the applicant moved the stormwater pond to the north portion of the site, which reduced the number of existing Chaparral Valley residences that will back onto new residences in Chaparral Meadows.

The applicant also changed their proposed multi-residential development site from Multi-Residential – Low Profile (M-1) District, which allows for apartment style development, to Multi-Residential – At Grade District, based on Chaparral Valley resident's concerns about the built form that were heard during public engagement.

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

### **Strategic Alignment**

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

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

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

The recommendation aligns with the policy direction of the [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.

#### ***Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary (2017)***

The site is subject to the [Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary](#) (IDP) and as such the application was circulated to the Municipal District of Foothills for comment in accordance with the requirements of the IDP. A response was received on 2019 March 01 indicating no objections with the application.

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## **Policy Amendment and Land Use Amendment in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC2018-0256**

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

The subject site is identified as Planned Greenfield with Area Structure Plan Area on [Map 1: Urban Structure](#) in the [MDP](#). The MDP identifies that specific policies will be identified through the local area plan. This application provides opportunities for a range of housing that takes advantage of existing infrastructure and amenities in Chaparral and the surrounding areas, supporting MDP objective 2.2: shaping a more compact urban form.

### ***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.

### ***Chaparral Area Structure Plan (Statutory – 1988)***

The subject site is located within the Private Recreational Facility (Golf Course) Area on Map 1: Land Use / Transportation of the [Chaparral Area Structure Plan](#) (ASP). An amendment to the ASP to change the land use category of the subject site from Private Recreational Facility (Golf Course) to Residential Area is required to accommodate the proposal (Attachment 4).

The Residential Area is intended for residential development with an overall residential density in Chaparral between 12 and 17 units per hectare (five to seven units per acre). The proposed amendment would increase Chaparral's overall residential density from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre).

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

The recommended land uses allow for a range of residential housing types with at-grade entrances to accommodate the housing needs of different age groups, lifestyles and demographics.

### **Financial Capacity**

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

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.



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***Current and Future Capital Budget***

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded by 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 *Chaparral Area Structure Plan*, as amended, and will allow for additional residential development in the form of single detached, semi-detached, rowhouses and low profile multi-residential in the community of Chaparral.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan
3. Proposed Amendments to the Chaparral Area Structure Plan
4. Community Association Letter
5. Engagement Summary

## Applicant's Statement



### Applicant Statement – October 2020

B&A Planning Group prepared this application, with a team of technical experts, on behalf of WestCreek Developments in support of the Chaparral Meadows Outline Plan (OP) and associated Land Use Redesignation for approximately 15 hectares (37.07 acres) of land (hereafter known as the “plan area”).

Chaparral Meadows is master-planned as a residential neighbourhood with a contextual built-form that complements the existing neighbourhoods of Chaparral Valley and Wolf Willow, located immediately west and south of the Plan Area, respectively. This Outline Plan is also adjacent to the Blue Devil Golf Course, which is within close proximity to the Fish Creek Park trail system and open space network found in the community of Wolf Willow. The design leverages the Plan Area’s unique shape to create a quiet and contextual neighbourhood that balances lower density residential housing units with the appropriate mix of single detached, semi-detached, townhouse homes, all while maintaining the existing character of adjacent neighbourhoods.

The Plan Area does not owe Municipal Reserve, as it was previously paid to the City through a cash-in-lieu payment in 2002 as part of the original subdivision plan. In addition, the existing utility corridor on the west boundary provides a significant buffer between existing and future homes and acts as a north south connection, containing a gravel pathway. This pathway connects to the regional pathway network, Fish Creek Park, Lafarge Meadows; and existing amenities found in the community of Chaparral, and the future community of Wolf Willow. Chaparral Meadows also proposes a storm water system that will accommodate existing storm water flow from Chaparral Valley. As such, the allocation of open space land for storm ponds is significantly greater than a typical neighbourhood, thereby increasing the amount of passive recreation space.

Public Engagement has been a critical component of the application process and directly impacted changes to the plan itself. Between June 2018 and October 2020, WestCreek Developments undertook a robust communications and engagement program to share project information and updates, and to collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large throughout key phases of the project process.

Community members were kept up to date and informed of engagement activities through a variety of communication methods including letters and hand-delivered postcards to Chaparral Valley residents, road signs throughout the community and regular email updates to the Community Association and 142 project email subscribers.

WestCreek held three public engagement events throughout the project to inform, collect information, listen, and solicit feedback from community members. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final design of the Plan Area to minimize offsite impact to adjacent residents. Significant changes resulting from the public engagement program include:

- Completed additional technical analysis which resulted in relocating the storm pond to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- Revising land uses to ensure the homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley (From R-G to R-1s);
- Changing the neighbourhood name based on feedback received directly from adjacent residents; and
- Decreasing the overall density based on resident concerns while still remaining in alignment with the MDP;
- Lowering the density of the multi-residential site (M-1 to M-G Zoning), proposing townhomes rather than apartments, to address concerns raised directly from adjacent residents and the local Councillor.

## Applicant's Statement



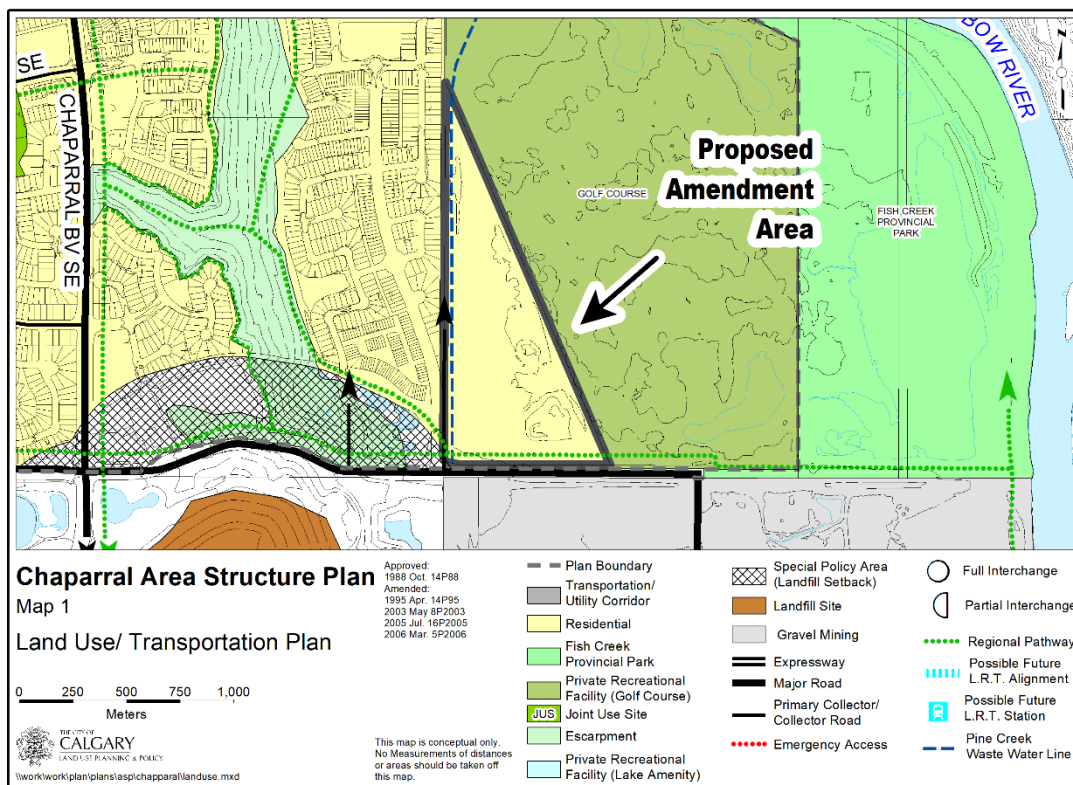
Incorporating this feedback, the revised Outline Plan proposes single-detached, semi-detached, and townhouse dwellings, in alignment with the intent of higher order statutory plans. The plan locates denser product (M-G land use district) in the south portion to provide an appropriate interface to commercial uses located to the south. The Outline Plan anticipates a density of 8.3 units per acre (20.5 units per hectare) based on the uses proposed, exceeding City's minimum density requirements. Chaparral Meadows anticipates approximately 876 people and 33 home-based jobs. This calculates to an intensity of 61 people and jobs per hectare.





## Proposed Amendment to the Chaparral Area Structure Plan

1. The Chaparral Area Structure Plan attached to and forming Part of Bylaw 14P88, as amended, is hereby further amended as follows:
  - (a) Amend Map 1 entitled 'Land Use/ Transportation Plan', by changing 16.07 hectares  $\pm$  (39.72 acres  $\pm$ ) located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) from 'Private Recreational Facility (Golf Course)' to 'Residential' as generally illustrated in the sketch below:







## Community Association Letter

The City of Calgary  
Planning & Development Department  
Community Planning  
800 Macleod Trail SE  
T2P 2M5  
File Managers: Breanne Harder and Calvin Chan

January 28, 2019  
*Via e-mail*

**RE: Letter of Objection to LOC2018-0256 Proposed Osprey Meadows application**

Dear Breanne and Calvin,

Thank you for circulating LOC2018-0256 to the Chaparral Community Association (CCA). Community residents and the Board appreciate the extension that was granted to submit formal comments on the circulation. As submitted, the CCA has serious concerns with the application seeking to develop a remnant parcel in Chaparral that was once recognized and considered to be part of the Blue Devil Golf Course. The undeveloped parcel is zoned Special Purpose – Recreation (S-R) district, and presently functions as passive open/green space with very limited day use by hikers, dog walkers and others because it is widely known to be signed as private property. The parcel falls within the overall community of Chaparral as defined by our Community Association bylaws registered with Service Alberta. The CCA objects to any residential development on the parcel that does not reference “Chaparral” within the proposed name.

The CCA considers the Chaparral Area Structure Plan (ASP) amendment and Land Use/Outline Plan application to be premature, lacking details, incomplete in certain aspects, and failing to address a number of crucial factors that should have been addressed based on the feedback area residents provided at the developer-led engagement prior to the submission. As a result, the CCA is firmly opposed to the proposed ASP amendment and Land Use/Outline Plan submission.

The CCA’s chief concerns and reasons for opposition are summarized below:

1. Provisions for Municipal Reserves (MR) towards suitable community parks and open spaces
2. Layout of the Outline Plan prompts safety concerns due to access/egress points, and the failure to integrate into the existing community based on design, density targets and land uses are missed opportunities
3. Hydrological, storm servicing and drainage concerns that are not well-studied or understood
4. Ineffective community engagement and consultation

**Provisions for MR and suitable community parks and open spaces**

The CCA and area residents are not satisfied by the responses provided by the applicant, developer and city staff on the matter of Cash-In Lieu for MR dedication. Decision(s) affecting Chaparral’s green/open space were made without any consultation with the community. There are broader issues surrounding good governance, transparency, fairness effective decision-making that will need to be addressed as part of the application review. Further, decisions of the past were made on certain assumptions, failing to consider the ability of Chaparral Valley residents to access MR lands in Chaparral Lake or Ridge due to topography, grades and distances that area residents need to travel to access parks and open spaces. The CCA believes that as a community that is home to many young families, all Chaparral residents should have short, direct and convenient walkable access to parks, playgrounds and open spaces. Our

## Community Association Letter

recent experience in working with Calgary Parks inform us that programmable open spaces in Chaparral Valley are lacking, and the utilization rate is high.

In reviewing the applicant's submission, the CCA is disappointed that the minimum requirement of 10 percent MR dedication has not been met. The incorporation of the green space, as designed, is neither programmable nor of value to future residents of the proposed neighbourhood. It is poorly planned and puts as many residential homes as possible into the space with lack of foresight and lack of thought about how these people will live in a vibrant community space. The CCA demands that the developer integrate a meaningful, centralized and accessible open/green space to serve as future amenity for all area residents and provide a landscaped pathway system that connects and beautifies the utility corridor. As part of a re-design of the Outline Plan layout, the minimum requirement of 10 percent MR or 4 acres must be met.

### **Outline Plan layout, land use, and density targets**

The applicant and developer need to initiate a re-design based on the CCA's review of the initial submission. A number of area residents have identified that due to the proximity of the Bow River, and limited number of egress points, safety concerns as part of emergency evacuation have not been understood or addressed in the proposal. As designed, the single access/egress point into the 40 acre parcel travels north-south in a perpendicular manner that intersects the proposed storm pond. During a flood event, future residents may find themselves trapped should water levels within the storm ponds exceed capacity and restrict vehicles from making use of the roadway. Similar concerns were raised in part due to the 2013 Floods.

The unsympathetic and incompatible design layout, as proposed within the Outline Plan, is also problematic in that it fails to address the basic principles of community planning. Connectivity within the neighbourhood and to the adjacent neighbourhood of Chaparral Valley is entirely missing. Walkability, permeability and integration of a new neighbourhood into the overall community of Chaparral through pathways and pedestrian links is also an oversight. The design is auto-oriented and not focused on community building and integration. The design scheme is based on a plan for an "island" that fails to account or integrate with the existing developed portions of the community.

Density targets outlined in the applicant's submission refer to the Municipal Development Plan (MDP), and specifically those captured in the New Community Planning Guidebook (NCPG) Volume 2, Part 1 of the MDP. However, the submission has not taken into consideration that the Chaparral ASP predates the MDP, and the section of the MDP that outline minimum density targets also requires ASPs to explicitly note that the NCPG applies to the ASP. The NCPG is largely meant for new communities that are still developing. The CCA is unclear on why MDP density policies of 2013 are being retroactively applied in Chaparral when all of the community has already been built-out. The CCA expects The City's Administration to raise this matter with the applicant, and as part of the resubmission align with the existing density framework and targets of the Chaparral ASP. Furthermore, Section 1.4.4 of the MDP states that "ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context", and as such the changes proposed at this stage of the community development cycle are presumptuous - given that context and expectations have been established and built-out.

## Community Association Letter

The applicant's submission does not include sufficient information on grades, but based on the requirement to flood proof and meet design flood elevation, area residents are rightfully concerned that the new development will be sitting much higher relative to the existing homes and will pose issues from building heights relative to sunlight access and privacy/over-looking matters. Furthermore, to achieve higher density the outline plan proposes a significant percentage of R-G and R-GM residential housing which does not align with adjacent homes and does not support the developers stated goal of a development that will compliment Chaparral Valley. Homeowners directly adjacent to the proposed development were sold golf course lots at a premium price and as such have invested in upgraded features and adhere to restrictive covenants to maintain a premium appearance. As part of a re-design of the Outline Plan layout, the development must provide R-1 housing adjacent to Chaparral Valley.

### **Hydrological, storm servicing and drainage concerns**

The submission is lacking relevant analysis on the pre-existing hydrology and drainage concerns within Chaparral Valley and the broader Bow Valley river system as well as future development within areas designated as flood fringe of the Bow River Valley. Since the soils adjacent to the Bow River are frost susceptible, foundations need to be protected from frost penetration below the footings during home constructions. Otherwise, frost heaving and movement in the structure can result. Surface concrete, at-grade patios, and sidewalks within the new neighbourhood will be exposed to frost heave movements causing long term maintenance and costs implications for The City. Many area residents have been experiencing similar issues for several years at significant expense. It is unclear what the impact of new development will have on existing issues

Given the above concerns, the CCA expected that the developer would have included a comprehensive Storm Water and Storm Drainage analysis as part of the submissions. Storm water and the overall drainage in the area is a very serious concern in Chaparral Valley as channeled by many area residents. It appears that the Outline Plan/Land Use application may have been prematurely submitted without the necessary due-diligence completed on critical servicing solutions. The CCA respectfully requests the review of all technical documents pertaining to hydrology, storm servicing and drainage prior to any formal recommendation by staff to Planning Commission or Council.

### **Ineffective community engagement and consultation**

The CCA is troubled by the ineffective community engagement that was haphazardly announced and organized by the developer. No request to attend or present to the community association was attempted. Tactics used leading up to and at the information session in June, 2018 suggested it was a "check-box exercise." At the information session, critical information was being guarded, which demonstrates insincerity on the part of the applicant and developer. For example, when asked of the developer if they had developed an overall Outline Plan and Land Use plan – the answers provided were repeatedly "No." This has turned out to be simply untrue as the Phase 1 Environmental Site Assessment prepared and submitted by the applicant is dated May, 2018 and contains a detailed Outline Plan map with Land Uses on page 12 of the document.

Section 2.3.7 of the MDP contains text that speaks to "fostering community dialogue and participation in community planning." The CCA demands that the applicant/developer and city staff offer meaningful opportunities to carry out a dialogue on shaping the future of the community. Effective community consultation and participation should be carried out in a responsible manner that is transparent and allows for all voices to be heard. It is our sincere hope that future consultation opportunities will be

## Community Association Letter

managed in a manner that produces not just a "What We Heard Report" but a "What We Did Report" that respects the concerns of residents.

On behalf of the CCA Board, resident members and affected land owners, I respectfully request that you take into consideration this correspondence as part of any formal direction and recommendation that may be provided to the applicant and developer as part of DTR comments. Further, I urge the applicant and developer to address the concerns outlined within and a full re-circulation commence upon resubmission.

Sincerely,

Lynette Javaheri, President  
Chaparral Community Association

CC: Councillor Peter Demong  
CCA Board members

## Engagement Summary



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## ENGAGEMENT SUMMARY

SEPTEMBER 2020

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## Engagement Summary



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### ENGAGEMENT SUMMARY

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WESTCREEK DEVELOPMENTS | SEPTEMBER 2020



## Engagement Summary

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## Engagement Summary



WestCreek Developments' vision is to develop a mixed-form residential neighbourhood that maintains the integrity of the existing built-form within the Chaparral Valley community, while considering adjacent homeowners, community members and future developments in the area.

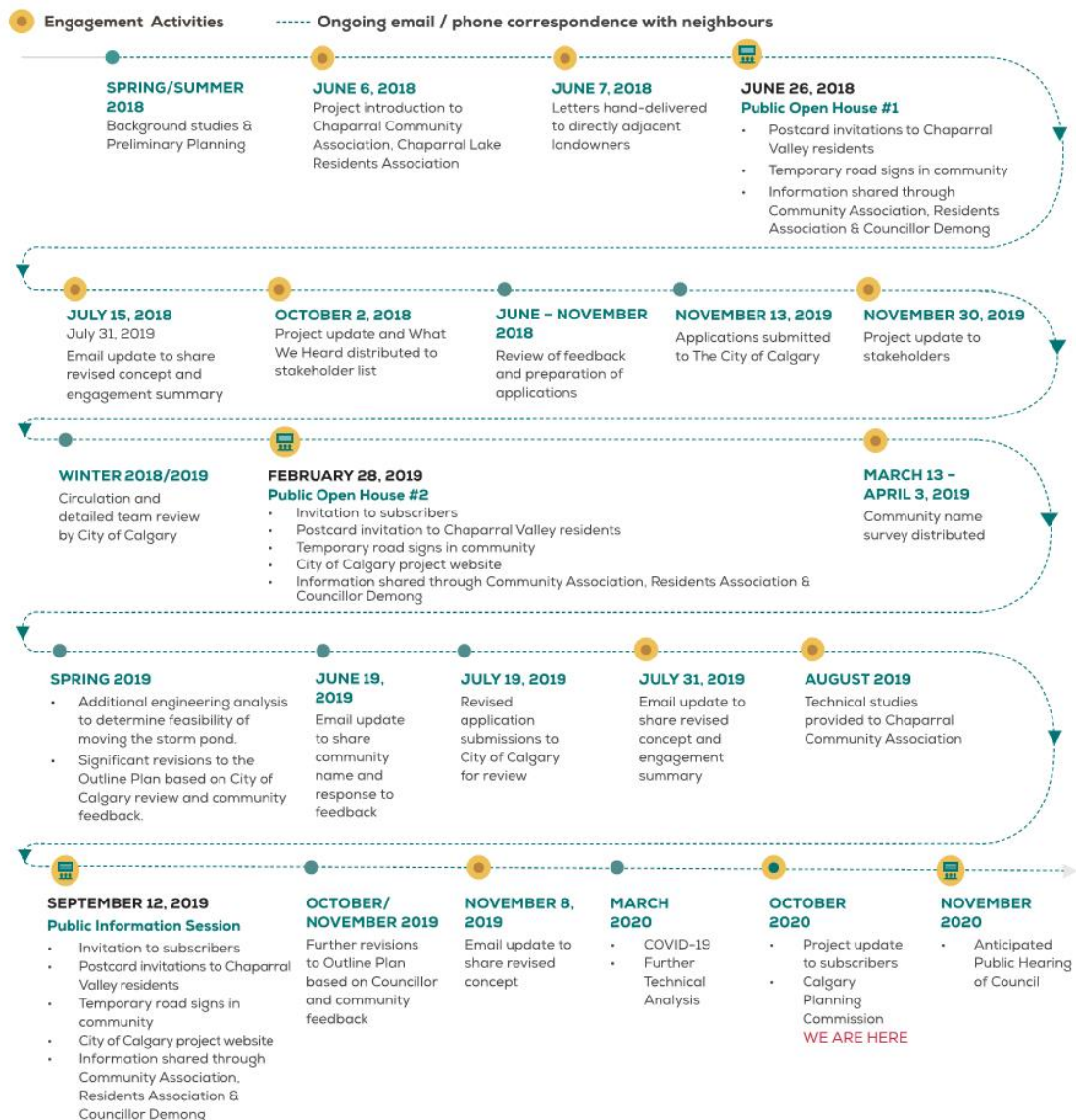
Between June 2018 and September 2019, WestCreek facilitated a stakeholder and public engagement campaign to share project information and collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large. Feedback received throughout the engagement program significantly influenced the final design of the Plan Area to minimize offsite impacts to adjacent residents. The following is a list of the most significant changes made to the plans as a result of the engagement program:

- **Relocated the storm pond** to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- **Revised the land uses** to ensure homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley;
- **Changed the neighbourhood name** based on feedback received directly from adjacent residents; and
- **Lowered the density** of the multi-residential site (M-1 to M-G), proposing townhomes rather than apartments.

The following summary provides a complete overview of the engagement program and illustrates how feedback from the community influenced the evolution of the concept plan for the site.



## Engagement Summary



\*Timeline subject to change based on City of Calgary Review Process

SEPTEMBER 2020 | CHAPARRAL MEADOWS

2

## Engagement Summary



### OPEN HOUSE #1

**June 26, 2018 |  
Chaparral Lake  
Residents Association**

**Purpose:** Introduce the project to surrounding communities, share a high-level vision for the subject lands, answer questions and collect feedback.

 **~170**  
OPEN HOUSE ATTENDEES

 **48**  
COMMENT FORMS  
COMPLETED

 **32**  
PHONE AND EMAIL  
ENQUIRIES

### OPEN HOUSE #2

**February 28, 2019 |  
Cardel Rec South**

**Purpose:** Present an overview of the submitted Area Structure Plan (ASP) Amendment, Outline Plan and Land Use Redesignation applications. Collect additional feedback to be considered alongside The City of Calgary's detailed review process along with feedback provided by the Chaparral Community Association and the community at-large.

 **~75**  
ATTENDEES

 **45**  
FEEDBACK FORMS  
COMPLETED

 CITY OF CALGARY  
ATTENDANCE

### INFORMATION SESSION

**September 12, 2019  
| Southview Alliance  
Church**

**Purpose:** Provide an update and share revisions made to the Chaparral Meadows Concept Plan based on comments provided by The City of Calgary and concerns identified by the community throughout the project.

 **~54**  
ATTENDEES

 COMMENTS AND  
FEEDBACK COLLECTED  
BY PROJECT TEAM  
MEMBERS

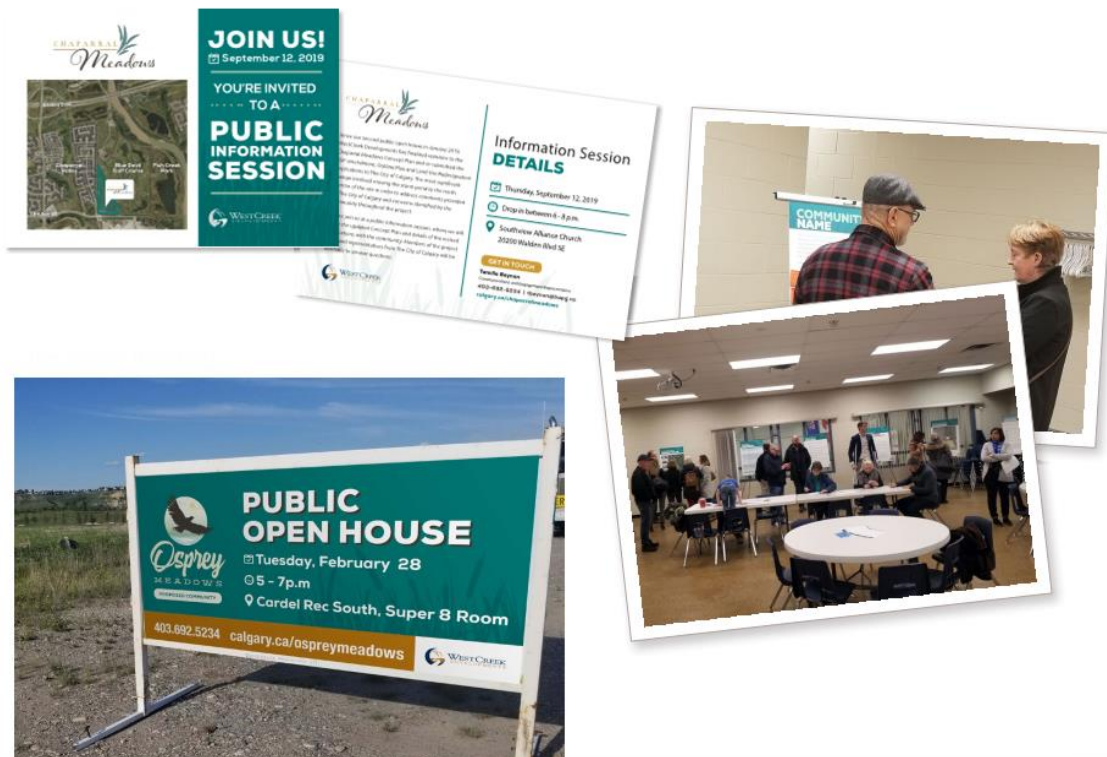
 CITY OF CALGARY  
ATTENDANCE



## Engagement Summary



Postcard Invitation



### WHO PARTICIPATED?

- Chaparral Community Association
- Chaparral Valley residents
- Chaparral residents
- Peter Demong, Ward 14 Councillor



**142**

EMAIL SUBSCRIBERS  
TO-DATE



**12**

PROJECT UPDATES  
TO SUBSCRIBERS

## Engagement Summary

# 4 HOW ENGAGEMENT SHAPED OUR PROJECT

### Open House #1 - Sharing the Initial Vision



### Revised Concept Presented at Open House #2



### WHAT WAS HEARD

Desire to change the community name from Osprey Meadows to include "Chaparral"

Concerns about impacts to adjacent landowners

Concerns about the multi-residential / townhome component

Storm water / flooding concerns

Transportation / traffic concerns

Concern for reduced green space and request for a park

### WHAT WE DID

Allowed residents to choose a preferred community name that includes "Chaparral".

Ensured:

- A 25-metre (~82 foot) buffer would exist between the Chaparral Valley community boundary and Chaparral Meadows; and
- A contextual built-form, complementary to the existing neighbourhood.

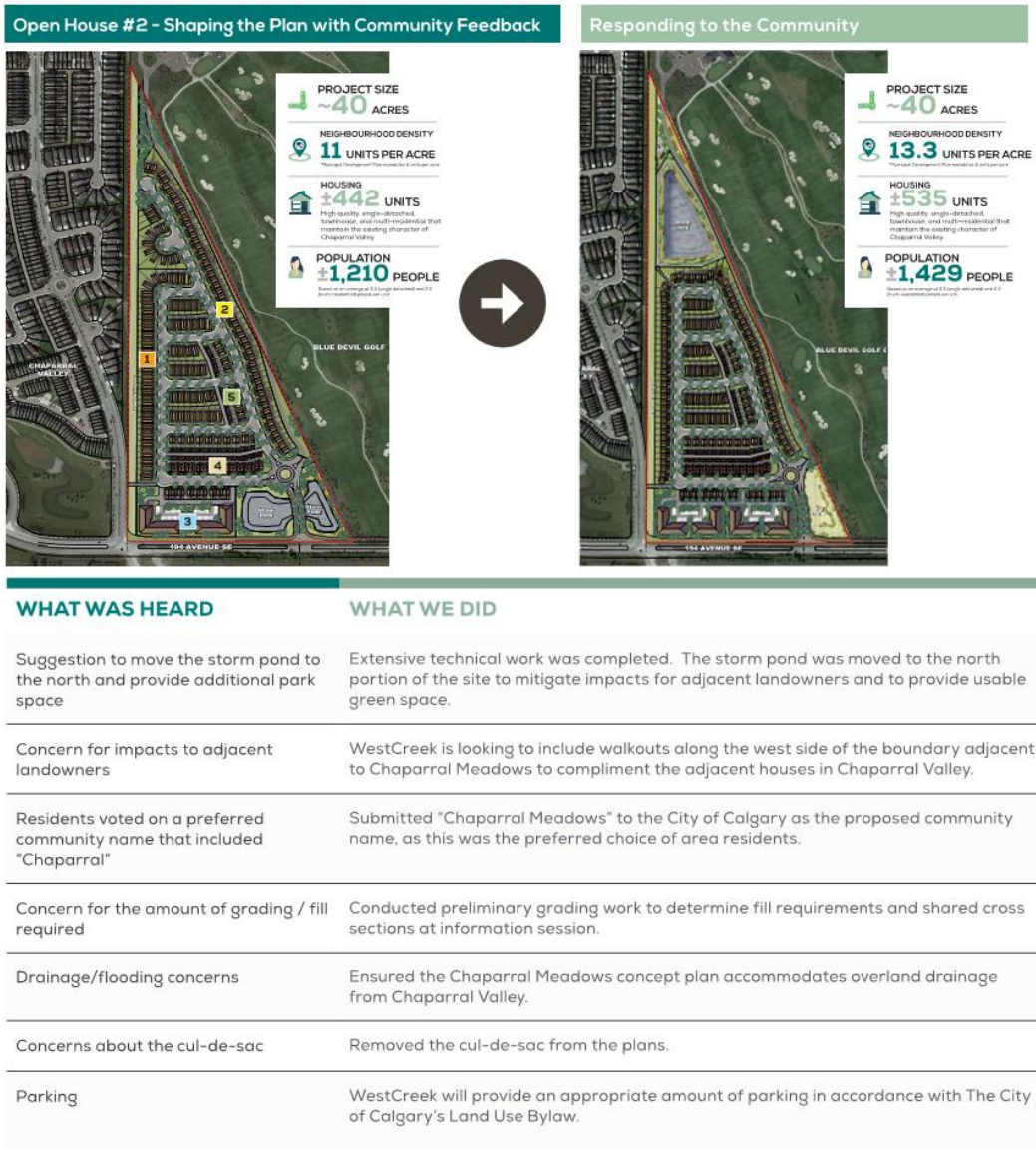
Ensured the Low Profile (M-1) was limited to 3-4 storeys and was strategically placed along 194 Avenue, not adjacent to any homes in Chaparral Valley.

Completed extensive technical work to develop a customized drainage concept to mitigate storm water and flood concerns.

Submitted a Transportation Impact Assessment (TIA) as per City of Calgary standards and shared results with the CA. Traffic lights at 194 Avenue S.E. / Chaparral Valley Drive S.E. and 194 Avenue S.E. / Wolf Creek Drive S.E. were required with the Wolf Willow development. Chaparral Meadows successfully utilizes the capacity created with the installation of the aforementioned traffic lights.

Proposed a 0.5-acre public park in the north portion of the Plan Area, along with pathway connections to existing regional pathways and amenities found in Chaparral and the future community of Wolf Willow.

## Engagement Summary





## Engagement Summary



### Information Session #3: Refining the Plan



**PROJECT SIZE**  
~40 ACRES

**NEIGHBOURHOOD DENSITY**  
**13.3 UNITS PER ACRE**  
(Planned Development with no other uses)

**HOUSING**  
**±535 UNITS**  
high quality, single-detached townhomes and multi-residential that maintain the existing character of Chaparral Valley

**POPULATION**  
**±1,429 PEOPLE**  
(Based on a density of 1.2 people per unit and 1.2 people per acre)



### Final Revised Concept



**PROJECT SIZE**  
~40 ACRES

**NEIGHBOURHOOD DENSITY**  
**8.3 UNITS PER ACRE**  
(Planned Development with no other uses)

**HOUSING**  
**±308 UNITS**  
high quality, single-detached and townhomes that maintain the existing character of Chaparral Valley

**POPULATION**  
**±876 PEOPLE**  
(Based on a density of 1.2 people per unit and 1.2 people per acre)

### WHAT WAS HEARD

Concern with density and traffic impacts

Concerns with apartment-style multi-residential building including density, traffic and parking

### WHAT WE DID

Lowered the density of the multi-residential site from M-1 (Multi-Residential Low Profile) to M-G (Multi-Residential At Grade Housing), proposing townhomes rather than an apartment-style building, significantly reducing:

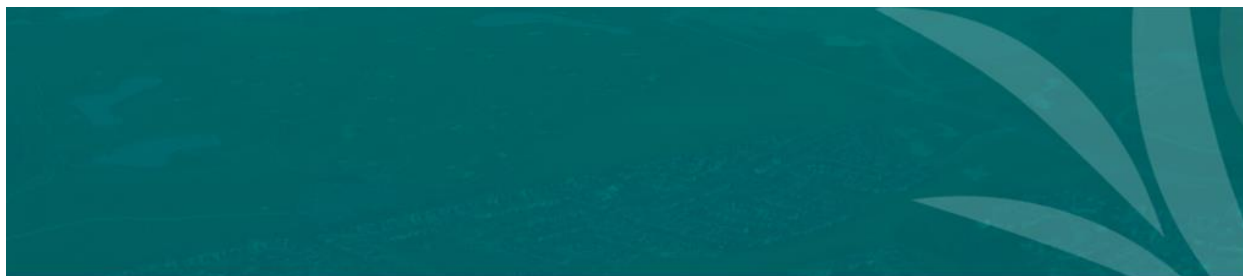
- The anticipated density from 13.3 UPA to 8.3 UPA based on the uses proposed;
- The overall number of proposed multi-residential units by ±226; and
- The overall neighbourhood population by ±553 people.

\*The golf course road has been excluded from the Outline Plan. The City requested that WestCreek subdivide and consolidate this portion of the plan with the Blue Devil Golf Course as the road is used solely for this purpose and is not preferred to be a City asset. Blue Devil will continue to maintain this road

Detailed What We Heard reports from Public Open House #1 and #2 are available upon request.



## Engagement Summary



### CONTACT INFORMATION

TAMILLE BEYNON

tbeynon@bapg.ca | 403-692-5234



## Engagement Summary



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1105

## Outline Plan in Chaparral (Ward 14) at 2100 – 194 Avenue SE, LOC 2018-0256(OP)

### EXECUTIVE SUMMARY

This outline plan application was submitted by B&A Planning Group on behalf of the landowner SFGL CORP, managed by WestCreek Developments on 2018 November 20. The application proposes to redesignate approximately 15.69 hectares (38.55 acres) of land in the southeast community of Chaparral, which has been proposed to be called the neighbourhood of Chaparral Meadows. Specifically, the application provides for:

- an anticipated 308 residential units with a maximum of 493 units;
- an anticipated density of 20.5 residential units per hectare (8.3 units per acre); aligning with the overall density for Chaparral within the *Chaparral Area Structure Plan*;
- an anticipated intensity of 61 people and jobs per gross developable hectare;
- approximately 3.71 hectares (9.17 acres) of Special Purpose – City and Regional Infrastructure (S-CRI) for a public utility lot; and
- the location of future local roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *Chaparral Area Structure Plan* and supports the efficient utilization of land and infrastructure by providing a framework for the future subdivision of new residential districts as recommended in the associated land use application (CPC2020-0111).

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 2100 – 194 Avenue SE (Plan 1112999, Block 1, Lot 4) to subdivide 15.69 hectares ± (38.55 acres ±) with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

On 2018 November 20, B&A Planning Group submitted the application on behalf of the landowner SFGL CORP, managed by WestCreek Development. The Applicant's Submission can be found in Attachment 3.

The community of Chaparral consists of two neighbourhoods: Chaparral and Chaparral Valley, located to the east of Chaparral. This application and the concurrent land use and policy amendment (CPC2020-1111) proposes a new neighbourhood, to the east of Chaparral Valley and to the west of the Blue Devil Golf Course, with a tentative name of Chaparral Meadows.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1105

**Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

In 2002 at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

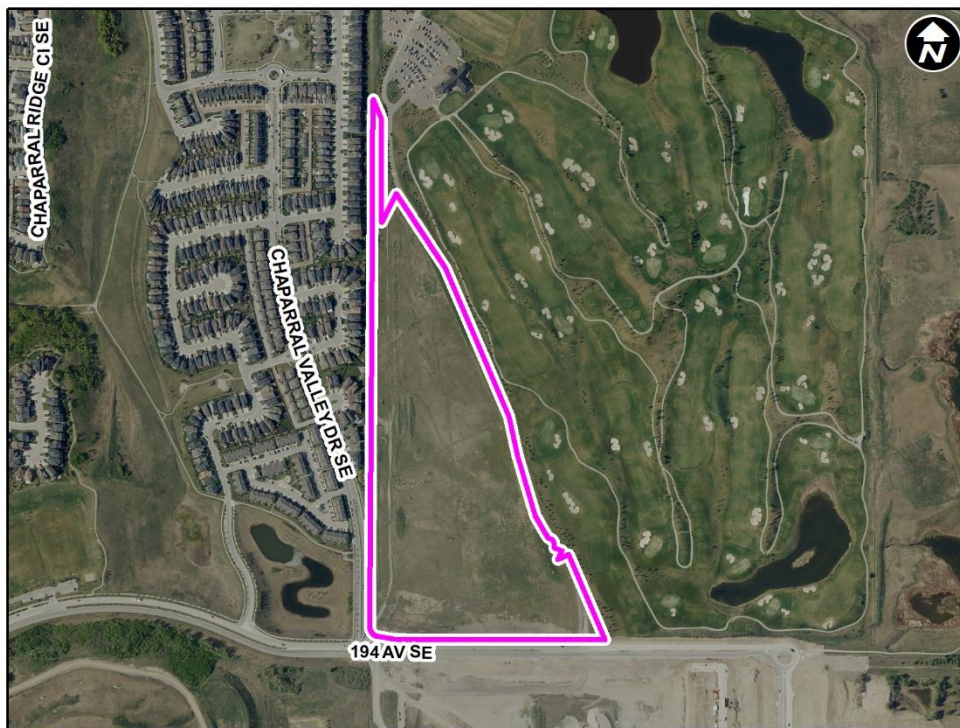
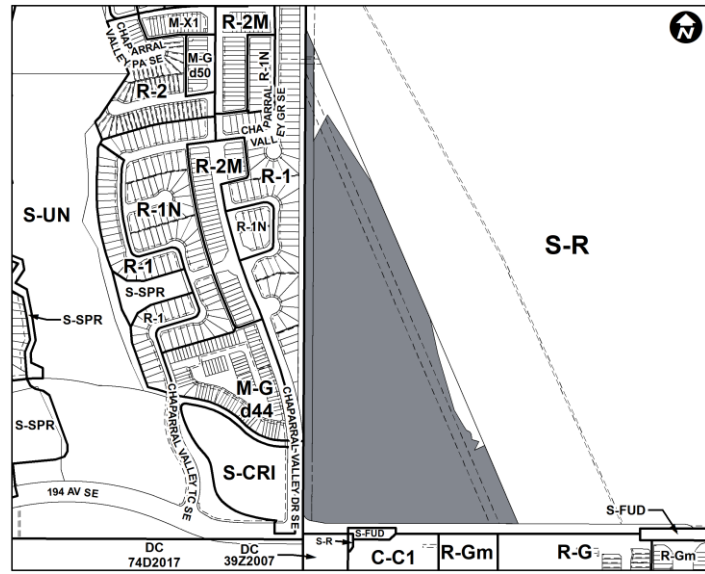
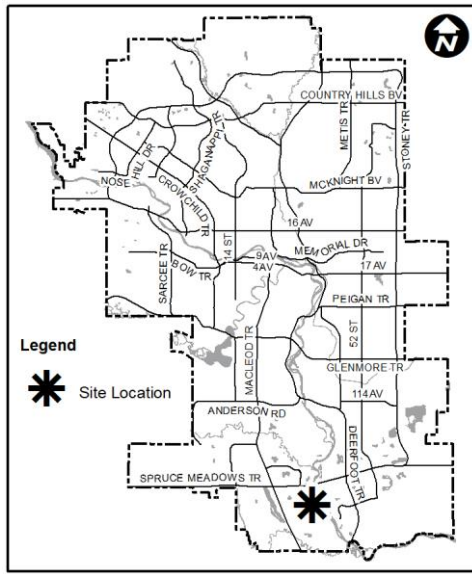
As such, the Municipal Reserve requirement for this application has already been met, therefore no additional land dedication is required.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1105

Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)

Location Maps





**Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**



**Site Context**

The subject site is located in the community of Chaparral, south of Stoney Trail SE and east of Macleod Trail SE. The site consists of one undeveloped triangular parcel located north of 194 Avenue SE and east of Chaparral Valley Drive SE and is approximately 15.69 hectares (38.55 acres) in size. The site has a five metres elevation difference with the high point situated in the southwestern portion of the site.

Surrounding development primarily consists of single detached dwellings and townhouse development. Chaparral Valley, a neighbourhood in the community of Chaparral, is located to the west of the plan area.

The Blue Devil Golf Club is located to the northeast with the Bow River and Fish Creek Provincial Park beyond the golf course to the north and east, respectively. The developing community of Wolf Willow is located to the south, across 194 Avenue SE. An access road for the Blue Devil Golf Club is located along the eastern boundary of the subject site and will be upgraded to continue to provide access to the golf course. Vehicular access to the subject site will be via 194 Avenue SE.

The former BFI Landfill is located to the southeast of the subject site; however, the subject site is located outside of the landfill setback.

## Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)

As identified in *Figure 1*, the community of Chaparral reached its peak population in 2016.

*Figure 1: Community Peak Population*

<b>Chaparral</b>	
Peak Population Year	2016
Peak Population	13,013
2019 Current Population	12,654
Difference in Population (Number)	-359
Difference in Population (Percent)	-2.8%

Source: The City of Calgary 2019 Civic Census.

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

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

The proposed outline plan (Attachment 2), along with the associated land use redesignation and policy amendment (CPC2020-1111) will enable a range of low-density residential development along with multi-residential development with at-grade unit access.

#### **Land Use**

The existing Special Purpose – Recreation (S-R) District is intended to accommodate a range of indoor and outdoor uses.

This application proposes to redesignate the subject site from Special Purpose – Recreation (S-R) District to:

<b>Land Use</b>	<b>Hectares</b>	<b>Acres</b>
Residential – One Dwelling (R-1s)	1.58	3.90
Residential – Low Density Mixed Housing (R-G and R-Gm)	6.69	16.53
Multi-Residential – At Grade Housing (M-G) District	3.14	7.76
Special Purpose – City and Regional Infrastructure (S-CRI) District	4.19	10.35

The R-1s, R-G and R-Gm Districts will accommodate a range of low-density residential development in the form of single detached, semi-detached, duplex and rowhouse development. Single-detached development is anticipated in the R-1s and R-G Districts.



Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1105

## **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

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### **Subdivision Design**

As the subject area is constrained from the north, west and east, there are limited street configurations that could be considered as part of this development.

Development will be accessed from 194 Avenue SE and generally follows a modified grid street pattern with both laned and non-laned low density residential. A dry storm pond is located at the southeast corner of the site while the larger storm pond is located at the north tip of the site. Locating the storm pond at the northern tip of the site limits the number of existing houses in Chaparral Valley that will back on to the new residential development to approximately 13 houses.

The R-1s District will be located on the western edge of the site, to provide a similar interface of single-detached dwellings to that of the existing single detached dwellings located to the west of the site in Chaparral Valley. Multi-residential development in the form of the M-G District which provides all units with direct pedestrian access at-grade and provides outdoor space for social interaction will be located at the southwest corner of the site.

The R-Gm District is anticipated to be developed as rowhouses and will provide a transition between R-G development and M-G development.

A walking path will be located along the Public Utility Line on the western boundary of the subdivision and will connect to Wolf Willow to the south and the greater regional pathway network.

### ***Municipal Reserve***

In 2002, at the time of subdivision of The Blue Devil Golf Course, The City agreed to defer dedication of Municipal Reserve (MR) as long as the golf course was accessible to the public. In 2009, when the golf course began to operate as a private course, the cash-in-lieu was paid to address the outstanding reserve commitment.

As such, the MR requirement has already been met, therefore no additional land dedication is required.

Administration encouraged the applicant to provide additional MR dedication in the form of centrally-located open space as part of their submission, which the applicant declined to provide. The applicant instead proposed an open space at the northern tip of the development, which Administration could not support in this location due to access and area standards for parks and open spaces.

### ***Open Space and Pathway Network***

There is a regional pathway on the north side of 194 Avenue SE, along the south boundary of the outline plan area, providing connections to adjacent regional public open spaces.

### **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

An existing Public Utility Lot, approximately 10 metres wide, is located along the eastern boundary of Chaparral Valley and will be expanded by an additional 15 metres as part of this proposal, creating an approximately 25 metre wide utility corridor between the proposed neighbourhood of Chaparral Meadows and the existing neighbourhood of Chaparral Valley. The utility corridor will accommodate a pathway that connects to the existing regional pathway system and to the stormpond area north of the site.

#### **Density**

The plan anticipates 308 new residential dwelling units to accommodate approximately 873 new residents.

The *Chaparral Area Structure Plan* anticipated an overall residential density in Chaparral between 12 and 17 units per hectare (five to seven units per acre) with consideration for ranges above or below that intensity at the discretion of the Approving Authority. While the corresponding outline plan anticipates a density of only 20.5 units per gross developable hectare (8.3 units per acre), overall, Chaparral's residential density is anticipated to increase from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre), which aligns with the ASP.

*Table 1: Density Requirements*

	Units per Hectare	Units per Acre
MDP minimum residential density	20	8
ASP Requirement: Residential density	12-17	5.7
Outline plan density	20.5	8.3
Current Chaparral residential density excluding outline plan	10.7	4.3
Chaparral residential density including outline plan	11.6	4.7

#### **Intensity**

The plan anticipates an intensity of 61 people and job per developable hectare (150 people and jobs per developable acre).

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

There are currently no active applications for new buildings on the subject site.

## **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

### **Environmental Site Considerations**

No significant concerns were identified through the Environmental Site Assessment from the previous uses on a portion of the site relating to a railroad right-of-way and a sand/gravel operation. Minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP).

The water table is considered relatively shallow at this site and in the Chaparral Valley Lands. The addition of fill material and the increased imperviousness with this proposed development is expected to reduce infiltration rates and limit recharge across the site which will reduce the existing shallow groundwater flow. The impact to groundwater flow on adjacent lands both down gradient (Wolf Willow and the Blue Devil Golf Course) and up gradient (Chaparral Valley Lands to the west) is expected to be negligible.

This development is within the flood fringe of the Bow River. The flood fringe is considered developable, as the risk of damages from river flooding is mitigated/reduced through building regulations and the Environmental Reserve setback. Primary living spaces are not constructed below the 1:100 river flood elevation.

### **Transportation**

Access to the plan area is available from 194 Avenue SE which is classified as an Arterial Street, via the future signalized intersection at the new Meadows Gate SE. An emergency access is proposed to Chaparral Valley Boulevard SE, this will also provide active mode connection. There is an existing private golf course road along the east boundary of the plan area, direct access to the golf course road from the plan area is prohibited.

A Transportation Impact Assessment was received in support of the land use application. The Transportation Impact Assessment identified the proposed density can be supported by the surrounding road network.

The plan area is currently serviced by Calgary Transit Route 444 Chaparral Valley / Walden with service every 20 minutes in the peak hours. The nearest bus stop is directly west of the plan area on Chaparral Valley Boulevard SE. A future bus stop is planned directly adjacent to the site on 194 Avenue SE. There is an existing 3.0m Regional Pathway along 194 Avenue SE that provides cycling connections to Fish Creek Park and the Rotary Mattamy Greenway.

### **Utilities and Servicing**

#### ***Water Infrastructure***

Water servicing is proposed to be provided through connections to the existing water main located adjacent to the site to the south along 194 Avenue SE which is adequately sized to support the proposed development.

## **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

### ***Sanitary Infrastructure***

Sanitary servicing is proposed to be provided through a connection to the existing trunk sewer that runs along the west boundary of the site. Capacity is available within the existing system for the proposed development.

### ***Storm Infrastructure***

Storm servicing is proposed within their Staged Master Drainage Plan to be provided through the construction of on-site stormwater management ponds with controlled discharge to the existing storm sewer main located adjacent to the site in 194 Avenue SE. In addition to capturing all surface drainage from within the plan boundaries, the system is also designed to accept and manage the existing surface and pipe drainage that is being discharged to this site from the existing Chaparral Valley community that is adjacent to the west.

### ***Drainage***

The staged master drainage plan has been approved by Water Resources. A hydrogeological report was submitted by WestCreek Developments in October 2019 by Waterline Resources Inc. and was peer reviewed by EXP as a third party due diligence review. The result of the study was that the addition of fill material, imperviousness and management of on-site surface rainwater runoff with the proposed development will reduce infiltration rates and recharge reducing the existing groundwater flow through the shallow groundwater system. EXP's review agreed with the findings that no negative impact on groundwater conditions is expected for the adjacent Chaparral Valley lands located to the west with the addition of this development.

### ***Climate Resilience***

The applicant has not identified any climate resilience measures as part of this outline plan. 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 noticed posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Chaparral Community Association was circulated as part of this application and responded with a letter of opposition on 2019 January 28 (Attachment 6).

Administration received 56 letters of opposition from area residents. Planning-related concerns were primarily focused around traffic congestion in the area, the high water table, flooding from river and snow melting; and lack of open spaces and schools. Administration considered the relevant planning issues and deemed the proposal appropriate.

### **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

The applicant conducted community consultation as part of the application which included hosting three open houses on 2018 June 26, 2019 February 28, and 2019 September 3. The applicant also provided a postcard drop to nearby residents, project updates to the Chaparral Community Association, Chaparral Lake Residents Association, and subscribed citizens via email. An Engagement Summary submitted by the applicant provides an overview of engagement conducted throughout the project (Attachment 7).

Based on feedback from early engagement with residents, the applicant moved the stormwater pond to the north portion of the site, which reduced the number of existing Chaparral Valley residences that will back onto new residences in Chaparral Meadows. The applicant also changed their proposed multi-residential development from Multi-Residential – Low Profile (M-1) District, which allows for apartment style development, to Multi-Residential – At Grade District, based on Chaparral Valley resident's concerns about the built form that were heard during public engagement.

#### **Strategic Alignment**

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

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

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

The recommendation aligns with the policy direction of the [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.

##### ***Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary (2017)***

The site is subject to the [Intermunicipal Development Plan for the Municipal District of Foothills and the Calgary](#) (IDP) and as such the application was circulated to the Municipal District of Foothills for comment in accordance with the requirements of the IDP. A response was received on 2019 March 1 indicating no objections with the application.

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

The subject site is identified as Planned Greenfield with Area Structure Plan Area on [Map 1: Urban Structure](#) in the [MDP](#). The MDP identifies that specific policies will be identified through the local area plan. This application provides opportunities for a range of housing that takes advantage of existing infrastructure and amenities in Chaparral and the surrounding areas, supporting MDP objective 2.2: shaping a more compact urban form.

## **Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

### ***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.

### ***Chaparral Area Structure Plan (Statutory – 1988)***

The subject site is located within the Private Recreational Facility (Golf Course) Area on Map 1: Land Use / Transportation of the [\*Chaparral Area Structure Plan\*](#) (ASP). An amendment to the ASP to change the land use category of the subject site from Private Recreational Facility (Golf Course) to Residential Area is required to accommodate the proposal (CPC2020-1111).

The Residential Area is intended for residential development with an overall residential density in Chaparral between 12 and 17 units per hectare (5 to 7 units per acre). The proposal would increase Chaparral's residential density from 10.7 units per hectare (4.3 units per acre) to 11.6 units per hectare (4.7 units per acre).

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

The recommended land use allows for the provision of a range of housing types to accommodate the housing needs of different age groups, lifestyles and demographics.

### ***Financial Capacity***

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

There is currently no impact to the current operating budget. As development proceeds, the provision of City services such as roads, transit, and parks maintenance would have an operating budget impact at such time as they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary 2019-2022 Service Plans and Budgets.

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

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded by the developer.

### ***Risk Assessment***

There are no significant risks associated with this proposal.

Planning & Development Report to  
Calgary Planning Commission  
2020 October 15

ISC: UNRESTRICTED  
CPC2020-1105

**Outline Plan in Chaparral (Ward 14) at 2100 - 194 Avenue SE, LOC 2018-0256(OP)**

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Chaparral Area Structure Plan*, as amended, and will allow for additional residential development in the form of single detached, semi-detached, rowhouses and low profile multi-residential in the community of Chaparral.

**ATTACHMENT(S)**

1. Conditions of Approval
2. Proposed Outline Plan
3. Applicant's Submission
4. Subdivision Data Sheet
5. Proposed Land Use District Map
6. Community Association Letter
7. Applicant's Engagement Summary



## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. Prior to affected Tentative Plan approval (and submission of construction drawings), the proposed community and street names be submitted to the satisfaction of the Subdivision Authority.
3. Municipal Reserves are not owing. Compensation for over-dedication of reserves is deemed to be \$1.
4. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
5. Condition and determine if a Residents Association shall be comprised of all residents in the community and if so, all impacted titles within the plan area shall have an encumbrance identifying the financial and maintenance responsibility of said parcels to the Residents Association, registered against the titles **concurrent with the registration of the final instrument**.
6. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles **concurrently with the registration of the final instrument**.
7. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan **prior to approval of the Tentative Plan**. A tentative plan for a specific phase may have lower minimum densities provided it demonstrates how the anticipated build-out of the approved Outline Plan will comply with the MDP.

### Development Engineering:

8. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.

## Conditions of Approval

9. This Outline Plan contains one or more ponds to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this Outline Plan has an expiry date of 5 years from the date of the Outline Plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond and its associated catchment area does not commence within 5 years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manager of Infrastructure Planning. If such an update impacts the layout or size of the ponds, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if necessary.

Please note that until City-wide volume control targets are finalized through the stormwater target studies, it is advised that the applicant be flexible with the design of the storm ponds to consider a 40 mm runoff volume target which may be applied in the future at the time of development. Low Impact Development and stormwater source control is recommended.

10. **Prior to approval of the affected Tentative Plan(s)**, review and provide updated overall grading and drainage details for the existing and proposed PUL along the west boundary of the plan area. Updated plans and cross sections shall reflect the locations of underground utilities (existing and future) and adjust the location of the concrete swale and proposed storm sewer as may be required to eliminate any potential conflicts for future access/excavation of the utilities.

Positive overland drainage to a public road or stormwater pond is required for the entire utility corridor (within the plan area). A concrete swale(s) is required to capture and redirect drainage from the adjacent proposed residential lots, as well as all existing lots to the west. Provide a minimum slope of 2% across the PUL to capture and direct water from existing lots to the swale(s).

11. **Prior to approval of the first Tentative Plan or Development Permit application (including Stripping and Grading)** the applicant shall arrange to have a public Overland Drainage Easement Agreement executed and registered for the flow of stormwater onto Lot 2 Block 1 Plan 0311051 to accommodate the overland escape drainage requirements for the storm ponds. Submit a copy of the executed Overland Drainage Easement and the certificate of title showing the registration of the agreement. Contact the Development Engineering Generalist for a copy of the agreement.
12. **Prior to approval of the first Tentative Plan or Development Permit application (including Stripping and Grading)** the applicant shall provide a signed Letter of Commitment indicating that the recommendations related to management of unsuitable fill material outlined in McIntosh-Lalani's 2019 Geotechnical Report titled "Chapparal Meadows." (Prepared for WestCreek Developments Ltd.), will be adhered to. All information submitted will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

### Conditions of Approval

13. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination must immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Sustainable Resource Development, the Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, the City's Environmental Risk & Liability group must be immediately notified (311).
14. **Prior to endorsement of the affected legal plans**, submit documentation demonstrating that the existing utility right-of-way 1956JK have been fully discharged and affected utilities have been removed and/or relocated. All submitted documentation shall be to the satisfaction of the Development Engineering Generalist.
15. **Prior to endorsement of the affected final instrument**, execute an Emergency Access Agreement with the City of Calgary that will be registered over the multi-residential lot(s) along the south boundary of the plan (Servient Lands) in favor of 194 Avenue SE (Dominant Lands). The agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Infrastructure Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Development Engineering CPAG Generalist. Submit an original copy of the executed agreement along with the certificate of title(s) and corporate registry search. The executed agreement is to be registered on title **concurrent with the registration of the final instrument**.

Please note that this agreement is to provide an additional emergency access route into the community through the multi-residential site. This will be registered as a blanket easement until such time as a route through the site can be confirmed. The site shall be designed in such a way as to integrate the emergency access as a multi-purpose facility to ensure it gets adequate maintenance at all times.
16. Throughout the phases construction of the development, each construction phase must meet the minimum fire access standards in place at the time of development. Any group of dwelling units of 100 or more requires 2 accesses. Furthermore, if the primary road to access the plan is longer than 120m, an emergency access road is required. If the road to access the plan area is longer than 200m, a secondary public access road is required.
17. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Geotechnical Report, prepared by McIntosh-Lalani Engineering Ltd. (File Number M-L8676), dated September 13, 2019 and any associated updated versions of this report.
  - Hydrogeological Assessment report, prepared by Waterline Resources Inc. (File Number 3205-19-001), dated October 15, 2019 and any associated updated versions of this report.

Please note: A peer review of the *Hydrogeological Assessment Report*, prepared by Waterline Resources Inc. (File Number 3205-19-001), dated October 15, 2019 and the

## Conditions of Approval

*Geotechnical Report, Chaparral Meadows (McIntosh and Lalani Engineering Ltd., 2019 Sept 13)* have been completed by EXP and the recommendations and conclusions in the reports must be followed by the applicant, WestCreek Developments Ltd. The peer review was done in three phases:

1. *3<sup>rd</sup> Party Review of Chaparral Meadows Hydrogeological Assessment Report Phase 1 - Initial Assessment Review (EXP, 2020 Mar. 10)*
2. *Phase 2 – Preliminary Assessment Review (EXP, 2020 Mar. 12)*
3. *Phase 3 – Final Assessment Review (EXP, 2020 Sept 18).*

Waterline Resources Inc. responded to the first two reviews with *Waterline Resources Inc.'s (WL) Supplemental Information Request Response letter*, dated June 5, 2020. EXP reviewed the response and prepared the Phase 3 letter which The City reviewed and accepted. The third party due diligence review basically agreed with the overall conclusions found in the report by Waterline Resources Inc. The technical responses requested by EXP confirmed Waterline's technical approaches and rationale for their inclusion or exclusion of certain data in the groundwater characterizations and impact determination. EXP did not disagree with Waterline's "no Impact" assessment of potential impacts of the project on groundwater within the Chaparral Valley Lands to the west.

18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Install water mains and hydrants, storm, sanitary sewer mains in accordance with the City of Calgary design guidelines and specifications. The site is located within the Pine Creek Pressure Zone. Water Network Design and preliminary grading for the site shall be submitted for review and approval by Water Resources **prior to approval of the first Tentative Plan or Development Permit application.**
19. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
20. The Development shall accommodate all existing drainage that is entering the site from the adjacent lands, both overland and piped flows. Details and location of the proposed manhole(s) to intercept the existing culverts under Chaparral Valley Drive SE are subject to review and approval by Water Resources. Such installations may be permitted within the Public Utility Lots, but if necessary to avoid conflict with future infrastructure, the Developer shall locate the manhole(s) outside of the Public Utility Lot (and provide utility right-of-way as may be required).
21. Off-site levies, charges and fees are applicable to the plan area. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall either pay the applicable off-site levies, charges and fees, or enter into an agreement to pay. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5782 or email [Galina.Karadakova-Mineva@calgary.ca](mailto:Galina.Karadakova-Mineva@calgary.ca).
22. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall execute a Development Agreement to construct all on-site and off-site public infrastructure (underground utilities, stormwater management facilities, roads, municipal reserves, public utility lots, etc.) necessary to

## Conditions of Approval

service the plan area as required by The City at the Developer's expense. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these improvements. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5782 or email [Galina.Karadakova-Mineva@calgary.ca](mailto:Galina.Karadakova-Mineva@calgary.ca).

23. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm sewer and sanitary sewer installed in 194 Avenue SE that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision. At the time of Development, when the designs are finalized and the Developer enter into a Development Agreement, the applicable cost sharing will be determined according to the final design and the standard practice. If the final servicing design details at the time of development do not connect to the sanitary and storm systems in 194 Avenue SE at the time the developer enters into a development agreement, this condition will be removed.
24. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall make satisfactory cost sharing arrangements with Westcreek Developments LTD. for part cost of the surface improvements and underground utilities in 194 Avenue SE that was constructed by Westcreek Developments LTD. under the Wolf Willow Phase 1 (DA2018-0025) subdivision.
25. Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm sewer installed in Chaparral Valley Drive SE that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision. Repayment is applicable for any boundary road regardless of whether it is used for access or not as per standard industry practice.
26. Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Westcreek Developments LTD. for part cost on a per hectare basis for the storm water management facility in Lot 1 in Block 1, Plan 071 5230 that was constructed by Westcreek Developments LTD. under the Wolf Willow Phase 1 (DA2018-0025) subdivision.  
  
Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost on a per hectare basis for the storm water management facility in Lot 153PUL in Block 3 that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision.
27. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

### Conditions of Approval

- b) Construct the underground utilities and surface improvements within the boundary of the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, swales, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots where they abut Municipal Reserve, Environmental Reserve, Public Utility Lots, neighborhood/urban boulevards, arterial roads, etc. within and along the boundary of the plan area.
  - e) Construct the Public Utility lots within the plan area, including the necessary drainage infrastructure to provide proper drainage for the lots in accordance with City of Calgary guidelines.
  - f) Construct the local pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - g) Rehabilitate any portions of public and/or private land or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
28. Submit an electronic version of a Deep Fills Report to the Development Engineering Generalist for any subdivision or development applications that have fills in excess of 2.0m, or if the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.
- The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.
- If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.
29. **Prior to approval of the affected Tentative Plan(s) or Development Permit**, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist for any subdivision or development applications that have proposed grades in excess of 15%, or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

## Conditions of Approval

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

Note: This includes all back sloping areas on the east and west sides of the Development and sloping within and adjacent to the proposed storm ponds.

30. **Prior to issuance of any construction permissions**, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of the Manager of Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.
31. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
32. The potential pathway within the Public Utility Lot along the west side of the Outline Plan is to be designed and constructed to the satisfaction of the Director, Calgary Parks. This pathway (if applicable) will be operated and maintained by Parks.

### Transportation:

33. **Prior to endorsement of the applicable tentative plan**, the developer shall make payment for the cost to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the transportation impact assessment recommendations for the west and east Macleod area. The cost sharing contribution for the Macleod Trail intersections upgrades is proportional to the number of single-family lots and multi-family units (based on Outline Plan maximums). The Developer shall pay the City \$357/ unit for its share of the intersection upgrades.
34. **Prior to Tentative Plan approval**, the design and right-of-way requirements for roundabouts shall be approved to the satisfaction of the Director, Transportation Planning. The design requirements shall include, but not be limited to:
  - a) Bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking.
  - b) A fastest path analysis.
  - c) A sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.
  - d) All roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts.
35. In conjunction with the first tentative plan, the full length of the Golf Course access road and buffer zone shall be subdivided and consolidated with the Golf Course parcel. Access to the golf course parcel shall be provided to the satisfaction of the Director, Transportation Planning.
36. No direct vehicular access shall be permitted to or from 194 Avenue SE; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.



### Conditions of Approval

37. No direct vehicular access shall be permitted to or from the Golf Course Access Road; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
38. No direct vehicular access shall be permitted to or from the curvature of the roundabout; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
39. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to collector roadways for all R-G residential lots. Vehicular access shall be provided via rear lanes. Restrictive covenant **shall be registered on all applicable titles** concurrent with the registration of the final instrument **to that effect at the Tentative Plan stage.**
40. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study is required for the multifamily residential units adjacent to 194 Avenue SE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning.
41. In conjunction with the applicable Tentative Plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
42. In conjunction with the applicable Tentative Plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
43. In conjunction with the applicable Tentative Plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
44. In conjunction with the applicable Tentative Plan or Development Permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
45. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
46. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

### Parks:

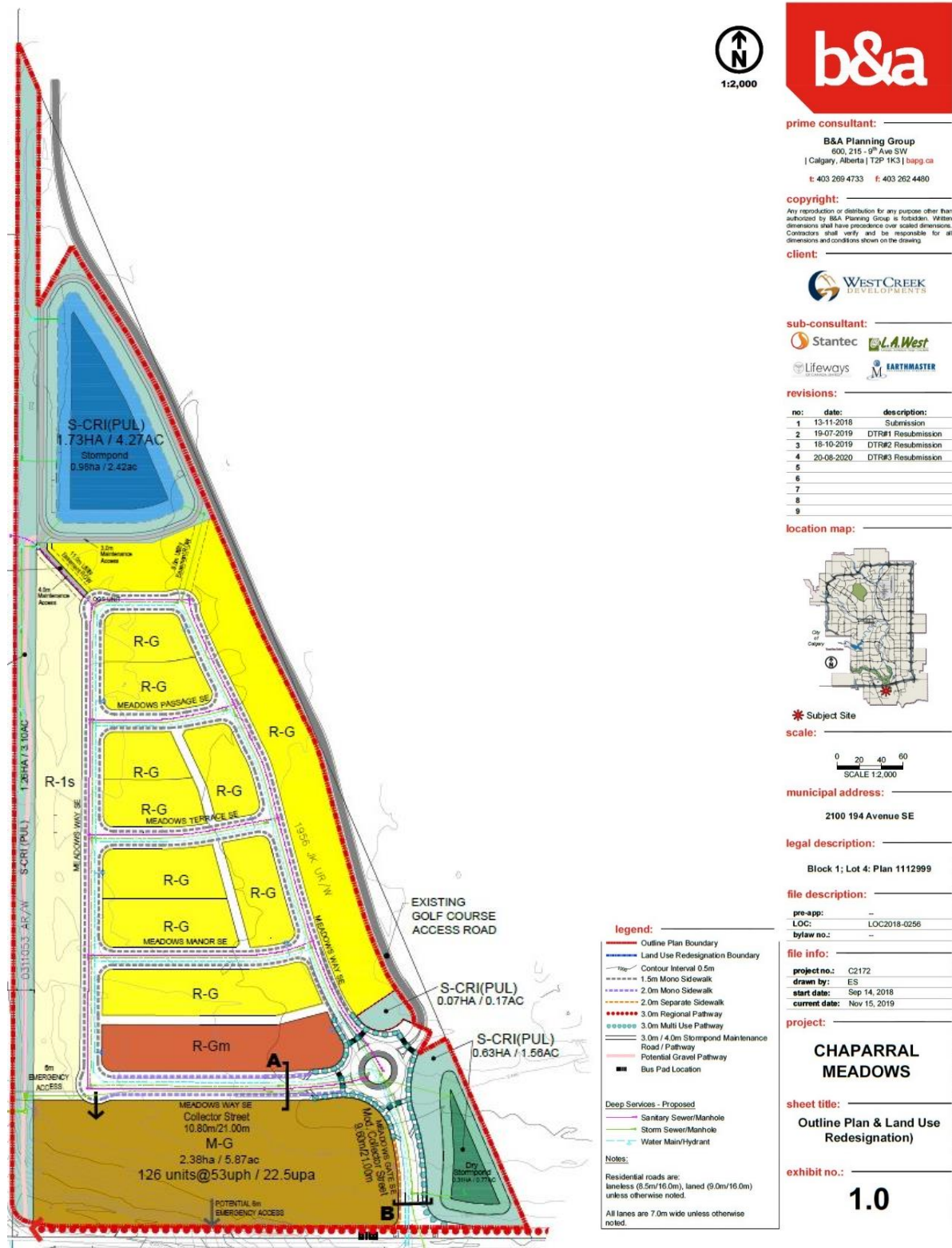
47. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review and approval Prior to the Endorsement of the affected tentative plan.

### Conditions of Approval

48. The developer shall submit Engineering and Landscape Construction Drawings for the PUL (S-CRI) along the west boundary of the plan area, including the proposed pathway within this corridor, to Parks for review and approval Prior to the Endorsement of the affected tentative plan.
49. Construct all local and regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director, Parks.
50. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.



Proposed Outline Plan

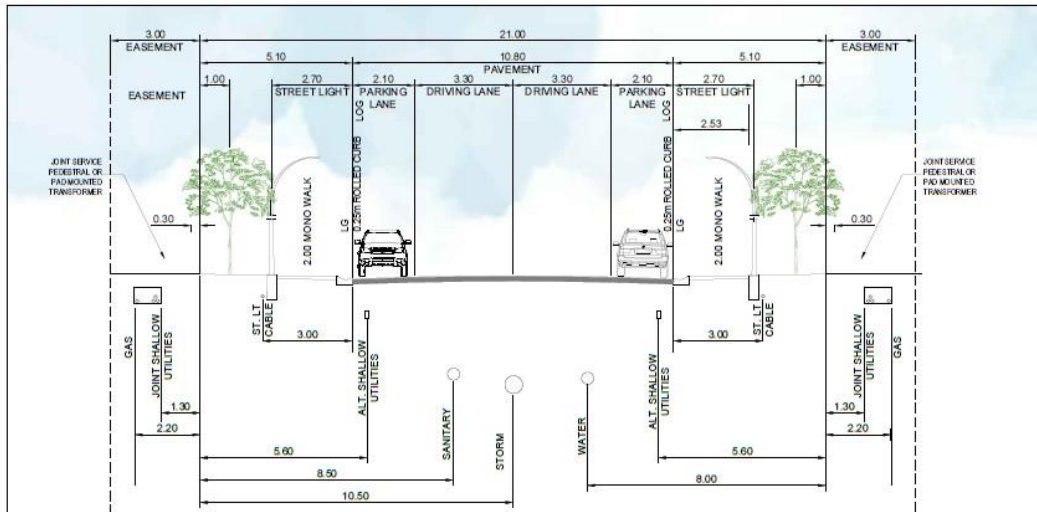


## Proposed Outline Plan

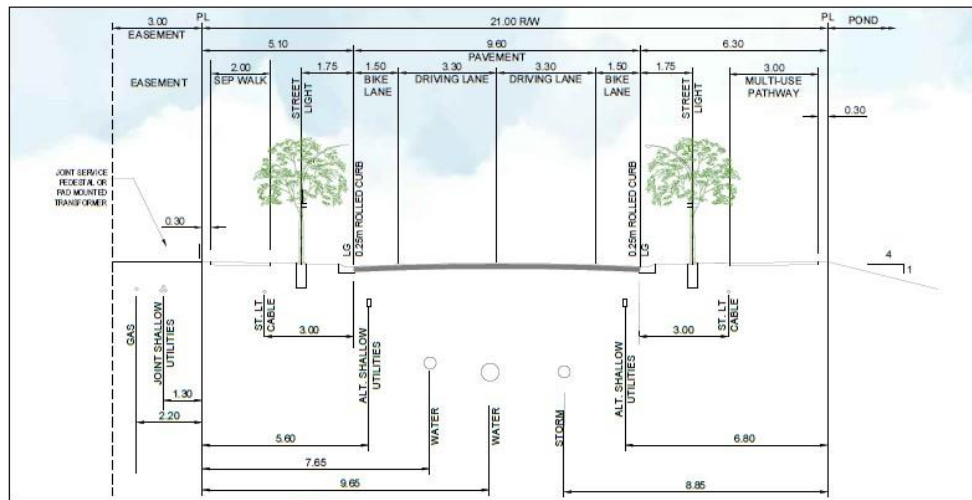
Chaparral Meadows - Outline Plan Statistics									
17-Oct-19		Anticipated	Maximum						
		Lot width	Lot width			# of units		areas	
						anticipate	max	ha	acs
WestCreek Developments								15.00	37.07
Gross Developable Area (GDA)								15.00	37.07 100.0%
				frontage	frontage				
				m	ft			5.99	14.80 39.9%
Residential									
R-G	Low Residential District laneless (Perimeter)	11.00	5.00	423	1388	38	85	1.60	3.95
R-G	Low Residential District laneless (Central)	10.40	5.00	435	1427	42	87	1.53	3.78
R-G	Low Residential District laned	7.62	5.00	302	991	40	60	1.01	2.50
R-Gm	Low Residential District	6.10	5.00	173	568	28	35	0.59	1.46
R-1S	Low Density -Single Detached	11.00	10.00	367	1204	33	37	1.26	3.11
				1700	5577	182	303		
Multi-Residential		uph (ant)	uph (max.)					2.38	5.87 15.9%
M-G	Anticipated 53uph (22.5upa) / Maximum 80uph /32upa	53	80			126	190	2.38	5.87
Public Utility Lots and Roads								6.63	16.38 44.20%
Public Utility lot/ Storm Pond S-CRI(PUL)								3.71	9.17 24.73%
Residential Roads								2.92	7.22 19.47%
Portion of 194 Avenue 2x7.0m/36.0m Arterial								0.31	0.77
Traffic Circle								0.30	0.74
10.80m/21.00m Collector Street								0.41	1.01
9.60m/21.00m Modified Collector Street								0.20	0.49
9.00m/16.00m Residential Street								1.48	3.66
7.00m Lane								0.22	0.54
TOTAL NUMBER OF UNITS						308	494		
Density	Anticipated							20.5 uph	8.3 upa
	Maximum							32.9 uph	13.3 upa
INTENSITY			ppu			anticipate	max		
Population			3.3			599	1000		
Population			2.2			277	418		
Home-based Jobs			3.8/100			33	53		
Total People & Jobs						909	1471		
People & Jobs per Hectare						61	98		

## Proposed Outline Plan

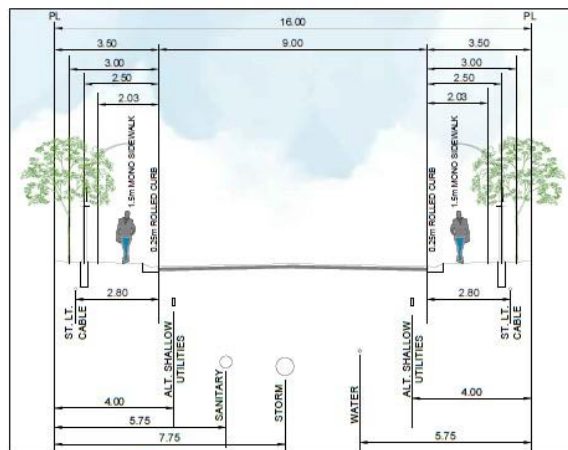
### CROSS - SECTIONS



**"A"** 10.80m/ 21.00 m Collector Street



**"B"** 9.60m/ 21.00 m Mod. Collector Street

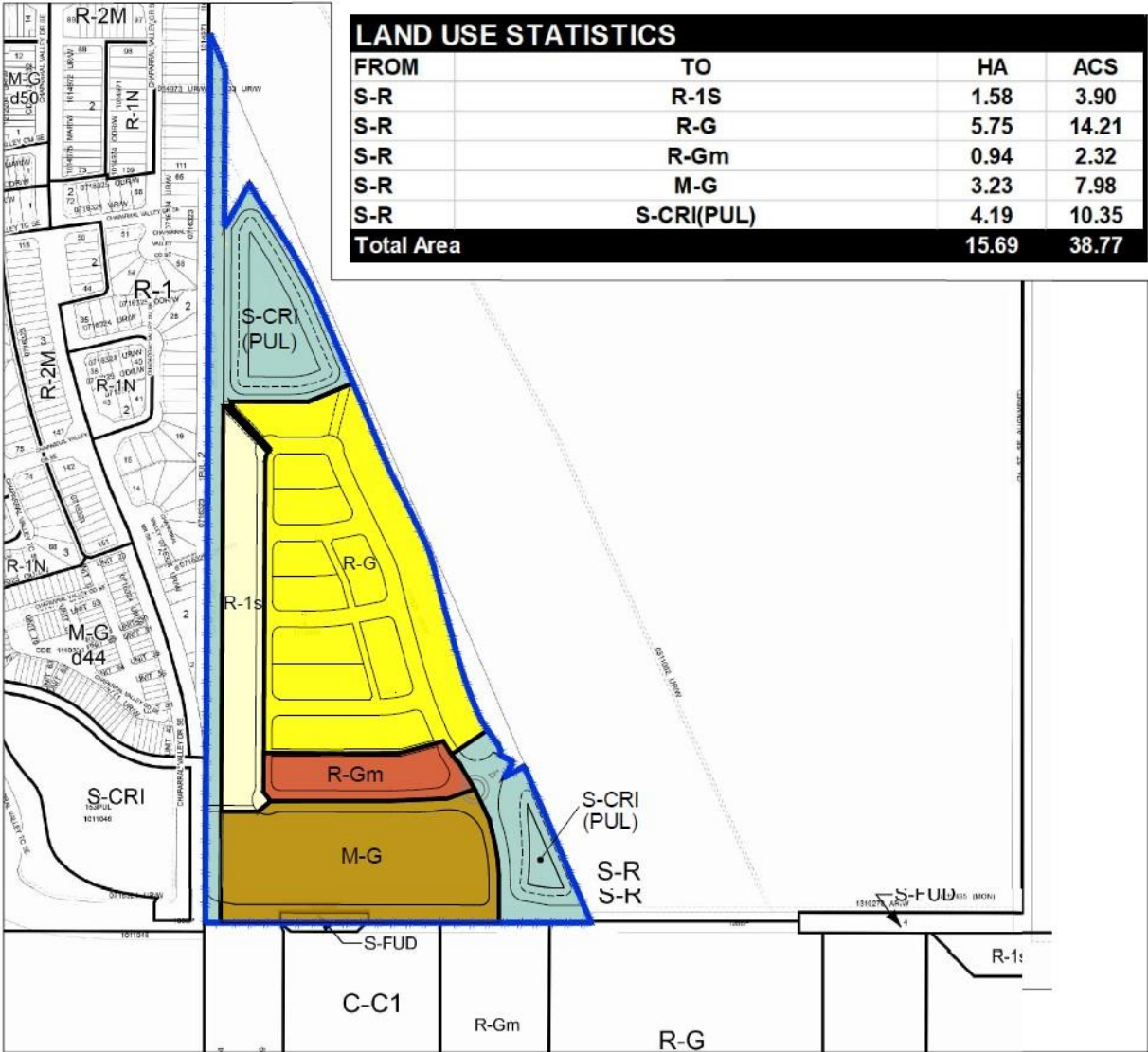


**"C"** 9.00m/ 16.00m Residential Street



Proposed Outline Plan

PROPOSED LAND USE





## Applicant's Submission



### Applicant Statement – October 2020

B&A Planning Group prepared this application, with a team of technical experts, on behalf of WestCreek Developments in support of the Chaparral Meadows Outline Plan (OP) and associated Land Use Redesignation for approximately 15 hectares (37.07 acres) of land (hereafter known as the “plan area”).

Chaparral Meadows is master-planned as a residential neighbourhood with a contextual built-form that complements the existing neighbourhoods of Chaparral Valley and Wolf Willow, located immediately west and south of the Plan Area, respectively. This Outline Plan is also adjacent to the Blue Devil Golf Course, which is within close proximity to the Fish Creek Park trail system and open space network found in the community of Wolf Willow. The design leverages the Plan Area’s unique shape to create a quiet and contextual neighbourhood that balances lower density residential housing units with the appropriate mix of single detached, semi-detached, townhouse homes, all while maintaining the existing character of adjacent neighbourhoods.

The Plan Area does not owe Municipal Reserve, as it was previously paid to the City through a cash-in-lieu payment in 2002 as part of the original subdivision plan. In addition, the existing utility corridor on the west boundary provides a significant buffer between existing and future homes and acts as a north south connection, containing a gravel pathway. This pathway connects to the regional pathway network, Fish Creek Park, Lafarge Meadows; and existing amenities found in the community of Chaparral, and the future community of Wolf Willow. Chaparral Meadows also proposes a storm water system that will accommodate existing storm water flow from Chaparral Valley. As such, the allocation of open space land for storm ponds is significantly greater than a typical neighbourhood, thereby increasing the amount of passive recreation space.

Public Engagement has been a critical component of the application process and directly impacted changes to the plan itself. Between June 2018 and October 2020, WestCreek Developments undertook a robust communications and engagement program to share project information and updates, and to collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large throughout key phases of the project process.

Community members were kept up to date and informed of engagement activities through a variety of communication methods including letters and hand-delivered postcards to Chaparral Valley residents, road signs throughout the community and regular email updates to the Community Association and 142 project email subscribers.

WestCreek held three public engagement events throughout the project to inform, collect information, listen, and solicit feedback from community members. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final design of the Plan Area to minimize offsite impact to adjacent residents. Significant changes resulting from the public engagement program include:

- Completed additional technical analysis which resulted in relocating the storm pond to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- Revising land uses to ensure the homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley (From R-G to R-1s);
- Changing the neighbourhood name based on feedback received directly from adjacent residents; and
- Decreasing the overall density based on resident concerns while still remaining in alignment with the MDP;
- Lowering the density of the multi-residential site (M-1 to M-G Zoning), proposing townhomes rather than apartments, to address concerns raised directly from adjacent residents and the local Councillor.

## Applicant's Submission



Incorporating this feedback, the revised Outline Plan proposes single-detached, semi-detached, and townhouse dwellings, in alignment with the intent of higher order statutory plans. The plan locates denser product (M-G land use district) in the south portion to provide an appropriate interface to commercial uses located to the south. The Outline Plan anticipates a density of 8.3 units per acre (20.5 units per hectare) based on the uses proposed, exceeding City's minimum density requirements. Chaparral Meadows anticipates approximately 876 people and 33 home-based jobs. This calculates to an intensity of 61 people and jobs per hectare.

**Subdivision Data Sheet**

	HECTARES	ACRES
GROSS AREA OF PLAN	15.00	37.07
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	15.00	37.07

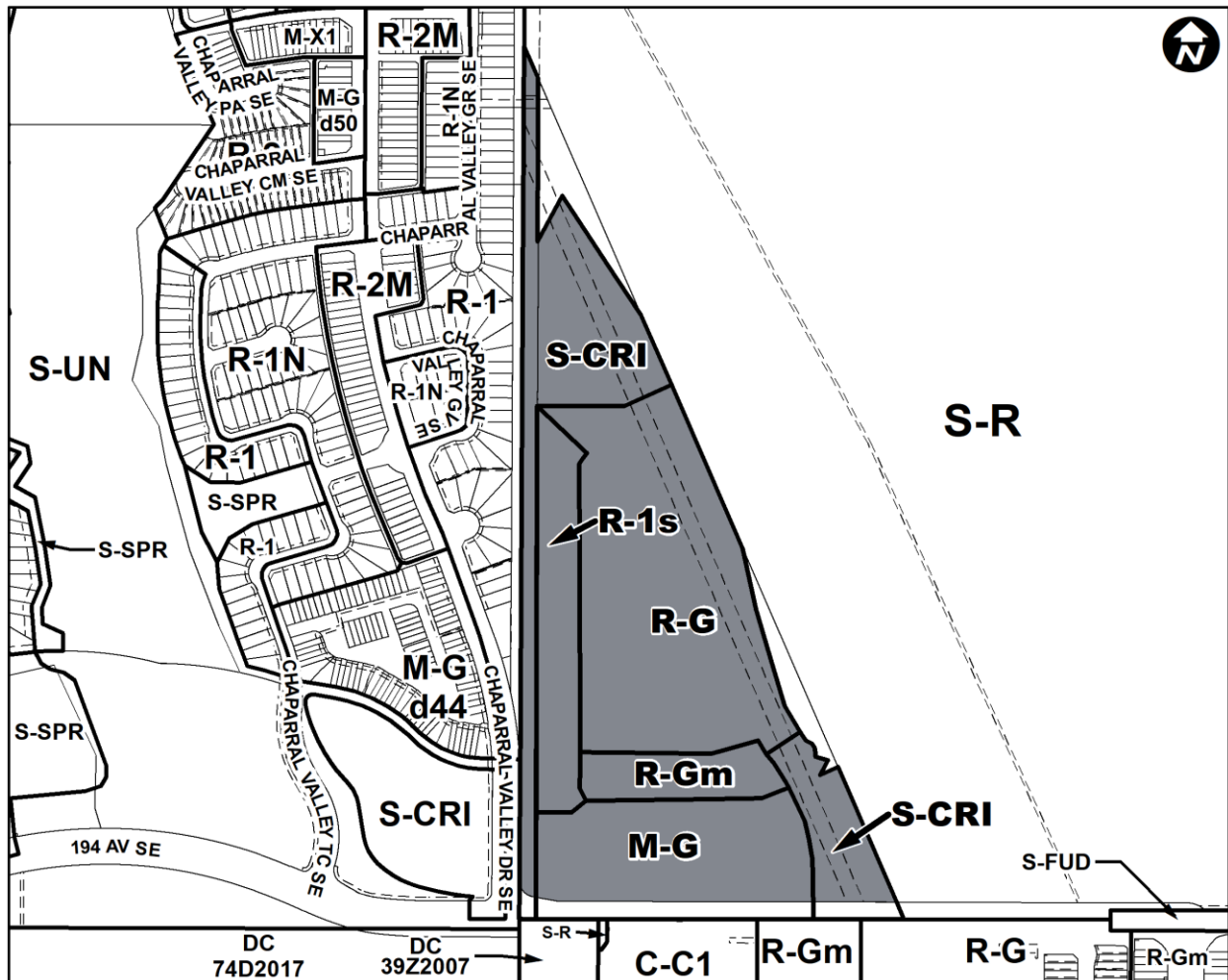
LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	4.14	10.23	120	
R-Gm	0.59	1.46	28	
R-1S	1.26	3.11	33	
M-G	2.38	5.87		126
Total Residential	8.37	20.67	181	126
(Non-Residential)				

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	2.92	7.22	19.47
PUBLIC UTILITY LOT	3.71	9.17	24.73

RESERVE	HECTARES	ACRES	% OF NET AREA
MR			
MSR			
MR (NON-CREDIT)			



### Proposed Land Use District Map





## Community Association Letter

The City of Calgary  
Planning & Development Department  
Community Planning  
800 Macleod Trail SE  
T2P 2M5  
File Managers: Breanne Harder and Calvin Chan

January 28, 2019  
*Via e-mail*

**RE: Letter of Objection to LOC2018-0256 Proposed Osprey Meadows application**

Dear Breanne and Calvin,

Thank you for circulating LOC2018-0256 to the Chaparral Community Association (CCA). Community residents and the Board appreciate the extension that was granted to submit formal comments on the circulation. As submitted, the CCA has serious concerns with the application seeking to develop a remnant parcel in Chaparral that was once recognized and considered to be part of the Blue Devil Golf Course. The undeveloped parcel is zoned Special Purpose – Recreation (S-R) district, and presently functions as passive open/green space with very limited day use by hikers, dog walkers and others because it is widely known to be signed as private property. The parcel falls within the overall community of Chaparral as defined by our Community Association bylaws registered with Service Alberta. The CCA objects to any residential development on the parcel that does not reference “Chaparral” within the proposed name.

The CCA considers the Chaparral Area Structure Plan (ASP) amendment and Land Use/Outline Plan application to be premature, lacking details, incomplete in certain aspects, and failing to address a number of crucial factors that should have been addressed based on the feedback area residents provided at the developer-led engagement prior to the submission. As a result, the CCA is firmly opposed to the proposed ASP amendment and Land Use/Outline Plan submission.

The CCA’s chief concerns and reasons for opposition are summarized below:

1. Provisions for Municipal Reserves (MR) towards suitable community parks and open spaces
2. Layout of the Outline Plan prompts safety concerns due to access/egress points, and the failure to integrate into the existing community based on design, density targets and land uses are missed opportunities
3. Hydrological, storm servicing and drainage concerns that are not well-studied or understood
4. Ineffective community engagement and consultation

**Provisions for MR and suitable community parks and open spaces**

The CCA and area residents are not satisfied by the responses provided by the applicant, developer and city staff on the matter of Cash-In Lieu for MR dedication. Decision(s) affecting Chaparral’s green/open space were made without any consultation with the community. There are broader issues surrounding good governance, transparency, fairness effective decision-making that will need to be addressed as part of the application review. Further, decisions of the past were made on certain assumptions, failing to consider the ability of Chaparral Valley residents to access MR lands in Chaparral Lake or Ridge due to topography, grades and distances that area residents need to travel to access parks and open spaces. The CCA believes that as a community that is home to many young families, all Chaparral residents should have short, direct and convenient walkable access to parks, playgrounds and open spaces. Our



## Community Association Letter

recent experience in working with Calgary Parks inform us that programmable open spaces in Chaparral Valley are lacking, and the utilization rate is high.

In reviewing the applicant's submission, the CCA is disappointed that the minimum requirement of 10 percent MR dedication has not been met. The incorporation of the green space, as designed, is neither programmable nor of value to future residents of the proposed neighbourhood. It is poorly planned and puts as many residential homes as possible into the space with lack of foresight and lack of thought about how these people will live in a vibrant community space. The CCA demands that the developer integrate a meaningful, centralized and accessible open/green space to serve as future amenity for all area residents and provide a landscaped pathway system that connects and beautifies the utility corridor. As part of a re-design of the Outline Plan layout, the minimum requirement of 10 percent MR or 4 acres must be met.

### **Outline Plan layout, land use, and density targets**

The applicant and developer need to initiate a re-design based on the CCA's review of the initial submission. A number of area residents have identified that due to the proximity of the Bow River, and limited number of egress points, safety concerns as part of emergency evacuation have not been understood or addressed in the proposal. As designed, the single access/egress point into the 40 acre parcel travels north-south in a perpendicular manner that intersects the proposed storm pond. During a flood event, future residents may find themselves trapped should water levels within the storm ponds exceed capacity and restrict vehicles from making use of the roadway. Similar concerns were raised in part due to the 2013 Floods.

The unsympathetic and incompatible design layout, as proposed within the Outline Plan, is also problematic in that it fails to address the basic principles of community planning. Connectivity within the neighbourhood and to the adjacent neighbourhood of Chaparral Valley is entirely missing. Walkability, permeability and integration of a new neighbourhood into the overall community of Chaparral through pathways and pedestrian links is also an oversight. The design is auto-oriented and not focused on community building and integration. The design scheme is based on a plan for an "island" that fails to account or integrate with the existing developed portions of the community.

Density targets outlined in the applicant's submission refer to the Municipal Development Plan (MDP), and specifically those captured in the New Community Planning Guidebook (NCPG) Volume 2, Part 1 of the MDP. However, the submission has not taken into consideration that the Chaparral ASP predates the MDP, and the section of the MDP that outline minimum density targets also requires ASPs to explicitly note that the NCPG applies to the ASP. The NCPG is largely meant for new communities that are still developing. The CCA is unclear on why MDP density policies of 2013 are being retroactively applied in Chaparral when all of the community has already been built-out. The CCA expects The City's Administration to raise this matter with the applicant, and as part of the resubmission align with the existing density framework and targets of the Chaparral ASP. Furthermore, Section 1.4.4 of the MDP states that "ARPs and ASPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context", and as such the changes proposed at this stage of the community development cycle are presumptuous - given that context and expectations have been established and built-out.

## Community Association Letter

The applicant's submission does not include sufficient information on grades, but based on the requirement to flood proof and meet design flood elevation, area residents are rightfully concerned that the new development will be sitting much higher relative to the existing homes and will pose issues from building heights relative to sunlight access and privacy/over-looking matters. Furthermore, to achieve higher density the outline plan proposes a significant percentage of R-G and R-GM residential housing which does not align with adjacent homes and does not support the developers stated goal of a development that will compliment Chaparral Valley. Homeowners directly adjacent to the proposed development were sold golf course lots at a premium price and as such have invested in upgraded features and adhere to restrictive covenants to maintain a premium appearance. As part of a re-design of the Outline Plan layout, the development must provide R-1 housing adjacent to Chaparral Valley.

### **Hydrological, storm servicing and drainage concerns**

The submission is lacking relevant analysis on the pre-existing hydrology and drainage concerns within Chaparral Valley and the broader Bow Valley river system as well as future development within areas designated as flood fringe of the Bow River Valley. Since the soils adjacent to the Bow River are frost susceptible, foundations need to be protected from frost penetration below the footings during home constructions. Otherwise, frost heaving and movement in the structure can result. Surface concrete, at-grade patios, and sidewalks within the new neighbourhood will be exposed to frost heave movements causing long term maintenance and costs implications for The City. Many area residents have been experiencing similar issues for several years at significant expense. It is unclear what the impact of new development will have on existing issues

Given the above concerns, the CCA expected that the developer would have included a comprehensive Storm Water and Storm Drainage analysis as part of the submissions. Storm water and the overall drainage in the area is a very serious concern in Chaparral Valley as channeled by many area residents. It appears that the Outline Plan/Land Use application may have been prematurely submitted without the necessary due-diligence completed on critical servicing solutions. The CCA respectfully requests the review of all technical documents pertaining to hydrology, storm servicing and drainage prior to any formal recommendation by staff to Planning Commission or Council.

### **Ineffective community engagement and consultation**

The CCA is troubled by the ineffective community engagement that was haphazardly announced and organized by the developer. No request to attend or present to the community association was attempted. Tactics used leading up to and at the information session in June, 2018 suggested it was a "check-box exercise." At the information session, critical information was being guarded, which demonstrates insincerity on the part of the applicant and developer. For example, when asked of the developer if they had developed an overall Outline Plan and Land Use plan – the answers provided were repeatedly "No." This has turned out to be simply untrue as the Phase 1 Environmental Site Assessment prepared and submitted by the applicant is dated May, 2018 and contains a detailed Outline Plan map with Land Uses on page 12 of the document.

Section 2.3.7 of the MDP contains text that speaks to "fostering community dialogue and participation in community planning." The CCA demands that the applicant/developer and city staff offer meaningful opportunities to carry out a dialogue on shaping the future of the community. Effective community consultation and participation should be carried out in a responsible manner that is transparent and allows for all voices to be heard. It is our sincere hope that future consultation opportunities will be

## Community Association Letter

managed in a manner that produces not just a "What We Heard Report" but a "What We Did Report" that respects the concerns of residents.

On behalf of the CCA Board, resident members and affected land owners, I respectfully request that you take into consideration this correspondence as part of any formal direction and recommendation that may be provided to the applicant and developer as part of DTR comments. Further, I urge the applicant and developer to address the concerns outlined within and a full re-circulation commence upon resubmission.

Sincerely,

Lynette Javaheri, President  
Chaparral Community Association

CC: Councillor Peter Demong  
CCA Board members

## Applicant's Engagement Summary



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## ENGAGEMENT SUMMARY

SEPTEMBER 2020

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## Applicant's Engagement Summary



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### ENGAGEMENT SUMMARY

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WESTCREEK DEVELOPMENTS | SEPTEMBER 2020



## Applicant's Engagement Summary

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## Applicant's Engagement Summary



WestCreek Developments' vision is to develop a mixed-form residential neighbourhood that maintains the integrity of the existing built-form within the Chaparral Valley community, while considering adjacent homeowners, community members and future developments in the area.

Between June 2018 and September 2019, WestCreek facilitated a stakeholder and public engagement campaign to share project information and collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large. Feedback received throughout the engagement program significantly influenced the final design of the Plan Area to minimize offsite impacts to adjacent residents. The following is a list of the most significant changes made to the plans as a result of the engagement program:

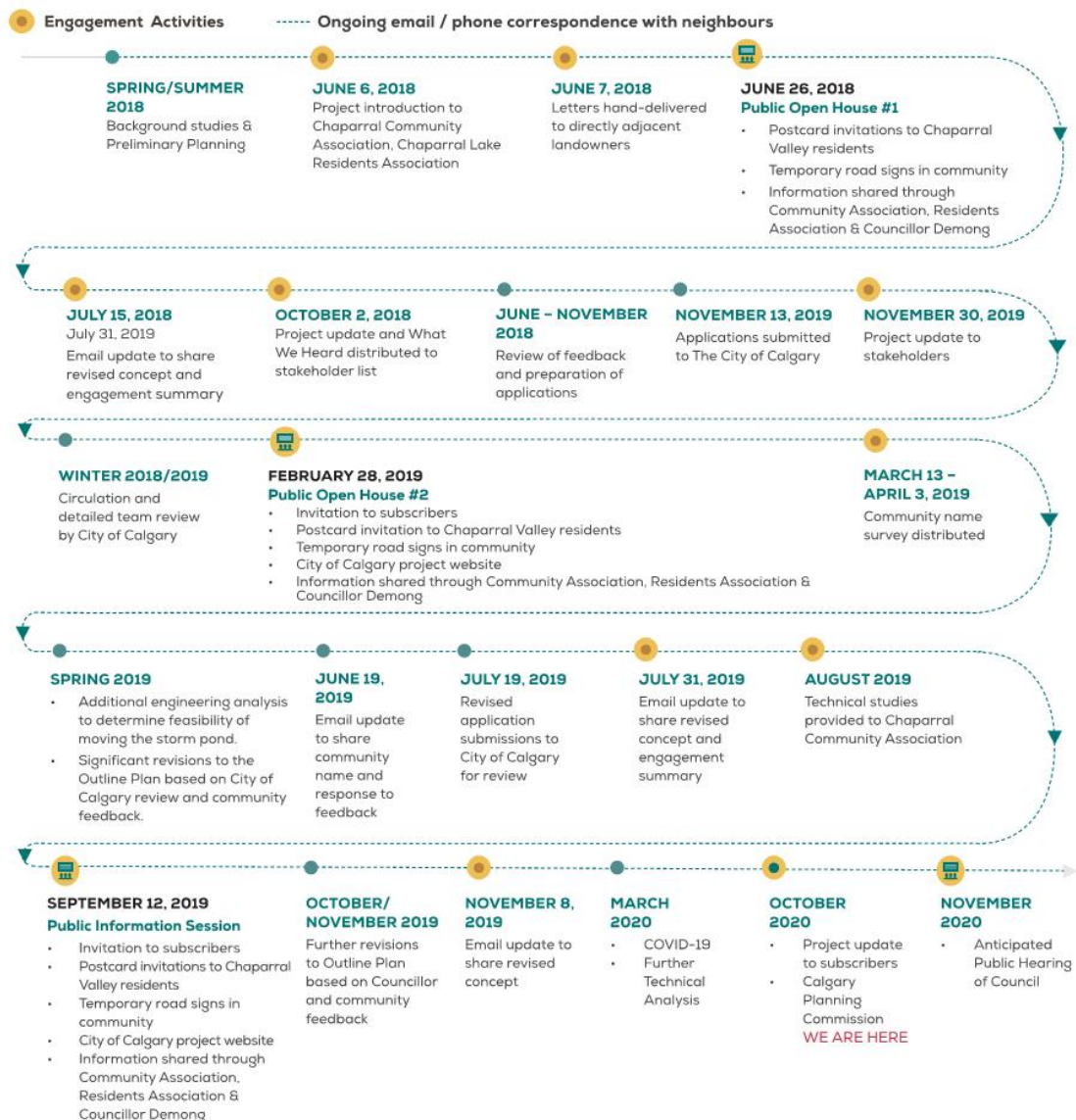
- **Relocated the storm pond** to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- **Revised the land uses** to ensure homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley;
- **Changed the neighbourhood name** based on feedback received directly from adjacent residents; and
- **Lowered the density** of the multi-residential site (M-1 to M-G), proposing townhomes rather than apartments.

The following summary provides a complete overview of the engagement program and illustrates how feedback from the community influenced the evolution of the concept plan for the site.





## Applicant's Engagement Summary



\*Timeline subject to change based on City of Calgary Review Process

SEPTEMBER 2020 | CHAPARRAL MEADOWS

2

## Applicant's Engagement Summary



### OPEN HOUSE #1

**June 26, 2018 |  
Chaparral Lake  
Residents Association**

**Purpose:** Introduce the project to surrounding communities, share a high-level vision for the subject lands, answer questions and collect feedback.

 **~170**  
OPEN HOUSE ATTENDEES

 **48**  
COMMENT FORMS  
COMPLETED

 **32**  
PHONE AND EMAIL  
ENQUIRIES

### OPEN HOUSE #2

**February 28, 2019 |  
Cardel Rec South**

**Purpose:** Present an overview of the submitted Area Structure Plan (ASP) Amendment, Outline Plan and Land Use Redesignation applications. Collect additional feedback to be considered alongside The City of Calgary's detailed review process along with feedback provided by the Chaparral Community Association and the community at-large.

 **~75**  
ATTENDEES

 **45**  
FEEDBACK FORMS  
COMPLETED

 CITY OF CALGARY  
ATTENDANCE

### INFORMATION SESSION

**September 12, 2019  
| Southview Alliance  
Church**

**Purpose:** Provide an update and share revisions made to the Chaparral Meadows Concept Plan based on comments provided by The City of Calgary and concerns identified by the community throughout the project.

 **~54**  
ATTENDEES

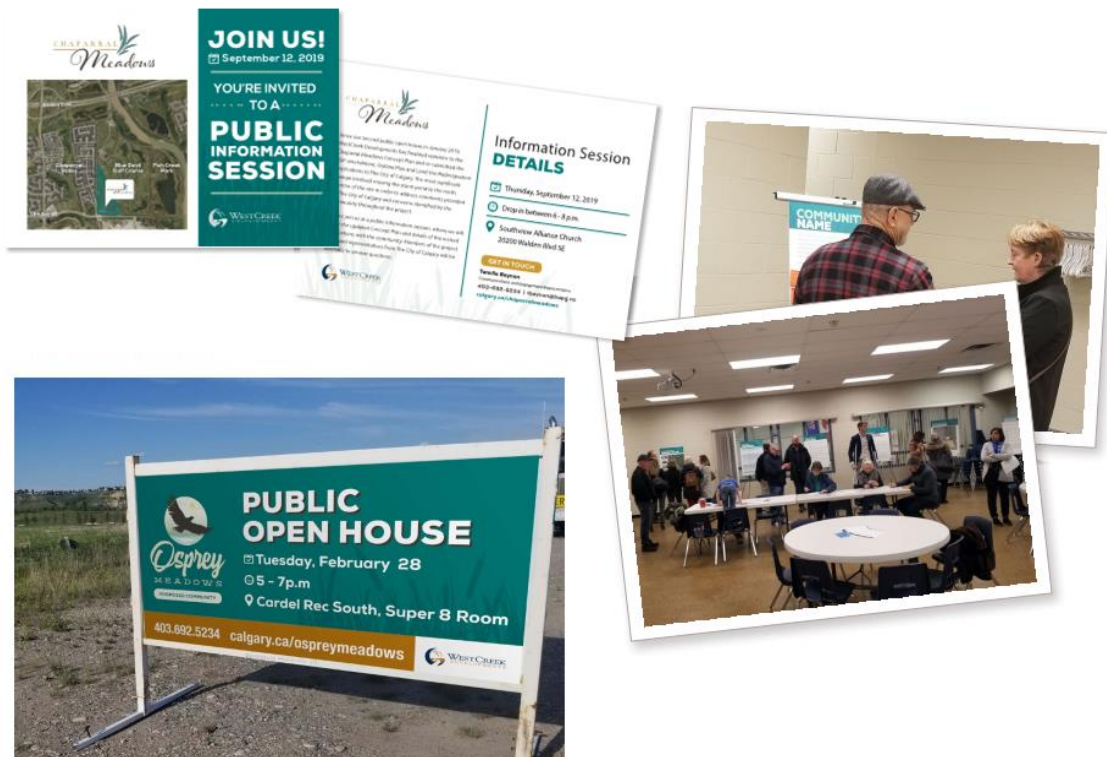
 COMMENTS AND  
FEEDBACK COLLECTED  
BY PROJECT TEAM  
MEMBERS

 CITY OF CALGARY  
ATTENDANCE

## Applicant's Engagement Summary



Postcard Invitation



### WHO PARTICIPATED?

- Chaparral Community Association
- Chaparral Valley residents
- Chaparral residents
- Peter Demong, Ward 14 Councillor



**142**

EMAIL SUBSCRIBERS  
TO-DATE



**12**

PROJECT UPDATES  
TO SUBSCRIBERS



## Applicant's Engagement Summary

# 4 HOW ENGAGEMENT SHAPED OUR PROJECT

### Open House #1 - Sharing the Initial Vision



### Revised Concept Presented at Open House #2



### WHAT WAS HEARD

### WHAT WE DID

Desire to change the community name from Osprey Meadows to include "Chaparral"

Allowed residents to choose a preferred community name that includes "Chaparral".

Concerns about impacts to adjacent landowners

Ensured:

- A 25-metre (~82 foot) buffer would exist between the Chaparral Valley community boundary and Chaparral Meadows; and
- A contextual built-form, complementary to the existing neighbourhood.

Concerns about the multi-residential / townhome component

Ensured the Low Profile (M-1) was limited to 3-4 storeys and was strategically placed along 194 Avenue, not adjacent to any homes in Chaparral Valley.

Storm water / flooding concerns

Completed extensive technical work to develop a customized drainage concept to mitigate storm water and flood concerns.

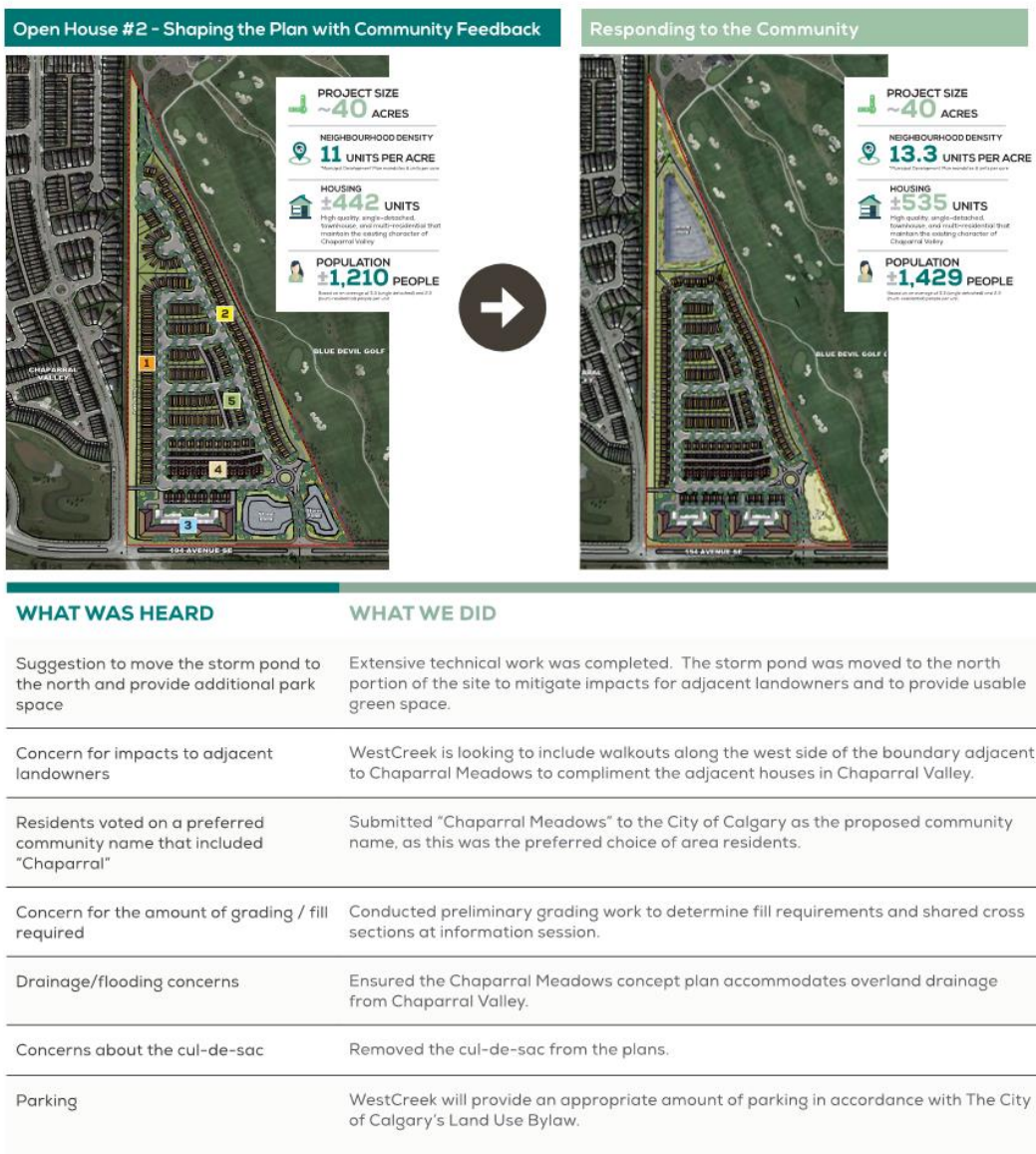
Transportation / traffic concerns

Submitted a Transportation Impact Assessment (TIA) as per City of Calgary standards and shared results with the CA. Traffic lights at 194 Avenue S.E. / Chaparral Valley Drive S.E. and 194 Avenue S.E. / Wolf Creek Drive S.E. were required with the Wolf Willow development. Chaparral Meadows successfully utilizes the capacity created with the installation of the aforementioned traffic lights.

Concern for reduced green space and request for a park

Proposed a 0.5-acre public park in the north portion of the Plan Area, along with pathway connections to existing regional pathways and amenities found in Chaparral and the future community of Wolf Willow.

## Applicant's Engagement Summary



## Applicant's Engagement Summary



### Information Session #3: Refining the Plan



**PROJECT SIZE**  
~40 ACRES

**NEIGHBOURHOOD DENSITY**  
**13.3 UNITS PER ACRE**  
(Proposed Development Plan includes 535 units)

**HOUSING**  
**±535 UNITS**  
high quality, single-detached townhomes and multi-residential that maintain the existing character of Chaparral Valley

**POPULATION**  
**±1,429 PEOPLE**  
(Based on an average of 2.7 people per unit and 535 units)



### Final Revised Concept



**PROJECT SIZE**  
~40 ACRES

**NEIGHBOURHOOD DENSITY**  
**8.3 UNITS PER ACRE**  
(Proposed Development Plan includes 308 units)

**HOUSING**  
**±308 UNITS**  
high quality, single-detached and townhomes that maintain the existing character of Chaparral Valley

**POPULATION**  
**±876 PEOPLE**  
(Based on an average of 2.8 people per unit and 308 units)

### WHAT WAS HEARD

Concern with density and traffic impacts

Concerns with apartment-style multi-residential building including density, traffic and parking

### WHAT WE DID

Lowered the density of the multi-residential site from M-1 (Multi-Residential Low Profile) to M-G (Multi-Residential At Grade Housing), proposing townhomes rather than an apartment-style building, significantly reducing:

- The anticipated density from 13.3 UPA to 8.3 UPA based on the uses proposed;
- The overall number of proposed multi-residential units by ±226; and
- The overall neighbourhood population by ±553 people.

\*The golf course road has been excluded from the Outline Plan. The City requested that WestCreek subdivide and consolidate this portion of the plan with the Blue Devil Golf Course as the road is used solely for this purpose and is not preferred to be a City asset. Blue Devil will continue to maintain this road

Detailed What We Heard reports from Public Open House #1 and #2 are available upon request.



## Applicant's Engagement Summary



### CONTACT INFORMATION

TAMILLE BEYNON

tbeynon@bapg.ca | 403-692-5234





## Applicant's Engagement Summary

